

# 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 17, 2026 9:00 AM

*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
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

**Presenter: James G. Whitehouse, Esq, St. Johns Law Group**

**Staff Member: Trevor Steven, Planner**

### District 5

1. **Public Hearing \* MAJMOD 2025-09 Las Calinas US-1 Commercial Area.** Request for a Major Modification to the Las Calinas Planned Unit Development (Ordinance 2005-109) to allow for an increase in the maximum square footage allowed for non-residential uses from 19,000 square feet to 49,000 square feet, located on the southeastern corner of US-1 North and Abbotts Way. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on January 15, 2026. The Agency made a motion to recommend approval, which failed with a vote of 2-3. Support of the approval motion was made by members Spiegel and Green. Dissenting votes were made by members Olson, Hilsenbeck, and Labanowski. Members Perkins and Matovina were absent.

**Presenter: Jill Riley, Prime Sign Installation**

**Staff Member: Jackie Williams, Overlay Planner**

### District 3

2. **Public Hearing \* PLNAPPL 2025-06 Bad Ass Coffee of Hawaii (MADRB 2025-06).** Appeal the Mid-Anastasia Design Review Board (MADRB) denial to allow for the installation of one (1) new wall sign, one (1) refacing cabinet wall sign, and one (1) refacing pole sign, pursuant to Section 3.08.00 of the Land Development Code, specifically located at 4085 A1A S. Motion by Ms. Borgman, seconded by Ms. Long, carries 3/0 (Absent Mr. Greene; Mr. Boese) to deny MADRB 2025-06 Bad Ass Coffee of Hawaii request for the three signs as presented at the Mid-Anastasia Design Review Board (MADRB) on December 11, 2025.

**Presenter: Jeffrey Pearce and Ana Maria Sanchez**  
**Staff Member: Trevor Steven, Planner**

**District 4**

- 3. *Public Hearing* \* PLNAPPL 2025-05 Episcopal K-8 Private School (SUPMAJ 2025-18).** An appeal of the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-18) to allow for a Private School within Open Rural (OR) zoning, pursuant to Section 2.03.17 of the Land Development Code. This item originally came before the PZA at their regularly scheduled public hearing on November 20, 2025, and was approved with a vote of 7-0.

- ❖ 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 a **Temporary Construction Easement** in connection with the San Julian Wetland Outfall Improvements Project. *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, Bill of Sale with Schedule of Values, Final Release of Lien and Warranty** associated with the water systems to serve Moultrie Square Outparcel. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting a **Deed of Dedication** from White's Ford Timber, LLC., to St. Johns County for additional right-of-way needed for the multi-use path near the intersection of Courtney Vista Drive and CR 2209. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting an **Easement for Utilities, Bill of Sale with Schedule of Values, a Release of Lien, and Warranty** for water and sewer to serve Trailmark Phase 13. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2026-\_\_\_\_\_, finding **no basis for claiming a County interest** in that portion of Johns Drive, described in Exhibit "A", attached hereto. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2026-\_\_\_\_\_, approving the terms and conditions of a **Purchase and Sale Agreement** for acquisition of an improved parcel located in Summer Haven; and authorizing the County Administrator, or designee, to **execute the agreement** on behalf of the County and approving; and authorizing the **transfer** in the amount of \$179,900 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*

8. Motion to adopt Resolution 2026-\_\_\_\_\_, approving the terms and conditions of a **Purchase and Sale Agreement** for acquisition of an improved parcel located in Summer Haven; and authorizing the County Administrator, or designee, to **execute the agreement** on behalf of the County; and approving and authorizing the **transfer** in the amount of \$531,650 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*
  
9. Motion to adopt Resolution 2026-\_\_\_\_\_, approving the terms and conditions of a **Purchase and Sale Agreement** for acquisition of a parcel located in Summer Haven; and authorizing the County Administrator, or designee, to **execute the agreement** on behalf of the County; and approving and authorizing the **transfer** in the amount of \$91,500 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*
  
10. Motion to adopt Resolution 2026-\_\_\_\_\_, approving the terms and conditions of a **Purchase and Sale Agreement** for acquisition of an improved parcel located in Summer Haven; and authorizing the County Administrator, or designee, to **execute the agreement** on behalf of the County; and approving and authorizing the **transfer** in the amount of \$266,100 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*
  
