ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst
District 2 - Martin Pyszczymuka
District 3 - Clay Murphy
District 4 - Krista Joseph
District 5 - Ann Taylor

BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, County Administrator
Rich Komando, County Attorney

Tuesday, November 17, 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 International Fraud Awareness Week
- Acceptance of Proclamations
- Deletions to Consent Agenda
- Approval of Consent Agenda
- Additions/Deletions to Regular Agenda
- Approval of Regular Agenda
- Public Comment

Presenter: Jennifer Ravan, St Johns County Tax Collector

1. **Total Earned, Unused, and Undistributed Revenue.** In compliance with Florida Statute, 218.36, the St. Johns County Tax Collector, Jennifer Ravan, will present a report of unused earned revenue collected for the 2025-2026 fiscal year. Please note that these unused revenues have already been estimated as part of the County budget process and therefore they do not necessarily represent additional County revenue.

Presenter: Angel King, Applicant
Staff Member: Evan Walsnovich, Planner

District 2

2. ***Public Hearing*** *** ENCERT 2026-16 King.** Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 36.63 acres of land. The subject property is located at 9400 Byrd Road in Hastings, Florida.

Presenter: Zach Miller, Esq., Agent
Staff Member: Saleena Randolph, Senior Planner

District 5

3. ***Public Hearing* * REZ 2026-17 Arapaho Commercial.** Request to rezone approximately 5.29 acres of land from Open Rural (OR) to Commercial Intensive (CI) with conditions, located at 1470 Arapaho Avenue, 1480 Arapaho Avenue, and an unaddressed Arapaho Avenue parcel. The Planning and Zoning Agency (PZA) considered this request at its regularly scheduled public hearing on October 15, 2026. The Agency discussed potential impacts of an entertainment complex compared to a hotel, including tree preservation, roadway capacity, traffic, access, signalization at U.S. 1, utility availability, and the costs of roadway improvements. Agency members and members of the public also expressed concerns regarding the loss of mature trees, increased traffic, roadway conditions, and the jurisdictional implications of annexation. The applicant indicated that an entertainment complex could provide greater open space than a hotel and agreed to provide a list of prohibited uses consistent with the Agency's discussion. Following deliberation, the Agency recommended approval subject to a condition requiring the applicant to provide a list of prohibited uses. The motion passed by a vote of 6-1, with Members Perkins, Hilsenbeck, Matovina, Green, Labanowski, and Olson in support and Member Spiegel opposed. Based on the hearing discussion, staff has included conditions in the proposed Ordinance to address the prohibited uses.

Presenter: Brad Wester; Driver, McAfee, Hawthorne & Diebenow
Staff Member: Abrielle Genest, Senior Planner

District 2

4. **CPA(SS) 2026-03 Tractor Supply.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC), specifically located at 4430 State Road 16. This request is a companion application to PUD 2026-02. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 15, 2026. Discussion focused on existing traffic conditions along State Road 16 and the anticipated traffic impacts associated with the proposed development. Two Agency Members expressed concern regarding approval of the request and the potential for commercial development to extend farther east along a portion of SR 16 that has historically been rural and residential in character. There were no public comments. The Agency voted to recommend approval of the Small-Scale Comprehensive Plan Amendment, with the condition that the site is limited to the development of a Tractor Supply by a vote of 6-1. Support was made by members Hilsenbeck, Speigel, Perkins, Green, Labanowski, and Matovina, with Olson dissenting.

5. **PUD 2026-02 Tractor Supply.** Request to rezone approximately 5.03 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 48,745 square feet of Rural Commercial uses to include commercial retail with outdoor display, specifically located at 4430 State Road 16. This request is a companion application to CPA(SS) 2026-03. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 15, 2026. Discussion focused on existing traffic conditions along State Road 16 and the anticipated traffic impacts associated with the proposed development. Two Agency Members expressed concern regarding approval of the request and the potential for commercial development to extend farther east along a portion of SR 16 that has historically been rural and residential in character. There were no public comments. The Agency voted to recommend approval of the PUD rezoning by a vote of 6-1. Support was made by members Hilsenbeck, Speigel, Perkins, Green, Labanowski, and Matovina, with Olson dissenting.

