



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
December 2, 2025 - 9:00 a.m.

CALL TO ORDER

Commissioner Joseph called the meeting to order at 9:00 a.m.

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

Staff Present: Joy Andrews, County Administrator
Rich Komando, County Attorney
Brad Bradley, Deputy County Administrator
Sarah Taylor, Assistant County Administrator
Lex Taylor, Deputy County Attorney
Kealey West, Deputy County Attorney
Artricia Allen, Deputy Clerk

ROLL CALL

The clerk called the roll. Commissioners Joseph, Murphy, Whitehurst, Arnold, and Taylor were present.

INVOCATION

Pastor Bobby Crum, Anastasia Baptist Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Henry Nocum, United States Navy Petty Officer First Class, Retired, led the Pledge of Allegiance.

ST. JOHNS COUNTY 101 CITIZENS ACADEMY GRADUATION

Joseph introduced Andrews, who recognized the fall 101 Citizens Academy graduates, highlighted the program's growth, announced an alumni alliance to maintain engagement, and thanked staff and department leaders for their contributions.

DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment: There were none.

APPROVAL OF CONSENT AGENDA

Motion by Taylor, seconded by Whitehurst, carried 5/0, to approve the Consent Agenda, as submitted/amended.

Yea: Taylor, Whitehurst, Joseph, Arnold, Murphy

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2025-465**, authorizing execution of the Interlocal Agreement between St. Johns County and the Municipal Service District of Ponte Vedra Beach for the creation and funding of a Ponte Vedra Zoning Regulations Plan Review Advisor position
3. Motion to adopt **Resolution No. 2025-466**, accepting and approving an Easement Agreement and Termination of Easement between KB Home Jacksonville, LLC, and St. Johns County in connection the Maplewood Development and authorizing the chair to execute the agreement on behalf of the County
4. Motion to adopt **Resolution No. 2025-467**, approving the terms of, and authorizing the county administrator, or designee, to execute, the Purchase and Sale Agreement for the acquisition of property required for the Woodlawn Road Improvement Project
5. Motion to adopt **Resolution No. 2025-468**, accepting a Bill of Sale with Schedule of Values, Release of Lien, and Warranty associated with the Asturias Street Force Main Extension
6. Motion to adopt **Resolution No. 2025-469**, accepting an Easement for Utilities, a Bill of Sale with a Schedule of Values, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Secession, Phase 1
7. Motion to adopt **Resolution No. 2025-470**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Purchase and Sale Agreement for the acquisition of property required for the Woodlawn Road Improvement Project
8. Motion to adopt **Resolution No. 2025-471**, approving the terms of, and authorizing the county administrator or designee to execute, a Purchase and Sale Agreement and authorizing a transfer of \$36,100 from Impact Fee Parks Zone D, for the acquisition of the property located on Moccasin Creek Lane

9. Motion to adopt **Resolution No. 2025-472**, accepting an Easement for Utilities associated with the sewer and reuse systems to serve Silverleaf, Parcel 12 West, Phase 1
10. Motion to adopt **Resolution No. 2025-473**, approving an Easement for Utilities from St. Johns County to the City of St. Augustine and authorizing the chair to execute the Easement on behalf of the County
11. Motion to adopt **Resolution No. 2025-474**, authorizing the county administrator, or designee, to award IFB No. 2548, Northwest Water Reclamation Facility Pump Station, to L7 Construction, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially the same form and format as attached hereto, at a total lump sum bid price of \$5,857,000 for completion of the specified project
12. Motion to adopt **Resolution No. 2025-475**, authorizing the county administrator, or designee, to award IFB No. 2500, Colonnade Drive and Preservation Trail Intersection Improvements, to Chinchor Electric, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially the same form and format as attached hereto, for the Total Lump Sum bid price of \$902,000 for the completion of the specified project
13. Motion to adopt **Resolution No. 2025-476**, authorizing the county administrator, or designee, to award RFQ No. 2545, Design-Build Services for NW WRF Ground Storage Tank and Silverleaf RCW Ground Storage Tank, to Precon Corporation, as the qualified Design-Build Firm with the lowest technically acceptable cost proposal, and to execute a contract in substantially the same form and format as presented, for completion of the Work for a total cost of \$7,226,000
14. Motion to declare the attachment list as surplus and authorize the county administrator, or designee, to dispose of same in accordance with Purchasing Policy Section 308 and Florida State Statute 274
15. Motion to adopt **Resolution No. 2025-477**, providing the County's express approval of the governing body for the Jacksonville Icemen to use of the County seal and/or logo in promotion of the Jacksonville Iceman's January 25, 2026, home game
16. Motion to approve Administrative Code Section 121: Electronic Signature
17. Motion to appoint Holly Sipprell to the North Coastal Design Review Board for a full four-year term, scheduled to expire December 2, 2029
18. Motion to adopt **Resolution No. 2025-478**, amending the Fiscal Year 2026 General Fund budget by recognizing Animal Control's St. Johns Pet Center donations of \$15,814 from Fiscal Year 2025 and appropriating to the Animal Control Department budget for use for projects and purchases
19. Motion to adopt **Resolution No. 2025-479**, authorizing the county administrator, or designee, to execute a contract in substantially the same form of the attached contract between St. Johns County, Florida, and JAXUSA Partnership for the purpose of marketing

the Northeast Florida region, including St. Johns County, nationally and internationally to attract new businesses and talent to the region

20. Motion to adopt **Resolution No. 2025-480**, accepting the IDA resolution finding the Ascension/St. Vincent Hospital Expansion Project - Indiana Finance Authority Revenue Bonds (Ascension Senior Credit Group), Series 2025 Bonds eligible for IRS status as tax-exempt private activity bonds
21. Motion to adopt **Resolution No. 2025-481**, authorizing the county administrator, or designee, to execute an amendment substantially in the same form as the attached First Amendment to Economic Development Grant Agreement with KeHE Distributors, LLC, and the developer of traffic control measures on behalf of St. Johns County
22. Motion to approve the minutes of November 18, 2025, BCC Regular and Special meeting
23. Proofs:
 - a. Proof: St. Johns County Legislative Delegation Public Meeting on Monday, October 27, 2025, at 9:00 a.m. in the St. Johns County Auditorium, published on October 14, 2025, in *The St. Augustine Record*
 - b. Proof: Notice of Public Hearing to consider adopting an ordinance of the Board of County Commissioners of St. Johns County, establishing the St. Johns County Agriculture Advisory Committee, published on October 20, 2025, in *The St. Augustine Record*
 - c. Proof: Request for Bids, RFQ No. 2545, Design-Build Services for NW WRF Ground Storage Tank and Silverleaf RCW Ground Storage Tank, published on October 2, 2025, and October 9, 2025, in *The St. Augustine Record*
 - d. Proof: Request for Bids No. 2559, Deleon Shores Park Improvements, published on October 7, 2025, and October 14, 2025, in *The St. Augustine Record*
 - e. Proof: Request for Bids under IFB No. 2548, North-West Water Reclamation Facility Pump Station, published on October 13, 2025, and October 20, 2025, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

Motion by Murphy, seconded by Whitehurst, carried 5/0, to approve the Regular Agenda, as submitted.

