ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, County Administrator
Rich Komando, County Attorney

Tuesday, December 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
- Certificate of Recognition for Colonel Jacob Tenore's 100th Birthday
- Certificate of Recognition for St. Johns County Achieving the Designation of a Certified Autism Destination
- Fall 2026 SJC 101 Graduate Recognition
- Acceptance of Proclamations
- Deletions to Consent Agenda
- Approval of Consent Agenda
- Additions/Deletions to Regular Agenda
- Approval of Regular Agenda
- Public Comment
- Commissioners' Reports
- County Administrator's Report
- County Attorney's Report

Presenter: Jasmin Roman, Appellant
Staff Member: Trevor Steven, Planner

District 3

1. ***Public Hearing*** *** PLNAPPL 2026-11 Cypress Road Mobile Home Park (ZVAR 2026-25 Approval).** Request to appeal the Planning and Zoning Agency (PZA) approval of a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, located specifically at 1045 Cypress Road. The PZA heard the original Zoning Variance request (ZVAR 2026-25) at their regularly scheduled meeting on Thursday, August 20, 2026, where it was approved by a vote of 4-2.

Presenter: Kristin Zeller
Staff Member: Jacob Smith, AICP, Planning Manager

District 2

2. **ADMA26-02 Administrative Appeal of ADMI 2026-03 Courtney Vista Dr MUP / Silver Landing Phase 2A (Lot 360).** An Appeal of ADMI 2026-03 Courtney Vista Dr MUP / Silver Landing Ph 2A (Lot 360) regarding the administrative interpretation of Courtney Vista Drive's roadway classification, multi-use path standards, and required buffering and screening along the roadway.

Presenter: Jean Abi-Aoun | Thomas and Hutton
Staff Member: Evan Walsnovich, Planner

District 5

3. ***Public Hearing*** *** REZ 2026-10 3240 Parker Drive.** Request to rezone approximately ten (10) acres of land from Industrial, Warehousing (IW) with conditions to Commercial, Intensive (CI). This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 5, 2026, and was recommended for approval by a vote of 6-0. There was minor discussion between the applicant and members of the Planning and Zoning Agency regarding traffic impacts from the site.

Presenter: Shannon Acevedo, AICP | SD Planning Solutions
Staff Member: Abrielle Genest, Senior Planner

District 3

4. ***Public Hearing*** *** MAJMOD 2026-11 Hanania Auto Group.** Request for a Major Modification to the Travel Center at State Road 207 PUD (Ordinance 2019-06, as amended) to add approximately 0.64 acres (Parcel ID 136550-0000): currently zoned Commercial Highway Tourist (CHT), to increase the maximum square footage of commercial space from 40,000 square feet to 180,000 square feet, to change the name of the PUD from "Travel Center at State Road 207" to "Hanania Auto Group" and provide other revisions within an updated MDP Text and Map. The Planning and Zoning Agency heard this request at its regularly scheduled public hearing on November 19, 2026. Agency discussion focused on site access, the increase in square footage, and traffic generation. No public comment was received. Following discussion, the Agency voted to recommend approval of the Major Modification with a condition that a culvert is added along the western access to Deerpark Boulevard by a vote of 5-0. Support was made by members Hilsenbeck, Speigel, Perkins, Labanowski, and Olson.

Presenter: Matthews | DCCM, as Agent, and Tyler Lee, as Owner
Staff Member: Saleena Randolph, Senior Planner

District 2

5. ***Public Hearing*** *** CPA(SS) 2026-02 Lee Family Property.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 39.49 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five (5) residential dwelling units; located at 7550 State Road 207. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on November 5, 2026. Agency discussion focused on the existing agricultural operations on neighboring properties and the location of the existing Development Area Boundary. No public comment was received. Following deliberations, the Agency recommended approval of the request by a 6-0 vote, with Members Perkins, Hilsenbeck, Green, Spiegel, Labanowski, and Olson voting in favor.

