

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, July 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
- ❖ Proclamation Recognizing Best Foot Forward for Pedestrian Safety
- ❖ Certificates Celebrating Four Local Restaurants for Earning the Michelin Recognition
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Pegeen Hanrahan, P.E., National Associate Director of Conservation Finance

1. **Presentation on Voter Approved Conservation Funding by Live Wildly Foundation and Trust for Public Land.** In July 2025, the Board of County Commissioners requested technical assistance from Trust for Public Land (TPL) to evaluate long-term funding sources for land and water conservation, parks, open spaces, trails, outdoor recreation and other capital needs. This work was completed at no cost to St. Johns County, with grant funding from the Live Wildly Foundation. TPL has completed that work, with recent updates. There are 25 existing voter-approved land conservation programs at the county level in Florida, with up to seven that will be considered by voters November 3. If St. Johns County were interested in asking voters to consider a ballot measure to fund land conservation, outdoor recreation or other related uses, authorization by the County Commission is needed to draft and advertise an implementing resolution, in coordination with Supervisor of Elections and County Departments. Information regarding the work to date, process and timeline are included in the presentation.

Presenter: Joy Andrews, County Administrator

2. **Fiscal Year 2027 Recommended Budget & Proposed Millage Rates.** The annual County budget process requires a number of steps, ranging from its preparation through adoption. Florida Statutes (F.S. 129.03(3) and F.S. 200.065, Truth in Millage ("TRIM") requirements) specify that a balanced Recommended Budget must be submitted to the Board of County Commissioners as the next step in the budget process. The Fiscal Year 2027 Recommended Budget has been balanced with expenditures and adequate reserves within each County fund equal to projected fund revenues. County Administration's Recommended Budget represents a funding level that can reasonably assure the achievement of St. Johns County's operational needs while minimizing the tax impact on its citizenry. The Fiscal Year 2027 Recommended Budget Workbook may be found on the County's website at: www.sjcfl.us/OMB. The BCC will need to approve proposed Millage rates for the County's TRIM mailing, and approve Thursday, September 3, 2026 @ 5:01 PM in the County Auditorium as the Date, Time and Place of the first public hearing for the adoption of the FY 2027 Budget for the St. Johns County Board of County Commissioners. For practical purposes, once the proposed Millage rates are set, they can still be decreased but not increased. Following the development and presentation of a Recommended Budget, the County is obligated to provide specific information to the Property Appraiser, including proposed millage rates, and the date, time, and meeting place of the tentative budget hearing. This information is placed on Department of Revenue DR-420 forms provided to the Property Appraiser. Those forms provide the basis for the TRIM notice mailed by the Property Appraiser to property owners in St. Johns County. The setting of the proposed millage rates is not required during this meeting and can be deferred to the August 4th agenda, if desired by the Board.

Presenter: Jonathan Napier

Staff Member: Trevor Steven, Planner

District 3

3. **Public Hearing * MAJMOD 2023-11 Canopy Shores.** Request for a Major Modification to the St. Augustine Shores PUD (ORD. 1974-16, as amended) to convert the allowed use for approximately 2.8 acres of land from Business to Single Family Residential in order to provide for nine (9) single-family lots, specifically located at the northeast corner of Shores Boulevard and Christina Drive. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on June 4, 2026, and recommended approval with a vote of 5-1. The discussion during the hearing focused on the property's history as a business parcel within the PUD, as well as recent development activity in the surrounding area. Additionally, the proximity of the property to Canopy Shores Park was addressed, along with the history of the Land Acquisition and Management Program (LAMP) application associated to the property.

Presenter: Jacob Smith, AICP, Planning Division Manager

4. **Public Hearing * LDCA26-05 Food Truck Parks: First Reading.** The Board of County Commissioners requested an update to Land Development Code (LDC) regulations regarding Food Truck Parks at their regularly scheduled public hearing on Tuesday, May 5, 2026. This item is a proposed amendment to the LDC for Food Trucks and Food Truck Parks and is a first reading of the ordinance to update the LDC.

Presenter: Sherry Brigman

Staff Member: Westly Woodward, Engineer

District 5

5. **Public Hearing * NZVAR 2026-09 5325 Porter Road Extension.** Request for Non-Zoning Variance to Section 6.04.07.B.1 of the Land Development Code to allow an additional dwelling unit to take access from an easement serving more than ten (10) unplatted residential dwelling units without upgrading to meet local road standards.

