

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, March 3, 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
- ❖ Proclamation: Waldron Family Park Naming Ceremony
- ❖ Acceptance of Proclamations
- ❖ Coastal Infrastructure Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Elizabeth Payne, CEO, Northeast Florida Regional Council

1. **Recognition of the Northeast Florida Regional Council's Resolution on Service to the Board of Directors.** This will be a presentation of a resolution recognizing the service of Commissioner Murphy and Commissioner Joseph on the Northeast Florida Regional Council (NEFRC).

Presenter: Wayne Flowers, Chair, Land Acquisition and Management Program Conservation Board

Staff Member: Ryan Mauch, Environmental Supervisor

2. **Land Acquisition and Management Program Conservation Board Annual Property Ranking List for Consideration for Approval by the Board of County Commissioners.** The Land Acquisition and Management Program (LAMP) Ordinance 2021-38 requires the LAMP Conservation Board to annually submit a Ranking List of the top five properties for consideration by the Board of County Commissioners (Board) for acquisition and conservation. The action for the Board today is to consider the LAMP Recommended Properties Ranking List and to approve the Ranking List as is, approve the Ranking List with modifications, or deny the Ranking List with explanation and guidance to the LAMP Conservation Board. Upon approval of the Ranking List, County staff will proceed with initiating purchasing negotiations with the property owners. Once staff has secured a purchase price on the properties, a Purchase and Sale Agreement will be brought back to the Board for review and potential approval of the purchasing funding.

Presenter: James Whitehouse, Esq.
Staff Member: Patrick Heekin, Planner

District 3

- 3. Public Hearing * REZ 2025-16 SR 207/Wildwood.** Request to rezone approximately 1.48-acres of land from Open Rural (OR) to Commercial General (CG) with conditions, located immediately east of the State Road 207 & Wildwood Drive intersection. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, February 5, 2026, and was recommended for approval, 7-0.

Presenter: James Whitehouse, Esq.
Staff Member: Jackie Williams, Overlay Planner

District 5

- 4. Public Hearing * MAJMOD 2025-10 WBL End Parcels.** Request for a Major Modification to the Pirates Landing Planned Unit Development (Ordinance 1985-11, as amended) to grant a portion of a 1.5-acre parcel to St. Johns County for proposed public beach access facilities, satisfying previous requirements of the original PUD ordinance, and to allow for one (1) residential dwelling unit on each of the remaining parcels. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on February 5, 2026. The Agency made a motion to recommend approval, which passed 6-0. Member Green was absent.

Presenter: Joseph Giammanco, PhD, Director, Emergency Management

District 3

- 5. Follow-up discussion from Feb 3, 2026, citizen-led presentation on Summer Haven Public-Private Partnership.** At the February 3, 2026, Board of County Commissioners (BOCC) meeting, a citizen group presented a proposed Public-Private Partnership (P3) concept focused on dredging the Summer Haven River and improving long-term resiliency for properties located along the southern end of the Old A1A right-of-way within the Summer Haven South area. The group outlined a three-phase approach intended to address sediment accumulation, improve hydraulic function, and enhance shoreline and infrastructure resilience. Following the presentation, the Board directed staff to review and validate the proposed scope of work, evaluate the associated engineering and construction costs, and develop a recommended implementation plan for further Board consideration.

Presenter: Zak Adams; Entire, Inc.
Staff Member: Patrick Heekin, Planner

District 3

- 6. Public Hearing * PLNAPPL 2025-04 6951 Charles Street (Appeal of ZVAR 2025-12).** Request to appeal the Planning and Zoning Agency (PZA) denial of a Zoning Variance (ZVAR 2025-12) to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of three (3) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage, and Section 2.02.04.B.12 of the Land Development Code to allow for a wall height of eight (8) feet in lieu of the six (6) foot requirement, specifically located at 6951 Charles Street. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 6, 2025, and was denied by a vote of 5-1.

Presenter: Michael Eckert, District Counsel for the Petitioner, Greenbriar Community Development District

Staff Member: Saleena Randolph, Senior Planner

District 1

- 7. *Public Hearing* * CDD AMD 2025-01 Greenbriar CDD.** Pursuant to section 190.046, Florida Statutes, Greenbriar Community Development District filed a Petition with the County requesting to remove approximately 56.57 acres from the District boundary.

Presenter: Matt Lahti, P.E. | Gulfstream Design Group, LLC

Staff Member: Justin Kelly, MPA, CNU-A, Principal Planner

District 5

- 8. *Public Hearing* * PLNAPPL 2025-03 Nothing Putt Fun (Alcohol Sales).** Request to appeal the Planning and Zoning Agency (PZA) denial of a Special Use Permit (SUPMAJ 25-15) to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a planned Entertainment Facility located on Commercial Highway and Tourist (CHT) zoning, specifically located at 7250 and 7280 US 1 North. The Special Use Permit request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, December 18, 2025, and was denied by a vote of 5-2.