Presenter: Kent Bush - IME Civil & Surveying
Staff Member: Patrick Heekin, Planner

District 2

6. ***Public Hearing*** *** REZ 2026-07 501 Comet Drive.** A request to rezone approximately 0.59 of an acre of land from Open Rural (OR) to Industrial Warehouse (IW) with conditions. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, October 15, 2026, and was unanimously recommended for approval by a vote of 7-0.

Presenter: Jacob Smith, Planning Division Manager
Staff Member: Amy Ring, Special Project Manager

7. ***Public Hearing*** *** LDCA 2026-06 Land Development Code Updates - First Reading.** LDCA 2026-06 amends Land Development Code (LDC) Articles II, III, VI, and XII to maintain consistency with recent changes to Florida Statutes and to clarify certain existing sections of the code. This ordinance also amends Ordinance 2025-19 to authorize St. Johns County Assistant Directors and the Planning Division Manager to process and render approval decisions for plats and replats, in addition to the Director of Growth Management, pursuant to s. 177.071, Florida Statutes. Additionally, this amendment amends the West Augustine overlay to add Food Truck Parks as an allowed use and codify related design standards.

Presenter: Joy Andrews, County Administrator

8. **Amendment 3: Financial Outlook and Resiliency Planning.** Following the passage of Amendment 3 in the November 2026 General Election, the County is evaluating the anticipated impacts to property tax revenues and the resulting implications for future budgets, services, and operations. This workshop will provide the Board with an overview of the projected financial impacts, planning efforts and operational measures underway, and opportunities for Board discussion and direction regarding the County's approach to maintaining services and financial resiliency.

Presenter: Kealey West, Deputy County Attorney

9. ***Public Hearing*** *** Public Hearing - Florida Power & Light Franchise Agreement Ordinance.** Florida Power & Light Company currently provides electric utility services within portions of unincorporated St. Johns County utilizing County rights-of-way and other public property for the placement and maintenance of electric transmission and distribution infrastructure. The proposed non-exclusive Franchise Agreement grants FPL the continued right to construct, operate, and maintain its electric facilities within County rights-of-way and the nonexclusive right and privilege of supplying electricity and other services in the portions of the County subject to the terms and conditions of the Agreement. The Agreement establishes a franchise fee equal to 6% of FPL's applicable gross revenues derived from the sale of electricity within the unincorporated areas of the County it serves. The franchise fee will be collected by FPL through customer billing and remitted to the County. The proposed Agreement is consistent with franchise agreements utilized by counties and municipalities throughout the State and provides compensation to the County for the private use of public rights-of-way while preserving the County's police powers and regulatory authority.

- 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 and ratifying the County Administrator's execution of **Florida Fish and Wildlife Conservation Commission Agreement No. 26142**; recognizing and appropriating $299,179 in grant revenue for the St. Johns County Incidental Take Permit Renewal and Habitat Conservation Plan Update. *For more information, contact Michael Lagasse, Environmental Manager at 904 209-0617*

3. Motion to adopt Resolution 2026-_____, accepting a **Bill of Sale with Schedule of Values, a Release of Lien, and Warranty** for water to serve 1350 Davis Warehouses located off Northwood Drive. *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 associated with the sewer system and a Bill of Sale with Schedule of Values, Final Release of Lien, and Warranty** associated with the water, sewer and reuse systems to serve Elm Ridge Silverleaf Parcel 32. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

5. 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 Iron Ark, LLC** 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*

6. 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 Iron Ark, LLC** 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*

7. Motion to adopt Resolution 2026 – _____, authorizing the County Administrator, or designee, to **award RFQ No: 2835; Design, Permitting, and Construction Administration of FEMA Category G Ponte Vedra Beach Restoration Project to First Line Coastal, LLC.**, as the top ranked Respondent, and to execute a contract in substantially the same form and format as attached in the amount of $3,624,521.62 to perform the required services in accordance with the negotiated contract. *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 RFP 2911; Grant Writing Services to Kimley-Horn and Associates, Inc.**, as the top ranked Proposer, and to execute a contract in 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*

9. Motion to authorize the County Administrator, or designee, to **donate a 2008 Ford Ranger (CV#1138) to the SEA Community Help Resource Center, Inc.** *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

