

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

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



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

Joy Andrews, County Administrator  
Rich Komando, County Attorney

Tuesday, May 6, 2025 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 Court
- ❖ Invocation
- ❖ Pledge of Allegiance
- ❖ Proclamation Recognizing Gold Star Awareness
- ❖ Proclamation Recognizing Correctional Officers and Employees Week
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

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

**Staff Member: Evan Walsnovich, Planner**

### **District 5**

1. **Public Hearing \* PUD 2024-13 Tidal 210.** Request to rezone approximately 65 acres of land from Commercial Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for the development of a maximum of 297 townhome units; located on the east side of Sandy Creek Parkway, south of County Road 210 and east of I-95. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on March 20, 2025 and the motion for approval failed on a vote of 3 to 3 (Labanowski, Hilsenbeck, Spiegel voted no; Pierre, Green and Matovina voted for approval; Perkins was absent). There was public comment made about the project, the main concerns raised by the public centered on the potential negative impacts to the deficient roadways and wetlands located on the site.

**Presenter: Michael Roberson, Growth Management Director**

2. **Comprehensive Plan Update: Population Projections.** St. Johns County is in the process of developing an updated Comprehensive Plan. At the regular BCC meeting on March 18, 2025 the County's consultant, Inspire Placemaking Collective (Inspire), provided clarifications to future calculations for parks and recreation space and information about medium population projections for the County. The Board directed Inspire to utilize medium population projections as the basis for the 2050 Comprehensive Plan. Inspire subsequently revised relevant Data and Analysis documents and has provided a redline for review.

**Presenter: Neal Shinkre, Director, Utilities**

3. ***Public Hearing \* Amendment to the Irrigation Ordinance regulating the consumptive use of water for landscape irrigation.*** The St. Johns River Water Management District has been endorsing changes to landscape irrigation ordinances for use of reclaimed water to allow restrictions based on a utility provider's operational needs. This change will put St. Johns County Utilities in conformity with the best practices suggested by the St. Johns River Water Management District's goals for water conservation.

**Presenter: Tony Cubbedge, Environmental Division Manager**

4. ***Public Hearing \* Amending the SJC Utilities Ordinance – Second Reading.*** During a recent Florida Department of Environmental Protection (FDEP) inspection of the Utilities Pretreatment Program, it was discovered that the current Utility Ordinance did not give delegation authorization from the Utility Director to the Pretreatment Coordinator. It was also noted that the Ordinance did not define a timeline for reviewing data and issuing or denying Pretreatment permits. These minor amendments (pages 42 and 52) to the Utility Ordinance will address the changes FDEP requested during the Pretreatment inspection. First Reading was held April 1, 2025.

**Presenter: Christina Evans; Matthews | DCCM**

**Staff Member: Justin Kelly, MPA, Senior Planner**

**District 3**

5. ***Public Hearing \* REZ 2025-02 SR 207/Helen Road Commercial.*** Request to rezone approximately 0.97 acres of land, located at 180 State Road 207, from Residential, Manufactured/Mobile Home (RMH) to Commercial Intensive (CI) with conditions, consistent with the CI zoning on the remaining one (1) acre portion of the overall 1.97-acre property. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, April 3, 2025, and was recommended for approval, 5-0.

**Presenter: Dale Bradshaw, PSM**

**Staff Member: Westly Woodward, Engineer**

**District 3**

6. ***Public Hearing \* NZVAR 2024-16 1235 S. Winterhawk Drive.*** Request for a Non-Zoning Variance to Sections 6.02.01.B.3 and 6.04.07.B.1 of the Land Development Code to allow for the use of an access easement within a platted subdivision.

- 7. FLUEDRA Mediation Update: PUD2024-09 Robinson Improvement Company.** On November 5, 2024, the Board denied Robinson Improvement Company's request to rezone 2,763 acres to PUD (PUD2024-09). The property is located north of County Road 214, south of County Road 208, and between I-95 and County Road 13A. Robinson Improvement filed a request for relief from the denial under the Florida Land Use and Environmental Dispute Resolution Act ("FLUEDRA"). FLUEDRA provides a means to potentially resolve disputes pre-suit through a special magistrate mediation and hearing process. The special magistrate mediation occurred on March 28, 2025. During the mediation, Robinson Improvement presented a revised plan providing more site detail, including a neighborhood commercial component. The parties agreed that, contingent on Board approval, Robinson Improvement could proceed to a public rezoning hearing on the revised plan. If the Board does not approve scheduling the new rezoning hearing, the parties will proceed to a public hearing before the special magistrate regarding the FLUEDRA request.

