

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, August 4, 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 Zero Suicide St. Johns Day
- ❖ Certificate of Recognition for Andrew Pellicer and Allen Payne
- ❖ Acceptance of Proclamation
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Gordon Smith | Utility Department

Staff Member: Evan Walsnovich, Planner

1. **Public Hearing * ADMR 2026-01 Administrative Rezoning of Utility Parcels - Second 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 was 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 was some discussion between members of the PZA and Utility Department staff about the planned uses for these sites. 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: Jason R. Gabriel | Burr & Forman LLP
Staff Member: Justin Kelly, Principal Planner

District 1

- 2. *Public Hearing* * CPA(SS) 2025-13 Daily's Place.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 7.7 acres of land, located at 600 State Road 13 N, from Residential-B (RES-B) to Community Commercial (CC), with a Site Specific Text Amendment limiting commercial uses on the southern portion of the subject property to those uses allowed within the Commercial General (CG) Zoning District and a maximum 20,000 square feet; limiting uses on the northern portion of the subject property to passive uses including a stormwater retention system and associated vegetation/green space; and no Development Edges where the property abuts commercial uses. This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, July 9th and was recommended for denial by a vote of 6-0. Numerous residents from the surrounding community provided public comments, raising concerns related to traffic, public safety, consistency with the Comprehensive Plan, and potential environmental impacts.

- ❖ 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 the terms and authorizing the County Administrator, or designee, to execute a **License Agreement** allowing use of an unopened portion of First Street in North Beach Subdivision, on behalf of the County. *For more information, contact Corey Bowens, Director at 904 209-1276*
3. Motion to adopt Resolution 2026-_____, accepting an **Easement for Utilities** provided by Mary B. Long Timber Trust off Industry Center Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. 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 Haven at Palm Valley formerly Palm Cove Phase 2. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
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, sewer and reuse systems to serve Silverleaf Parcel 12W Phase 2 located off River Beach Parkway. *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 Schedule of Values, a Release of Lien, and Warranty** associated with the water system to serve Anastasia Baptist Church. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2026-_____, accepting a **Temporary Construction Easement** required for the N. Rodriguez Street Drainage Improvement Project. *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, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and Warranty** associated with the reuse system to serve Elevation Re-Use Transmission Main. *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** associated with an existing pump station servicing Seawatch of Vilano Condominium Association, Inc. located off Coastal Highway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2026 _____, amending the Fiscal Year 2026 Transportation Trust Fund Budget to account for **unanticipated revenue** in the amount of \$39,500.00. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*
11. Motion to adopt Resolution 2026-_____, granting and authorizing the County Administrator, or designee, to execute and issue a **non-exclusive, Commercial/Industrial franchise agreement** to Jacksonville Dumpster, LLC D/B/A Bin There Dump That for the collection and transportation of commercial/industrial solid waste, in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
12. Motion to adopt Resolution 2026-_____, granting and authorizing the County Administrator, or designee, to execute and issue a **non-exclusive, Construction and Demolition Debris franchise agreement** to Duval Dumpster and Cleaning Solutions, Inc. for the collection and transportation of construction and demolition solid waste, in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
13. Motion to adopt Resolution 2026-_____, approving the terms, provisions, conditions, and requirements of a **Memorandum of Agreement** between City of Atlantic Beach, Clay County Utility Authority, City of Gainesville, City of Jacksonville Beach, JEA, City of Neptune Beach, Town of Orange Park, and St. Johns County to assess groundwater resource sustainability in Northeast Florida and authorizing the County Administrator, or his designee, to execute on behalf of St. Johns County, any documents associated with this project with a not to exceed cost of \$125,551.00. *For more information, contact Neal Shinkre, Utility Director at 904 209-2721*
14. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute **Pricing Agreements** with the responsive firms identified herein for each commodity category identified in the Notice of Intent to Award for IFB 2426, As-Needed Purchases of Small Tools, Warehouse Supplies, Parts & Materials, and allow purchases of item(s) from the executed Pricing Agreements throughout their duration. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

15. Motion to adopt Resolution 2026-_____, **recognizing and appropriating \$1,203,938 from U.S. Department of Housing and Urban Development in CDBG program grant funds within the County's 2026-2027 budget**; approving the 2026-2030 Consolidated Plan and the 2026-2027 Annual Action Plan in substantially the same form as attached hereto; authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **HUD Funding Agreement**, and all other applications, certificates, documents necessary for the award, subrecipient agreements and any subsequent amendments thereto in accordance with the awards identified in the 2026-2027 Annual Action Plan, and to reallocate CDBG subrecipient grant funds in those circumstances specifically described in the Resolution. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
16. Motion to adopt Resolution 2026-_____, approving and granting a **Certificate of Public Convenience and Necessity** to Mayo Clinic Jacksonville d/b/a Mayo Clinic Jacksonville 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*
17. Motion to adopt Resolution 2026-_____, approving and authorizing the County Administrator, or designee, to submit the **Florida Firefighter Cancer Decontamination Equipment Grant application** on behalf of St. Johns County Fire Rescue as part of the 2026 Florida Department of Financial Services, State Fire Marshal grant program. *For more information, contact Jeremy Robshaw, Admin Services Chief at 904 209-1750*
18. Motion to approve **minutes**:
- 7/21/2026, BCC Regular
19. **Proofs:**
- Proof: Notice of Value Adjustment Board Meeting, published May 20, 2026, in the St. Augustine Record.
- Proof: Notice of Tax Impact Value Adjustment Board Meeting, published on June 22, 2026, in the St. Augustine Record.
- Proof: Notice of St. Johns County Fiscal Year 2027 Administrator's Budget Session Schedule, published on May 1, 2026, in the St. Augustine Record.