

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst  
District 2 - Sarah Arnold  
District 3 - Clay Murphy, Vice-Chair  
District 4 - Krista Joseph, Chair  
District 5 - Ann Taylor



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

Joy Andrews, County Administrator  
Rich Komando, Interim County Attorney

Tuesday, March 18, 2025, 9:00 AM

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*Please be sure all cellular devices are turned off for the duration of the County Commission Meeting*

## REGULAR MEETING

- ❖ Call to Order by Chair
- ❖ Roll Call by the Clerk of the Court
- ❖ Invocation
- ❖ Pledge of Allegiance
- ❖ Proclamation Recognizing Government Finance Professionals Week
- ❖ Acceptance of Proclamation
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

### **Presenter: Michael Lagassé, Environmental Manager**

1. **Board Discussion of Land Development Code Article IV (Tree Ordinance).** Presentation to seek Board guidance on possible updates to the Land Development Code with regards to Article IV protections for Trees and land clearing.

### **Presenter: Michael Roberson, Growth Management Director**

2. **Residential Entitlements Data Update.** At the regular BCC meeting on February 18, 2025, the Board requested that staff provide an update on residential entitlements at the BCC meeting scheduled on March 18, 2025, to clarify county data and information provided by the North East Florida Builders Association.

### **Presenter: Chris Dougherty, AICP - Inspire Placemaking Collective**

### **Staff Member: Michael Roberson, Growth Management Director**

3. **2050 Comprehensive Plan Update: Data and Analysis.** St. Johns County is in the process of developing an updated Comprehensive Plan. At the regular BCC meeting on February 18, 2025, the County's consultant, Inspire Placemaking Collective, provided an update to the Board on the project history, timeline, and next steps. The Board requested that the consultant return to the regular BCC meeting scheduled on March 18, 2025, to provide clarification on specific data within the supporting Data and Analysis documents.

**Presenter: Jesse Dunn, Deputy County Administrator**

- 4. World Golf Village Hall of Fame Discussion.** On January 21, 2025, County staff provided an overview of the history of the World Golf Village campus and an update on the property disposition and status of the IMAX operations. The Board of County Commissioners also heard from St. Johns County Cultural Events, Inc (SJCCE), a presentation for consideration of an opportunity to provide community and cultural activities within the WGV-area. The Commission asked for options for the Hall of Fame, known costs considerations for each option, and a financial review, with County staff, on the SJCCE opportunity.

**Presenter: Ellen Avery-Smith, Rogers Towers**

**Staff Member: Jeffrey Petrie, Engineer**

**District 2**

- 5. Public Hearing \* VACROA 2024-02 Hastings Dunkin Donuts Road Vacation Petition - Public Hearing to vacate the unopened/unimproved right-of-way of unnamed Alley in Hastings, Florida.** The applicant has requested the vacation of a portion of an unopened 16'-wide alley right-of-way in the platted subdivision known as Hastings Villa in Hastings, Florida. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation.

**Presenter: Ellen Avery-Smith, Rogers Towers**

**Staff Member: Lisa Brown, Development Review Manager**

**District 1**

- 6. PLAT 2024-42 Rivertown Forest (Parcel 39) Phase 1.** The subject of this Resolution is Final Plat approval for Rivertown Forest (Parcel 39) Phase 1. This project consists of 65.261 acres and the platting of 152 single family lots. The road rights of way designated as Appalachian Trail, Orangedale Circle, Holly Creek Drive, and Grand Lakes Drive are proposed to be dedicated to St. Johns County. Per the Rivertown PUD Ordinance 2006-113, portions of the interior roadway system may remain private, may be conveyed to a CDD, or may be proposed for dedication to St. Johns County. This plat is consistent with previous road dedications throughout portions of the Rivertown Development and has been found to be in compliance with the Rivertown Planned Unit Development. A Required Improvements Bond in the amount of \$7,044,622.12, was previously filed with the Clerk's office. A Required Improvements Bond for maintenance, in the amount of \$1,836,096.17, will be required at time of as-built. Water and sewer will be provided by JEA.

**Presenter: Emily Miller, England-Thims & Miller, Inc.**

**Staff Member: Lisa Brown, Development Review Manager**

**District 2**

- 7. PLAT 2024-41 Silverleaf Market Loop Road.** The subject of this Resolution is Final Plat approval for Silverleaf Market Loop Road. This project consists of 3.18 acres and the platting/dedication of roadway with no residential lots. The road right of way designated as Fox Squirrel Drive is proposed to be dedicated to the County. Per the Silverleaf PUD Ordinance 2021-93, the interior roadway system may remain private, may be conveyed to a CDD or an applicable HOA or POA, or be dedicated to the County subject to acceptance by the County. Provided all project roads meet applicable St. Johns County standards, the County will accept ownership and maintenance of all roads within the Silverleaf PUD. This plat is consistent with previous road dedications throughout portions of the Silverleaf Plantation Development and has been found to be in compliance with the Silverleaf Plantation Planned Unit Development. A Required Improvements Bond in the amount of \$330,858.93 was filed with the Clerk's office. A Required Improvements Bond in the amount of \$170,382.00 will be required for maintenance. Water and sewer will be provided by St. Johns County Utilities.

