

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 20, 2025 5:00 PM

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 Foster Parent Appreciation Month
- ❖ Proclamation Recognizing Problem-Solving Court Month
- ❖ Proclamation Recognizing National Historic Preservation Month
- ❖ Proclamation Recognizing Public Works Week
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Kirstin Sweigard

Staff Member: Lisa Brown, Development Review Manager

District 2

1. **Public Hearing * NZVAR 2025-07 2575 Pellicer Road.** Request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C seeking relief from subdivision platting requirements to allow for the division of two (2) additional lots (total of 3 from the parent parcel).

Presenter: Michael Roberson, Director, Growth Management

2. **2050 Comprehensive Plan - Draft.** The County's Comprehensive Plan is undergoing an update pursuant to Florida Statutes 163.3184 and 163.3191. The County's consultant, Inspire Placemaking Collective, has drafted the 2050 Comprehensive Plan.

- 3. Public Hearing * Adoption of Reclaimed Water Connection and Meter Fee for Beacon Lake, Phases 1-3.** St. Johns County Utility Department (SJCUD) is pleased to announce the availability of reclaimed water for irrigation within Beacon Lake, Phases 1-3. The provision of reclaimed water for irrigation fosters water conservation and allows these customers to reduce their monthly utility bill (depending on usage). St. Johns County Ordinance 22-37 requires all customers receiving reclaimed water to pay a reclaimed water unit connection fee and a meter fee. This fee, typically paid upfront at the time of construction of a new home, totals \$1,280.83. To provide flexibility, SJCUD is recommending to the St. Johns County Board of County Commissioners an interest free monthly fee of \$21.35 to be implemented for a period of 60 months, rather than pay a single, lump sum amount. Staff will seek approval from the Board of County Commissioners regarding the adoption of a Reclaimed Water Connection and Meter Fee for the Beacon Lake, Phases 1-3 utility customers. The proposed fee is included as Item # 22 in Schedule H (Water, Reclaimed Water, and Wastewater Service Charges) of the St. Johns County Water, Wastewater and Reclaimed Water System Rate Tariff, effective June 1st, 2025, upon approval of the Board.

- ❖ 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 Cordova Palms Phase Four (replat). *For more information, contact Lisa Brown, Development Review Manager at 904 209-0692*
3. Motion to adopt Resolution 2025-_____, approving the **final plat** for Sabal Estates - Phase Two Tracts "J" and "H" Replat. *For more information, contact Lisa Brown, Development Review Manager at 904 209-0692*
4. Motion to adopt Resolution 2025-_____, approving the **Agreement** between the County and TR WCC and Miller Construction for reimbursement of County costs in a not to exceed amount of Three Hundred and Seventy-Five Thousand Dollars (\$375,000) and ratifying the County Administrator's execution of the Agreement on behalf of the County; recognizing and appropriating funds received under the Agreement into the FY 2025 budget. *For more information, contact Dick D'Souza, Assistant Director, Transportation at 904 209-0792*
5. Motion to adopt Resolution 2025-_____, approving the transfer of \$1,100,000.00 in **road impact fee credits** from the Nocatee DRI to the Marsh Harbor South PRD finding the request consistent with Florida Statute. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
6. Motion to adopt Resolution 2025-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Non-Exclusive Permissive Use Agreement** for temporary access across a portion of Armstrong Park. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2025-_____, **accepting and appropriating an additional \$3,000,000 in state funding** for the SR 16 and International Golf Parkway intersection improvement project; and authorizing the County Administrator, or designee, to execute a supplemental agreement between the County and Florida Department of Transportation. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*

8. Motion to adopt Resolution 2025-_____, approving and authorizing the County Administrator, or designee, to execute and deliver on behalf of the County, an **Interlocal Agreement** between St. Johns County and the Homeowner's Utilities, Inc. for the Emergency Potable Water System Interconnection in Vilano Beach, in substantially the same form as attached hereto. *For more information, contact Gordon Smith, Assistant Director, Engineering at 904 209-2709*
9. Motion to adopt Resolution 2025-_____, approving and authorizing the County Administrator, or designee, to execute and deliver on behalf of the County, an **Interlocal Agreement** between St. Johns County and JEA for the Emergency Mutual Potable Water System Interconnection along A1A Scenic and Historic Coastal Byway, in substantially the same form as attached hereto. *For more information, contact Larry Miller, Assistant Director, Operations at 904 209-2624*
10. Motion to adopt Resolution 2025-_____, setting the **Public Hearing for June 17, 2025**, for the potential adoption of the St. Johns County Utility Rate Tariff Document to accommodate changes to rates, deposits, charges, fees and costs related to the use or availability of water, wastewater and reclaimed water services. *For more information, contact Neal Shinkre, Director, Utilities at 904 209-2721*
11. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to execute and issue **Change Order No: 11 to Master Contract No: 21-MAS-MAT-15486** with Matthews Design Group, LLC under RFQ 21-88; Mickler Road Roundabout Improvements Design & Permitting, for the performance of the additional work at a not-to-exceed amount of \$293,987.45. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
12. Motion to adopt Resolution 2025-_____, authorizing the County Administration, or designee, to issue a **Purchase Order to Nations Bus Corporation** in an amount not-to-exceed \$668,642.94 for the purchase of four (4) new Chevy 4500 Turtle Top Terra Transit MD 23' Cutaway Buses and One (1) ADA Chrysler Voyager Minivan LX under the FDOT Public Transit Office's Contract #TRIPS-22-CA-MB-LF-NBC. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
13. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB No: 2282**; Roadway and Infrastructure Improvements – Regalo Road to DB Civil Construction, LLC, 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 \$1,738,870.50 for completion of the specified project. *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 308 and Florida State Statute 274. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
15. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB No. 2244**; SR 16 & S. Francis Road Signal and Intersection Improvements - FDOT FPN 210-4-54-01 to Chinchor Electric, Inc., as the lowest, responsive, responsible bidder, for completion of the Work at the Lump Sum Bid Price of \$579,597.19 for as specified. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

16. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **execute Contract Amendment #4** with Merrell Bros., Inc, under Master Contract #23-GSA-MER-18029, for biosolid hauling, which exercises three (3) one-year renewals, at the revised Unit Price. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
17. 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 Wade Schroeder, Asst. Director, Office Management & Budget at 904 209-0570*
18. Motion to adopt Resolution 2025-_____, approving the **recognition and appropriation of library donations** received in the amount of \$ 17,658.00 amending the FY 2025 Budget. *For more information, contact Debra Gibson, Director, Library at 904 827-6926*
19. Motion to **approve minutes:**
 - 05/06/25, BCC Regular