

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, October 6, 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 125th Anniversary of Knights of Columbus First Florida Council 611 of St. Augustine
- ❖ Proclamation Recognizing National 4-H Week
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Bill Hayes, Wounded Warrior Project

1. **Wounded Warrior Project: Partnering Early to Build Better Trails for Adaptive Cyclists.** The Wounded Warrior Project currently uses St. Johns County's multi-use trails for adaptive cycling training rides and recreational programs. While some of the County's current trail projects may already be well into the design process, St. Johns County plans to continue expanding its trail network over the next 10–20 years. The Wounded Warrior Project would like to establish an ongoing partnership with County planners and engineers so adaptive cycling leaders can provide practical input early in the design process. Often, small design considerations made before construction can significantly improve accessibility, safety, and the overall experience for wounded veterans and all trail users. If there is still an opportunity to incorporate minor enhancements into the County's current plans for the trail connecting Matanzas to the St. Augustine–Palatka Trail, we would be pleased to offer a few practical suggestions based on our experience. The best trails are created through collaboration. Involving the people who use these facilities every day, including adaptive cyclists, helps planners and engineers identify simple, cost-effective improvements before construction begins, resulting in trails that better serve everyone.

Presenter: Christine Valliere, Director, Economic Development & Intergovernmental Affairs

2. **Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an economic development incentive application for Platform Real Estate Group, LLC which proposes to develop a total of 246,480 square feet of speculative industrial/warehouse space located at parcel number 0875500080, within St. Johns County, Florida. The project scored 6 points under the speculative space category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development incentive reimbursement of up to 100% of fees paid to the County by the Applicant (impact fees and water/sewer connection fees) and four (4) years ad valorem taxes paid by the Applicant (general County portion) on capital improvements. Completion of the project is anticipated by the first quarter of 2028. With this schedule, the first annual incentive payment would be anticipated during FY29. The total estimated value of the incentive is \$969,205.66. The Return on Investment (ROI) to the County is approximately 193% based on all taxes and fees paid to the County over a 20-year period. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application.

Presenter: Matthew H. Lahti, P.E | Gulfstream Design Group

Staff Member: Evan Walsnovich, Planner

District 5

3. **Public Hearing * MAJMOD 2026-03 IGP Commerce Center PUD.** Request for a Major Modification to the IGP Commerce Center PUD (ORD. 2019-69, as amended) to remove 0.26 acres from the PUD, create an additional lot, revise wetland totals and wetland impacts, and permit a second monument sign. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, August 20th, and was recommended for approval by a vote of 4-2 (Dissenting Members were Labanowski & Olson, Member Perkins was Absent). There was some discussion regarding the already completed work on proposed Lot 18, wetland impacts, and an increase to entrance signage.

Presenter: Zachary Miller, Attorney

Staff Member: Lauren Dwyer, Transportation Planner

District 2

4. **Public Hearing * DEVAGREE 2026-01 Grand Oaks PUD (First Reading).** Pulte Home Company, LLC (Owner) has proposed a Development Agreement to mitigate the transportation impacts for 512 residential units in the Grand Oaks PUD, as proposed to be modified from a total 999 residential units to 954 units in the companion PUD Major Modification (MAJMOD 2026-01), consisting of 442 existing platted lots and the proposed 512 units. The Grand Oaks PUD is located on State Road 16 between International Golf Parkway and the I-95 interchange. This Development Agreement proposes to pay \$20,000,000.00 in total mitigation for the transportation impacts for the proposed development of the remaining 512 single-family units. This is the first of two required public hearings for consideration of a Development Agreement. The second public hearing is scheduled before the Board of County Commissioners on October 20, 2026, along with MAJMOD 2026-01.

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

Staff Member: Abrielle Genest, Senior Planner

District 5

5. ***Public Hearing * MAJMOD 2026-09 Durbin Park.*** Request for a Major Modification to the Durbin Park Planned Unit Development (Ordinance 2020-20) to add a maximum 330 Single Family Residential units as an allowed use within Mixed-Use Parcel E (AKA East Parcel), located on the eastern side of Interstate 95, to modify residential setbacks within the East Parcel, and to reduce the maximum number of Multi-family Residential units allowed from 2,265 to 1,520. The Planning and Zoning Agency (PZA) heard this request at its September 17, 2026, public hearing. Discussion centered on the proposed Traditional Neighborhood Design elements and proposed layout of the East Parcel. One person spoke during public comments spoke to express concerns about drainage and the layout of the development. The Agency voted 5-1 to recommend approval. Support was made by Members Hilsenbeck, Spiegel, Perkins, Olson, and Green with Labanowski dissenting and Matovina absent.