- ❖ 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 2025-\_\_\_\_\_, approving the **final plat** for Marsh Harbor South Phase 1. *For more information, contact Lisa Brown, Development Review Manager at 904 209-0692*
3. Motion to adopt Resolution 2025-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to execute and deliver the **Public Transportation Grant Agreement** (Financial Project 418441-1-84-25) between the County and Florida Department of Transportation, awarding up to a maximum of amount \$684,217 for operation and maintenance of the County transit system, in substantially the same form as attached hereto; recognizing and appropriating the **grant funds in the Transit Revenue and Expenditure budget for FY 2025**; authorizing the County Administrator to **execute documents** or subsequent agreements in certain circumstances. *For more information, contact Rachel Morris, Transit Grants Specialist at 904 209-0630*
4. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the **notice** required by Section 336.10, F.S., for a Public Hearing on June 3, 2025 at 9:00am or at a date and time as soon thereafter as possible to hear a request for the vacation of a portion of unopened Poinsettia Road right-of-way (VACROA 2025-01 O'Hara Family Property). *For more information, contact Westly Woodward, Engineer at 904 209-0615*
5. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting an **Easement for Utilities** associated with the water meters, an Easement for Utilities associated with the sewer system and a **Bill of Sale, Final Release of Lien and Warranty** associated with the water and sewer systems to serve Marketplace Multifamily Phase 1A. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting an **Easement for Utilities and Warranty** associated with the water meters to serve Hodges Mazda at St. Johns Marketplace. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting a **Final Release of Lien and Warranty** associated with the water and sewer systems to serve Turnbull Park. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
8. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting the terms and authorizing the County Administrator, or designee, to execute a **Temporary Access Easement** for a telecommunication tower to be located off Rivertown Main Street. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting an **Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty** associated with the water, sewer and reuse systems to serve Silverleaf Parcel 9 Phase 1B. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2025-\_\_\_\_\_, requesting the State of Florida, Board of Trustees of the Internal Improvement Trust Fund, **lease a portion of Deep Creek State Forest to St. Johns County for public recreational purposes**; authorizing the County Administrator, or designee, to execute any documents that may be necessary to complete the application process. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement** for Easement for Utilities provided by SJC Acquisition, LLC for a reclaimed water transmission main to be located off Agricultural Center Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
12. Motion to adopt Resolution 2025-\_\_\_\_\_, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement** for the acquisition of property required for the State Road 16 and Four Mile Road Intersection Improvements Project. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
13. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting an **Easement for Utilities** provided by Mary B. Long Timber Trust and approving the terms and authorizing the County Administrator, or designee, to join in the **execution of a Grant of Access Easement Agreement** for use of Industry Center Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
14. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting an **Easement for Utilities and a Temporary Construction Easement** from The School Board of St. Johns County Florida to St. Johns County to connect to the sewer system to serve the Central St. Johns County Tournament Complex located on Timberwolf Trail. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
15. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting an **Easement for Utilities** provided by Roy H. Hinman, II off Industry Center Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

16. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting an **Easement for Utilities** provided by Gabye Lee Usina Living Trust located between I-95 and Green Acres Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
17. Motion to adopt Resolution 2025-\_\_\_\_\_, accepting a **Deed of Dedication** for property to be used for a utility site located on County Road 16A and the Letter Agreement Confirming **Utility Credits** for the parcel in Silverleaf as required in the Amended and Restated Utility Service and Refund Agreement, and authorizing the County Administrator, or designee, to execute the letter. (This item needs to be held at the same time or following the Resolution authorizing the County Administrator to execute a Second Amendment to the Amended and Restated Utility Service and Refund Agreement in connection with the Silverleaf DRI.) *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
18. Motion to adopt Resolution 2025-\_\_\_\_\_, allowing the Chair, or designee, to execute the **Second Amendment Utility and Refund Agreement** with White Ford's Timber, LLC, Trout Creek Venture, LLC, Bocage Ventures, LLC, and White's Ford Investments, LLC. *For more information, contact Neal Shinkre, Director, Utilities at 904 209-2721*
19. Motion to adopt Resolution 2025-\_\_\_\_\_, and setting the **Public Hearing** for May 20, 2025, for the potential adoption of the St. Johns County Utility Rate Tariff Document to accommodate changes to reclaimed water rates for Beacon Lake Phases 1-3. *For more information, contact Neal Shinkre, Utility Director at 904 209-2721*
20. Motion to adopt Resolution 2025-\_\_\_\_\_, and setting the **Public Hearing** for June 3, 2025, for the potential adoption of the St. Johns County Utility Rate Tariff Document to accommodate changes to water, wastewater and reclaimed water rates, creating a single set of rates for both the Main and the North Beach systems. *For more information, contact Neal Shinkre, Utility Director at 904 209-2721*
21. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute **Change Order No: 03** to Construction Manager Agreement No: 24-MCA-WHA-19753 with Wharton-Smith, Inc, for the inclusion of the purchase of the infill dirt as part of the Direct Purchase Program, and to execute a Purchase Order with Grovin Construction in the amount of \$6,434,184.38. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
22. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award IFB No. 2185**; SR 16 WRF Odor Control Improvements Project to Petticoat-Schmitt Civil Contractors, Inc., as the lowest, responsive, responsible bidder, for completion of the Work at the Lump Sum Bid Price of \$846,690.00 for as specified. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
23. 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 308 and Florida State Statute 274. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

24. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute and issue **Change Order No. 05** to Master Contract No: 22-PSA-PEG-17288 with Peggy Malone and Associates, Inc. under RFQ 23-01; Traffic Count Program, for a not-to-exceed amount of \$215,640.00. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
25. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award IFB No: 2158**; Northwest Water Reclamation Facility Modifications (Lump Sum Bid Price, Allowance 1, Allowance 2) to Petticoat-Schmitt Civil Contractors, 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 \$5,480,000.00 for completion of the specified project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
26. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to execute the **GMP Amendment** 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 in the amount of \$10,245,533.00, which includes \$50,000.00 of County Contingency. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
27. Motion to adopt Resolution 2025-\_\_\_\_\_, **amending the St. Johns County Fiscal Year 2025 Fee Schedule** to rename the Application fee for Unsolicited Proposals to the P3 Application Fee – Unsolicited/Solicited Proposals. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
28. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award RFQ 2053** Design for SJC Sheriff's Office Administration Building to Passero Associates, LLC, as the top ranked Respondent, and to execute a contract in substantially the same form and format as attached, at a not-to-exceed amount of \$1,001,492.50, to perform the required services in accordance with the negotiated contract. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
29. Motion to adopt Resolution 2025-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award RFQ No: 2015** Greenbriar Road Widening Improvements to England Thims & Miller Inc, as the top ranked Respondent, and to execute a contract, in substantially the same form and format as attached, at a not-to-exceed amount of \$995,019.80, to perform the required services in accordance with the negotiated contract. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
30. Motion to adopt Resolution 2025-\_\_\_\_\_, **amending the Fiscal Year 2025 budget** to recognize and appropriate federal Equitable Sharing proceeds of \$11,571.06 as revenue within the Fiscal Year 2025 Equitable Sharing Justice Trust Fund budget. *For more information, contact Robert A. Hardwick, Sheriff at 904 824-8304*
31. Motion to adopt Resolution 2025-\_\_\_\_\_, recognizing and appropriating **unanticipated revenue** in the amount of \$330,000 into the Shearwater Community Park project budget. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*

32. Motion to adopt Resolution 2025-\_\_\_\_\_, **awarding \$150,000 from Opioid Settlement funds** to EPIC Community Services, Inc. for purchase and development of land for a sober living transitional housing village; and, approving and authorizing the County Administrator, or designee, to execute and deliver on behalf of the County the Grant Agreement in substantially in the same form as attached hereto. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
33. Motion to adopt Resolution 2025-\_\_\_\_\_, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, **Standard Contract No. RP945** between Florida Department of Environmental Protection and the County for St. Johns County Marine Rescue to provide lifeguard services for Anastasia State Park during peak summer season reference a funding increment of \$56,670.68 for services beginning May 23, 2025, and ending September 1, 2025, in substantially the same form as attached hereto. *For more information, contact Jeremy Robshaw, Chief - Administrative Services at 904 209-1750*
34. Motion to **reappoint Nick Jonihakis** to the Cultural Resource Review Board for a full four year term scheduled to expire on May 6, 2029. *For more information, contact Shelby Romero, Asst. to the Board of County Commissioners at 904 209-0307*
35. Motion to **approve minutes:**
- 4/15/2025, BCC Regular
36. **Proofs:**
- Proof: Request for Proposals, Bid No.: 2282; Roadway and Infrastructure improvements, Regalo Road, published on March 13, 2025, and March 20, 2025, in the St. Augustine Record.
- Proof: Request for Proposals, Bid No.: 2244; SR16 and S. Francis Road signal and intersection improvements - FDOT FPN 210429-4-54-01, published on March 17, 2025, and March 24, 2025, in the St. Augustine Record.
- Proof: Notice of Special Meeting to interview finalist candidates for the position of County Attorney for St. Johns County in the County Auditorium, published on March 21, 2025, in the St. Augustine Record.