Presenter: Joseph Giammanco, PhD, Director, Emergency Management

District 4

- 9. *FEMA Category G for Hurricanes Milton in North Ponte Vedra Beach.*** Hurricane Milton inflicted severe impacts on Florida, resulting in a presidential declaration of federal assistance. FEMA's Public Assistance program is a Federal grant to aid State and Local governments in returning a disaster area to pre-disaster conditions. The grant is primarily provided to address the repair and restoration of public facilities and infrastructure damaged or destroyed, or the restoration of services that were negatively impacted. This update is focused on FEMA's Category G Parks, Recreational, Other for South Ponte Vedra Beach project. Specifically, eligibility, project design, and project execution.

Presenter: Neal Shinkre, P.E., Director, Utilities

- 10. *Public Hearing* * Public Hearing for the adoption of the attached preliminary schedules for certain rates, deposits, charges, fees, and costs relating to the use or availability of water and wastewater services pursuant to the St. Johns County Utility Ordinance for Fiscal Year 2027.** St. Johns County Utility Department ("SJCUD") regularly reviews existing rates, charges and fees to maintain affordability for customers and promote long term financial viability. After a recent review of current and projected annual operating costs and capital investments, SJCUD is recommending adoption of certain rates, deposits, charges, fees and costs related to the use or availability of water and wastewater services. The proposed recommendations will ensure continued affordability and allow for an appropriate recovery of costs that limits the overall impact on the customer's monthly bill. The additional revenue collected from the proposed adjustments will be utilized for securing long-term financing for water resources or mandatory growth and regulatory capital projects, not to exceed \$165,000,000.

Presenter: Teri Shoemaker, P.E., PMP, Chief Engineer for Development Services
Staff Member: Neal Shinkre, P.E., Director, Utilities

- 11. Public Hearing * Amending and Restating the County Utilities Ordinance – First Reading.** This is a restatement of the existing Utility Ordinance to add language to Section 5 to allow for enhanced Septic to Sewer connections at greater distances from existing infrastructure, remove all new Capacity Commitments, grandfathering the eleven current residential parcels with Capacity Commitments, and removing the unnecessary Section 16 that allowed the County to cancel Capacity Commitments. Pursuant to direction from the Board of County Commissioners (BOCC) on October 7, 2025, staff prepared a white paper evaluating the feasibility of septic-to-sewer connections throughout the County Utilities service area. On December 2, 2025, the BOCC requested that staff present the findings of the white paper as a discussion item at a regularly scheduled Board meeting. On January 20, 2026, staff presented to the BOCC findings from the white paper that evaluated septic-to-sewer connection feasibility across the County Utilities service area. The discussion focused on existing policy, key barriers to participation, and proposed policy changes intended to improve affordability, equity, and homeowner participation while advancing environmental and State water quality goals. Included herein are redlines to the Utilities Ordinance to codify the white paper and previous BOCC discussion.

Presenter: Ryan Kane, Director, Parks and Recreation

District 3

- 12. Shore Drive Trail Project.** At the February 3, 2026, Board of County Commissioners meeting, the Board directed that an item be placed on a future agenda for discussion and potential action to reallocate Shore Drive Trail project funds to the San Sebastian Park project.

Presenter: Jessica Cappock, Esq., Gunther Legal, PLLC

Staff Member: Ryan Ross, Assistant County Attorney

District 4

- 13. 52 Whatley Lane: Request for Code Enforcement Lien Release.** Zachary Schwermer is requesting the full release of a code enforcement lien in the amount of \$17,600.00 plus interest resulting from code violations at 52 Whatley Lane in Ponte Vedra. On June 19, 2024, a Special Magistrate found violations of the County's paver regulations and imposed a daily fine of \$50.00 plus interest. Mr. Schwemer requested relief from the accrued fines pursuant to St. Johns County Ordinance 2023-13. On August 18, 2025, the Special Magistrate found that the property had come into compliance and recommended reducing the fine accrual period to June 19, 2024, through March 6, 2025 (the date the Board adopted new paver regulations). Mr. Schwermer is now requesting that the Board reject the special magistrate's recommendation and release the full amount of the lien.

Presenter: Olga Rabel, Compliance Officer

- 14. Adoption of an Updated County-wide Grant Administration Policy and Repeal of Section 203 Grant Procedures from the Administrative Code.** The County routinely pursues grant funding from federal, state, local, and private sources. The proposed Grant Administration Policy provides internal standards, defines departmental roles and responsibilities, and ensures compliance with applicable contractual and regulatory requirements and County policies. The updated policy establishes a uniform, countywide framework governing the pursuit, acceptance, administration, and closeout of grant funding.

