

# 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, May 5, 2026 9:00 AM

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*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
- ❖ Certificates of Recognition for George Ceccanese's and William West's 100th Birthdays
- ❖ Proclamation Recognizing National Correctional Officers and Employees Week 2026
- ❖ Proclamation Recognizing 41 Years of Hope Through St. Gerard Campus
- ❖ Proclamation Recognizing Juror Appreciation Month
- ❖ Proclamation Recognizing Foster Parent Appreciation Month
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

**Presenter: Jeremiah Mulligan, Esq.**

**Staff Member: Jacob Smith, AICP, Planning Division Manager**

### District 3

1. **Public Hearing \* ADMA26-01 Outpost at Old Moultrie Administrative Interpretation Appeal.** Appeal of Administrative Interpretation Letter ADMI 2026-01 regarding whether the subject parcel constitutes a lawfully developed or previously developed commercial site, whether mobile food vendors qualify as a permitted accessory use, and whether any specific provision of the Land Development Code requires a previously developed commercial site to undergo full redevelopment or site plan approval as a prerequisite.

**District 5**

2. **Public Hearing \* MAJMOD 2025-11 Golfway Centre PUD.** Request for a Major Modification to the Golfway Centre PUD (Ordinance 1997-67, as amended) to revise the MDP Map and MDP Text to allow the remaining development to occur on the property as either Commercial Retail and Commercial Office uses; revise the phasing schedule to a single 10-year phase; add Church and Large Places of Assembly as allowable uses; allow details of future buildings and associated development to be shown on Incremental MDP Maps; and eliminate the requirement to preserve the isolated wetland on site. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on April 2, 2026. The Agency recommended approval with a vote of 7-0. During the hearing, there were discussions regarding the traffic impacts to International Golf Parkway and impacts to the remaining wetlands located onsite.

**Presenter: Ryan Ross, Assistant County Attorney**

**District 4**

3. **FLUEDRA Mediation: 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 FLUEDRA 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 FLUEDRA special magistrate hearing regarding the August 2025 rezoning denial.

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

4. **Consider appointment to the Affordable Housing Advisory Committee (AHAC).** Currently, there is one (1) vacancy on the Affordable Housing Committee due to an expired term of Alexander Mansur. A vacancy ad was placed and ran for approx. (2) months. Please find attached for your review and consideration a recommendation letter from AHAC and (11) qualified applications; Christopher Chamberlain, Dist. 1, Dearmas Graham, Dist. 1, James Angeletti, Dist. 2, Dr. Meredith Rudolph Payne, Dist. 2, Ashley Summers, Dist. 2, Seth Wingate, Dist. 2, Heather Harley-Davidson, Dist. 3, Cynthia Simmons, Dist. 3, Thomas Turner, Dist. 3, Donald Frost, Dist. 4, Taly Brinzey, Dist. 5.

- ❖ 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 the **Memorandum Agreement** between St. Johns River Water Management District and St. Johns County for Coastal Rehabilitation and Restoration Projects, in substantially the same form as attached hereto. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*
3. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer systems to serve Brock Office Warehouse. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water system to serve 2T Holdings Commercial. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and Warranty** associated with the water system to serve Chase Villages at Sawgrass. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting **two Easements for Utilities, two Bills of Sale with Schedule of Values, a Release of Lien, and a Warranty** associated with the water and reclaimed water systems to serve Silverleaf Market Parcel 23C. *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 for a gravity sewer system and a Bill of Sale with Schedule of Values, Release of Lien, and Warranty** associated with the water system to serve JPMC Palencia Village. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting **two Grant of Easements** for traffic signal equipment at the intersection of Marsh Landing Parkway, TPC Boulevard, and Solana Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
  
9. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the Chair of the Board, on behalf of the County, to execute a **Non-Exclusive Grant of Easement** to JEA to provide water and sewer service for Shearwater Community Park located on Timberwolf Trail. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
  
10. 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*
  
11. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award RFP 2338**; Sports Courts Assessment and Repair to The Nidy Sports Construction Co.; Coast to Coast Recreation; and Sport Surfaces, as responsive, responsible Proposers, to perform the required services in accordance with RFP 2338. *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 **utilize Misc 2865, OMNIA Partners Contract No. 001299** with Cintas Corporation for the provision of uniform rental and related services for Countywide operations, and to execute purchase orders and any required agreements for the duration of the contract term, including any exercised renewal options. *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 **Change Order No. 04** to Task Order No. 01 with CDM Constructors Inc., in the not-to-exceed amount of \$119,785.29 for completion of all work for the Northwest Wells NW-8 and NW-9 Design-Build Project (Master Contract #24-MCA-CDM-20162). *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
  
14. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to **execute purchase orders for Misc 2832 Security Gate and Baggage Inspection System Replacement**, including equipment, installation, and ongoing subscription services, as needed, in accordance with State of Florida Alternate Contract Source No. 72101509-25-NASPO-ACS terms and conditions, 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-\_\_\_\_\_, approving the terms, conditions, and requirements of **Amendment 0001 to the Unified Homeless Grant Contract** between St. Johns County Board of County Commissioners and Flagler Hospital Inc., the CoC Lead Agency, and authorizing the County Administrator, or designee, to execute the Amendment substantially in the same form and format as attached on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
  
16. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to submit an **application for the HUD fiscal year 2025 Comprehensive Housing Counseling Grant Program**. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
  
17. Motion to adopt Resolution 2026-\_\_\_\_\_, **approving the participation fee waiver** for at-risk youth included in the St. Johns County Parks and Recreation Athletic Facility Rentals Policies and Procedures, allowing Parks and Recreation participation fees to be waived for eligible players who qualify under the participation fee waiver provision. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*
  
18. Motion to adopt Resolution 2026-\_\_\_\_\_, **approving and granting a Certificate of Public Convenience and Necessity to R&E Ambulance Transport**, LLC d/b/a AllCare Medical Transport, and authorizing the Chair to execute the Certificate on behalf of the County in substantially the same form as attached hereto. *For more information, contact Jeremy Robshaw, Chief, Administrative Services at 904 209-1750*
  
19. Motion to adopt Resolution 2026-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, **Amendment No. 2 to Contract No. RP945** between the County and Florida Department of Environmental Protection, for St. Johns County Marine Rescue to provide lifeguard services at Anastasia State Park from May 24, 2026, through September 4, 2026 with an increase in state funding \$111,542.20 to \$166,577.24, in substantially the same form as attached hereto. *For more information, contact Jeremy Robshaw, Chief, Administrative Services at 904 209-1750*
  
20. Motion to **approve minutes:**
  - 4/21/26, BCC Regular