

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, January 20, 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 Human Trafficking Awareness Month
- ❖ Acceptance of Proclamation
- ❖ Critical Infrastructure Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Michael Roberson, Director, Growth Management

1. **Public Hearing * 2050 Comprehensive Plan - Transmittal Hearing - Restrictive and Burdensome Revision; Statute Update.** The 2050 Comprehensive Plan was heard at the Board of County Commissioners' meetings on May 20, 2025, June 3, 2025, and July 22, 2025, which was the original Transmittal Hearing. The 2050 Comp Plan received a unanimous vote to Transmit. Subsequent to the Transmittal to the State, the Florida Department of Commerce rejected St. Johns County's Comprehensive Plan due to alleged violations of Senate Bill 180 (SB180), which restricts a County or Municipal government's ability to institute more restrictive or burdensome land development or comprehensive plan regulations. County staff, along with the Comprehensive Plan consultant, Inspire Place Making Collective, have revised the 2050 Comprehensive Plan to remove any language deemed more restrictive or burdensome, as well as language deemed potentially more restrictive or burdensome. Made part of this item is a quick reference guide providing all restrictive and burdensome policies identified by the state, and the proposed action to correct; the majority of policies will revert to their original form as found in the current 2025 Comprehensive Plan. Also attached is the most recent draft of the 2050 Comprehensive Plan for Transmittal, restrictive and burdensome changes are highlighted in yellow. At the December 16, 2025, Board of County Commissioners meeting, staff received direction to provide additional information on State Statute requirements as they relate to the proposed 2050 Comprehensive Plan. Further information is provided, including a summary report of the required changes, the relevant state statute, and a spreadsheet documenting the specific changes made during the Comp Plan evaluation and appraisal.

Presenter: Christina Evans, AICP | Gulfstream Design Group
Staff Member: Justin Kelly, MPA, CNU-A, Principal Planner

District 5

- 2. Public Hearing * REZ 2025-11 Nothing Putt Fun.** Request to rezone approximately 3.98 acres of land, located at 7250 and 7280 US 1 North, from Commercial Neighborhood (CN) to Commercial Highway and Tourist (CHT) with conditions. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, December 18, and was recommended for denial by a vote of 5-2.

Presenter: Jeremy Ringer, Matthews DCCM
Staff Member: Patrick Heekin, Planner

District 3

- 3. Public Hearing * REZ 2025-13 James-Cogo Commercial.** Request to rezone approximately 0.68 acres of land from Commercial General (CG) with conditions to Commercial Intensive (CI), specifically located south of Watson Road on U.S. Highway 1 South. This request was heard before the PZA at their regularly scheduled public hearing on Thursday, December 18, 2025, in which a motion to recommend approval was passed with a vote of 7-0.

*****Recess the Board of County Commissioners Meeting*****

*****Convene the Community Redevelopment Agency*****

Presenter: Tera Meeks, Director, Community and Destination Development

District 2

- 4. Interlocal Agreement - St. Johns County Community Redevelopment Agency and Flagler Estates Road and Water Control District.** In July 2025, County Staff conducted a visioning with the residents of the Flagler Estates Community Redevelopment Area, and the paving of roadways was identified as one of the primary priorities for the community. Paving roads is consistent with the approved Community Redevelopment Plan and will further improve the economic viability and overall development of the Flagler Estates CRA. However, roadway paving within the Flagler Estates CRA is overseen by the Flagler Estates Road and Water Control District, an independent special taxing district, duly organized and existing under the provisions of Chapter 98-528, Laws of Florida, and Chapter 298, Florida Statutes, as amended. In coordination with the community residents and the Flagler Road and Water Control District, a paving plan that improves over 4.5 miles of roads within the Flagler Estates CRA has been developed and an interlocal agreement would allow the St. Johns County Community Redevelopment Agency to utilize Tax Increment Financing (TIF) funds from the Flagler Estates Trust Fund to assist in the road paving projects. The Plan was presented at the December 18, 2025, Flagler Estates Road and Water Control District's meeting and was unanimously approved. The presented agenda item includes a request for approval to execute an interlocal agreement with the Flagler Estates Road and Water District, \$261,896 transfer of funds from reserves and appropriation of \$761,896 of the FY26 Flagler Estates TIF funds for the project.

*****Adjourn the Community Redevelopment Agency*****

*****Convene the Board of County Commissioners Meeting*****

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

5. **Septic-to-Sewer Connection Policy Discussion.** 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 Utility 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. Staff will present findings from the white paper evaluating septic-to-sewer connection feasibility across the County Utility service area. The discussion will focus 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.