Yea: Murphy, Whitehurst, Joseph, Arnold, Taylor

Nay: None

PUBLIC COMMENT

Neal White spoke on the traffic and public safety on Roberts Road and State Road 16, and the odor coming from the nearby sewage treatment plant.

Karen Gabriel thanked the commissioners and public affairs staff for the opportunity to learn about the County.

Ed Slavin expressed concerns on criminal charges being dropped involving online threats against elected officials. He urged the Board to seek an investigation and a public presentation from the sheriff and the state attorney's office.

David Williams stated that Flagler Estates was generating significant Tax Increment Financing funds, and expressed the need to use those funds to improve dirt roads. He urged the Board to expedite the process so the CRA and Road and Water District could obtain the materials needed to move forward.

Vicki Pepper, representative for Community Advocate for Racial Equity, spoke about the state rejecting the Comprehensive Plan, the approach to resubmitting a revised plan, and requested that the Board revisit the walk-around approach for the Comprehensive Plan.

Denver Cook spoke on rising violence and concerns that St. Johns County's budget practices contributed to higher taxes, inflation, and reduced housing affordability.

William Henessy spoke about the Palmetto Road boat ramp right-of-way and Frank Butler Park West (Exhibit A).

Sherry Badger expressed concerns that County staff had not addressed a blocked easement and urged the Board to take action to resolve the issue.

B.J. Kalaidi spoke on the salaries of local officials and congress, the St. Johns County inmate search, the need for accountability, and the consequences for criminal acts. She highlighted the remaining Nights of Lights timeline (Exhibit B).

Tom Reynolds spoke on the state attorney, praised St. Johns County safety, noted leadership changes in St. Augustine Beach, highlighted the Beach's financials and the performance of the St. Augustine Beach Police Department (Exhibit C).

Whitehurst asked whether public comments were vetted for accuracy, and Komando confirmed that no verification process existed.

1. Public Hearing - WH 2025-01, Sebastian Oaks. Request to amend the conditions of REZ 2023-16 (Ordinance 2024-09) to eliminate the requirement to construct a roundabout at the southern intersection of Old Lewis Speedway and Lewis Speedway and replace it with a condition that the developer shall adhere to St. Johns County's standard requirement for proportionate fair share transportation mitigation, as outlined within Part 11.09.00 of the Land Development Code. The Planning and Zoning Agency (PZA) heard this request at its

regularly scheduled public hearing on November 6, 2025. The Agency made a motion to recommend approval, which failed with a vote of 3-3. Support of the approval motion was made by members Spiegel, Matovina, and Perkins. Dissenting votes were made by members Olson, Hilsenbeck, and Labanowski. Member Green was absent. Discussion from the Agency members and the public was centered on the history of the project and the proposed roundabout that was included with the approval of REZ 2023-16 on March 5, 2024

The Board disclosed ex parte communication.

Douglas N. Burnett, Esquire, St. Johns Law Group, representing the applicant, presented the details of the request.

Public Comment:

Joe McAnarney spoke in opposition to the request (Exhibit A).

Sherry Badger expressed concerns about the developer making changes to the project, adding that the roundabout would take a year to come back. She urged the Board to deny the request.

Debbie James explained the reasons for the denial of the withdrawal from the promised roundabout to residents and travelers on Lewis Speedway.

Carla Maxwell Quarto stated that past rezoning requests were denied due to incompatibility and traffic safety concerns at Lewis Speedway. She noted that the ordinance required the developer to fund the roundabout and urged the Board to deny the request and hold the developer to their original commitment.

Charlie Hunt stated that the developer's commitments to extend the workforce housing ownership requirement from two to five years and to fund the roundabout were key to the project's approval and urged the Board to hold the developer to the original commitments.

Ed Slavin noted that the developer presented no expert witnesses or evidence to justify removing the required roundabout, that safety concerns on Lewis Speedway remain paramount, and that the Board should deny the request and keep the roundabout requirement in place.

Tom Reynolds questioned the workforce-housing requirements.

B.J. Kalaidi spoke on the Planning and Zoning Agency vote, which was 3/3, highlighted neighborhood opposition, and questioned whether the proposed workforce housing would be provided.

Discussion ensued on the project's status, moving the roundabout closer to the project entrance, changes to the proportionate-share calculation, traffic light, and the safety needs for the capital improvement project. Dick D'Souza, Assistant Director of Growth Management, explained that traffic safety and proportionate-share contributions were separate issues, noting that crash history

and traffic counts did not indicate a safety concern at the roundabout location, and that engineering standards did not warrant a traffic signal.

Burnett provided rebuttal on the PZA votes, noting that denial of the project would still result in the development of the land, the roundabout, site-related improvements, impact fee credits, and the conditions of the Board. The Board members expressed their position on the request, the roundabout's right-of-way, and to postpone the item to a future meeting.

Motion by Taylor, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to defer the item until the December 16, 2025, meeting.

Yea: Taylor, Whitehurst, Arnold, Murphy
Nay: Joseph

2. Public Hearing - Second Reading - Amendment to Impact Fee Ordinance. This is the second and final public hearing to implement an updated Impact Fee Schedule and changes to the County Impact Fee Ordinance. The proposed ordinance is based upon an Impact Fee Update Study prepared by consultant, Benesch, originally presented to the Board of County Commissioners on January 21, 2025. Subsequent meetings included discussions that led to board direction on changes

Michael Roberson, Growth Management Director, presented the details of the impact fee ordinance.

Public Comment:

David Williams spoke on impact fees for Flagler Estates, noting that because the community owns its roads, it does not receive impact fees as other developments do. He explained that current revenue would be insufficient to maintain and improve the roads in the area.

Vicki Pepper, a representative of Community Advocate for Racial Equity (CARE), spoke on CARE's recommendations regarding affordable housing and the impact fee ordinance. She urged the Board to adopt the revised impact fee ordinance.

Jen Lumbert spoke in support of the request.

Judy Spiegel spoke in support of the request.

Tom Reynolds expressed support for the work on the comprehensive plan on conservation and affordable housing, urged the Board to approve the impact fee ordinance, and suggested that impact fees be collected up front.