11. Motion to adopt Resolution 2026-\_\_\_\_\_, granting and authorizing the County Administrator, or designee, to execute and issue a **non-exclusive, Commercial/Industrial franchise agreement** to North Florida Roll Off for the collection and transportation of commercial/industrial solid waste, in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
  
12. Motion to adopt Resolution 2026-\_\_\_\_\_, granting and authorizing the County Administrator, or designee, to execute and issue a **non-exclusive, Construction and Demolition Debris franchise agreement** to FWT Disposal, LLC for the collection and transportation of construction and demolition solid waste, in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
  
13. Motion to adopt Resolution 2026-\_\_\_\_\_, adopting the terms, provisions, conditions, and requirements of the attached **Utility Work by Highway Contractor (UHWC) agreement** between the Board of County Commissioners of St. Johns County, Florida, and the Florida Department of Transportation relating to the financial project number 210265-8-52-01. *For more information, contact Neal Shinkre, P.E., Director, Utilities at 904 209-2721*
  
14. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award RFQ 2532; Design of Medical Examiner's Office Expansion** to Passero Associates, LLC, as the top ranked respondent, and to execute a contract in substantially the same form and format as attached, at a not-to-exceed amount of \$559,751.00, to perform the required services in accordance with the negotiated contract. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

15. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award IFB No: 2727; SR16 WWTF Reclaimed Water and In-Plant Reuse Pump Stations** to Ferreira Construction Co., Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, at a total project bid price of \$2,498,000.00 for completion of the specified project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
16. 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 17.1 and Florida State Statute 274.06. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
17. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award IFB No. 2667; Roadway and Infrastructure Improvements at Kings Estate Road and Hilltop Road-Phase 1** to Besch and Smith Civil Group, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially the same form and format as attached hereto, for completion of the Work at a Total Lump Sum bid price of \$4,629,880.74 in accordance with the contract. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
18. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute and issue **Change Order No: 01 to Master Contract No: 24-PSA-GAI-20281** with GAI Consultants, Inc. under RFQ NO: 1784; Design Services for FPID is 443828-2-54-01 CR 210 at US 1 Interchange, for a not-to-exceed amount of \$1,549,250.86. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
19. Motion to **appoint** Elizabeth Tate as the District 1 Representative to the LAMP Conversation Board for a first 4-year term scheduled to expire on February 17, 2030; to **appoint** Kevin Gamble as the District 3 Representative to the LAMP Conversation Board for a first 4-year term scheduled to expire on February 17, 2030. *For more information, contact Shelby Romero, Sr. Asst. to the Board of County Commissioners at 904 209-0307*
20. Motion to adopt Resolution 2026-\_\_\_\_\_, approving an **updated Grants Administration Policy**, directing the repeal of Section 203 Grant Procedures from the Administrative Code, and authorizing the County Administrator to **implement** the new Grants Administration Policy effective February 17, 2026. *For more information, contact Olga Rabel, Compliance Officer at 904 209-0545*
21. Motion to adopt Resolution 2026-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **Amendment to the Contract** between the County and The Devereux Foundation, Inc. for the Family Builders Safety Services Program to increase staffing and service capacity, in substantially the same form as attached. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
22. Motion to adopt Resolution 2026-\_\_\_\_\_, approving three applications for **Major Impact Special Events** to take place on April 5, 2026, at Mickler's, Crescent, and Vilano Beach, for sunrise Easter Services. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*

**23.** Motion to adopt Resolution 2026-\_\_\_\_\_, approving the **revised Library Notary Policy**, with an effective date of March 1, 2026. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 904 827-6926*

**24.** Motion to **approve minutes:**

- 2/3/26, BCC Regular

**25. Proofs:**

Proof: Notice of a Special Meeting of the St. Johns County Insurance Committee to discuss insurance issues and other business of the committee, published on January 12, 2026, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2695; CR 214 (King Street) and N Volusia Street Intersection Improvements, published on January 5, 2026, and January 12, 2026, in the St. Augustine Record.