

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, September 1, 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 Library Card Sign-Up Month
- ❖ Acceptance of Proclamation
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Ellen Avery-Smith, Rogers Towers, P.A.

Staff Member: Trevor Steven, Planner

District 4

1. **Public Hearing * MAJMOD 2026-07 Our Lady Star of the Sea PUD.** Request for a Major Modification to the Our Lady Star of the Sea PUD (Ordinance 2011-30, as amended) to allow for the redevelopment of the administrative building, school, faith formation building and other uses on the campus of the existing Our Lady Star of the Sea Catholic Church, specifically located at 545 A1A N. The Ponte Vedra Zoning and Adjustment Board (PVZAB) heard this request at their regularly scheduled public hearing on August 3, 2026, and recommended approval with a vote of 6-0.

Presenter: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

2. **Presentation of St. Johns County's Annual Comprehensive Financial Report (ACFR).** The Clerk of the Circuit and County Comptroller's Office recently published the County's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ending on September 30, 2025. The ACFR is prepared in accordance with Sections 218.32 and 218.39, Florida Statutes, and requires acceptance from the Board of County Commissioners. The County received an unmodified opinion on the fair presentation of its financial statements. The Board should accept the FY 2025 ACFR as audited by Forvis Mazars, the County's auditing firm. This presentation will allow the Board the opportunity for further discussion with the auditors. The ACFR and SAS 114 letter are available on the Clerk's website: https://stjohnsclerk.com/comprehensive_annual_financial_report/.

Presenter: Ellen Avery-Smith, Esq., Rogers Towers, P.A.

Staff Member: Saleena Randolph, Senior Planner

District 4

3. **Public Hearing * Public Hearing continued from August 19, 2026 - ENCERT 2026-01 N Palm Valley Rd.** On August 19, 2026, the Board conducted a Public Hearing for application ENCERT 2026-01 N Palm Valley Rd. The Board moved to continue the public hearing and directed staff to review the northern boundary for compliance with section 163.3162 and .3164, Florida Statutes. The Application requests Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 4,462 acres. The subject property is located North of Nocatee Parkway, west of the Intracoastal Waterway, and east of the Duval County line.

Presenter: Mary Solik, Esq. as Agent for Gulfstream Towers, LLC

Staff Member: Saleena Randolph, Senior Planner

District 2

4. **Public Hearing * SUPMAJ 2026-09 Colee Cove Tower.** Request for a Special Use Permit, pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 199-foot monopole tower and support facility within the Open Rural (OR) zoning, located on an unaddressed parcel on County Road 13 North, approximately 0.60 miles south of Joe Ashton Road (Parcel ID 013240-0010). The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on July 23, 2026. Public comment was largely opposed, citing loss of tree screening after tree harvesting, impact on the Scenic Highway, wetland and fire/water service concerns, and negative impact on adjacent property owners including reduced property value and setback concerns. Agency discussion covered compatibility, coverage gaps, coverage over agricultural lands, buffers, and FAA lighting. The Agency recommended denial with a vote of 5-2. Support of the denial was made by members Perkins, Hilsenbeck, Green, Spiegel, and Labanowski. Dissenting votes were made by Matovina and Olson.

Presenter: Dylan Jabs, Owner

Staff Member: Abrielle Genest, Senior Planner

District 5

5. **Public Hearing * REZ 2026-06 STA Cabinet Depot Warehouse Showroom.** REZ 2026-06 STA Cabinet Depot Warehouse Showroom, request to rezone approximately 0.77 acres of land from Residential, Mobile Home (RMH) to Commercial Warehouse (CW), specifically located at 106 and 110 Ronald Road. This request was heard before the Planning and Zoning agency at their regularly scheduled public hearing on Thursday, August 6th. The agency voted 7-0 to recommend approval of the request with the condition that car wash, auto oil change facilities, and tire service centers would not be allowed. Since the PZA hearing, the applicant has included additional conditions to the Rezoning that limits the allowed uses on the property.

Presenter: Richard & Elizabeth Moseley
Staff Member: Trevor Steven, Planner

District 2

6. **Public Hearing * CPA(SS) 2025-11 Moseley Property.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 16 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum one (1) single-family dwelling unit; located at an unaddressed parcel north of County Road 208 and east of County Road 13 N. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on August 6, 2026, and recommended approval with a vote of 6-0.

Presenter: Richard Moseley, Owner
Staff Member: Eric Clark, Engineer

District 2

7. **Public Hearing * NZVAR 2025-24 Moseley Property.** Request for a Non-Zoning Variance to Section 6.04.07.B.2.a of the Land Development Code regarding access easement requirements.