Maureen Long spoke in support of the request, the citizen priorities, and noted that the one-time fee was reasonable (Exhibit A).

Roberson thanked the staff for their efforts.

Motion by Whitehurst, seconded by Arnold, carried 5/0, to enact Ordinance No. 2025-45, amending St. Johns County Ordinance No. 2018-16, as amended, adopting updated impact fees in the categories of roads, public buildings, law enforcement, fire and rescue, parks and recreation, schools, and conservation and open space, based on the most recent and localized data.

Yea: Whitehurst, Arnold, Joseph, Taylor, Murphy

Nay: None

3. Public Hearing - Second Reading of Ordinance amending the St. Johns County Park Ordinance, adding definitions; adding prohibition of smoking and vaping in St. Johns County beaches and parks; amending to include cigarette butts and vaping paraphernalia as defined litter. Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provide counties with the authority to exercise any power for municipal purposes, except if prohibited by law, and to adopt ordinances in furtherance of such authority. As of July 1, 2022, the Florida Legislature enacted Ch. 2022-13, Laws of Florida, which permits municipalities and counties to restrict smoking on their local beaches and in local parks. The Board has adopted Ordinance 2005-114, pertaining to public conduct in county parks (the "St. Johns County Parks Ordinance"). the Board has adopted Ordinance 2007-19, which was amended by Ordinance 2007-50, Ordinance 2009-60, 2013-25 and Ordinance 2024-5, pertaining to public conduct in county beaches (the "St. Johns County Beach Code"). At the St. Johns County Board meeting of August 20, 2025, appeared Charli Clay, a 7th-grade student at Washington Classical Christian School, Izzy Howell, an 8th-grade student, and Anila Lahiri, a history teacher at Washington Classical Christian School and the Civic Engagement Liaison at Anchor Faith Church, who advocated for prohibiting smoking and vaping on St. Johns County beaches. This is the second hearing

Lex Taylor, Deputy County Attorney, presented the details of the St. Johns County Park ordinance. Murphy inquired about adding parks to the suggested motion; Taylor confirmed that the motion already included both parks and beaches.

Public Comment:

Charli Clay thanked the county attorneys for drafting the ordinance and the commissioners for their support, urging the Board to approve the motion.

Liana Garbeza, a student from Washington Classical Christian School, along with her peers from grades 6-12, spoke in support of the ordinance.

Luci Gildehaus, representing the Florida Deaf and Blind School students, spoke in support of the ordinance and urged the Board to vote in favor of the motion.

Tom Reynolds expressed concerns on discarded vapes in St. Johns County and suggested adding a hazmat provision to the ordinance requiring vape stores to collect a fee for their proper disposal.

B.J. Kalaidi asked for clarification on enforcement of the ordinance, the penalties for vaping on beaches, and whether certain products, such as cigars, were exempt.

Whitehurst and Taylor clarified that cigars were exempt due to state preemptions.

Motion by Murphy, seconded by Arnold, carried 5/0, to enact Ordinance No. 2025-46, prohibiting smoking and vaping and adding cigarette butts and vaping paraphernalia as litter in both St. Johns County parks and beaches.

Yea: Murphy, Arnold, Joseph, Taylor, Whitehurst

Nay: None

4. LDCA 2025-08 Land Development Code Revisions. On November 4, 2025, the Board of County Commissioners requested amendments to Land Development Code regulations for outdoor archery and development order application procedures. This is the first hearing on the proposed changes

Jacob Smith, Planning Division Manager, presented the details of the Land Development Code revisions. West explained that the statutory requirements mandate a 5:00 p.m. hearing for zoning use changes, and the Board could waive this. ***The Board gave consensus to hold the hearing at 9:00 a.m. on December 16, 2025.***

5. St. Johns County, Florida Water and Sewer Refunding and Improvement Revenue Bonds, Series 2026. On May 7, 2024, the Board passed Resolution No. 2024-206, to allow for the reimbursement of certain costs related to the acquisition of North Beach Utilities and other capital improvements to the County's water and sewer utility system in an amount not to exceed \$21,000,000. On June 3, 2025, the Board directed staff to assemble a finance team to facilitate utility bonds not to exceed \$21,000,000. On August 29, 2025, PFM Financial Advisors, LLC, notified the County of an upcoming opportunity to refinance the County's outstanding Water and Sewer Revenue and Refunding Bonds, Series 2016 (the "2016 Bonds") to achieve debt service savings. The 2016 Bonds were outstanding in the principal amount of \$32,355,000 and had an initial call date of June 1, 2026. PFM Financial Advisors, LLC, further recommended that the County move forward with this refinancing in conjunction with the proposed \$21,000,000 new money financing previously approved by the Board. The December 2, 2025 agenda item provides consideration of a resolution by the Board of County Commissioners, authorizing the issuance of St. Johns County, Florida Water and Sewer Refunding and Improvement Revenue Bonds, Series 2026, in an amount not to exceed \$55,000,000 for the principal purposes of financing and reimbursing costs of the acquisition, constructing and equipping of various capital improvements to the Utility System and refunding the 2016 Bonds in order to achieve debt service savings. The resolution authorizes the issuance of the 2026 Bonds, and pledges water and sewer net revenues to secure payment of the debt service. The Resolution provides for a competitive sale of the Bonds and approves the forms of various financing documents, including the Preliminary Official Statement, the Official Notice of Sale, the Continuing Disclosure Certificate, the Registrar and Paying Agent Agreement, and Escrow Deposit Agreement, all of which were incorporated as exhibits to this item

Wade Schroeder, Director, Management and Budget, provided an overview and introduced Jeremy Niefeldt, PFM Financial Advisors, LLC, who presented the details of the revenue bonds. Discussion ensued on clarifying that the plan would not impact property taxes, as both new debt and estimated savings would remain within the utility fund and would be used solely for utility operations or future capital projects and could not be applied to other millage-funded departments.

Public Comment: There was none.

Motion by Taylor, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2025-482, authorizing the issuance of the St. Johns County, Florida, Water and Sewer Refunding and Improvement Revenue Bonds, Series 2026, in an aggregate principal amount not exceeding \$55,000,000 for the purposes of financing and reimbursing costs of the acquisition, construction and equipping of various capital improvements to the County's water and sewer utility system, and refunding the outstanding Water and Sewer Revenue and Refunding Bonds, Series 2016, to achieve debt service savings; and authorizing all necessary budget appropriations to reflect the issuance.

