

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, June 16, 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
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

*****The following item will be heard time certain at 10:00 AM*****

Presenter: Ryan Ross, Assistant County Attorney

1. **ATTORNEY-CLIENT SESSION PURSUANT TO 286.011(8), FLORIDA STATUTES.**
The Board of County Commissioners will convene a private attorney-client session, pursuant to section 286.011(8), Florida Statutes, during its regularly scheduled Board of County Commissioners Meeting on Tuesday, June 16, 2026, beginning at 10:00 A.M. The private attorney-client session will be confined to settlement discussions pertaining to the lawsuit between Scott Bullard v. St. Johns County, Case No. CA23-1937. St. Johns County is a party to that lawsuit. The special private attorney-client meeting will be held in the BCC Executive Conference Room adjacent to the Auditorium.

Presenter: Brandon J. Patty, Clerk of the Circuit Court and Comptroller **Staff Member: Wade Schroeder, Director, OMB**

2. **Constitutional Officers' Fiscal Year 2027 Budget Presentations - The St. Johns County Clerk of the Circuit Court & Comptroller.** Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2027. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector is fee-based, it is not required for the Tax Collector's budget to be submitted to the BCC at this time. The St. Johns County Clerk of the Circuit Court & Comptroller will make a brief oral presentation to the BCC regarding his tentative budget.

Presenter: Vicky C. Oakes, Supervisor of Elections

Staff Member: Wade Schroeder, Director, OMB

- 3. Constitutional Officers' Fiscal Year 2027 Budget Presentations - The Supervisor of Elections.** Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2027. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector is fee-based, it is not required for the Tax Collector's budget to be submitted to the BCC at this time. The St. Johns County Supervisor of Elections will make a brief oral presentation to the BCC regarding her tentative budget.

Presenter: Michael Yuro, Applicant

Staff Member: Abrielle Genest, Senior Planner

District 3

- 4. Public Hearing * REZ 2026-01 3025 Old Moultrie Road.** REZ 2026-01 3025 Old Moultrie Road, a request to rezone approximately one (1) acre of land from Open Rural (OR) to Residential, Single-Family (RS-3), specifically located at 3025 Old Moultrie Road. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on May 7, 2026, and was recommended for approval with a vote of 6-0.

Presenter: Blair Knighting, AICP, Kimley Horn

Staff Member: Abrielle Genest, Senior Planner

District 2

- 5. Public Hearing * MAJMOD 2026-02 Ashford Mills PUD.** Request for a Major Modification to the Ashford Mills PUD (Ord. 2006-119, as amended) to modify the Master Development Plan (MDP) Text and Map, specifically for the designated commercial use property located at the intersection of Shearwater Parkway and County Road 210 West; (Parcel #009945-0100). The Planning and Zoning Agency (PZA) heard the request at its June 4, 2026 public hearing. Discussion centered on the applicant's traffic study and analysis. One Agency member referenced a recent CDD meeting, noting discussions regarding signage placement and a request to limit development to single-story buildings. No public comments were offered. The Agency voted 6-0 to recommend approval, with members Hilsenbeck, Matovina, Green, Spiegel, Labanowski, and Olson voting in support. Member Perkins was absent.

Presenter: Kathryn Whittington | Whittington Law, PLLC

Staff Member: Evan Walsnovich, Planner

District 5

- 6. 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. The Board of County Commissioners (BCC) heard this request at their regularly scheduled public hearing on May 5, 2026. The Board voted to deny with a vote of 3-2. During the Board of County Commissioners (BCC) regularly scheduled public hearing on May 19, 2026, the Board brought forth a motion to reconsider the MAJMOD 2025-11 Golfway Centre application at the next possible public hearing. This motion passed with a vote of 3-2.

