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, November 3, 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 November 8, 2026, as St. Johns County-Israel Friendship Day
- Proclamation Recognizing November 11, 2026, as Veterans Day
- Proclamation Recognizing November as Adoption Month
- Recognition of Commissioner Arnold for her years of service
- Acceptance of Proclamations
- Deletions to Consent Agenda
- Approval of Consent Agenda
- Additions/Deletions to Regular Agenda
- Approval of Regular Agenda
- Public Comment

Presenter: Casey Dendor, AICP - England-Thims & Miller, Inc.
Staff Member: Patrick Heekin, Planner

District 2

1. ***Public Hearing*** *** Public Hearing continued from October 20, 2026 - ENCERT 2026-12 Star IV.** Application for Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida. This certification request is identified as ENCERT 2026-12 Agricultural Enclave Certification (Star IV) and includes approximately 70.83 acres. The subject property is located West of State Road 16, south of the Grand Oaks development, and north of the Windward Ranch development.

Presenter: Robert J. Walters, Esq | Stearns Weaver Miller
Staff Member: Trevor Steven, Planner

District 3

2. ***Public Hearing*** *** ENCERT 2026-14 Osceola Lakes North.** Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 103.29 acres of land. The subject property is located south of Wildwood Drive and north of Watson Road, approximately (1) mile west of US Highway 1 South.

District 3

3. ***Public Hearing*** *** ENCERT 2026-15 Osceola Lakes South.** Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 40 acres of land. The subject property is located south of Wildwood Drive and north of Watson Road, approximately (1) mile west of US Highway 1 South.

Presenter: Brad Wester of Driver, McAfee, Hawthorne & Diebenow
Staff Member: Saleena Randolph, Senior Planner

District 5

4. ***Public Hearing*** *** MAJMOD 2025-12 FL St. Augustine Inman PUD.** Request for a Major Modification to the Last Mile Distribution Facility PUD (Ord. 2020-43, as amended), at 3960 Inman Road, to allow up to 250,000 square feet of light industrial/flex warehousing uses; rename the PUD to FL St. Augustine Inman; revise permitted/prohibited uses, setbacks, building heights, access, phasing, and the Master Development Plan (MDP) Text and Map. The PZA held public hearings on October 1 and October 15, 2026, with public concerns primarily related to traffic, roadway capacity, permitted uses, and compatibility with surrounding areas. The applicant submitted revisions on October 6, 2026, addressing prohibited uses, traffic circulation signage, and buffering. On October 15, a motion to recommend approval, subject to prohibiting all on-site Distribution Centers, was made and failed with a vote of 3-4. Perkins, Matovina, and Green supported the motion to recommend approval, while Hilsenbeck, Spiegel, Labanowski, and Olson opposed it. No further motions were made. Therefore, the decision is deemed as a recommendation for denial. Staff did not receive a subsequent application update to prohibit all on-site Distribution Centers. Additional information is available in the staff report packet.

Presenter: Casey Dendor, AICP | England-Thims & Miller, Inc.
Staff Member: Evan Walsnovich, Planner

District 2

5. ***Public Hearing*** *** CPA(SS) 2026-08 Fruit Cove Baptist Church of Jacksonville.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.5 acres of land from Agricultural-Intensive (A-I) to Community Commercial (CC) with a site-specific text amendment permitting a minimum 50-foot Development Edge along the western property boundary abutting Parcel No. 027981-0040, a minimum 20-foot Development Edge along the eastern property boundary adjacent to non-residential uses, and no Development Edge shall be required where the property is contiguous to lands under common ownership. This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15, 2026. The applicant requested an expedited public hearing before the Board of County Commissioners, and has waived their right to an updated Staff Report. County staff will provide the Board of County Commissioners with a separate document summarizing the events of the PZA hearing as well as their recommendation.

District 2

6. ***Public Hearing*** *** REZ 2026-16 Fruit Cove Baptist Church of Jacksonville.** Request to rezone approximately 9.5 acres of land from Open Rural (OR) to Commercial General (CG) with a use-limiting condition. This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15, 2026. The applicant requested an expedited public hearing before the Board of County Commissioners, and has waived their right to an updated Staff Report. County staff will provide the Board of County Commissioners with a separate document summarizing the events of the PZA hearing as well as their recommendation.