Yea: Taylor, Whitehurst, Murphy, Arnold, Joseph

Nay: None

6. Purchasing Policy Updates - First Reading of Ordinance amending Ordinance No. 2022-22. Based upon operational changes related to the implementation of Workday, the County's new ERP Solution, and the inclusion of the procurement/contracting modules within Workday, changes to the Purchasing Policy are necessary to incorporate terms, definitions, and requirements which were previously not applicable. During the review for updates related to the ERP, some additional changes were made in order to address inconsistencies and/or clarify the parameters of the policy

Jaime Locklear, Director of Purchasing, presented details of the Purchasing Policy update. Discussion ensued on proposed changes to the county's procurement policy, including an electronic sourcing component, system-centralized procurement, contract review, and negotiations on a single public-facing platform, eliminating paper-based processes and accessibility for smaller suppliers. Locklear noted that training, guidance, and direct outreach would help ensure all vendors could participate in the electronic process.

Public Comment:

Ed Slavin spoke in opposition to the Purchasing Policy request and expressed concerns about reduced transparency and a lack of vetting.

7. Consider appointments to the Recreation Advisory Board. There was one vacancy on the Recreation Advisory Board (RAB) for an at-large member. This vacancy was due to an expired term. A vacancy ad was placed and ran for almost 60 days. The Board reviewed and considered a letter of recommendation from the RAB and 22 applications: Monica Bermudez, Dist. 1; Anthony Harp, Dist. 1; Kyle Jacobs, Dist. 1; Valerie Morrison, Dist. 1; Kim Harrison, Dist. 2; Susan Hartley, Dist. 2; Sara Self, Dist. 2; Ashley Sumners, Dist. 2; Laura Taylor, Dist. 2; Seth Wingate, Dist. 2; Whitney Graves, Dist. 3; Heather Harley-

Davidson, Dist. 3; Tom McGarry, Dist. 3; Nicole Walford, Dist. 3; Jeff Lacher, Dist. 4; Tony Mazullo, Dist. 4; Diane Solomon, Dist. 4; Susan Ankudavich, Dist. 5; Bunyamin Cankirli, Dist. 5; Rebecca Gallardo, Dist. 5; Andy Stevenson, Dist. 5; and Anna Straughan, Dist. 5

Shelby Romero, Senior Assistant to the Board of County Commissioners, presented the details of the vacancies.

Public Comment:

Whitney Graves expressed interest in serving on the Recreation and Advisory Board, highlighting her commitment to supporting local parks and recreation, and thanked the Board for its consideration.

B.J. Kalaidi noted the number of applicants for the position and asked if the applicants not chosen received thank-you notes.

Ed Slavin supported appointing Whitney Graves to the Board, highlighting the proper handling of her appointment.

Motion by Whitehurst, seconded by Joseph, carried 5/0, to appoint Lauren Watkins, an at-large member of the Recreation Advisory Board, to the District 5 representative seat, set to expire April 1, 2029.

Yea: Whitehurst, Joseph, Murphy, Arnold, Taylor
Nay: None

Motion by Whitehurst, seconded by Joseph, carried 5/0, to appoint Whitney Graves to the Recreation Advisory Board as an at-large member for a full four-year term, scheduled to expire December 2, 2029.

Yea: Whitehurst, Joseph, Taylor, Arnold, Murphy
Nay: None

8. Confirm appointment of Mario Caycedo to the Land Acquisition Management Program (LAMP) Conservation Board and approval of dual service. Board consideration of the appointment of Mario Caycedo as the District 2 Representative to the LAMP Conservation Board for a first four-year term, scheduled to expire November 18, 2029, and approval of his dual service on both the LAMP Conservation Board and the Value Adjustment Board (VAB) pursuant to Rule 2.203 F of the Board of County Commissioners' Rules and Policies. The LAMP Conservation Board was established by Ordinance 2021-38 and serves as an advisory board to the Board of County Commissioners ("BOCC") on issues involving the acquisition, conservation, and management of environmentally sensitive lands, archaeological sites, recreational lands, and aquifer recharge areas. Rule 2.203 F of the Board of County Commissioners' Rules provides that no one may serve on more than one Board/Committee at the same time, unless at the specific direction of the Board of County Commissioners. Upon appointment of a current member to a second committee for dual service, the County Commission shall have a specific, stated reason for this action

clearly stated in all pertinent motions. An applicant seeking dual status must be in good standing, as attested to by the County Commission liaison of the affected Board/Committee. Mr. Caycedo currently serves on the County Value Adjustment Board (VAB). Appointment to the LAMP Conservation Board would result in dual service on two County boards/committees. Staff recommends that the BOCC, pursuant to Rule 2.203 F, authorize dual service based on the following specific, stated reasons: Mr. Caycedo's experience and familiarity with property-related issues and County processes through his VAB service will enhance the quality of advice and recommendations provided by the LAMP Conservation Board on land acquisition, conservation, and management matters; and the LAMP Board is advisory in nature, and Mr. Caycedo's concurrent service on the VAB would not create a conflict of duties or impair either board's function

West provided an overview of the item being heard before the Board. Caycedo expressed gratitude to serve on the LAMP Board, stated that no conflict existed with his Value Adjustment Board role, highlighting his experience in tax and conservation matters, and requested the Board's support.

Public Comment: There was none.

Motion by Arnold, seconded by Murphy, carried 5/0, to appoint Mario Caycedo as the District 2 Representative to the LAMP Conservation Board for a first, four-year term scheduled to expire on November 18, 2029, and to authorize his concurrent service on the Value Adjustment Board pursuant to Rule 2.203 F, finding that dual service is in the best interest of St. Johns County because Mr. Caycedo is in good standing on the Value Adjustment Board as attested by the Board's liaison, and his experience and service on the Value Adjustment Board would enhance and inform the advisory recommendations of the LAMP Conservation Board regarding the acquisition, conservation, and management of environmentally sensitive lands, archaeological sites, recreational lands, and aquifer recharge areas, without creating conflicting duties or overlapping decision-making authority.

**Yea: Arnold, Murphy, Taylor, Whitehurst, Joseph
Nay: None**

COMMISSIONERS' REPORTS

Commissioner Arnold

No report.

Commissioner Murphy

Murphy noted that legal counsel had confirmed his ethics compliance, reaffirmed his commitment to serving the community, and highlighted his efforts to secure outside funding. He stated that a change in leadership was needed *and moved to remove Joseph as chair and nominate himself for the position.*

Public Comment:

B.J. Kalaidi expressed concerns on the motion, stated how the commissioners might vote, and asked whether the action had been discussed with the attorney or administrator.

Charlie Hunt expressed concerns about the First Amendment and the commission's handling of staff and decision-making.

Ed Slavin expressed concerns on Sunshine Law Violation, principles, and improper procedure. He urged the Board to delay the vote and seek legal guidance.