Presenter: Matthews | DCCM, as Agent, and Tyler Lee, as Owner
Staff Member: Westly Woodward, Engineer

District 2

6. ***Public Hearing*** *** NZVAR 2026-05 Lee Family Property.** Request for a Non-Zoning Variance to Section 5.01.01.C.1 of the Land Development Code to create five (5) residential lots without subdivision and platting requirements; Section 6.02.01.D.2 and 6.02.01.D.3 to permit up to four (4) new residential driveways on a collector roadway; and Section 6.02.09 to allow relief from the requirement to construct a stormwater management facility as part of the proposed residential development. This request is a companion application to CPA(SS) 2026-02 Lee Family Property.

Presenter: Geoffrey Batteiger
Staff Member: Trevor Steven, Planner

District 4

7. **CPA(SS) 2026-07 1245 Pine Island Road.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.01 acres of land from Rural Commercial (RC) to Residential-A (RES-A) to allow for one (1) residential dwelling unit. This is a companion application to REZ 2026-15 1245 Pine Island Road. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 5, 2026, and was recommended for approval by a vote of 6-0.

District 4

8. ***Public Hearing*** *** REZ 2026-15 1245 Pine Island Road.** Request to rezone approximately 1.01 acres of land from Commercial Highway and Tourist (CHT) to Open Rural (OR) to allow for one (1) residential dwelling unit. This is a companion application to CPA(SS) 2026-07 1435 Pine Island Road. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 5, 2026, and was recommended for approval by a vote of 6-0.

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

9. ***Public Hearing*** *** Adoption Hearing: LDCA 2026-06 Land Development Code Updates.** 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. The Planning and Zoning Agency heard this item on November 19, 2026 and voted 5-0 (Perkins, Hilsenbeck, Spiegel, Labanowski, Olson; Green absent) to recommend approval. There was minimal Agency discussion and one member of the public spoke in favor of the Food Truck Park portion of the amendment.

Presenter: Tera Meeks, Community and Destination Development Director

10. **St. Johns County Chamber of Commerce Tourism Agreement.** At the November 17, 2026 BCC meeting, the Board directed staff to return the tourism agreement with the St. Johns County Chamber of Commerce for reconsideration.The executed Agreement is attached for Board review. The Agreement provides $152,000 in funding for the further development of tourism in St. Johns County through the continued implementation of the the Autism Certification Grants, the Nights of Lights lighting expansion program and Ponte Vedra Tourism Product Development Plan. The continued partnership is expected to result in enhanced tourism opportunities in St. Johns County which will increase overall visitor numbers as well as average length of stay for the area. The Chamber of Commerce agreement has an initial term of one-year with renewal options for an additional two years. The Tourism Development Council reviewed the request at its July 20, 2026 meeting and recommended that the services be continued through a new one-year agreement with funding of $152,000. The Board of County Commissioners approved the agreement as part of the regular agenda on November 3, 2026.

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

11. **St. Johns County, Florida Water and Sewer Revenue Bonds, Series 2027.** On June 17, 2025, St. Johns County Utilities Department presented to the Board an overview of its 5-10 year Capital Improvement Plan (CIP). At this meeting the Board approved adjustments to the reclaimed water rates and unit connection fees. On March 3, 2026, the Board passed Resolution 2026-72 to allow for the reimbursement of certain costs relating to the acquisition and construction of various capital improvements to the County's water, wastewater, and reclaimed water utility system. Additionally, the Board directed staff to assemble a finance team to facilitate utility bonds not to exceed $345,000,000 principal amount as well as a five-year rate index of 5.75% per year for water and wastewater rates. The December 1, 2026 agenda item provides consideration of a resolution of the Board of County Commissioners, authorizing the issuance of St. Johns County, Florida Water and Sewer Revenue Bonds, Series 2027, in an aggregate principal amount not to exceed $300,000,000, in one or more series, for the principal purposes of financing and reimbursing costs of the acquisition, construction and equipping of various capital improvements to the County's Water and Sewer Utility System. The resolution authorizes the issuance of the Bonds and pledges water and sewer net revenues and legally available connection charges to secure payment of the debt service. The Resolution provides for a competitive sale of the Bonds and approves the forms of various financing documents including the Official Notice of Sale, the Preliminary Official Statement, the Continuing Disclosure Certificate, and the Registrar and Paying Agent Agreement, all of which are incorporated as exhibits to this item.

