

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, April 21, 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
- ❖ Certificate Recognizing Grace Maceda
- ❖ Proclamation Recognizing Mental Health Awareness Month
- ❖ Proclamation Recognizing and Commemorating the Two-Year Anniversary of "We Brought the Smoke!"
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Jacob Smith, AICP, Planning Division Manager

Staff Member: Michael Roberson, Director, Growth Management

1. **Public Hearing * 2050 Comprehensive Plan - Adoption Hearing.** 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, revised the 2050 Comprehensive Plan to remove any language deemed more restrictive or burdensome, as well as language deemed potentially more restrictive or burdensome. This revised 2050 Comprehensive Plan received a vote of 3-2 by the Board of County Commissioners to transmit the Comprehensive Plan to the State on January 20, 2026. In a letter dated March 25, 2026, the Department of Florida Commerce stated that the 2050 Comprehensive Plan was reviewed for compliance with state regulations and no objections, recommendations, or comments were made. For consideration of the Board of County Commissioners at today's hearing is the Adoption of the 2050 Comprehensive Plan, as previously approved for Transmittal and as accepted as compliant by the State.

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

District 5

- 2. *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 portions to St. Johns County for proposed public beach access facilities, satisfying previous requirements of the original PUD ordinance, and to allow for two (2) residential dwelling units. 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. The Board of County Commissioners (BCC) heard this request at its regularly scheduled public hearing on March 3, 2026. The Board made a motion to continue the request at a date certain of 6/2/2026, which passed 4-1, with Joseph dissenting.

Presenter: James G. Whitehouse, Esq.
Staff Member: Kelly Schley, Senior Development Review Supervisor

District 2

- 3. *Public Hearing* * NZVAR 2026-02 Hardee Family Property.** Request for a Non-Zoning Variance to Section 5.01.01.C.1 of the Land Development Code seeking relief from subdivision and platting requirements to allow for the creation of five (5) parcels. Each parcel has a minimum lot size of 5 acres, with the largest parcel being 8 acres in size.

Presenter: Sina Venus | Property Theater
Staff Member: Evan Walsnovich, Planner

District 4

- 4. *Public Hearing* * PUD 2025-04 Spencer Plaza.** Request to rezone approximately 3.11 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 45,000 square feet of non-residential uses, located at 10090 US-1 North. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on March 5, 2026. The Agency recommended approval with a vote of 5-0. Agency Members Perkins and Olson were absent from this public hearing. During the hearing, discussions were made regarding the proposed uses and the requested waivers for this PUD application.

Presenter: Laura Leslie, She Builds LLC
Staff Member: Patrick Heekin, Planner

District 2

- 5. *Public Hearing* * REZ 2024-09 401 E. Ashland Avenue.** A request to rezone approximately .56 acres of land from Open Rural (OR) to Residential, Single Family (RS-3) to allow for one (1) single family home, specifically located at 401 E Ashland Avenue. This request was heard before the PZA at their regularly scheduled public hearing on Thursday, March 5, 2026.

Presenter: Ryan Ross, Assistant County Attorney

District 4

6. **FLUEDRA Mediation Update: REZ 2024-18 Enclave at World Golf.** On August 5, 2025, the Board denied John Troy and Buffie Marie Hilberts' request to rezone approximately 18.5 acres of land from Planned Unit Development (PUD) to Workforce Housing (WH). The property is located at 3740 Pacetti Road. The Hilberts filed a request for relief from the denial under the Florida Land Use and Environmental Dispute Resolution Act ("FLUEDRA"). FLUEDRA provides a means to potentially resolve disputes pre-suit through a special magistrate mediation and hearing process. The special magistrate mediation occurred on October 29, 2025. During the mediation, the Hilberts presented a plan to reduce the number of units in their proposed development. The parties agreed that, contingent on Board approval, the Hilberts could proceed to a public hearing on their revised proposal. If the Board does not approve scheduling a new rezoning hearing, the parties will proceed to a public special magistrate hearing regarding the August 2025 rezoning denial.

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

7. **Consider appointment to the Housing Finance Authority.** Currently, there are two (2) vacancies on the Housing Finance Authority due to an expired term. The vacancy was advertised in December and ran for approx. 3 months. Please find attached for your review and consideration a letter of recommendation from the Housing Finance Authority and nine (9) applications: Christopher Chamberlain, Dist. 1, James Angeletti, Dist. 2, Linda Degrande, Dist. 2, Dr. Meredith Rudolph Payne, Dist. 2, Heather Harley-Davidson, Dist. 3, Carolina Morrow, Dist. 3, Taly Brinzey, Dist. 5, Peter McGoldrick, Dist. 5, Nayana Sen, Dist. 5. The HFA recommended reappointing Linda Degrande and Carolina Morrow. Per section 159.605, Florida Statutes, the term of the Housing Finance Authority shall be four years.