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

Staff Member: Jan Trantham, Senior Transportation Planner

District 5

6. ***Public Hearing * DEVAGRMOD 2026-01 Durbin Creek National Development Agreement Modification (Second Reading).*** This is the third amendment to 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. This is the second of two required public hearings. The first public hearing was held before the BCC on September 15, 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.

District 5

7. ***Public Hearing * Amendment to Durbin Creek National Road Capacity Charge Ordinance 2020-19.*** The subject Road Capacity Charge Ordinance (RCC) is one of two implementing ordinances of the Durbin Creek National Development Agreement. The other is the Durbin Tax Increment Ordinance 2015-05. Both ordinances provide a financing mechanism for funding the roadway improvements required by the Durbin Creek National Development Agreement. The RCC ordinance suspends the normal transportation impact fee in the same geographic area as the Durbin Creek National Urban Service Area, Development Agreement and Tax Increment Ordinance. It imposes a road capacity charge instead of the road impact fee for development within the same area. Upon payment, the road capacity charge goes into the St. Johns County Transportation Trust Fund along with the tax increment to fund required transportation improvements in the area. The proposed amendment to the Durbin Creek National Road Capacity Charge Ordinance adds the single family use, incorporates the land use conversion requested to accommodate the proposed modified plan of development (decrease multi-family and add single family). There is no change to the total anticipated revenue of \$12,862,873 based on the revised plan of development as there is no increase in the total project trip generation. The proposed amendments are consistent with the Third Amendment to the Durbin Creek National Development Agreement (DEVAGRMOD 2026-01).

Presenter: Jacob Smith, AICP, Planning Division Manager

District 4

8. **Public Hearing * Adoption Hearing: 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 impervious 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. The BCC heard the first reading of this ordinance at its regularly scheduled hearing on September 15, 2026, and the board waived the 5:00 PM hearing requirement for the Adoption Hearing.

Presenter: Kealey West, Deputy County Attorney

9. **Data Center Moratorium.** On September 1, 2026, the Board of County Commissioners directed the Office of County Attorney to provide an Ordinance enacting a temporary planning moratorium regarding data centers for its consideration.

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

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

Presenter: Tera Meeks, Director, Community and Destination

District 2

10. **St. Johns County Community Redevelopment Agency - Notice to Dispose of Six Parcels.** The West Augustine Community Redevelopment Plan, adopted by the St. Johns County Board of County Commissioners under Resolution No. 2000-146, authorizes the Agency to undertake activities to reduce slum and blight in the West Augustine CRA and encourages the formation of private sector partnerships and private investor participation to achieve the stated objectives of the Redevelopment Plan. In implementing the plan, in 2022, the Agency set aside one hundred twenty (120) parcels for Affordable Housing, restricting the use for the development of single-family owner-occupied housing. The community has since identified additional needs such as affordable rental housing and infrastructure to support existing community amenities. The Agency is requested to amend CRA Resolution 2022-2 to allow for additional uses of the CRA-owned parcels and to approve a notice to dispose of six (6) parcels for the development of affordable rental housing for very low and low-income households and for the development of infrastructure to support established community amenities.