Chuck Labanowski urged the commissioners to set aside personal conflicts and focus on performing their official duties.

Discussion ensued on ethics, attendance, and leadership. Board members explained their votes for leadership positions, noting that their decisions were based on experience, precedent, and fairness rather than personal wrongdoing.

Motion by Murphy, seconded by Whitehurst, carried 3/2, with Joseph and Taylor dissenting, to remove Krista Joseph from the position of chair and to elect Clay Murphy as the chair.

Yea: Murphy, Whitehurst, Arnold

Nay: Joseph, Taylor

Commissioner Whitehurst

No report.

Commissioner Taylor

No report.

Commissioner Joseph

Joseph reported that the Marsh Landing Association had presented the County with a proclamation recognizing the efforts of Eric Brown and Neal Shrinke. She also reminded everyone about the Palm Valley Boat Parade on Saturday, December 6, 2025, at 5:30 p.m., noting that T-shirts would be available for purchase.

COUNTY ADMINISTRATOR'S REPORT

Andrews spoke on the memo regarding septic tank conversions and asked the *Board for direction on whether to bring back a first hearing or an agenda item for discussion.* **The Board reached consensus to bring it back as an agenda item.** She thanked the Board for supporting the pause in utility disconnections during November and *explained they would need to resume disconnections soon, unless the Board wished to extend the pause through the New Year.*

Consensus was given to extend the pause. Additionally, she recognized Jamie Locklear, Purchasing Director, noting her numerous credentials and expressed gratitude for her leadership.

COUNTY ATTORNEY'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 12:01 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 635503-635620, totaling \$1,143,664.92, and the Voucher Register, Voucher Nos. 92363-92471, totaling \$3,367,531.61 (11/24/2025)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 635621-635637, totaling \$518,746.90 (11/25/2025)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 635638-635648, totaling \$77,347.26, and the Voucher Register, Voucher Nos. 92472-92474, totaling \$14,240.91 (11/27/2025)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 92475-92476, totaling \$7,129.30 (11/27/2025)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 635649-635694, totaling \$457,616.82, and the Voucher Register, Voucher Nos. 92477-92526, totaling \$2,623,512.61 (12/01/2025)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 635695-635707, totaling \$20,764.83, and the Voucher Register, Voucher Nos. 92527-92565, totaling \$100,551.94 (12/03/2025)

CORRESPONDENCE:

1. Letter dated November 18, 2025, regarding the Fiscal Year 2026 meeting schedule for the St. Johns County River Water Management District

Approved December 16, 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy
Clay Murphy, Chair

ATTEST: BRANDON J. PATTY,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: Rebin L. Platt
Deputy Clerk



Eric Clark

R15-642

From: Wil Smith
 Sent: Wednesday, May 27, 2015 5:11 PM
 To: Eric Clark
 Subject: Palmetto Drive-Durrant driveway

Eric,

I spoke to Carol Durrant today regarding the placement of the driveway on the Palmetto Road side of their proposed house. This proposal is acceptable to me with the following conditions;

- Mailbox has to be on the main street side, not the driveway side as it will interfere with public access to the boat ramp.
- No plantings along the driveway side (Palmetto side) within the County owned ROW as to interfere with turning around by ramp users to access the boat ramp.

Please feel free to contact me should you have any additional questions or concerns.

Thank you,

Wil Smith, Director
 St. Johns County Parks and Recreation Department
 St. Johns County Board of County Commissioners
 2175 Merrill Road, St. Augustine, FL 32080

P: 904-209-0324
 F: 904-209-0323
 C: 904-309-5468

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EXHIBIT A

BCC December 2, 2015
 Agenda Item No. PUBCOM
 Presenter: William Hennessy

SEPTEMBER 2025

S	M	T	W	T	F	S
		2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER 2025

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

NOVEMBER 2025

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26		28	29
30						

41 DAYS NO L END

DECEMBER 2025

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24		26	27
28	29	30	31			

JANUARY 2026

S	M	T	W	T	F	S
					2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY 2026


S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	
15	16	17	18	19	20	21
22	23	24	25	26	27	28

EXHIBIT B

BCC December 21, 2025
Agenda Item No. PUBCOM
Presenter: B.J. Kalaidi

904

584-5161

Dylan RUMRELL

904 460-4404

Donald SAMORA

MAYOR

SWEEPY

V. MAYOR

MORGAN

EXHIBIT C

BCC December 2, 2025
Agenda Item No. PUBCOM
Presenter: Tom Reynolds

Mills Place / Sebastian Oaks

The result is that
today's
Board of County Commissioners

can vote to
DENY

WH 2025-01
based on 5 findings of fact.

Keep the Roundabout!



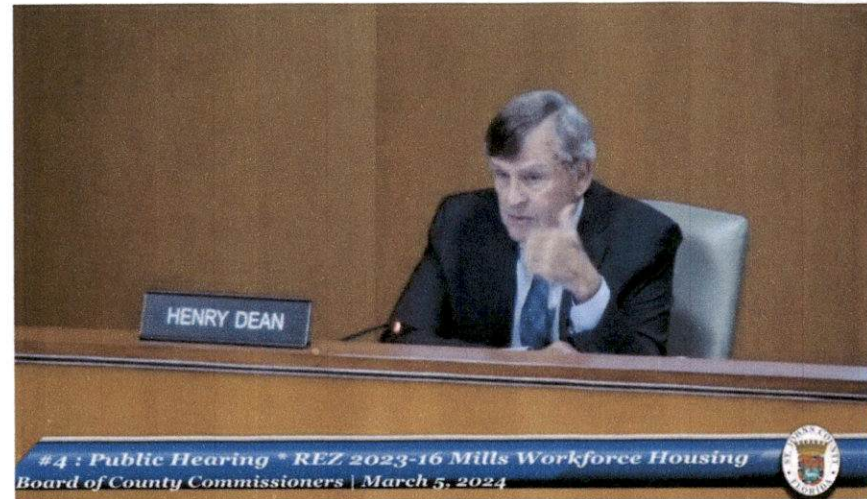
EXHIBIT A

BCC December 2, 2025
Agenda Item No. Reg 01
Presenter: Joe McArthurney

Mills Place / Sebastian Oaks

And so, we have a Scenario
whereby the applicant followed
Ordinance 2024-9 and:

- Applied for and received permits for 110 homes
- Needed a Roundabout Permit to construct more than 12 homes
- Applied for a Roundabout Permit on May 9, 2025, but was **blocked by Staff objections – the same objections** as given to the BCC **prior to** March 5, 2024.