Presenter: Casey Dendor, AICP | England-Thims & Miller, Inc.
Staff Member: Justin Kelly, MPA, CNU-A, Principal Planner

District 5

7. ***Public Hearing*** *** DRI MOD 2025-02 Bartram Park DRI.** Request to modify the Bartram Park Development of Regional Impact (DRI) to add 42.3 acres of land located on the south side of Race Track Road, between East Peyton Parkway and State Road 9B, to the DRI boundary, and amend the Development Order to increase the maximum square footage for commercial land use to 500,000 square feet and convert 20,000 square feet of commercial entitlements to 169 residential dwelling units, increasing the total number of residential dwelling units from 646 to 815 with no additional external vehicular trips added. This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15th, and was unanimously recommended for approval, 7-0.

District 5

8. ***Public Hearing*** *** CPA(SS) 2025-07 Bartram Grove.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 42.3 acres of land, located at 5404 Race Track Road, from Intensive Commercial to Mixed Use District with a Site-Specific Text Amendment Policy limiting the property to a maximum 90 multifamily and 90 single family dwelling units for a total of 180 dwelling units, and a maximum 50,000 square feet of retail/commercial and office uses that in combination do not generate more than 400 new, external p.m. peak hour trips. The current Site-Specific Text Amendment Policy (Ordinance 2017-14) limits the subject property to 175,000 square feet of recreational uses and 125,000 square feet of commercial uses that in combination do not generate more than 700 new, external p.m. peak hour trips for the previously approved development known as "Project Family". This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15th, and was unanimously recommended for approval, 7-0.

District 5

9. ***Public Hearing*** *** MAJMOD 2025-08 Bartram Grove PUD.** Request for a Major Modification to the Project Family PUD (Ordinance 2017-15) to rename the development "Bartram Grove" and allow for a maximum 90 single family dwelling units, 90 multifamily dwelling units for an overall maximum 180 dwelling units, and a maximum 50,000 square feet of commercial and office uses. This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15th, and was unanimously recommended for approval, 7-0.

Presenter: Keto Burns
Staff Member: Westly Woodward, Engineer

District 3

10. ***Public Hearing*** *** VACROA 2026-05 Seminole Avenue and Owens Ave ROW Vacation - Public Hearing to vacate a portion of Seminole Avenue and Owens Avenue right-of-way.** The subject of this Resolution is to hear a request for the vacation of portions of Seminole and Owens Avenue right-of-way (ROW). The unopened portions of Seminole and Owens Avenue right-of-way is not used for traffic circulation or access. The petitioner is the only affected property owner, the portions of ROW to be vacated currently segment the owner's property, therefore the applicant is requesting to vacate this portion of right-of-way for a more cohesive parcel. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation. An easement to the utility provider has already been deemed acceptable by FPL.

Presenter: Blair Knighting, AICP | Kimley-Horn and Associates, Inc.
Staff Member: Saleena Randolph, Senior Planner

District 1

11. ***Public Hearing* * MAJMOD 2026-13 Shoppes at Mill Creek Forest.** Request for a Major Modification to the Shoppes at Mill Creek Forest PUD (Ordinance 2018-45, as amended), to allow a land use exchange converting 120,000 square feet of permitted professional office space to 41,500 square feet of commercial/retail space based on equivalent vehicle trips, resulting in a maximum of 440,500 square feet of commercial/retail space and 15,000 square feet of professional office space; and to revise the Master Development Plan (MDP) Text and Map to reflect all proposed changes. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 1, 2026. Agency discussion focused on the proposed conversion of office uses to commercial/retail uses, roadway capacity and access, traffic impacts, site layout, and the applicable Floor Area Ratio (FAR). No members of the public spoke regarding the request. Following deliberation, the PZA recommended approval by a vote of 6-0. Members Perkins, Hilsenbeck, Matovina, Green, Spiegel, and Labanowski voted in support of the recommendation for approval. Member Olson was absent.

Presenter: Beth Breeding, Beth Breeding LLC
Staff Member: Trevor Steven, Planner

District 5

12. ***Public Hearing* * REZ 2026-08 St. Johns Commons Commercial.** Request to rezone approximately 9.16 acres of land from Open Rural (OR) to Commercial General (CG), located on the north side of County Road 210 West with direct access from Saint Johns Commons Road. This request was heard before the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, October 1, and was recommended for approval by a vote of 6-0.