Presenter: Christine Valliere, Director, Economic Development

6. **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 \$316,656. The incentive is approximately a 3.0% 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: Kealey West, Deputy County Attorney

7. **Land Acquisition and Management Program (LAMP) Funding.** At the November 4, 2025 BCC meeting, the Board directed staff to identify potential funding opportunities to restore LAMP to its previous annual funding level of \$2 million—an increase of \$1.5 million above the current allocation of \$500,000. After reviewing potential sources of funding for LAMP, staff have identified the Tree Bank and General Fund Reserves as options. Staff is seeking Board direction and/or approval of a budget transfer to LAMP for the acquisition of conservation lands.

Presenter: Clint Lynch, Chief Engineer

District 3

8. **Median Opening - Shores Boulevard.** The Board directed staff during the December 16, 2025, meeting to provide safety information on the request to construct a full median opening on Shores Boulevard at the Sevilla Drive intersection.

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

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County Auditorium
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Tuesday, January 20, 2026 9:00 AM

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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 2025-02 and authorize the County Administrator, or designee, to execute the Sebastian Oaks **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-_____, authorizing the County Administrator, or designee, to execute the **Impact Fee Agreement** with Carmen Properties, LLC establishing a total road impact fee credit of \$276,746.42. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
4. Motion to adopt Resolution 2026-_____, approving the **transfer of road impact fee credits** in the amount of \$157,792.42 from the Treaty Ground PUD; and \$335,360.00 from the Brinkhoff Charter School to the Portofino Multifamily (St. Aug Shores PUD) and finding the request consistent with Florida Statute. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
5. Motion to adopt Resolution 2026-_____, accepting a **Bill of Sale** with a Schedule of Values, a Release of Lien, and a Warranty for the water and sewer systems to serve Deerfield Estates. *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, 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 Trailmark East Parcel 3. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. 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 Arbors at Lightsey - Clubhouse. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2026-_____, accepting a **Bill of Sale** with a Schedule of Values, Release of Lien, and Warranty for the water system to serve Plantation at Ponte Vedra Clubhouse Exp & Pickleball Courts Phase 2. *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 \$115,300 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 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 \$124,000 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-_____, accepting the terms and authorizing the County Administrator, or designee, to execute a **Temporary Access Easement** for a telecommunication tower to be located near the intersection of State Road 16 and Turnbull Creek Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

12. Motion to adopt Resolution 2026-_____, authorizing the Chair of the Board, on behalf of the County, to execute and deliver **temporary easements** to the State of Florida Department of Transportation conveying easement rights over portions of certain County rights-of-way from Pope Road to Red Cox Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

13. Motion to adopt Resolution 2026-_____, accepting a **Grant of Easement** for Utilities associated with the sewer force main along North Roscoe Boulevard to serve North Roscoe Subdivision. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

14. Motion to adopt Resolution 2026-_____, accepting the terms and authorizing the County Administrator, or designee, to execute a **Temporary Access Easement** for a telecommunication tower to be located near the intersection of Saint Johns Parkway and Longleaf Pine Parkway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

15. Motion to adopt Resolution 2026-_____, approving a **First Amendment to Access Easement** and authorizing the County Administrator, or designee, to execute the amendment on behalf of the County in connection with Accolade Avenue. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

16. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Non-Exclusive Permissive Use Agreement** with the St. Augustine - St. Johns County Airport Authority for use of St. Johns County property for special events parking and shuttle bus services. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
17. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Non-Exclusive Permissive Use Agreement** with Fort Mose Historical Society for use of St. Johns County Property located at St. Johns County Health and Human Services parking lot for parking and shuttle pick-up and drop-off. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
18. Motion to adopt Resolution 2026-_____, approving the **License Agreement** between the County and St. Johns Parkway Land Trust allowing Fire Rescue to use a portion of St. Johns Parkway Land Trust's property, at no charge to the County, to park Fire Rescue vehicles during the renovation of Fire Station 17; authorizing 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*
19. Motion to adopt Resolution 2026-_____, authorizing the Utility Department to submit a **grant application** to the St. Johns River Water Management District for Reuse Storage Tanks and Pump Stations. *For more information, contact Neal Shinkre, P.E., Director, Utilities at 904 209-2721*
20. Motion to adopt Resolution 2026-_____, setting the **Public Hearing** for March 3, 2026, for the potential adoption of the St. Johns County Utility Rate Tariff Document to accommodate changes to rates, deposits, charges, fees, and costs related to the use or availability of water and wastewater services. *For more information, contact Neal Shinkre, P.E., Director, Utilities at 904 209-2721*
21. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **award RFQ No: 23-21R**; Onboarding of New Contractors for Utility Rehabilitation/Construction Services to the top ranked firms in each Work Category, as provided in the Notice of Intent to Award, to perform the Work in accordance with RFQ No: 23-21R; Onboarding of New Contractors for Utility Rehabilitation/Construction Services, and to execute contracts in substantially same form and format as attached hereto, to perform the required services on an as-needed basis for projects throughout St. Johns County, as provided in RFQ 23-21R. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
22. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **award RFP 2254**; Countywide Dredging Services to C&M Dredging, Inc.; Waterfront Property Services, LLC dba Gator Dredging; and In Depth, Inc., as the top ranked Proposers, to perform the required services in accordance with RFP 2254. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

23. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute **Contract Amendment #06 - GMP Amendment for Northeast Community Park Main Package** under the Construction Manager Agreement #24-MCA-WHA-19753 with Wharton-Smith, Inc in the amount not to exceed \$19,311,868.00, for performance of the Work in accordance with the Contract Documents. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

24. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute and issue **Change Order No. 02 to Task Order No. 06** with Ardurra Group, Inc., for additional engineering services during construction to complete the Barrier Island Lift Station Rehabilitation Project for an amount not to exceed \$205,553.10 under RFQ No. 22-01; Continuing Contracts for As Needed Professional Services, Master Contract No: 22-PSA-ARD-16028. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

25. 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*

26. Motion to adopt Resolution 2026-_____, **sunsetting the Northwest Communications Tower Citizen Advisory Board** and transferring its duties and responsibilities to the Recreation Advisory Board. *For more information, contact Kealey West, Deputy County Attorney at 904 209-0266*

27. Motion to **appoint Mayor Beth Sweeny to the Tourist Development Council** as the City of St. Augustine Beach representative. *For more information, contact Shelby Romero, Sr. Asst. to the Board of County Commissioners at 904 209-0307*

28. Motion to **re-appoint Stephen Lieberman as a regular member to the South Anastasia Design Review Board** for a second full (4) year term scheduled to expire January 20, 2030. *For more information, contact Shelby Romero, Sr. Asst. to the Board of County Commissioners at 904 209-0307*

29. Motion to adopt Resolution 2026-_____, granting a **Certificate of Public Convenience and Necessity** to St. Johns County Fire Rescue to provide emergency and non-emergency medical services that originate within St. Johns County, in substantially the same form as attached hereto. *For more information, contact Jeremy Robshaw, Administrative Services Chief at 904 209-1750*

30. Motion to adopt Resolution 2026-_____, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the attached **agreements between St. Johns County Fire Rescue and St. Johns County Sheriff's Office**, in substantially the same form as attached hereto. *For more information, contact Jeremy Robshaw, Administrative Services Chief at 904 209-1750*

31. Motion to authorize the Office of Intergovernmental Affairs to submit **two grant applications** for the Fiscal Year 2026 USDOT BUILD grant program for the SR 16 Project and the CR 210/CR 2209 Project. *For more information, contact Joel Sneed, Assistant Director, Intergovernmental Affairs at 904 209-3254*
32. Motion to adopt Resolution 2026-_____, increasing the **General Fund Library Donations budget** by \$60 and appropriating to the Library Services department Donation Expenditure account; and authorizing a General Fund Reserve transfer of library donations received in FY 2025 in the amount of \$2,035 to the Library Services department. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 904 827-6926*
33. Motion to adopt Resolution 2026-_____, **recognizing the purchase and donation** of outdoor furnishings by the Hastings Friends of the Library for the new Hastings Community Center and Library, and thereby creating asset inventory records for said furnishings. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 904 827-6926*
34. Motion to adopt Resolution 2026-_____, accepting the **donation of a mosaic art piece** to be placed in the Children's Room at the new Hastings Community Center and Library, and thereby the creation of an asset inventory record. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 904 827-6926*
35. Motion to approve **minutes**:
- 12/16/25, BCC Regular
36. **Proofs:**
- Proof: Notice of Special Meeting, the Board of County Commissioners will hold a special meeting to hold the annual reorganization of the Board of County Commissioners, published on November 4, 2025, and November 5, 2025, in the St. Augustine Record.
- Proof: Notice of Special Meeting, the St. Johns County Insurance Committee will hold a special meeting to discuss insurance issues and any other business of the committee, published on November 7, 2025, in the St. Augustine Record.
- Proof: Notice of Public Hearing, Amending Ordinance No.: 2005-114, specifically Section 4, adding definitions, published on November 17, 2025, in the St. Augustine Record.
- Proof: Request for Bids, Bid No.:2536; County wide pipe and manhole lining renewal and rehabilitation services, published on October 27, 2025, and November 3, 2025, in the St. Augustine Record.
- Proof: Requesting Qualifications for RFQ No.: 2533; Construction Manager at Risk (CMAR) for the Medical Examiner's Office Expansion, published on November 7, 2025, and November 14, 2025, in the St. Augustine Record.