

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 15, 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 Constitution Week
- ❖ Certificate of Recognition for SJC Public Affairs on earning the 2026 Silver Pinnacle Award
- ❖ Certificate of Recognition for Malinda Peeples
- ❖ Acceptance of Proclamations
- ❖ 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 9:30 AM*****

Presenter: Ryan Ross, Assistant County Attorney

District 2

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, September 15, 2026, beginning at 9:30 A.M. The private attorney-client session will be confined to settlement discussions pertaining to the lawsuit between Robinson Improvement Company v. St. Johns County, Case No. 3:25-cv-01275-TJC-LLL. 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: Ellen Avery-Smith, Esq., Rogers Towers, P.A.

Staff Member: Saleena Randolph, Senior Planner

District 4

2. Public Hearing * Continued Board Consideration - ENCERT 2026-01 N Palm Valley Rd.

The Board initially heard the application for agricultural enclave certification on August 19, 2026, and continued the hearing to September 1, 2026. At the September 1 hearing, a motion to deny certification failed, followed by a motion to approve certification, which also failed. No further action was taken on the application. On September 3, 2026, during commissioner comments after the budget hearing, it was requested the application be placed on the September 15, 2026 agenda for further consideration. 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: Robert Shelnutt | Land Development Project Manager, Semanik Investment Corp.

Staff Member: Trevor Steven, Planner

District 5

3. **Public Hearing * ENCERT 2026-07 Sandy Creek.** Application for Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 379 acres. The subject property is located east of Interstate 95 and south of County Road 210 W.

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

Staff Member: Justin Kelly, MPA, CNU-A, Principal Planner

District 2

4. **Public Hearing * ENCERT 2026-08 AFI Property.** Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 310 acres. The subject property is located West of Pacetti Road and North of County Road 208.

Presenter: Tyler Nolen, Emergency Preparedness Planner

5. **Northeast Florida Regional Council First Responder Training.** During Fiscal Year 2025–2026, the Northeast Florida Regional Council (NEFRC) conducted several hazardous materials and emergency response training initiatives in St. Johns County and provided regional training opportunities that were available to St. Johns County responders. Training opportunities included: • Attendance at the Florida Hazardous Materials Symposium • 160-Hour Hazardous Materials Technician Course • Chlorine Response Training • Hazardous Materials Safety Officer Course • Unmanned Aerial Vehicle (UAV) Part 107 Training for First Responders This presentation will provide an overview of these training activities, participation by St. Johns County responders, and the value these programs bring to local emergency preparedness and response capabilities.

Presenter: Ellen Avery-Smith, Attorney

Staff Member: Jan Trantham, Senior Transportation Planner

District 5

6. **Public Hearing * DEVAGRMOD 2026-01 Durbin Creek National Development Agreement Modification (First Reading).** This is the third amendment of the Durbin Creek National Development Agreement that was approved in 2015, and amended in 2016 and 2020. This modification updates the status and costs of the Proposed Roadway Improvements, and revises the plan of development for a portion of the property. The request also includes a land use exchange to convert 745 multi-family units to 330 single-family units with no increase in the project's external traffic. Two public hearings are required to modify a Development Agreement. The second public hearing is scheduled before the BCC on October 6, 2026. The companion Major Modification to the Durbin Park PUD (MAJMOD 2026-09) will be heard concurrently with the second public hearing on the Development Agreement Modification.

Presenter: Boris Kramer

Staff Member: Jackie Williams, Overlay Planner

District 3

7. **Public Hearing * NZVAR 2026-19 Kramer Sculptures Art Gallery.** A request for a Non-Zoning Variance to LDC 3.07.05 for parking screening relief and LDC 3.07.06 for buffer relief to the South Anastasia Overlay, specifically located at 6141 A1A South.

Presenter: Bruce Liddy, Sparrow Holdings LLC
Staff Member: Patrick Heekin, Planner

District 3

8. **Public Hearing * PLNAPPL 2026-08 Aspinwall Variance.** An appeal of the Planning and Zoning Agency (PZA) denial of Zoning Variance 2026-19, a request for relief to Section 6.01.03.C.3 & 2.02.04.B.16.E of the Land Development Code to allow for a second Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet for a Through Lot located in Residential, Single-Family (RS-3) zoning to accommodate an Accessory Family Unit (AFU). The subject property is specifically located at 6665 Broward Street. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, June 18, 2026, and was denied by a vote of 5-1.