Presenter: Kealey West, Deputy County Attorney

13. **Temporary Planning Data Center Moratorium.** Enactment of an Ordinance establishing a temporary planning moratorium regarding data centers effective November 15, 2026. 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. This ordinance was presented to the Board on October 6, 2026, for a first presentation as required by BOCC Rule 3.103.

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

14. **Consider appointment to the Planning and Zoning Agency.** Currently, there is (1) vacancy on the Planning and Zoning Agency due to the expired terms of Greg Matovina. A vacancy ad was placed and ran for (2) months. Please see attached for your review and consideration, a recommendation letter and (19) applications; Kimberly Beasley, Dist. 1, Christopher Chamberlain, Dist. 1, Krista Dube', Dist. 1, Kathryn McAvoy, Dist. 1, Elizabeth Tate, Dist. 1, James Angeletti, Dist. 2, Trista Brophy Cerquera, Dist. 2, Brian Clark, Dist. 2, Wilson McMullan, Dist. 2, Dr. Meredith Rudolph Payne, Dist. 2, Ashley Sumners, Dist. 2, Seth Wingate, Dist. 2, Cynthia Simmons, Dist. 3, Kyle Sawchuk, Dist. 3, James Galloway, Dist. 4, Taly Brinzey, Dist. 5, Karen Gabriel, Dist. 5, Rebecca Gallardo, Dist. 5, Lorie Wilson, Dist. 5.

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

15. **Consider appointments to the Construction Board of Adjustment and Appeals.** Currently, there are (5) vacancies on the Construction Board of Adjustment and Appeals due to expired terms and a resignation. A vacancy ad was placed in August of 2023 and was recently closed in July 2026. Please find attached for your review and consideration a recommendation letter from the Construction Board of Adjustment and Appeals and (9) applications: Todd Marshall, Dist. 1, Ashley Sumners, Dist. 2, Shasta Ware, Dist. 2, Seth Wingate, Dist. 2, William Lanni, Dist. 3, Robert Blood, Dist. 5, Taly Brinzey, Dist. 5, Leonard Moscatelli, Dist. 5, Thomas Walsh, Dist. 5.

- Commissioners' Reports
- County Administrator's Report
- County Attorney's Report

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County Auditorium
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Joy Andrews, County Administrator
Rich Komando, County Attorney

Tuesday, November 3, 2026 9:00 AM

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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 and authorizing the County Administrator, or designee, to execute the **Construction Agreement between St. Johns County and Northwood Properties of St. Augustine, LLC**, in substantially the same form as attached hereto; recognizing and appropriating the payment of $131,024.94 into the Fiscal Year 2027 Budget in for construction of the turn lane or an equivalent improvement at Holmes Boulevard and Norwood Drive. *For more information, contact Dick D'Souza, Assistant Director Transportation at 209-0792*

3. Motion to adopt Resolution 2026-_____, approving and authorizing the County Administrator, or designee, execute **Florida Transit Administration Award No. FL-2026-074**, in substantially the same form as attached hereto; recognizing and appropriating $712,014 in unanticipated grant revenue into the FY 2027 Transit Fund for the purchase of six replacement public transportation vehicles. *For more information, contact Corrina Joyner, Transit Grants Specialist at 904 209-0630*

4. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, of designee, to execute a **Non-Exclusive Permissive Use Agreement** for temporary access across a portion of Rock Springs Park. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

5. Motion to adopt Resolution 2026-_____, approving and authorizing the Chair, or designee, to execute **three easements between the Board of The Internal Improvement Trust Fund for State Lands** necessary for beach restoration. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

6. Motion to adopt Resolution No. 2026-_____, **authorizing Toxicology Testing, to Axis Forensic Toxicology, Inc**. as the responsive and responsible bidder and to execute a contract in substantially the same form and format as attached hereto. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

7. Motion to adopt Resolution No. 2026-_____, **authorizing IFB 2918; Purchase and Delivery of Carbon Dioxide, to Airgas USA, LLC.** as the lowest, responsive and responsible bidder and to execute a contract in substantially the same form and format as attached hereto. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

8. Motion to adopt Resolution 2026- _____, authorizing the County Administrator, or designee, to **award IFB No. 2958; Four Mile Road & SR16 Intersection Improvements FDOT-FPN #210253-9-54-01 to Halifax Paving, Inc.**, as the lowest, responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, for the Total Lump Sum bid price of $1,220,000.00 in accordance with the contract. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