10. Motion to adopt Resolution 2026- _____, **recognizing and appropriating unanticipated revenue; and approving the Fiscal Year 2026 end-of-year fund reserve transfers** per the attached schedule to ensure fiscal year-end positive account balances per the St. Johns County Administrative Code. *For more information, contact Wade Schroeder, Director, Management & Budget at 904 209-0570*

11. Motion to approve the **calendar year 2027 holiday schedule** for the Board of County Commissioners. *For more information, contact Desiree Woroner, Director, Human Resources at 904 209-0622*

12. Motion to adopt Resolution 2026-_____, approving the **Interlocal Agreement between St. Johns County and the Statewide Guardian ad Litem** Office for reimbursement of Administrative Specialist services in an amount not to exceed amount of $83,299; authorizing the County Administrator, or designee, to execute the Interlocal Agreement and any related documents necessary to implement and administer the Agreement. *For more information, contact Desiree Woroner, Director HR and Risk Management at 904 209-0622*

13. Motion to adopt Resolution 2026-_____, approving the **Agreement between St. Johns County and the University of Florida Board of Trustees, on behalf of the University of Florida Child Protection Team**; authorizing the County Administrator, or designee, to execute the Agreement; and authorizing the County Administrator to execute subsequent amendments under certain conditions. *For more information, contact Shawna Novak, Director, Health at 904 209-6089*

14. Motion to adopt Resolution 2026-_____, approving and authorizing the County Administrator, or designee, to execute **a State Housing Initiatives Partnership Grant Agreement**, in substantially the same form as attached hereto, allocating $250,000 to Operation Lifeline, Inc., for the purchase of property for affordable housing. *For more information, contact Joseph Cone, Assistant Director, Health and Human Services at 904 827-6890*

15. Motion to reappoint Harold Dockins Sr. as an at-large member of the **Recreation Advisory Board** for a second full (4) year term, set to expire November 15, 2030. *For more information, contact Shelby Romero, Sr. Asst. to the Board of County Commissioners at 904 209-0307*

16. Motion to appoint Stephen Danner and Cecilia Birk to the **Ponte Vedra Zoning and Adjustment Board** to a full (4) year term scheduled to expire on November 17, 2030; and to shift John Patton, a current holdover member of the Ponte Vedra Zoning and Adjustment Board, to serve, until filled by a qualified applicant, the partial term scheduled to expire on October 3, 2027. *For more information, contact Shelby Romero, Sr. Asst. to the Board of County Commissioners at 904 209-0307*

17. Motion to appoint Mollie Meikle, an at-large member of the **Library Advisory Board** to the District 5 representative seat, set to expire November 4, 2029; and to appoint Carl McGowan, as the at-large member of the Library Advisory Board for a full (4) year term, set to expire November 17, 2030. *For more information, contact Shelby Romero, Sr. Asst. to the Board of County Commissioners at 904 209-0307*

18. Motion to adopt Resolution 2026-_____, approving the terms, conditions, provisions, and requirements of a **Grant Agreement in the amount of $250,000 between the Florida Inland Navigation District and St. Johns County, Florida, for the Vilano Boat Ramp dredging project**, with $250,000 in matching funds allocated in the FY27 Tourist Development Tax (TDT) budget; and authorizing the County Administrator, or designee, to execute the Grant Agreement. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*

19. Motion to adopt Resolution 2026-_____, approving and granting a **Certificate of Public Convenience and Necessity to RG Ambulance Service, Inc. dba Century Ambulance Service**, 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*

20. Motion to adopt Resolution 2026-_____, approving the **Library's Annual Plan of Service 2026-2027**, as required by the State Library of Florida in order to receive annual State Aid to Libraries Grant funding. *For more information, contact Debra Rhodes Gibson, Director, Library at 904 827-6926*

21. Motion to adopt Resolution 2026-_____, accepting the **donation of furnishings for the Main Library**, and thereby the creation of an asset inventory record. *For more information, contact Debra Gibson, Director, Library at 904 827-6926*

22. Motion to adopt Resolution 2026-_____, accepting the **donation of mobile shelving for the Bartram Trail Library**, and thereby the creation of an asset inventory record. *For more information, contact Debra Gibson, Director, Library at 904 827-6926*

23. Motion to approve **minutes**:

- 11/3/2026, BCC Regular