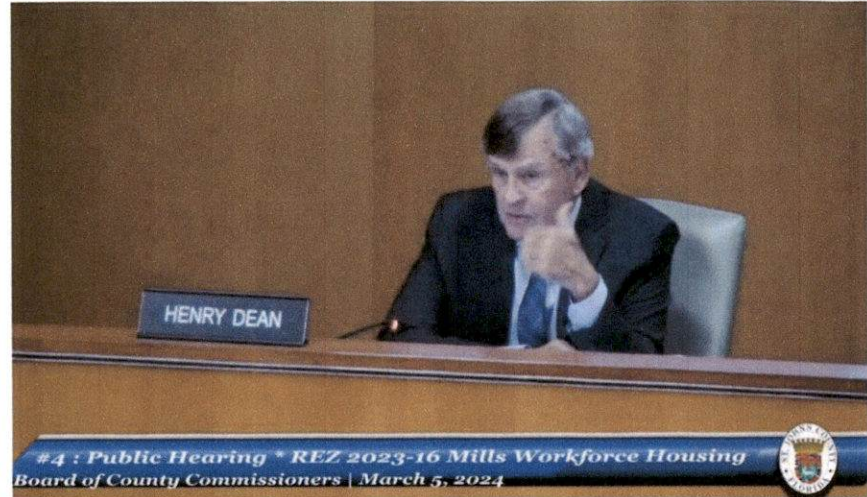
Mills Place / Sebastian Oaks

To make a change in the project requirements:

A better result than March 5, 2024, must be demonstrated and proven today.

By relying on **old** Staff objections, that has **NOT BEEN DONE!**

Result



Mills Place / Sebastian Oaks

**How do we know this?
By Staff's own admission!**

**See Staff Report (12/2/25)
Technical Division Review**

“Based on these factors, staff recommended that the applicant submit to remove the roundabout condition.”

With this Rezoning request, the applicant is now proposing to revise the language of condition #4 to be the following:

The developer shall fully comply with the St. Johns County Proportionate Fair Share Program, to mitigate for the Concurrency Development's impacts to the project impact area, as required by Part 11.09.00 of the County's Land Development Code

The revised condition #4 is the only item proposed to change related to the previous Rezoning request approved in 2024. The Workforce Housing (WH) zoning designation will remain in place, along with the other parameters outlined in conditions #1 - #3.

Technical Division Review:

Staff had initial concerns with the roundabout being added as a condition, with construction impacts and coordination being a primary focus. Through the review process, engineering staff at both Growth Management and Public Works found that the roundabout would not have an intended effect and was an intersection improvement that would not meet the warrant analysis. Additionally, the construction would cause significant disruption to a collector road, likely resulting in long detours and delays which may impact emergency services, given the proximity to the Sheriff's Office Complex and Fire Station 12.

Based on these factors, staff recommended that the applicant submit to remove the roundabout condition.



A Proportionate Fair Share application is currently under review for the project. The prop share payment totals \$922,415.

Mills Place / Sebastian Oaks

Scenario 2

Applicant seeks to obtain roundabout permit, but County Staff “blocks” this and advises applicant to seek a change to eliminate the roundabout.

How do we know this?



Mills Place / Sebastian Oaks

Scenario 1 is **NOT** plausible
based on
actual events.

See
Scenario 2:
Actual Events



Mills Place / Sebastian Oaks

Scenario 1 is plausible based on cost reduction results.

Roundabout cost estimate:

2024 = \$1.4M

2025 = \$1.6M? More?

Proportional Fair Share:

2025 = \$0.92M



Mills Place / Sebastian Oaks

Scenario 1 is plausible based on project history:

