

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

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



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

Joy Andrews, County Administrator  
Rich Komando, County Attorney

Tuesday, February 3, 2026, at 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 Circuit Court and County Comptroller
- ❖ Invocation
- ❖ Pledge of Allegiance
- ❖ Proclamation Recognizing Black History Month
- ❖ Acceptance of Proclamation
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

### **Presenter: Shelby Romero, Sr Assistant to the Board of County Commissioners**

1. **Consider appointments to the Contractors Review Board (CRB).** Currently, there are (2) vacancies on the Contractors Review Board due to the resignation of Russell Scott, a citizen representative, and Tyler Watson, an Electrician representative. A vacancy ad was placed and ran for approx. 60 days. Please see for your review and consideration a letter of recommendation from the CRB and (3) applications. Kimberly Delisa, Dist. 3, Seth Wingate, Dist. 2, Donna Dove, Dist. 5. However, the vacancy ad for an Electrician will remain open, due to not receiving qualified applicants.

### **Presenter: Christine Valliere, Director, Economic Development**

2. **Urban Flex PV, LLC Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an application from Urban Flex PV, LLC (Applicant) for economic development incentives to develop a total of 23,914 square feet of speculative industrial/warehouse space located at 100 Hudson Way, Ponte Vedra, Florida. The project scored 4 points under the speculative space category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development incentive reimbursement of up to 50% of fees paid to the County by the Applicant (impact fees and water/sewer connection fees) and two (2) years ad valorem taxes paid by the Applicant (general County portion) on capital improvements. Completion of the project is anticipated by the first quarter of 2027. With this schedule, the first annual incentive payment would be anticipated during FY28. The total estimated value of the incentive is \$49,362. The incentive is approximately a 4.6% reimbursement on all taxes and fees paid to the County over a 20-year period. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

**Presenter: Ross Fanti, Owner**  
**Staff Member: Eric Clark, Engineer**

**District 4**

- 3. Public Hearing \* NZVAR 2025-25 189 Canal Blvd.** Request for a Non-Zoning Variance to Section 6.04.05.C.3 of the Land Development Code to allow for more than one (1) driveway connection, and relief to Table 6.03 to allow for reduced driveway construction standards for width and radius to allow for a pedestrian-only driveway access along S. Wilderness Trail.

**Presenter: Robert L. Cooper, Jr., Property Owner**  
**Staff Member: Saleena Randolph, Senior Planner**

**District 2**

- 4. Public Hearing \* CPA(SS) 2025-09 845 County Road 13A South.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 7.91 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one (1) single family dwelling unit; located at 845 County Road 13A South. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on December 18, 2025, and recommended approval with a vote of 7-0. Support was made by members Perkins, Hilsenbeck, Matovina, Green, Spiegel, Labanowski, and Olson. Discussion at the hearing was limited with no public comments. Two Agency members asked about the pond to the rear of the site. For clarification, the pond to the rear of the site was part of an approved 2-acre fishpond in 2004 and then as part of an approved 14.2-acre agricultural pond in 2007.

**Presenter: Brian Love, Resident**  
**Staff Member: Damon Douglas, Administrative Manager**

**District 3**

- 5. Citizen led presentation regarding a Public Private Partnership for Summer Haven.** Citizen led presentation for a Public Private Partnership to dredge the Summer Haven River and enhance resiliency for homes along the southern end of the Old A1A right of way at Summer Haven South. The citizen group has a three-phase approach that they will explain in detail in their presentation. The citizen group will return to the Commission in the future once they have more information regarding the Phase III work.

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

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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 2026-\_\_\_\_\_, accepting an **Easement for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty** associated with the water and sewer systems to serve K-8 Academy QQ. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
3. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting an **Easement for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty** associated with the water system to serve Mercedes @ World Commerce Center. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting a **Bill of Sale with a Schedule of Values, Release of Lien, and Warranty** for the water and sewer systems to serve The Selva Hotel. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting a **Bill of Sale with a Schedule of Values, Release of Lien, and Warranty** for the water and sewer systems to serve Secession Phase 2. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2026-\_\_\_\_\_, approving the terms and conditions of **two Purchase and Sale Agreements** for acquisition of parcels located in Summer Haven; and authorizing the County Administrator, or designee, to execute the agreements on behalf of the County and approving; and authorizing the **transfer** in the amount of \$304,500 from General Fund Reserves to the Land Management Department for the required grant matching funds. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award IFB 2536; Countywide Pipe and Manhole Lining Renewal and Rehabilitation Services** to the responsive and responsible bidders, and to execute contracts with Atlantic Pipe Service, Inc., Cobra Environmental, Inc., Hinterland Group, LLC, Inliner Solutions, LLC., Insituform Technologies LLC, RCM Utilities LLC, Rowland (DE) LLC, and Vortex Services, LLC in substantially same form and format as attached hereto, for Countywide Pipe and Manhole Lining Renewal and Rehabilitation Services, as provided in IFB 2536. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
  
8. Motion to adopt Resolution 2026-\_\_\_\_\_, amending the **Fiscal Year 2026 budget** to recognize and appropriate federal Equitable Sharing proceeds of \$14,032.98 within the Equitable Sharing Justice Trust Fund budget. *For more information, contact Robert A. Hardwick, Sheriff at 904 824-8304*
  
9. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute a **non-exclusive permissive use agreement**, in substantially the same form and format as attached hereto, authorizing Superior Construction temporary use of Euclid Parking Lot and North Beach Park. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*
  
10. Motion to adopt Resolution 2026-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to execute the **Memorandum of Understanding** between St. Johns County and Ring Power to allow dockage including use of water and power for Fire Rescue vessels, in substantially the same form as attached hereto. *For more information, contact Jeremy B. Robshaw, Administrative Services Chief at 904 209-1750*
  
11. Motion to adopt Resolution 2026-\_\_\_\_\_, approving the terms and conditions, and authorizing the Chair to **execute the lease** between the Bureau of Ocean Energy Management of the Department of the Interior and St. Johns County regarding the use of outer continental shelf sand resources in substantially the form attached for the South Ponte Vedra Beach Restoration project in St. Johns County. *For more information, contact Joseph Giammanco, Director, Emergency Management at 904 824-5550*
  
12. Motion to **approve minutes**:
  - 1/20/26, BCC Regular

**13. Proofs:**

Proof: Notice of Public Hearing, Related to Mandatory Structural "Milestone" Inspections for Condominium and Cooperative Buildings, published on December 5, 2025, in the St. Augustine Record.

Proof: Notice of Public Hearing, Amending Ordinance No.:2022-22, Purchasing Policy Ordinance, published on December 5, 2025, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2667; Roadway and Infrastructure Improvements at Kings Estate Road and Hilltop Road - Phase 1, published on December 1, 2025, and December 8, 2025, in the St. Augustine Record.

Proof: Request for Proposals, No.: 2338; Sports Courts Assessment and Repair, published on December 5, 2025, and December 12, 2025, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2727; SR16 WWTF Reclaimed Water and In-Plant Reuse Pump Stations, published on December 12, 2025, and December 19, 2025, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2713; Pacetti Bay Park Improvements, published on December 16, 2025, and December 23, 2025, in the St. Augustine Record.