

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 24, 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 Recognizing National Public Safety Telecommunicators Week
- ❖ Proclamation Recognizing April as Water Conservation Month
- ❖ Acceptance of Proclamations
- ❖ Utilities Infrastructure Update
- ❖ 2026 SJC Legislative Day Video
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: National Weather Service Jacksonville

1. **Presentation on Northeast Florida Drought.** A presentation to provide an update on the drought in Northeast Florida and advice on water conservation.

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

Staff Member: Prissy Fletcher, Grants and Policy Analyst

2. **Requesting the Commissioners to appoint (7) members to the agricultural advisory committee from the list of eligible applicants.** On November 4, 2025, the Board of County Commissioners established the St. Johns County Agriculture Advisory Committee (Ordinance 2025-42). The Committee consists of seven (7) members appointed directly by the Board of County Commissioners. Each member must be registered to vote in St. Johns County and currently own or manage a commercial farming operation within unincorporated St. Johns County and at least one of the following: owned or operated a commercial farm for the past 5 years or more within Northeast Florida; have experience or knowledge in one or more of the following areas: farm management; agriculture equipment operation and maintenance; crop production (fruit or vegetable row crops, floriculture, sod, and/or hay); seasonal production of crop rotation; plant-nutrient and pest management; State of Florida agricultural policies; and/or watershed or flood zones in rural areas; or be reliant on the production of agricultural goods for the majority of their annual income. Each member term shall be for three (3) years; however, three (3) of the initial members shall be appointed for two (2) year terms to create staggered terms. A vacancy ad was placed and ran for approx. (4) months. Please see for your review and consideration (7) applications: Jackee Dobish, Dist. 2, Bill Hamilton, Dist. 3, Frank Johns, Dist. 3, Bryan Jones, Dist. 2, Charles "Chuck" Owen, Dist. 3, Scott Parker, Dist. 2, Christine Wilson, Dist. 2.

- ❖ 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 **approve PFS AGREE 2024-06** and authorize the County Administrator, or designee, to execute the Sandy Creek Multifamily **Concurrency and Impact Fee Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
3. Motion to adopt Resolution 2026-_____, accepting a **Corrective Easement for Utilities** associated with the water, sewer, and reuse systems to serve Holly Landing, Silverleaf Parcel 6, located off Silverlake Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Lease Agreement** with The Simon's House Inc., a Florida not-for-profit corporation, for space at the W. E. Harris Community Center in Hastings. *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, a Bill of Sale with Schedule of Values, Final Release of Lien, and Warranty** associated with the water system to serve Palencia Life Storage. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. 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 sewer system to serve Strickland at NEC SR207 and Holmes Boulevard. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2026-_____, accepting an **Easement for Utilities, a Bill of Sale with Schedule of Values, Final Release of Lien, and Warranty** associated with the water system to serve W. Church Street Dunkin. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, of designee, to execute a **Purchase and Sale Agreement** for the acquisition of property required for the Woodlawn Road Improvement Project. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-1276*
9. Motion to adopt Resolution 2026-_____, accepting a **Deed of Dedication** for a Utility Site (Lift Station) located on Ring Way in World Commerce Center. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. 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 system to serve Porsche at World Commerce Center. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2026-_____, approving the terms and conditions of a **Sixth Amendment to Communications Tower Lease Agreement** with New Cingular Wireless PCS, LLC / AT&T Mobility, LLC, and authorizing the County Administrator, or designee, to execute the Amendment on behalf of the County. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2026-_____, accepting a **Quit Claim Deed** for the lift station tracts located within St. Augustine Lakes Subdivisions. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2026-_____, approving the terms and conditions of a **Purchase and Sale Agreement** for acquisition of an unimproved parcel located in Summer Haven; 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 \$229,800 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*
14. Motion to adopt Resolution 2026-_____, approving the terms, conditions, provisions, and requirements of the **State-Funded Grant Agreement FM1237** with the State of Florida, Department of Financial Services, to receive \$7,500,000.00 for eligible expenditures, and authorize the County Administrator, or designee, to execute the Agreement on behalf of the County *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
15. 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 A Slam Junk, 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*

16. 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 A Slam Junk, LLC 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*
17. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **execute purchase orders** for the purchase of traffic equipment and materials as needed for Public Works Traffic Division in accordance with the FDOT Contract #DOT-IFB-24-9098-SJ as may be amended and renewed, based upon availability of appropriated funds each Fiscal Year. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
18. Motion to declare the 2013 GMC Yukon XL (CV#1470) as **surplus**, and authorize the County Administrator, or designee, to donate the SUV to the St Johns County Sheriff's Office. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
19. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute and issue **Change Order No. 01 to Task Order No. 06** with CDM Smith, Inc., for additional engineering services associated with the Silverleaf Utility Booster Pump Station and Ground Storage Tank project in an amount not to exceed \$41,620.00 under Master Contract No. 22-PSA-CDM-16072. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
20. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute **Change Order No. 01 to Task Order No. 02**, under Master Contract 24-MCA-CDM-20162 with CDM Constructors Inc., in the lump sum amount of \$1,612,172.84 to complete Phase 2 Final Design, Construction, and Commissioning for the Trout Creek Test Wells TCPW-1 and TCMW-1. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
21. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute **Contract Amendment #07 - GMP Amendment for Davis Park under the Construction Manager Agreement #24-MCA-WHA-19753** with Wharton-Smith, Inc in the amount not to exceed \$3,451,181.00, for performance of the Work in accordance with the Contract Documents. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
22. Motion to adopt Resolution 2026-_____, approving for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Finance Authority of St. Johns County, Florida of multifamily housing revenue debt obligations, in one or more series, to **finance or refinance all or a portion of the costs of the rehabilitation, construction, and development of a multifamily housing project** known as the Residences at Oyster Creek; and establishing an effective date. *For more information, contact Kealey West, Deputy County Attorney at 904 209-0816*

23. Motion to authorize the Chair of the St. Johns County Board of County Commissioners to execute a **Letter of Agreement**, substantially in the same form and format attached hereto, thereby authorizing Crime Stoppers of Northeast Florida to act as St. Johns County's agent for the purpose of applying and continuing to receive funds from the Crime Stoppers Trust Fund administered by the Office of the Attorney General. *For more information, contact Shelby Romero, Sr. Assistant to the Board of County Commissioners at 904 209-0307*
24. Motion to adopt Resolution 2026-_____, approving a **reserve transfer** of \$60,000 from Tree Bank Fund Reserves and authorizing its **expenditure** for the Beluthahatchee Park and Cora Harrison Preserve projects consistent with the Tree Bank Fund criteria set forth in the Land Development Code. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*
25. Motion to adopt the recommendation by the Tourist Development Council to approve the proposed **Arts, Culture and Heritage Funding Program Guidelines** attached hereto, with said guidelines being effective for the Fiscal Year 2027 Program. *For more information, contact Tera Meeks, Director, Tourism & Cultural Events at 904 209-1680*
26. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute an agreement substantially in the same form as the attached **Economic Development Incentive agreement** with Urban Flex PV, LLC on behalf of St. Johns County. *For more information, contact Christine Valliere, Director, Economic Development at 904 209-0541*
27. Motion to adopt Resolution 2026-_____, approving the **recognition and appropriation** of library donations received in the amount of \$2,680.00, amending the FY 2026 Budget. *For more information, contact Debra Gibson, Director, Library at 904 827-6926*
28. Motion to **approve minutes:**
- 3/3/26, BCC Regular
29. **Proofs:**
Proof: Notice of Public Hearing for Proposed Water and Wastewater Rate Adjustments, published on February 11, 2026, in the St. Augustine Record.