92 Market Rate Units

3/3/22 PZA Denial

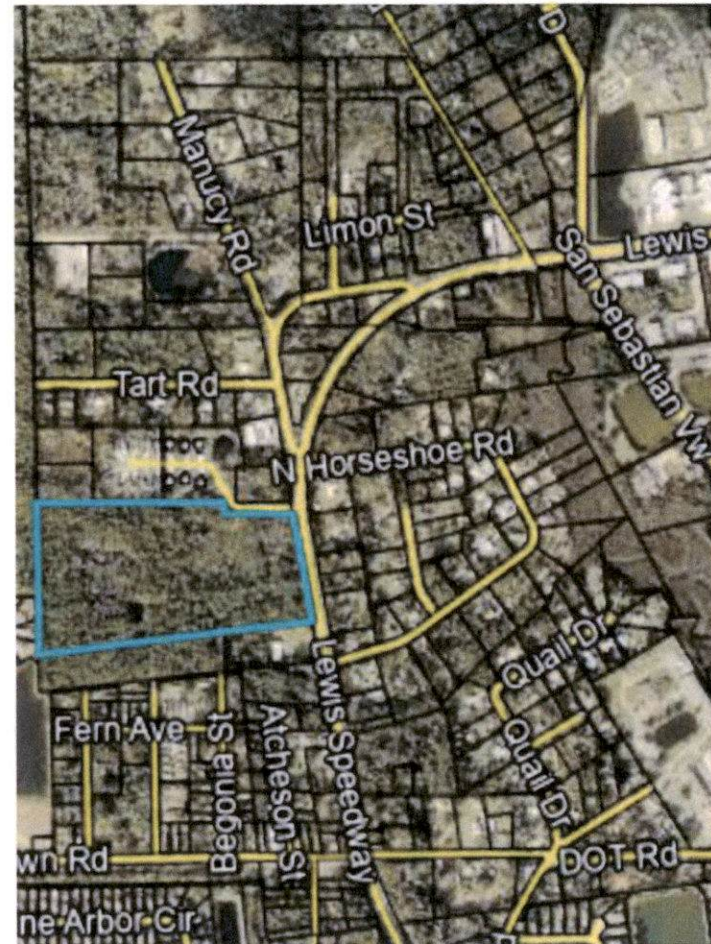
10/18/22 BCC Denial

**110 Units w 33 Workforce
w/no Roundabout!!**

12/21/23 PZA Denial

**110 Units w 33 Workforce
with Roundabout**

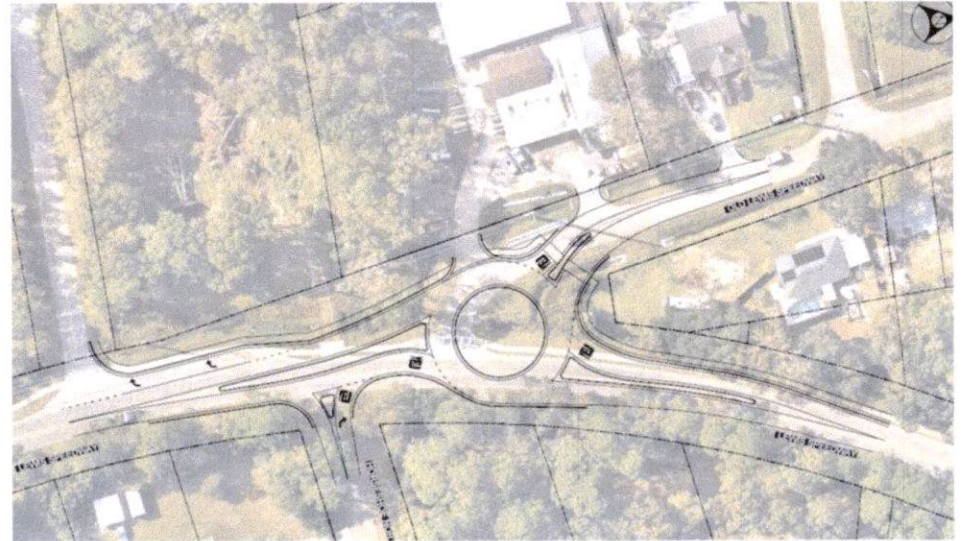
3/5/24 BCC Approval



Mills Place / Sebastian Oaks

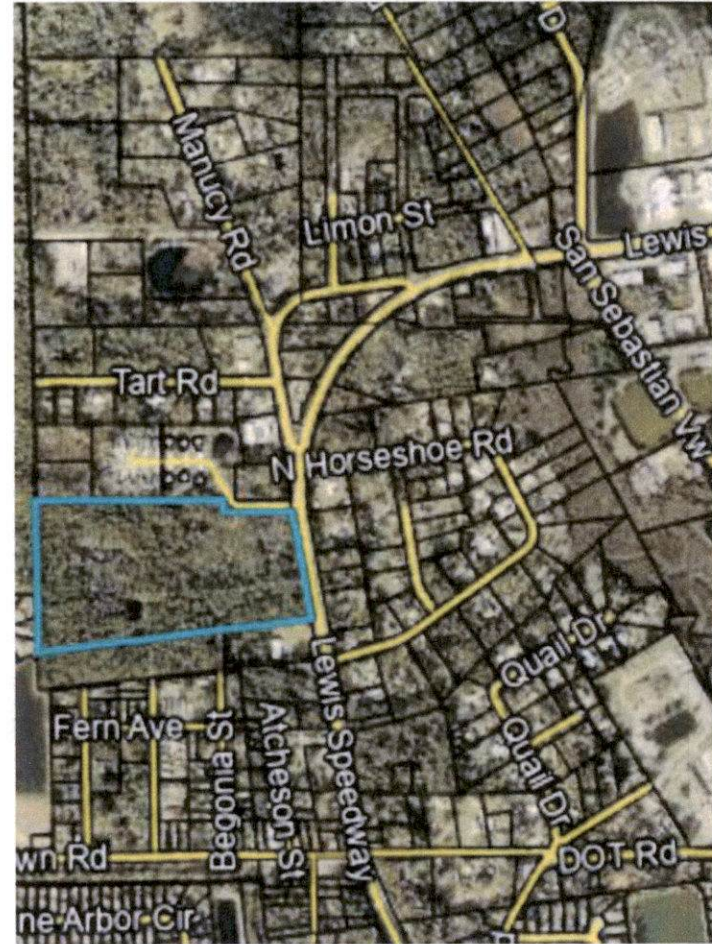
Two additional scenarios:

1. **Applicant proposes roundabout to gain approval in 2024**, then seeks to change requirements to lower project costs in 2025.
2. **Applicant seeks to obtain roundabout permit**, but County Staff “blocks” this and advises applicant to seek a change to eliminate the roundabout.



Mills Place / Sebastian Oaks

**Why
are we here?**



Clerk's Office

BOCC Meeting – December 2, 2025

Agenda Item No. 1

WH 2025-01 – Sebastian Oaks

Designated Representative pursuant to BOCC Rule 4.704

1. Joe McAnarney – 5 minutes

NOV 24, 2025

RECEIVED

NOV 24 2025

COUNTY ATTORNEY

DEAR OCA,

I have gathered
10 signatures and respectfully
request to be granted
extra speaking time at the
December 2nd County Commissioner
hearing.

I will oppose WF 2025-01
Sebastian Oaks.

THANK YOU,
JOE McANATNEY
joemcanatney@yahoo.com
904.610.6170

St. Johns County Moves Forward On Charging Developers a Land Conservation Impact Fee

Our Priorities



EXHIBIT A

BCC December 2, 2025
Agenda Item No. Agenda 2
Presenter: Maureen Long

St. Johns County Moves Forward On Charging Developers a Land Conservation Impact Fee

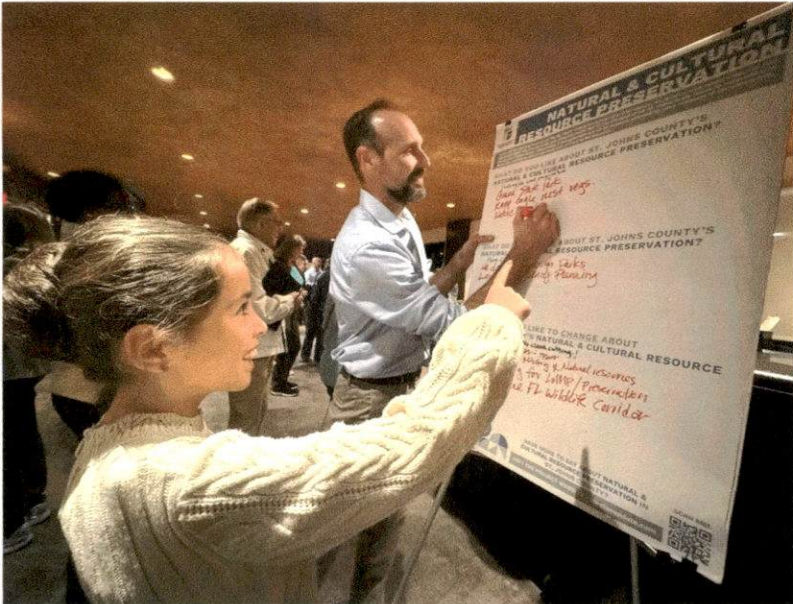
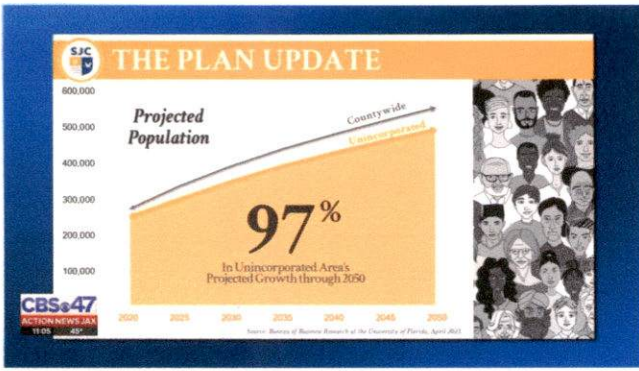
***This conservation impact fee is a one-time fee paid by developers of new projects to fund land conservation.** It is not a recurring cost for homeowners, but rather a charge levied at the time of development.