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

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

- ❖ 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 notice required by Section 336.10, F.S., for a Public Hearing on November 3, 2026 at 9:00am or at a date and time as soon thereafter as possible to hear a **request for the vacation of portions of unopened Seminole and Owens Ave right-of-way** (VACROA 2026-05 Seminole and Owens Ave ROW Vacation). *For more information, contact Westly Woodward, Engineer at 904 209-0615*
3. 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 Riverdale Park for security purposes**. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. Motion to adopt Resolution 2026-_____, accepting a **Bill of Sale with a Schedule of Values, Release of Lien, and Warranty** for the water system to serve Brook Forest Amenity. *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 a Schedule of Values, Release of Lien, and Warranty** for the water and sewer systems to serve Marsh Landing - Restrooms. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. 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 Maplewood (fka Bella Terra). *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, 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 River Rock Church. *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 Schedule of Values, Release of Lien and Warranty** associated with the Water and Sewer Systems to serve Coquina Crossing Phase IV. *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, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty** associated with the water system to serve Commercial Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or Designee, to execute a **Lease Agreement with Northeast Florida Community Action Agency, Inc.**, for office space at the Solomon Calhoun Center. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2026-_____, accepting a **Notice of Designation of Easement Beneficiary** and authorizing the Chair of the Board to execute the document on behalf of the County, in connection with fire protection within River Plantation. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2026-_____, accepting a **Temporary Construction Easement** for repairs to a lift station located along World Commerce Parkway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to **award IFB NO. 2995; North Beach Water Treatment Plant Improvements** to SGS Contracting Services, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, at a total lump sum bid price of \$6,976,400.00 for completion of the Work. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
14. Motion to adopt Resolution No. 2026-_____, authorizing the County Administrator, or designee, to **award IFB No. 2875R, Trash Collection Services at St. Johns County Parks and Properties**, to M & M Commercial Cleaning Concepts Inc. as the responsive and responsible bidder and to execute a contract in substantially the same form and format as attached hereto, for a annual price of \$455,377.40 for the provided services. *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 IFB No: 3005; North Beach Reverse Osmosis (RO) Concentrate Pipeline and Marine Outfall Construction** to DB Civil Construction, LLC, as the lowest, most responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, at a total bid price of \$1,179,000.00 for completion of the specified project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

16. Motion to adopt Resolution No. 2026-____, authorizing the County Administrator, or designee, to **award RFP No. 2553, Public Transportation Bus Advertising Services**, to Hybrid Design, Inc., as the responsive and responsible Proposer, and to execute the contract in substantially the same form and format as attached for performance with the required Services. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
17. Motion to adopt Resolution 2026-____, authorizing the County Administrator, or designee, to execute **Contract Amendment #2 with Ajax Building Company, LLC** for the Final Construction of the SJSO Administration Building at a total GMP amount of \$9,013,634, in the same form and format as attached hereto for completion of the Work and amending the Fiscal Year 2027 budget to recognize and appropriate fund balance of \$3,500,000.00 within the Law Enforcement Impact Fee Fund budget. *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 execute **Change Order No. 01 to Task Order No. 01, under Master Contract 24-MCA-JAC-20089 with Jacobs Project Management Co.**, at the Guaranteed Maximum Price of \$2,405,847.10 to complete the Work in GMP#1 Package for Tillman Ridge Well No. 51 (TR-51) and Innlet Beach Well No. 2R. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
19. Motion to adopt Resolution 2026-____, authorizing the County Administrator, or designee, to execute and issue **Change Order No. 02 to Task Order No. 07 with Mott Macdonald Florida, LLC**, for construction administration services for the Re-Design of North Beach WTP project for an amount not to exceed \$300,000.00 under RFQ No. 22-01; Continuing Contracts for As Needed Professional Services, Master Contract No: 22-PSA-MOT-15832. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
20. 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*
21. Motion to adopt Resolution 2026-____, ratifying the **administrative submission of a grant application to the Florida Division of Historical Resources Special Category Grant Program** for the acquisition of the Armstrong-Arnold House (Glidden Property), in the amount of \$568,000. *For more information, contact Tera Meeks, Director, Community and Destination at 904 827-6891*
22. Motion to adopt Resolution 2026-____, approving the terms, provisions, conditions, and requirements of an **agreement between the Board of County Commissioners of St. Johns County and the State of Florida Department of Health** for operation of the St. Johns County Health department to provide environmental health services, communicable disease control services and primary care services from October 1, 2026 through and until September 30, 2027; and authorizing the chair to execute the agreement on behalf of the county. *For more information, contact Lisa Bonitatis, CHD Business Manager at 904 506-6152*

- 23.** Motion to adopt Resolution 2026 -_____, approving the **Paul Coverdell Forensic Science Improvement Grant Agreement**, authorizing the County Administrator or designee to execute the agreement in substantially the same form as attached hereto, along with any supplemental documents required to secure a grant in the amount of \$6,322.63 for pathology tools and autopsy instruments to be used by the Medical Examiner's Office; and amending the Fiscal Year 2027 budget to recognize and appropriate the grant funds as revenue within the Fiscal Year 2027 General Fund and Medical Examiner Department budgets *For more information, contact Kelly Boulos, Forensic Operations Manager at 904 209-0823*
- 24.** Motion to **approve minutes:**
- 9/15/26, BCC Regular
 - 9/15/26, BCC Special