Presenter: Shelby Romero, Sr Asst to the Board of County Commissioners

- 15. Consider appointment to the Health & Human Services Advisory Council (HHSAC).** The Health and Human Services Advisory Council's purpose is to evaluate human services programs in the community to ensure that the needs of the residents of St. Johns County are met. Currently, there is one (1) vacancy due to the expired term of Howard Hitzel. A vacancy ad was placed and ran for (30) days. Please find attached for your review and consideration, a letter of recommendation from HHSAC and (8) applications: Kimberly Beasley Dist. 1, Rose Dimuzio Dist. 3, Cynthia Simmons Dist. 3, Molly Newman Dist.4, Howard Hitzel Dist. 5, Melissa Kramer Dist. 5, Justin Oring Dist. 5, Gloreatha Scurry Smith Dist. 5

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

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CONSENT AGENDA

1. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or designee, to execute an **Assignment and Assumption of Lease Agreement** for use of a County-owned parcel at the corner of E. Cochran Avenue and N. Orange Street in Hastings. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
2. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute the **Memorandum of Understanding** for participation in the Water First North Florida project. *For more information, contact Neal Shinkre, P.E., Director, Utilities at 904 209-2721*
3. Motion to adopt Resolution 2026-_____, approving and ratifying the **Professional Services Agreement** with McKim & Creed, Inc., under RFQ No. 1569 Utility SCADA Engineering and Planning Services, and authorization for Task Orders to be issued and executed in accordance with the Contract and SJC Purchasing Policy. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
4. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **award IFB No: 2713**; Pacetti Bay Park Improvements to K&G Construction Co., Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, for the Lump Sum Price of \$1,155,394.00 for the completion of the specified project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
5. 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, Purchasing at 904 209-0158*
6. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **execute Change Order No. 03 to Task Order No. 01**, under Master Contract 24-MCA-CDM-20162 with CDM Constructors Inc., in the not-to-exceed amount of \$4,449,577.80 to provide Guaranteed Maximum Price No. 2 package (GMP#2) Phase 2 Final Design, Construction, and Commissioning for the Northwest Wells NW-8 and NW-9 Design-Build Project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

7. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **execute purchase orders** for the purchase of bulk fuel for countywide vehicles and equipment from the State of Florida Contract # 15100000-25-STC through December 30, 2028, with the option to renew contingent upon the State of Florida's renewal of the contract. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
8. Motion to **approve a transfer** in the amount up to \$50,789 from General Fund Reserves in order to make the required arbitrage payment related to the Special Obligation Revenue Note, Series 2022A. *For more information, contact Wade Schroeder, Director, OMB at 904 209-0570*
9. Motion to adopt Resolution 2026-_____, naming the 31-acre park along the San Sabastian River to the **Waldron Family Park**. *For more information, contact Kealey West, Deputy County Attorney at 904 209-0816*
10. Motion to adopt Resolution 2026-_____, **amending the Fiscal Year 2026 Equitable Sharing Treasury Fund budget** by recognizing fund balance of \$44 and interest earnings of \$41 and appropriating these receipts to the Fiscal Year 2026 Equitable Sharing Treasury department; **amending the Fiscal Year 2026 Equitable Sharing Justice Fund budget** by recognizing fund balance of \$436 and appropriating these receipts to the Fiscal Year 2026 Equitable Sharing Justice department; and approving a **transfer** of \$12,441.58 from Equitable Sharing Treasury Department Reserve, a transfer of \$33,428.57 from Equitable Sharing Justice Department Reserve, and a transfer of \$14,581.85 from the Law Enforcement Trust Fund for appropriation to the Sheriff's Office for use in accordance with federal guidelines to purchase ten Vyper Monocular night vision devices, ten Titan-T6 Thermal Monocular vision devices, and fifty Cejay Neptune Multi-Purpose infrared beacons. *For more information, contact Robert A. Hardwick, Sheriff at 904 824-8304*
11. 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 March 3, 2030; and to appoint Kevin Gamble as the **District 3 Representative to the LAMP Conversation Board** for a first 4-year term scheduled to expire on March 3, 2030. *For more information, contact Shelby Romero, Sr. Asst. to the Board of County Commissioners at 904 209-0307*
12. Motion to adopt Resolution 2026-_____, approving the terms, conditions, provisions, and requirements of the **State-Funded Grant Agreement** 26.c.cf.900.977 with the Florida Department of State, authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County and to **recognize and appropriate** \$1,000,000 in State Grant Funds within the Fiscal Year 2026 General Fund Budget. *For more information, contact Tera Meeks, Director at 904 209-0266*
13. Motion to adopt Resolution 2026-_____, 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 Vilano Boat Ramp. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*

14. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or designee, to execute a contract with the PGA Tour for the County to provide **public safety services** which will be reimbursed by THE PLAYERS at a total cost of \$152,460.00, during THE PLAYERS professional golf event on the dates and times outlined in the contract. *For more information, contact Jeremy Robshaw, Administrative Services Chief at 904 209-1750*

15. Motion to adopt Resolution 2026-_____, approving a **Permissive Use Agreement** between St. Johns County and Coastal Conservation Group; and authorizing the County Administrator, or designee, to execute the form as needed without further Board action. *For more information, contact Joseph Giammanco, PhD, Director, Emergency Management at 904 295-3704*

16. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **execute an amendment** in substantially the same form as the attached First Amendment to the Economic Development Grant Agreement with Publix Super Markets, Inc., on behalf of St. Johns County. *For more information, contact Christine Valliere, Director, Economic Development at 904 209-0541*

17. Motion to **approve minutes:**
 - 2/17/26, BCC Regular