Presenter: Giles and Fariba Coddington
Staff Member: Westly Woodward, Engineer

District 3

6. **Public Hearing * NZVAR 2026-15 Coddington Driveway.** Request for a Non-Zoning Variance to Section 6.04.05.C.1 and Table 6.03 of the Land Development Code to allow for a Single-Family Driveway Width of 26 feet along a local road.

Presenter: Mrs. Herlth, Owner
Staff Member: Eric Clark, Engineer

District 5

7. **Public Hearing * NZVAR 2026-14 Herlth SFR.** Request for Non-Zoning Variance to Section 6.04.07.B.1 of the Land Development Code to allow an additional dwelling unit to take access from an easement serving more than ten (10) un-platted residential dwelling units without upgrading to meet local road standards.

Presenter: Gordon Smith | Utility Department
Staff Member: Evan Walsnovich, Planner

8. **Public Hearing * ADMR 2026-01 Administrative Rezoning of Utility Parcels - First Hearing.** A request for an Administrative Rezoning of certain lands owned by St. Johns County and used for Government Services to Public Service (PS). This request is a county-initiated rezoning of 11 parcels of land totaling approximately 51 acres throughout St. Johns County. The first required hearing will be held by the Board of County Commissioners on July 21, 2026. The second BCC hearing is scheduled for August 4, 2026. Pursuant to state statute, two (2) public hearings before the Board of County Commissioners are required, one of which must be on a weekday after 5:00 PM unless a majority plus one of the Board decides to hold the meeting at another time. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on June 18, 2026. The Agency recommended approval with a vote of 6-0 (Member Perkins was absent). During the hearing, there were some discussion between members of the PZA and Utility Department staff about the planned uses for these site. Utility Department staff clarified that the purpose of this application was to streamline the permitting process for maintenance, updates, and other applications regarding the subject parcels.

Presenter: Kealey West, Deputy County Attorney

9. **Public Hearing * Public Hearing - Florida Power & Light Franchise Agreement Ordinance.** Florida Power & Light Company currently provides electric utility services within portions of unincorporated St. Johns County utilizing County rights-of-way and other public property for the placement and maintenance of electric transmission and distribution infrastructure. The proposed non-exclusive Franchise Agreement grants FPL the continued right to construct, operate, and maintain its electric facilities within County rights-of-way and the nonexclusive right and privilege of supplying electricity and other services in the portions of the County subject to the terms and conditions of the Agreement. The Agreement establishes a franchise fee equal to 6% of FPL's applicable gross revenues derived from the sale of electricity within the unincorporated areas of the County it serves. The franchise fee will be collected by FPL through customer billing and remitted to the County. The proposed Agreement is consistent with franchise agreements utilized by counties and municipalities throughout the State and provides compensation to the County for the private use of public rights-of-way while preserving the County's police powers and regulatory authority.