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

12. **Consideration of the proposed 2027 St. Johns County Legislative Action Plan and Legislative Advocacy Policy.** The St. Johns County Legislative Action Plan (LAP) is a focused list of priorities for which the County seeks financial assistance and other support from our State and Federal representatives, and also identifies legislative policy priorities. Administration presents this list of recommended items from County staff for the Board to consider adopting as the 2027 LAP. The County then presents the approved LAP to the public and submits it to the County's Legislative Delegation and other public agencies for consideration. Additionally, the Office of Intergovernmental Affairs is proposing a Legislative Advocacy Policy to serve as a companion governance framework alongside the annual LAP. The policy would establish standing legislative priorities and advocacy principles and authorize the County Administrator, or designee, acting through the Office of Intergovernmental Affairs, to engage in legislative advocacy on behalf of the County. Such advocacy would be carried out in accordance with the policy's protocols guidelines and standing principles, as well as the priorities identified in the annual LAP.

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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 approve the **Bartram Grove PUD School Concurrency Proportionate Share Mitigation Agreement** (CONSCA 2026-01). *For more information, contact Lauren Dwyer, Transportation Planner at 904 209-0753*

3. 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 Valvoline Oil-Beacon Lake. *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, Bill of Sale with Schedule of Values, Release of Lien and Warranty** associated with the water and sewer systems to serve Smyrna Ready Mix Concrete. *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, a Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer system to serve Classic Car Museum on US1 South. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

6. Motion to adopt Resolution 2026-_____, accepting a **Deed of Dedication** for two (2) lift station parcels located along World Commerce Parkway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2026-_____, approving and authorizing the Chair of the Board, on behalf of the County, to execute an **Easement to the City of Jacksonville Beach**, a municipal corporation in Duval County, d/b/a Beaches Energy Services to provide electrical service to the new restrooms at DeLeon Shores Park. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2026-_____, approving the terms of a **Purchase and Sale Agreement** and authorizing the County Administrator, or designee, to execute the Purchase and Sale Agreement on behalf of the County, for the acquisition of property for a future integrated water supply facility off County Road 16A. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

9. Motion to adopt Resolution 2026-_____, authorizing the County Administrator or their designee, on behalf of the County, to execute and deliver to the State of Florida Department of Transportation (FDOT) a **Drainage Connection Permit Maintenance Agreement** allowing St Johns County to take advantage of the FDOT's recently constructed stormwater pond and to provide stormwater treatment for the County's Silverleaf Sportsplex. *For more information, contact Ryan Kane, Director, Parks at 904 209-0324*

10. Motion to adopt Resolution 2026-_____, **recognizing and appropriating $5,837,282 in grant funds from the Florida Shared-Use Nonmotorized (SUN) Trail Program** for construction and construction engineering and inspection (CEI) associated withthe SUN Trail along Beach Boulevard from Pope Road to SR A1A. as unanticipated revenue into the Transportation Trust Fund and authorizing its expenditure by the Engineering Capital Projects Department; approving and authorizing the County Administrator to execute and deliver on behalf of the County the required Agreements and associated Maintenance Memorandum of Agreements in substantially the form and format as attached. *For more information, contact Greg Caldwell, Public Works Director at 904 209-0266*

11. 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 Jobsite Dumpsters, LLC** D/B/A Jobsite Disposal, 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*

12. 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 Independence Dumpsters, LLC** D/B/A Vavia Dumpster Rental Jacksonville 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*

13. Motion to adopt Resolution 2026 – _____, authorizing the County Administrator, or designee, to **award RFQ No: 2902; Professional Engineering Services for Four (4) Water Infrastructure Projects to Carollo Engineers, Inc.**, as the top ranked Respondent, and to execute a contract in substantially the same form and format as attached in the amount of $7,381,476.55 to perform the required services in accordance with the negotiated contract. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

14. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute and issue **Change Order No. 01 to Task Order No. 11 with England, Thims & Miller, Inc. for the Re-design of Improvements to the Solana Road and SR A1A Intersection,** for the lump sum amount of $772,857.94 under RFQ No. 22-01; Continuing Contracts for As Needed Professional Services, Master Contract No: 22-PSA-ENG-15892. *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 **piggyback and utilize Solid Waste Authority of Palm Beach County's Contract No. 19-202 with Paradigm Software, LLC** for the purchase of WeighStation Software and to execute a contract in substantially same form and format as attached hereto; for a total three-year cost of $165,213.45, including any authorized renewals, based upon availability of appropriated funds each Fiscal Year. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