Presenter: James G. Whitehouse, Esq., St. Johns Law Group
Staff Member: Saleena Randolph, Senior Planner

District 5

7. **Public Hearing * REZ 2026-02 177 Surfside Avenue.** Request to rezone approximately 0.75 acres from Commercial Highway and Tourist (CHT) to Residential Single Family (RS-3), located at 177 Surfside Avenue. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on May 21, 2026. The Agency recommended approval with a vote of 6-0. Support was made by members Perkins, Hilsenbeck, Matovina, Green, Spiegel, and Labanowski with member Olson being absent. During the hearing, discussions were made regarding the number of proposed single-family units, the historic significance of the site, the potential presence of onsite significant natural habitats, the vesting letter, and the Conservation land use designation. There were no public comments offered.

Presenter: Lindsay Haga, England Thims & Miller, Inc.
Staff Member: Trevor Steven, Planner

District 2

8. **Public Hearing * REZ 2026-04 SR 16 Commercial.** Request to rezone approximately 8 acres of land from Open Rural (OR) to Commercial Intensive (CI), specifically located on the southeast corner of State Road 16 and Green Acres Road. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on May 21, 2026, and was recommended for approval with a vote of 5-1 (Member Hilsenbeck dissented and Member Olson was absent). Discussion was primarily focused on local traffic conditions and the proposed access points for the site along Green Acres Road and Harvest Lane. Additionally, the Agency reviewed considerations regarding buffering measures for the residential properties located to the east along Harvest Lane. In response the applicant proposed a 40' buffer with 'B' screening standards along the eastern property boundary that runs parallel to Harvest Lane as a condition.

- ❖ 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-_____, **amending the Fiscal Year 2026 Equitable Sharing Justice Trust Fund budget** by recognizing and appropriating confiscated property proceeds of \$40,214.31 to the Fiscal Year 2026 Equitable Sharing Justice Trust Fund cost center and approving a transfer of \$23,978.07 from Equitable Sharing Justice Trust Fund to the Sheriff's Office for use in accordance with federal guidelines to purchase office cubicles necessary to support the operational requirements of the Criminal Investigations Division field office location *For more information, contact Robert A. Hardwick, Sheriff at 904 824-8304*
3. Motion to adopt Resolution 2026-_____, approving the proposed list of prioritized assets and authorizing staff to submit applications for the **2026 Resilient Florida Grant Program application cycle**. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*
4. Motion to adopt Resolution 2026-_____, approving and authorizing the County Administrator, or designee, to execute the **Agreement between ACC Project Longleaf, LLC and St. Johns County** in substantially the same format attached hereto, and recognizing and appropriating \$228,000 as unanticipated revenue to the SJC CIP budget to be used for the traffic signal at Longleaf Pine Pkwy and Knights Lane. *For more information, contact Dick D'Souza, Growth Management Assistant Director at 904 209-0792*
5. Motion to adopt Resolution 2026-_____, authorizing the Chair of the Board, on behalf of the County, to execute a **County Deed to the City of St. Augustine Beach**. *For more information, contact Corey Bowens, Director at 904 209-1276*
6. Motion to adopt Resolution 2026-_____, authorizing the Chair of the Board, on behalf of the County, to execute a **Grant of Easement to the City of St. Augustine Beach**. *For more information, contact Corey Bowens, Director at 904 209-1276*
7. Motion to adopt Resolution 2026-_____, authorizing the Chair of the Board, on behalf of the County, to execute a **Non-Exclusive Easement to JEA** to provide water, water reuse, and sewer service to the Silverleaf Sportsplex located on Timberwolf Trail. *For more information, contact Corey Bowens, Director at 904 209-1276*