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

- 10. Consider appointment to the Housing Finance Authority.** Currently there is one (1) vacancy on the Housing Finance Authority due to an expired term. The vacancy was advertised in April and ran for approx. (45) days. 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), Dr. Meredith Rudolph Payne, (Dist. 2), Malinda Peebles, (Dist. 2), Seth Wingate, (Dist. 2), Heather Harley-Davidson, (Dist. 3), Christopher Walker, (Dist. 3), Taly Brinzey, (Dist. 5), Peter McGoldrick, (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-_____, authorizing the County Administrator, or designee, to execute the **Impact Fee Agreement** with Mattamy, LLC establishing a total road impact fee credit of \$1,203,849.10. for contribution of proportionate share funds for roadway and intersection improvements of Veterans Parkway, County Road 210, County Road 210 W, and Greenbriar Road. *For more information, contact Lauren Dwyer, Transportation Planner at 904 209-0753*
3. Motion to adopt Resolution 2026-_____, approving and ratifying the administrative submission of the **Small Matching Grant** to the Florida Department of State Division of Historical Resources to digitize records from the Former Town of Hastings. *For more information, contact Megan Wright, Environmental Specialist at 904 209-0623*
4. Motion to adopt Resolution 2026-_____, ratifying the administrative submission of the **Small Matching Grant** to the Florida Department of State Division of Historical Resources to survey structures along A1A, in Commissioner Districts 3 & 5. *For more information, contact Megan Wright, Environmental Specialist at 904 209-0623*
5. 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 system to serve Walter Way and Utility Extension. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. 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 Murabella Commons. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2026-_____, accepting **two Easements for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty associated** with the water, sewer and reuse systems to serve Murabella Multifamily Phase 1. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2026-_____, accepting an **Easement for Utilities and a Warranty** associated with the water system to serve McDonald's St. Augustine located off Blackford Way. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2026-_____, accepting an **Easement for Utilities, Bill of Sale with a Schedule of Values, Final Release of Lien, and Warranty** associated with the water system to serve FCE/Silverleaf off State Road 16. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2026-_____, accepting a **Release of Lien with Schedule of Values and Warranty** for utilities associated with the Water System and Lift Station for North Beach Park Improvements. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2026-_____, accepting a **Release of Lien with Schedule of Values and Warranty** for the Water System at Mussallem Beachfront Park. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2026-_____, **designating a portion of St. Johns County owned property** as additional road right-of-way for Greenbriar Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. 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 Fire Station 22 and the St. Johns County Utility Site located off Saint Johns Parkway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
14. Motion to adopt Resolution 2026-_____, approving and ratifying the **submission of a grant application** to the Nationally Significant Multimodal Freight & Highway Projects (INFRA) Grants Program for the Gateway to the First Coast: CR 2209-CR 210 Transportation Improvement Project in the amount of \$11,990,125. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0000*
15. Motion to adopt Resolution 2026-_____, approving and ratifying the **submission of a grant application** to the to the U.S. Department of Transportation Bridge Infrastructure Program (BIP) for the CR208 at Town Branch Bridge Replacement Project in the amount of \$4,520,091. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0000*
16. Motion to adopt Resolution 2026-_____, ratifying the administrative submission of the FY 2026 Consolidated Rail Infrastructure and Safety Improvements (**CRISI**) **grant application** for the Cocoa to Jacksonville Signal Upgrade Project in the amount of \$39,984,000, and authorizing the County Administrator, or designee, to execute the Memorandum of Understanding with Florida East Coast Railway and all other documents necessary to implement the Resolution. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0000*

17. Motion to adopt Resolution 2026-_____, **renewing the non-exclusive commercial and industrial solid waste collection Franchise and approving the associated Franchise Agreement** for the two 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*
18. Motion to adopt Resolution 2026 - _____, to **extend the existing agreement with Lennar Homes, LLC** for the Windward Ranch offsite water transmission main. *For more information, contact Neal Shinkre, Utility Director at 904 209-2721*
19. Motion to adopt Resolution 2026-_____, **standardizing Automated Logic Controls** as the County's Building Automation System Platform for a Period of Five (5) Years *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 Contract Amendment #1 with Ajax Building Company, LLC** for the Early Release Package at a total GMP amount of \$4,861,697, in the same form and format as attached hereto for completion of the Work. *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 Task Order 01 to In Depth, Inc., for the Doug Crane Boat Ramp and Channel Dredging project** for an amount not to exceed \$609,850.00 under Master Contract No. 26-MCC-IND-22614 under RFP No. 2254; Countywide Dredging Services; and motion to authorize the transfer of \$109,850 from Tourist Development Tax Fund Category III Reserves and the transfer of \$250,000 from the General Fund Grant appropriation to the Tourist Development Fund for the Doug Crane Boat Ramp and Channel Dredging Project. *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 RFQ 2570; Program Management Services** for Pavement Management to Jones, Edmunds & Associates, 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*
23. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **utilize the OMNIA Cooperative Contract with Ferguson (Contract #159595), and NASPO Cooperative Contracts with Grainger (Contract #31160000-25-NASPO-ACS)**, for the as needed purchase of available materials, parts, products and equipment throughout the duration of the contracts, including all exercised renewals. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
24. 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*