The impact fee would begin in 2026 and be gradually phased in over several years until it reaches the full amount allowed by Florida law.

The money would go toward purchasing land for conservation — areas that the county wants to shield from development and that could be used as parks, trails, or natural open space.

- **Purpose:** The fee helps cover the costs of acquiring and improving conservation lands for public use.
- **Who pays:** The developer pays the fee, but this cost is often passed on to the homebuyer.
- **Calculation:** The fee is based on the heated and air-conditioned square footage of residential construction of the new home or building. According to the official St. Johns County schedule:
 - Homes under 800 sq ft: \$295
 - 801–1,250 sq ft: \$325
 - 1,251–1,800 sq ft: \$473
 - 1,801–2,500 sq ft: \$606
 - 2,501–3,750 sq ft: \$772
 - 3,751–5,000 sq ft: \$892
 - Over 5,000 sq ft: \$962

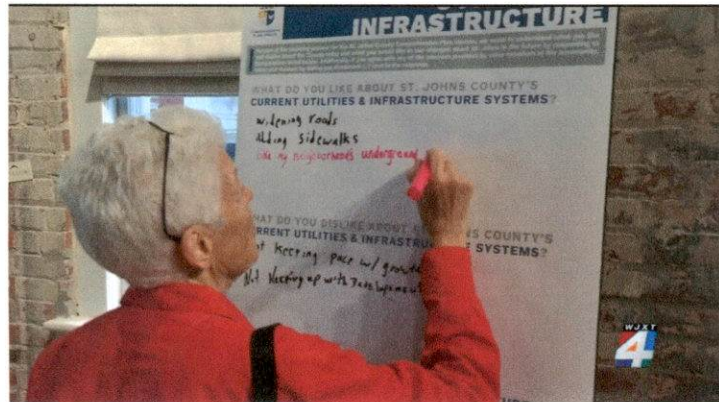
Officials estimate the new fee could bring in about \$3 million annually once it is fully realized.



DRAFT COMMUNITY VISION

Vision Initiatives

- Conserve and Protect our Natural Environment and Wildlife Habitats
- Ensure Residents of All Income Levels have Affordable Housing Options
- Develop a More Pedestrian and Bicycle-Friendly Transportation System
- Protect Agricultural Lands by Directing Growth to Areas Already Served by Infrastructure
- Protect and Grow the County's Water Supply System



St. Johns County Moves Forward On Charging Developers a Land Conservation Impact Fee

So how did we get here and why-

St. Johns County Citizens were asked at the 2024 County's Comprehensive Plan Workshops using the tag line *Your Voice. Your County. Your Future.

And the citizen's came out and spoke.

The input gathered during these Comprehensive Plan workshops was that land conservation was a high priority.

Later the findings from the 2024 St. Johns County strategic plan survey indicated that **conservation and managing growth are top concerns** for St. Johns County citizens.

This strong public sentiment has led us here, with our county leaders regarding conservation efforts, to fund our Land Acquisition Management Program (LAMP) with the implementation of a conservation impact fee on developers.

Officials estimate the new fee could bring in about \$3 million annually once it is fully realized.

Benefits to Developers

- **Increased property value:** Properties located near conserved lands often hold their value better and can have higher market value due to their proximity to open space, which can attract more buyers.
- **Marketing opportunities:** Developers can market their projects as "green" or "environmentally friendly," which can be a selling point for consumers who value proximity to nature.
- **Economic stability:** By keeping land in agricultural production and on the tax rolls through conservation easements, the county can maintain a stronger local economy that supports developers by providing a stable customer base.
- **Streamlined development:** By identifying and protecting conservation lands, counties can help developers by guiding future development away from sensitive areas, potentially leading to fewer obstacles and a more predictable development process.

Benefits to County and Its Citizens

Environmental benefits

- **Clean water and air:** Conservation lands, especially those with forests and wetlands, act as natural filters for water and help to improve air quality.
- **Wildlife and habitat protection:** They provide crucial habitats for a wide variety of native plants and animals, including endangered species, and protect vital migration corridors.
- **Climate change mitigation:** Forests and soils on conserved lands sequester carbon, which helps to mitigate climate change. They also provide natural buffers against extreme weather events.

Economic benefits

- **Tourism and recreation:** These lands often become popular spots for activities like hiking, fishing, and wildlife watching, which can boost the local economy through recreation-based tourism.
- **Increased property values:** Proximity to protected lands can increase the value of nearby homes.
- **Cost avoidance:** Conservation can avoid future costs associated with issues like water treatment or flood damage by protecting natural systems.

Community and quality of life benefits

- **Health and wellness:** Access to green spaces improves both physical and mental health for residents.
- **Recreation and education:** They provide opportunities for outdoor recreation and can serve as outdoor classrooms for research and scientific study.
- **Cultural and historical preservation:** They can protect sites of historical, cultural, or archaeological significance for future generations.
- **Sustainable growth:** By setting aside land, communities can better manage future development, ensuring a balance between growth and natural preservation.

Communities that purchase and conserve land for future generations gain significant **environmental, economic, and social benefits**, including protecting natural resources, reducing tax burdens, and enhancing residents' quality of life.

Developers benefit as well by the **Increased Property Values, Marketing Opportunities, Economic Stability and Streamlined Development**

In these days of limited funds, how can we justify the money spent on land conservation? Or put another way, what are the economic benefits obtained from land conservation? *Conservation Land increases home values, provides jobs and revenue from recreation and tourism, avoids costs, and derives value from ecosystem services. Why?

*Because they improve the quality of life for a community by making it more beautiful, providing recreation areas for families, and helping maintain a more peaceful level of activity.

*Residential neighborhoods near preserved forests showed that lots bordering the preserved forests sold for 19 to 35% more than those a greater distance from the forests.

*Governments benefit from the additional property taxes that come with higher land values.

*Increased Jobs and Revenue from recreation and tourism. These come from direct revenues generated by products and services, supply chain industries that support those products and services, and 'downstream' economic activity as income is re-spent on other goods and services. In addition, governments could benefit from license revenue for fishing, hunting, and wildlife recreation.