- ❖ 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-_____, approving and authorizing the County Administrator, or designee, to execute and deliver the **Public Transportation Grant Agreement (Financial Project 418441-1-84-26)** between the County and Florida Department of Transportation, awarding up to a maximum of amount \$711,477 for operation and maintenance of the County transit system, in substantially the same form as attached hereto; recognizing and appropriating the grant funds in the Transit Revenue and Expenditure budget for FY 2026; and authorizing the County Administrator, or designee, to execute documents or subsequent agreements in certain circumstances. *For more information, contact Rachel Morris, Transit Grants Specialist at 904 209-0630*
3. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement** for the acquisition of property required for a pond site for the Kings Estate Road Improvement Project. *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 **Purchase and Sale Agreement** for the acquisition of property required for a pond site for the Kings Estate Road Improvement Project. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. Motion to adopt Resolution 2026-_____, approving **an exchange of real property** pursuant to Section 125.37, Florida Statutes, in connection with the proposed commercial development within Cypress Lakes PUD known as Cypress Village. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2026-_____, authorizing the Chair of the Board, on behalf of the County, to execute an **Easement to Florida Power & Light Company** to install electrical service for Shearwater Community Park located on Timberwolf Trail. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2026-_____, authorizing the Chair of the Board, on behalf of the County, to execute and deliver to the **State of Florida Department of Transportation temporary easements** over portions of Race Track Road and E. Peyton Parkway in connection with the State Road 9 (I-95) Transportation Project. *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, or designee, to execute a **non-exclusive License Agreement with Florida Fish and Wildlife Conservation Commission**, Division of Law Enforcement, for use of St. Johns County property at the Vilano Boat Ramp for installation of a boat lift and canopy for on-site boat storage. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2026-_____, approving the terms, conditions, provisions, and requirements of **Supplemental Agreement No. 1 to a Grant Agreement G2M04 between Florida Department of Transportation and St. Johns County** for SR A1A corridor intersection improvements and to extend the term of the Grant Agreement to December 31, 2030; authorizing the County Administrator, or designee, to execute Supplemental Agreement No. 1 on behalf of the County. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
10. Motion to adopt Resolution 2026-_____, approving the terms, conditions, provisions, and requirements of **Supplemental Agreement No. 1 to a Grant Agreement G2M04 between Florida Department of Transportation and St. Johns County** for SR A1A corridor intersection improvements and to extend the term of the Grant Agreement to December 31, 2030; authorizing the County Administrator, or designee, to execute Supplemental Agreement No. 1 on behalf of the County. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
11. 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*
12. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **award RFQ 2472 Countywide Tree Trimming and Tree / Stump Removal** Services to McKinnon Tree and Landscaping, LLC, Quill's Tree Services, LLC dba Quill's Tree, and Taylor's Tree Services, Inc., as responsive and qualified Respondents, and to execute continuing services contracts in substantially the same form and format as attached, for the performance of as-needed services in accordance with the RFQ. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
13. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **execute Task Order 45 for Thomas May Construction Company**, for the renovations of the SJC Old Jail Annex Building for an amount not to exceed \$1,633,247.00 under Master Contract No, 23-MCC-THO-18078 under RFQ No. 23-17; As-Needed Countywide Small-Scale Construction, Renovation, Maintenance, and Repair Services. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

14. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, **execute purchase orders for the Local Bridge Inspections** as needed for Public Works in accordance with the FDOT Contract #CAY27 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*
15. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **execute Contract Amendment #08 - GMP Amendment** for the multi-purpose field at Davis Park under the Construction Manager Agreement #24-MCA-WHA-19753 with Wharton-Smith, Inc in the amount not to exceed \$1,431,690.00, for performance of the Work in accordance with the Contract Documents. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
16. Motion to adopt Resolution 2026-_____, **amending the Fiscal Year 2026 Equitable Sharing Task Force Trust Fund budget** by recognizing and appropriating fund balance of \$956 to the Fiscal Year 2026 Equitable Sharing Task Force Trust Fund cost center and approving a transfer of \$135,637.14 from Equitable Sharing Task Force Trust Fund for appropriation to the Sheriff's Office for use in accordance with federal guidelines to purchase a Ford Police Responder F-150 Crew Cab 4x4 truck and computer network equipment. *For more information, contact Robert A. Hardwick, Sheriff at 904 824-8304*
17. 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*
18. Motion to adopt Resolution 2026-_____, **recognizing and appropriating \$75,000 in grant funds through the Florida Department of Environmental Protection - Resilient Florida Grant Program** for the St. Johns County Shore Drive Park Feasibility Study; approving and authorizing the County Administrator, or designee, to execute the grant agreement in substantially the same form as attached hereto. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*
19. Motion to adopt Resolution 2026-_____, approving the terms, conditions, and requirements of the **Business Associates Agreement between St. Johns County, Florida, and Molina Healthcare of Florida, Inc.**, and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
20. Motion to adopt Resolution 2026-_____, **approving the Local Housing Assistance Plan** for fiscal years 2026-2027, 2027-2028, and 2028-2029 as required by the State Housing Initiatives Partnership Program Act *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

21. Motion to adopt Resolution 2026-_____, approving and authorizing the County Administrator, or designee, to **execute an Affordable Housing Grant Agreement**, in substantially the same form as attached hereto, allocating \$153,262 to Alpha-Omega Miracle Home, Inc., for the purchase and rehabilitation of property for affordable housing; and authorizing the transfer of \$153,262 from General Fund Special Contingency Reserve to the Housing Department Aid to Private Organizations account. *For more information, contact Joseph Cone, Assistant Director, Health and Human Services at 904 827-6898*
22. Motion to adopt Resolution 2026-_____, recognizing and appropriating **unanticipated revenue** in the amount of \$2,749.45 into the Pier Training line. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*
23. Motion to adopt Resolution 2026-_____, approving the terms and conditions of the **FPL LED Lighting Agreement** for the relocation and replacement of nine streetlights on North Main Street; authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County; and approving and authorizing the use of \$34,966.63 for the project. *For more information, contact Tera Meeks, Director, Community and Destination Development at 904 962-4852*
24. Motion to **approve minutes:**
- 4/7/26, BCC Regular