25. Motion to adopt Resolution 2026-_____, amending the Fiscal Year 2026 General Fund Budget by recognizing **Fiscal Year 2025 VAB Petition filing fees** of \$42,998 residing in the General Fund's fund balance and appropriating these funds to the 2026 Board of County Commissioners Budget for payment of VAB expenses. *For more information, contact Wade Schroeder, Director at 904 209-0570*
26. Motion to approve a **budget transfer** of \$637,665 from the HUD Section 108 Loan Debt Service Fund and \$81,330 from the Hastings Community Center/Library Fund to the General Fund Housing Department Community Development Block Grant for current year expenditures. *For more information, contact Lauren Falcey, OMB Assistant Director at 904 209-0567*
27. Motion to adopt Resolution 2026-_____, **amending St. Johns County's Schedule of Fees and Services** to update various St. Johns County Health Department fees. *For more information, contact Lana Sample, Assistant Director, St. Johns County Health Depart at 904 506-6109*
28. Motion to adopt Resolution 2026-_____, approving, and authorizing the County Administrator, or designee, to execute and deliver the **contract amendment between Twin Oaks Juvenile Development, Inc. and the County**, in substantially the same form as attached hereto and authorizing the County Administrator to execute subsequent amendments to the Agreement, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the Agreement or commit the County to increased funding. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
29. Motion to adopt Resolution 2026-_____, **approving the Deep Creek (Nocatee Point) Conservation Management Plan** and authorize County staff to submit the approved plan, together with any required meeting documentation and public comment summary, to the Florida Department of Environmental Protection, Division of State Lands. *For more information, contact Ryan Kane, Director, Parks at 904 209-0324*
30. Motion to adopt Resolution 2026-_____, approving the First Coast Volleyball Entertainment Series **application for a Major Impact Special Event** to take place on the beach south of the pier, from November 13-15, 2026. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*
31. Motion to approve resolution 2026_____, authorizing the County Administrator, or designee, to execute a **Second Amendment to the Interlocal Agreement between St. Johns County and the City of St. Augustine Beach** for beach law enforcement services, extending the term of the Agreement for an additional five (5) years through September 30, 2031. *For more information, contact Ryan Kane, Parks & Recreation Director at 904 209-0324*
32. Motion to adopt Resolution 2026-_____, approving the terms and conditions of the **Facility Use and Hold Harmless Agreement between CR 208, LLC and V.J. Usina Contracting, Inc., and the County**; authorizing the County Administrator, or designee, to execute the Agreement, in substantially the same form as attached, on behalf of the County. *For more information, contact Jeremy B. Robshaw, Administrative Services Chief at 904 209-1750*

33. Motion to adopt Resolution 2026-____, approving the terms and conditions of the **Facility Use Agreement between the St. Johns County School District, and the County**, and authorizing the County Administrator, or designee, to execute the Agreement, in substantially the same form as attached, on behalf of the County. *For more information, contact Jeremy B. Robshaw, Administrative Services Chief at 904 209-1750*
34. Motion to adopt Resolution 2026-____, authorizing the **submission of a suggested long-range budget plan to the Florida Department of Environmental Protection (FDEP)** in connection with the South Ponte Vedra FEMA Category G Project and authorizing the County Administrator, or designee, to execute any necessary agreements with FDEP concerning the South Ponte Vedra FEMA Category G Project. *For more information, contact Joseph Giammanco, Emergency Management Director at 904 295-3705*
35. Motion to adopt Resolution 2026-____, authorizing the **submission of a suggested long-range budget plan to the Florida Department of Environmental Protection (FDEP)** in connection with the Ponte Vedra-South Ponte Vedra Beach Coastal Risk Storm Management Project, authorizing the County Administrator, or designee, to execute any necessary agreements with FDEP concerning the Ponte Vedra-South Ponte Vedra Beach Coastal Risk Storm Management Project. *For more information, contact Joseph Giammanco, Emergency Management Director at 904 295-3705*
36. Motion to adopt Resolution 2026-____, authorizing the **submission of a suggested long-range budget plan to the Florida Department of Environmental Protection (FDEP)** in connection with the Summer Haven River Dredge Project and authorizing the County Administrator, or his designee, to execute any necessary agreements with FDEP concerning the Summer Haven River Dredge Project. *For more information, contact Joseph Giammanco, Emergency Management Director at 904 295-3705*
37. Motion to adopt Resolution 2026-____, authorizing the **submission of a suggested long range budget pant to the Florida Department of Environmental Protection (FDEP)** in connection with the Hurricane Ian/Nicole FEMA Berm Project and authorizing the County Administrator, or designee, to execute any necessary agreements with FDEP concerning the Hurricane Ian/Nicole FEMA Berm Project. *For more information, contact Joseph Giammanco, Emergency Management Director at 904 295-3705*
38. Motion to adopt Resolution 2026-____, approving the **Library System's State Construction Grant Application** submittal on behalf of the new Nocatee Branch Library project. *For more information, contact Debra Gibson, Director, Library at 827-6926*
39. Motion to adopt Resolution 2026-____, approving the **Library System's revised Overdue Materials policy and procedures**, with an effective date of August 1, 2026. *For more information, contact Debra Gibson, Director, Library at 904 827-6926*
40. Motion to approve **minutes**:
- 6/16/2026, BCC Regular