Presenter: John T. Flint Revocable Living Trust
Staff Member: Justin Kelly, Principal Planner

District 3

8. **Public Hearing * REZ 2026-09 6241 A1A South.** Request to rezone approximately 0.23 acres of land, located at 6241 A1A South, from Commercial Neighborhood [CN] to Residential, Manufactured/Mobile Home or Single Family [RMH(S)]. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, August 6th, and was recommended for approval by a vote of 6-0.

Presenter: Gerald Chester
Staff Member: Jackie Williams, Overlay Planner

District 2

9. **NZVAR 2026-08 West Augustine Health & Wellness Sign.** Request for a Non-Zoning Variance to Section 3.11.11.C of the Land Development Code to allow for a new monument sign height of 16 feet in lieu of the required 15 feet maximum height and width of 8 feet 4 inches in lieu of the required 4 feet maximum width located within the West Augustine Neighborhood Commercial (WANC) sub-area within the West Augustine Overlay, specifically located at 110 N Brevard Street.

Presenter: Neal Shinkre, Director, Utilities

10. **Public Hearing * Amending the Comprehensive Plan for Wellhead Protection -- First Reading -- Hearing Only.** Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to reduce burdens and restrictions by bringing the County Comp Plan and Land Development code into compliance with State law and alignment with current best practices. This is the first reading and public hearing of the proposed Comp Plan Amendment. If approved to proceed through the public hearing process, the Comp Plan Amendment will be sent to the State for recommendations. It is anticipated that the second reading of the ordinance would be scheduled for public hearing at the October 20th Board meeting. This is a second attempt to Amend the Comprehensive Plan in Compliance with Senate Bill 2025-180, the original was heard and transmitted March 24, 2026. More clarification was added and confusing language removed to make it clear this is intended not to conflict with SB 25-180 and be more restrictive or burdensome.

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

- 11. Consider appointment to the Cultural Resource Review Board.** Currently, there are (2) vacancies on the Cultural Resource Review Board (CRRB). These vacancies are due to a resignation of Walter O'Kon and an expired term of Christine Newman. Both vacancies were placed and ran for approximately 3 months. Please find for your review and consideration a recommendation letter from the CRRB and (9) applications; Monica Bermudez, Dist. 1, Iliana Abreu, Dist. 2, Brian Clark, Dist. 2, Katherine Eodice, Dist. 2, Ashley Sumners, Dist. 2, Shasta Ware, Dist. 2, Seth Wingate, Dist. 2, Diane Solomon, Dist. 4. and Lee Newsom, Dist. 5. The at-large vacancy has been readvertised for additional applications.
- 12. Appointment to the Tourist Development Council.** Currently, there is (1) vacancy for an Owner or operator or non-accommodation position on the Tourist Development Council due to the expired term. A vacancy ad was placed and ran for (5) months. Please see a recommendation letter from the TDC and (11) applications; Anthony Harp, (Dist. 1), Brian Clark, (Dist. 2), Ashley Sumners (Dist. 2), Seth Wingate, (Dist. 2), Nicole Boudreaux (Dist. 4), Diane Solomon, (Dist. 4), Bunyamin Cankirli (Dist. 5), Rebecca Gallardo, (Dist. 5), Lacey Hillard (Dist. 5), Peter McGoldrick (Dist. 5), Regina Phillips (Dist. 5).

Presenter: Wade Schroeder, Director, OMB

- 13. FY 2027 Budget Workshop.** This 2026 Session, the Florida Legislature put forward items that will impact Florida county budgets. First, it passed House Joint Resolution 1F, which puts Amendment 3 on the ballot for the November 3, 2026 election. If voters approve the ballot language, homestead exemptions would increase, homeowners would pay less property tax, and governments will receive less property taxes to provide local services. Second, the Legislature passed a separate law that puts tight limits on how cities and counties are allowed to calculate the highest tax rate (millage rate) they can charge. On Thursday, September 3, 2026, the Board of County Commissioners will vote on tentative millage rates and a tentative budget for the 2027 fiscal year. Before that vote, staff will educate the Commission to provide a clearer picture of three things: where the County stands financially, the Commission's options for 2027 millage rates, and how many Commissioners have to vote yes to approve a rate. The Commission also needs to understand what happens to the County's revenue if Amendment 3 passes in November.