Presenter: Jacob Smith, AICP, Planning Division Manager

9. **Public Hearing * Adoption Hearing: LDCA26-05 Food Truck Parks.** 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; the BCC requests input from the PZA regarding the proposed ordinance. The Planning and Zoning Agency heard this item at their regularly scheduled meeting on August 6, 2026, and unanimously recommended approval with the added condition that the Food Truck Park design standards make reference to the St. Johns County Noise Ordinance.

Presenter: Jacob Smith, AICP, Planning Division Manager

District 4

10. **Public Hearing * First Reading: LDCA 2026-04 PVZDR Amendment – Lot Coverage Allowance for Swimming Pools.** The Ponte Vedra Zoning and Adjustment Board (PVZAB) requested changes to the Ponte Vedra Zoning District (PVZDR) at their regularly scheduled meeting on April 6th, 2026, regarding an additional Lot Coverage allowance for properties 8,000 square feet or less in area, exclusively for the addition of residential swimming pools. The proposed lot coverage change would increase the pervious area on lots 8,000 square feet or less from forty (40) percent to forty-four (44) percent, with the additional allowance only to be used for swimming pools. At their regularly scheduled hearing on August 3, 2026, the Ponte Vedra Zoning and Adjustment Board recommended approval of the proposed code amendment with a vote of 6-0.

Presenter: Joe Cone, Assistant Director, Health & Human Services

11. **Approval of the 2026 Inventory List of Land Available for Affordable Housing in St. Johns County, Florida.** Pursuant to section 125.379, F.S., the County shall prepare an inventory list of all real property within its jurisdiction to which the county or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing. The Board of County Commissioners is required to review the inventory list at a public hearing and adopt a resolution approving the final list.

*****Recess Regular Board of County Commissioners Meeting*****

*****Convene as St. Johns County Community Redevelopment Agency (CRA)*****

Presenter: Wade Schroeder, Director, Office of Management & Budget

- 12. Community Redevelopment Agency Fiscal Year 2027 Annual Budget.** Pursuant to section 163.387, Florida Statutes, moneys in the Community Redevelopment Agency Trust Funds may be expended only pursuant to an annual budget adopted by the Community Redevelopment Agency and approved by the Board of County Commissioners. The CRA recommends the FY 2027 annual budget for the Flagler Estates, Vilano Beach, and West Augustine community redevelopment areas as attached.

*****Adjourn as St. Johns County Community Redevelopment Agency (CRA)*****

*****Reconvene Regular Board of County Commissioners Meeting*****

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

- 13. Consider appointment to the Housing Finance Authority.** Currently there is one (1) vacancy on the Housing Finance Authority due to a resignation of Robin Pfalzgraf. The vacancy was advertised in June and ran for approx. 2 months. Please find attached for your review and consideration a letter of recommendation from the Housing Finance Authority and ten (10) applications Christopher Chamberlain, Dist. 1, James Angeletti, Dist. 2, Jessica Edwards, Dist. 2, Dr. Meredith Rudolph Payne, Dist. 2, Seth Wingate, Dist. 2, Christopher Walker, Dist. 3, David (Brandon) Chapman, Dist. 4, Taly Brinzey, Dist. 5, Lacey Hillard, Dist. 5, and 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 staff to submit the **final Adaptation Plan** to the Florida Department of Environmental Protection. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*
3. Motion to adopt Resolution 2026-_____, granting a **10-year historic property partial ad valorem tax exemption** consistent with Ordinance 2022-55 for 66 Saragossa Street, City of St. Augustine, beginning January 1, 2028 and expiring December 31, 2037; authorizing the County Administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County. *For more information, contact Megan Wright, Environmental Specialist at 904 209-0623*
4. 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 JAMC Office/ Warehouse Shell. *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 with Schedule of Values, a Release of Lien, and Warranty** for Water to serve Dobbs Road Warehouse Additional Building. *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** for water and sewer to serve Kings Estate Industrial Complex. *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 water and a Bill of Sale with Schedule of Values, a Release of Lien, and Warranty** for water and sewer to serve 4 Mile Multifamily Phase 1. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
8. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Commercial Lease Agreement** with YY & G LLC for lease space for a St. Johns County Sheriff's Office substation in Hastings, Florida. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

9. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or Designee, to execute a **Lease Agreement** with The Historic St. Johns County Police Athletic League, Inc., for space at the W.E. Harris Community Center in Hasting, Florida. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute **Contract Amendment #01 to Master Contract No: 24-PSA-LAW-20068** with Law Offices of James E. Bedsole, LLC and Contract Amendment #02 to Master Contract No: 24-PSA-THEL-02243 with The Lassiter Law Firm, P.A., in substantially the same form and format as attached hereto, extending both Master Contracts until January 01, 2027. *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 execute the **GMP Amendment No. 03 to Master Contract No: 24-MCA-TBL-20098**, in substantially the same form and format as attached, with T B Landmark Construction, Inc. for Phase 2 Final Design, Construction, and Commissioning Services for the additional segment of watermain transmission pipeline from the existing SR 16 Water Reclamation Facility to the west side of the I-95 in the amount of \$3,629,900.26, which includes \$100,000.00 of Construction Contingency. *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 execute **Contract Amendment No. 20 to Bid No. 1822R**, Janitorial Services for Various Countywide Buildings Agreement with Southern Cleaning Services, Inc., to add janitorial services for Sheriff's Office facilities, resulting in an annual increase of \$388,050.00. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
13. Motion to approve the **write-off of the following delinquent accounts receivable accounts**, effective September 30, 2026: 4,516 EMS accounts totaling \$2,017,841.50; 397 Utility Service accounts totaling \$104,995.34; Solid Waste Accounts totaling \$132.23; Community Based Care accounts totaling \$2,429.38; and Clerk of the Circuit Court & Comptroller's accounts providing a net total of \$502,081.21. *For more information, contact Wade Schroeder, Director, OMB at 904 209-0570*
14. Motion to adopt Resolution 2026-_____, amending the **St. Johns County Fee Schedule** for services provided by St. Johns County Departments for Fiscal Year 2027. *For more information, contact Wade Schroeder, Director, Office of Management & Budget at 904 209-0570*
15. Motion to waive Board Policy Rule 2.202.C to **appoint Brian Letts as a regular member to the South Anastasia Design Review Board** for a first full (4) year term scheduled to expire September 15, 2030. *For more information, contact Shelby Romero, Sr. Asst. to the Board of County Commissioners at 904 209-0307*
16. Motion to adopt Resolution 2026-_____, approving the **Third Amendment to the Agreement for Extension Services with the University of Florida**, extending the Agreement through December 31, 2026, incorporating the FY2027 Projected Budget as Exhibit A, and authorizing the County Administrator, or designee, to execute and deliver the Agreement, in substantially the same form as attached hereto, on behalf of the County. *For more information, contact Christine Valliere, Director, Economic Development & Intergovernmental at 904 209-0541*

17. Motion to approve Resolution 2026-____, recognizing and appropriating \$2,016.09 in **unanticipated revenue** received from the Friends of Alpine Groves to reimburse the County for improvements at Alpine Groves Park. *For more information, contact Ryan Kane, Director at 904 209-0324*
18. Motion to adopt Resolution 2026-_____, approving the **Non-Exclusive Permissive Use Agreement** between St. Johns County and Airstron, LLC for temporary use of a portion of the St. Johns County Pavilion and Volleyball Courts at Pier Park and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*
19. Motion to adopt Resolution 2026-_____, approving and authorizing the County Administrator, or designee, to execute the **Memorandum of Understanding** between St. Johns County Fire Rescue and U. S. Customs and Border Protection, Office of Air and Marine, National Center for maintenance and support of fire rescue marine assets, in substantially the same form as attached. *For more information, contact Jeremy B. Robshaw, Chief Administrative Services at 904 209-1750*
20. Motion to adopt Resolution 2026-____, approving the terms, provisions, conditions, and requirements of the **Florida State Aid to Libraries grant application** and authorizing the Chair of the Board of County Commissioners, or designee, to execute the agreement substantially in the same form as attached. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 904 827-6926*
21. Motion to approve **minutes:**
- 9/1/2026, BCC Regular
 - 9/3/2026, BCC Special