16. Motion to adopt Resolution 2026-_____, whereby the **St. Johns County Board of County Commissioners elects to opt out of providing an ad valorem property tax exemption to certain properties otherwise eligible for the Live Local Act Missing Middle Property Tax Exemption**, under authority granted pursuant to section 196.1978(3)(o), Florida Statutes. *For more information, contact Kealey West, Deputy County Attorney at 904 209-0816*

17. Motion to adopt Resolution 2026-_____, **amending the Fiscal Year 2027 Law Enforcement Trust Fund budget** to recognize and appropriate receipts from a confiscated property case. *For more information, contact Robert A. Hardwick, Sheriff at 904 209-0568*

18. Motion to **reappoint Ms. Susan Ponder-Stansel as the St. Johns County representative on the Health Planning Council of Northeast Florida, Inc** for a two-year term scheduled to expire October 2028. *For more information, contact Shelby Romero, Sr. Asst. to the Board of County Commissioners at 904 209-0307*

19. Motion to adopt Resolution 2026-_____, approving and accepting the terms, conditions, provisions, and requirements of the agreement for **release and settlement of all claims between both Adam Greenburg and Ed Blake and St. Johns County and** approving transfer of $328,022 from Utilities Enterprise Fund Reserves to Office of County Attorney for payment of said funds pursuant to the agreement. *For more information, contact Laura Dodd, Assistant Director, Risk Mgmt & Benefits at 904 827-6889*

20. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to apply for the **Selfless Love Foundation One Voice Impact Program 2027 Mini Grant Application** in an amount not to exceed $5,000. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

21. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute a **non-exclusive permissive use agreement**, in substantially the same form and format as attached hereto, authorizing temporary use of St Johns County Ocean and Fishing Pier for a New Year's Eve Fireworks Display *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*

22. Motion to adopt Resolution 2026-____, recognizing and appropriating an amount up to **$1,953,590 in federal grant funds awarded by the U.S. Department of Homeland Security into the FY 2027 Fire District Fund and General Fund Budgets;** and authorizing the County Administrator, or designee, to accept and receive the federal funds through the FEMA Grants Outcome (FEMA GO) system subject to the Award Letter, Agreement Articles, and Obligating Document. *For more information, contact Jeremy Robshaw, Administrative Services Chief at 209-1750*

23. Motion to adopt Resolution 2026-_____, approving the terms, conditions, and requirements of a **grant agreement with the Florida Division of Emergency Management in the amount of $97,100.00, through the Emergency Management Performance Grant**, authorizing the County Administrator, or designee, to execute the grant agreement on behalf of the County substantially in the same form as attached, and recognizing and appropriating within the FY27 General Fund Emergency Management Department *For more information, contact Joseph Giammanco, PhD, Director, Emergency Managment at 904 824-5550*

24. Motion to adopt Resolution 2026-_____, recognizing the **purchase and donation of carpeting by the Ponte Vedra Friends of the Library** for the library's large meeting room, and thereby creating asset record for said flooring. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 904 827-6926*

25. Motion to approve **minutes:**

- 11/17/2026, BCC Special
- 11/17/2026, BCC Regular

26. Proofs:

Proof: Notice of Meeting, Value Adjustment Board Meeting, held on October 8, 2026, published on September 25, 2026, in the St. Augustine Record.

Proof: Notice of Public Hearing to consider adoption of the following ordinance at a regular meeting on November 3, 2026, published on October 13, 2026, in the St. Augustine Record.

Proof: Notice of Public Hearing to consider adoption of the following ordinance at a regular meeting on November 3, 2026, published on October 13, 2026, in the St. Augustine Record.

Proof: Request for Qualifications, RFQ No.: 3080; Construction Manager-A-Risk (CMAR) for Three (3) Water Infrastructure Projects, published on September 24, 2026 and October 1, 2026, in the St. Augustine Record.

Proof: Request for Bids No.: 2971; South Ponte Vedra Beach Nourishment - FEMA CAT-G Project, published on October 7, 2026 and October 14, 2026, in the St. Augustine Record.