- ❖ 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-_____, accepting an **Easement for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and Warranty** associated with the water and reuse systems to serve Baptist at Silverleaf Phase 1 - Parcel 30. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
3. Motion to adopt Resolution 2026-_____, accepting a **Bill of Sale with Schedule of Values, A Release of Lien, and Warranty** for Sewer and Water to serve Volleyball 1 on 1 Phase 1 & 2. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. Motion to adopt Resolution 2026-_____, accepting a **Grant of Easement** for stormwater drainage along Greenbriar Road. *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** associated with an existing pump station servicing Seaside of Vilano Condominium Assn., Inc. located off A1A South. *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 provide electrical service for the Greenbriar Park and Library. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or Designee, to execute a **Contract Agreement** allowing a St. Johns County Sheriff's Deputy to reside at Mills Field for security purposes. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
8. Motion to adopt Resolution 2026-_____, approving the **2026-2027 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll** for the Solid Waste MSBUs, and authorizing the Chair, or designee, to certify and deliver the 2026-2027 Assessment Roll to the St. Johns County Tax Collector. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*

9. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **award RFP 2786**; Countywide Identification and Treatment of Invasive Plant Species to EarthBalance Corporation, as the top ranked Proposer, 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*
10. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **utilize the OMNIA Cooperative Contract with Midwest Motor Supply Co., Inc.**, dba Kimball Midwest (Contract #R240806), for the as needed purchase of available Maintenance, Repair, and Operations (MRO) Supplies, Equipment, and Related products and Services throughout the duration of the contracts, including all exercised renewals. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
11. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **piggyback Sourcewell Contract #091024-JCS and to enter into a Misc. 2991**; Lease Agreement with Textron E-Z-Go LLC in the amount of \$645,978.72 paid monthly \$13,457.89, including the current Trade-In value of surplus cart fleet to provide (80) E-Z-Go Golf Carts and one (1) E-Z-Go Utility Cart for the St Johns Golf Club. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
12. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or his designee, to execute and issue **Change Order No: 02 to Master Contract No: 24-PSA-FIR-19978** First Line Coastal, LLC, to complete Construction Services under RFQ No: 1712R; FEMA Category G - South Ponte Vedra Beach Dune Restoration Project Development, Design, Permitting, and Construction Administration. *For more information, contact Jaime Locklear, Purchasing Director at 904 209-0158*
13. 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*
14. Motion to adopt Resolution 2026-_____, approving the **2026-2027 Non-ad Valorem Assessment Roll for the Moultrie Crossing Lift Station MSBU** and to authorize the Chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector. *For more information, contact Wade Schroeder, Director, OMB at 904 209-0570*
15. Motion to adopt Resolution 2026-_____, approving the **2026-2027 Non-ad Valorem Assessment Roll for the Treasure Beach Canals MSBU** and to authorize the Chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector. *For more information, contact Wade Schroeder, Director, OMB at 904 209-0570*
16. Motion to **remove Commissioner Krista Joseph as a member and chair of the St. Johns County Value Adjustment Board and appoint Commissioner Clay Murphy** as a member and chair of the St. Johns County Value Adjustment Board. *For more information, contact Shelby Romero, Sr. Asst. Board of County Commissioners at 904 209-0307*

17. Motion to adopt Resolution 2026-_____, approving the **amended Local Housing Assistance Plan for fiscal years 2026-2027, 2027-2028, and 2028-2029** as required by the State Housing Initiatives Partnership Program Act with new required strategy per SB 0594. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
18. Motion to adopt Resolution 2026-_____, approving a **Memorandum of Understanding** between St. Johns County, through its Community Based Care program, a division of the County's Health and Human Services Department, and the Department of Children and Families; and authorizing the County Administrator, or designee, to execute the MOU on behalf of the County. *For more information, contact Shawna Novak, Director, Health at 904 209-6089*
19. Motion to adopt Resolution 2026-_____, **recognizing and appropriating Hazard Mitigation Grant Program funding** in an amount not to exceed \$786,064.50, together with the twenty-five percent (25%) non-federal match required under the Grant Agreement and provided by the participating homeowners; approving and authorizing the County Administrator, or Emergency Management Director to execute **Grant Agreement No. H1439, Project No. 4673-026-R**, between St. Johns County and the Florida Division of Emergency Management for Hazard Mitigation Grant Program funding for the elevation of qualified flood-prone residential structures, in substantially the same form as attached hereto; authorizing the County Administrator or the Emergency Management Director, without further action by the Board, to execute and submit on behalf of St. Johns County all documents, certifications, assurances, reimbursement requests, reports, forms, amendments, extensions, modifications, and other instruments necessary or appropriate to administer and implement the Grant Agreement and the projects funded thereunder, provided that such documents are consistent with the purposes and intent of this Resolution and do not require an additional appropriation of County funds *For more information, contact Joseph Giammanco, PhD, Emergency Management Director at 904 824-5550*
20. Motion to adopt Resolution 2026-_____, approving the terms, conditions, and requirements of a **grant agreement with Florida Division of Emergency Management** in the amount of \$105,806.00 through the Emergency Preparedness & Assistance Grant, authorizing the County Administrator, or designee, to execute the grant agreement on behalf of the County, and recognizing and appropriating within the FY2027 General Fund Emergency Management Department *For more information, contact Joseph Giammanco, PhD, Director, Emergency Management at 904 824-5550*
21. Motion to approve **minutes:**
- 8/18/2026, BCC Regular
 - 8/19/2026, BCC Special