8. Motion to adopt Resolution 2026-_____, approving the terms and conditions of a **Temporary Construction Easement and a Purchase and Sale Agreement** for Easement for Utilities required for a reclaimed water transmission force main to be located near Usina Road Extension and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *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 an **easement to Florida Power & Light Company** to provide electrical service for the Silverleaf Sportsplex located on Timberwolf Trail. *For more information, contact Corey Bowens, Director at 904 209-1276*
10. Motion to adopt Resolution 2026-_____, **amending St. Johns County's Schedule of Fees and Services** to add an annual administrative fee to recover administrative costs associated with lease agreements for county-owned property and spaces. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0158*
11. Motion to adopt Resolution 2026-_____, approving the terms, conditions, provisions, and requirements of the **Federal-Funded Grant Agreement 06D00426 with the U.S. Environmental Protection Agency**, to receive \$400,000.00 for construction of drainage improvement system in the North Rodriguez subdivision; authorizing the County Administrator, or designee, to execute the Agreement in substantially the same for as attached hereto; and authorizing the County Administrator to execute subsequent amendments to the Agreement in certain circumstances. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
12. Motion to adopt Resolution 2026-_____, **renewing the non-exclusive commercial and industrial solid waste collection Franchise** and approving the associated Franchise Agreement for each of the ten existing Franchise holders who submitted timely and complete renewal applications and are identified in the attached Franchise Agreements; and authorizing the County Administrator, or designee, to execute the Agreements on behalf of the County. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
13. Motion to adopt Resolution 2026-_____, authorizing the County Administrator to execute the **First Addendum to the Interlocal Agreement for Emergency Potable Water Interconnection in Porpoise Point**. *For more information, contact Larry Miller, Assistant Director, Utilities at 904 209-2624*
14. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute **Task Order 18 to PBM Constructors, Inc.** for the provision of all labor, equipment, and materials required to improve the existing Ponte Vedra Beach Lift Stations located at Saw Mill Lakes, Bear Pen, and Quail Point to bring the stations up to the current County standards for a lump sum amount of \$973,353.43 under RFQ No: 23-21; Utility Rehabilitation/Construction Services; Category 1 – Water, Wastewater, and Reclaimed Water Facilities. *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 **award RFQ 2569**; Construction Engineering and Inspection (CEI) Services for Pavement Management Program (PMP) Work Plan to England, Thims & Miller, Inc, as the top ranked Respondent, and to execute a contract in substantially the same form and format, to perform the required services in accordance with the negotiated contract. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
16. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **issue purchase orders as needed under Misc. 2871** for the purchase and installation of County generators through Sourcewell Cooperative Contract #092222 or OMNIA Partners Cooperative Contract #212816-01 with Ring Power Corporation, an authorized dealer of Caterpillar Inc., subject to the availability of appropriated funds and the terms of the applicable cooperative contract. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
17. 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*
18. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or Designee, to submit an application **seeking funding assistance through the Florida Division of Emergency Management Flood Mitigation Assistance Program** for the mitigation of flood-prone residential structures. *For more information, contact Joseph Giammanco, PhD, Director at 904 824-5550*
19. Motion to adopt Resolution 2026- _____, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **Amendment to the Contract between the County and The Devereux Foundation, Inc.** for the Family Builders Safety Services Program to extend the contract term by one year and make language modifications, in substantially the same form as attached. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
20. Motion to adopt Resolution 2025-_____, approving, and authorizing the County Administrator, or designee, to execute and deliver the **contract between Twin Oaks Juvenile Development, Inc., Harriet's Haven and the County** in an amount not to exceed \$24,095.00, in substantially the same form as attached hereto; and authorizing the County Administrator, or designee, to execute any subsequent amendments to the Contract, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the Contract. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
21. Motion to adopt Resolution 2026-_____, approving the terms, conditions, and requirements of **Amendment 2 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; and recognizing and appropriating the grant in the amount of \$141,500.00 into the General Fund Social Services Department for Fiscal Year 2026. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

22. Motion to adopt Resolution 2026-____, authorizing the County Administrator, or designee, to execute the **First Amendment to the Agreement for Marketing and Brand Development Services with the St. Johns County Industrial Development Authority** on behalf of St. Johns County substantially in the same form as attached. *For more information, contact Christine Valliere, Director, Economic Development & Intergovernmental at 904 209-0541*
23. Motion to adopt Resolution 2026-_____, approving and authorizing the County Administrator, or designee, to submit the **Florida Division of Historical Resources Special Category Grant application** for the acquisition of the Armstrong-Arnold House (Glidden Property) on behalf of St. Johns County Parks and Recreation Department. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*
24. Motion to **approve minutes:**
- 6/2/26, BCC Regular