9. Motion to adopt Resolution 2026 – _____, authorizing the County Administrator, or designee, to **award RFQ No: 2916; Professional Engineering Services for Northwest Water Reclamation Facility Expansion to CDM Smith, Inc.**, and to execute a contract in substantially the same form and format as attached in the amount of $7,301,402 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 execute **Contract Amendment #53 to Master Contract No: 21-MCC-VIL-14008 with Village Key and Alarm, Inc.**, dba VKA Security, in substantially the same form and format as attached hereto, extending Master Contract until March 31, 2027 with an increased hourly rate of $90/hour and ratifying Contract Amendment #52. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

11. Motion to adopt Resolution 2026-_____,authorizing the County Administrator, or designee, **execute purchase orders for the purchase of the vehicles and equipment budgeted in FY27 through the use of solicitations or piggyback** of the Florida Sheriff's Association Contracts FSA25-VEL33.0, FSA25-VEH23.0 and FSA26-EQU24.0 and the State of Florida Term Contracts 25100000-26-STC and 25101600-21-STC, as appropriate, in order to serve the best interest of the County, without further Board approval. *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 **piggyback and utilize Seminole County Term Contract No. IFB-5222-26/LTT with Cornerstone Construction Services, Inc.**, for the Stratton Road Transfer Station Tipping Floor Repair project, and to execute a contract in substantially same form and format as attached hereto; in an amount not to exceed $976,387.20. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*

13. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute and issue **Change Order No. 05 to Task Order No. 05 with Ardurra Group, Inc.**, for additional construction phase services for the Hastings WTP Improvements Project for an amount not to exceed $42,557.60 under RFQ No. 22-01; Continuing Contracts for As Needed Professional Services, Master Contract No: 22-PSA-ARD-16028. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

14. 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*

15. Motion to adopt Resolution 2026-_____, authorizing the Chair, or designee, to execute a **contract between St. Johns County and JALA** to provide legal aid services to indigent persons residing within St. Johns County. *For more information, contact Rich Komando, County Attorney at 904 209-0805*

16. Motion to adopt Resolution 2026-_____, approving the **South Ponte Vedra Beach Conservation Management Plan** and authorizing County staff to submit the approved plan, together with any required meeting documentation and public comment summary, to the State of Florida Department of Environmental Protection, Division of State Lands. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*

17. Motion to adopt Resolution 2026-_____, authorizing the Chair to execute the **Design Agreement between the Department of the Army and St. Johns County, Florida, for the Ponte Vedra Beach Coastal Storm Risk Management Project**, and authorizing the County Administrator, or designee, to execute any supplemental documents necessary to carry out the terms of the agreement: and authorizing a reserve transfer from the Tourist Development Category V Reserves fund to satisfy the $35,002 local match requirement, within the FY2027 budget. *For more information, contact Joseph Giammanco, Emergency Management Director at 904 295-3705*

18. Motion to adopt Resolution 2026-_____ authorizing the County Administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto between St. Johns County and the **St. Johns County Chamber of Commerce, providing for tourist related services as specified.** *For more information, contact Tera Meeks, Community and Destination Development Director at 904 209-4428*

19. Motion to adopt Resolution 2026- _____ consenting to the **issuance by the Florida Local Government Finance Commission of conduit revenue bonds on behalf of the Young Men's Christian Association (YMCA) of Florida's First Coast, Inc.** to finance and refinance costs related to YMCA facilities located within the jurisdictional boundaries of St. Johns County. *For more information, contact Christine Valliere, Director, Economic Development & Intergovernmental at 904 209-0541*

20. Motion to adopt Resolution 2026- _____ consenting to the **issuance by the Florida Local Government Finance Commission of conduit revenue bonds on behalf of the Presbyterian Retirement Communities, Inc. (PRC)** to finance costs related to PRC facilities located within the jurisdictional boundaries of St. Johns County. *For more information, contact Christine Valliere, Director, Economic Development & Intergovernmental at 904 209-0541*

21. Motion to adopt Resolution 2026-_____, approving the waiving of library fines through the collection of non-perishable food items during the **2026 Library Food for Fines program.** *For more information, contact Debra Rhodes Gibson, Library Director at 904 827-6926*

22. Motion to approve **minutes:**

- 10/20/2026, BCC Regular