**Presenter: Desiree Woroner, Human Resources Director**

8. **County Attorney Advisory Review Committee (ARC) Recruitment Update.** Status update regarding the County Attorney Advisory Review Committee (ARC) recruitment for the next County Attorney. The presentation will include a summary of the recruitment timeline, a presentation of the County Attorney ARC's recommended candidates for final consideration by the Board of County Commissioners, and details regarding the special meeting scheduled for 3/25/2025.

**Presenter: Joanne Spencer, Sr Asst to the Board of County Commissioners**

9. **Consider appointment to the Affordable Housing Advisory Committee (AHAC).** Currently, there are (3) vacancies on the Affordable Housing Committee due to the expiring terms of Gregory Burke and Polly Crabtree, and the resignation of Karl Vierck. A vacancy ad was placed and ran for (30) days. Please find attached for your review and consideration (3) recommendation letters from AHAC and (10) applications: Tracie Sax, Dist. 1; Gregory Burke, Dist. 2; Christopher Walker, Dist. 3; Marvell Ford, Dist. 3; Paul Morris, Dist. 3; Randolph Jones, Dist. 3; Laila Iarossi, Dist. 4; Anna Straughan, Dist. 5; Barb Puryear, Dist. 5; Polly Crabtree, Dist. 5.

- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report

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Tuesday, March 18, 2025, 9:00 AM

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## CONSENT AGENDA

1. Motion to approve the **Cash Requirement Report**. *For more information, contact Donna Echegoyen, Deputy Director-BCC Accounting at 904 819-3680*
2. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the **final plat** for Stancil Shores (Replat). *For more information, contact Lisa Brown, Development Review Manager at 904 209-0692*
3. Motion to adopt Resolution 2025-\_\_\_\_\_, **adopting the 2024 Northeast Florida Coordinated Mobility Plan**. *For more information, contact Rachel Morris, Transit Grants Specialist at 904 630-3181*
4. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer systems to serve Hot Spot Yoga. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer systems to serve Trailmark Phase 12C. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water, sewer and reuse systems to serve Silver Falls Phase 1 (Silverleaf Parcel 22A). *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting an **Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty** associated with the water, sewer and reuse systems to serve Silverleaf Parcel 8B Phase 1. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
8. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **Fourth Amendment to Lease Agreement with Home Again St. Johns, Inc.** for temporary use of a portion of County-owned property located off South Holmes Boulevard. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

9. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting the terms and authorizing the County Administrator, or designee, to execute a **Temporary Access Easement** for a telecommunication tower to be located off Saint Johns Parkway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute and issue a **non-exclusive franchise agreement** to Capital Waste Services, LLC, for the collection and transportation commercial/industrial solid waste, in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
11. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee to **piggyback Sourcewell Contract #090222 and to execute Rider 1 with Ring Power Corporation**, in the amount of \$199,712.32, for the inspection, maintenance and repair services of County generators. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
12. Motion to declare the attachment list as **surplus** and authorize the County Administrator, or designee, to dispose of the same in accordance with the Purchasing Policy Section 308 and Florida State Statute 274. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
13. Motion to adopt Resolution 2025-\_\_\_\_\_, **approving the three applications for Major Impact Special Events** to take place at Mickler's Beach on May 18, 2025, and Vilano Beach on July 27, 2025 and October 12, 2025. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*
14. Motion to adopt Resolution 2025-\_\_\_\_\_, **approving the Old School Kingfish application for a Major Impact Special Event** to take place at Vilano Fishing Pier on June 14, 2025. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*
15. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute a **Construction and Maintenance Agreement** in substantially the same form and format as attached for construction and maintenance of the Shared-Use Non-Motorized Trail from SRA1A at Marineland to Fort Matanzas Inlet. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*
16. Motion to adopt Resolution 2025-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to **submit a completed FIND Grant Application** on behalf of the St. Johns County Parks and Recreation Department for improvements at the Riverdale Boat Ramp. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*
17. Motion to adopt Resolution 2025-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to **submit a completed FIND Grant Application** on behalf of the St. Johns County Parks and Recreation Department for dredging at Doug Crane Boat Ramp. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*

**18.** Motion to adopt Resolution 2025-\_\_\_\_, **approving Amendment 1 to contract NJ211 between St. Johns County and Florida Department of Children and Families**, in substantially the same form as the attached hereto, and authorizing the County Administrator, or designee, to execute and deliver the amendment on behalf of the County. *For more information, contact Shawna Novak, Health and Human Services Director at 904 209-6089*

**19. Motion to approve minutes:**

- 3/4/2025, Regular BCC