

Revised 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, June 3, 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
- ❖ Retirement Recognition of Timothy Pugh, Fire Rescue Engineer
- ❖ SJC 101 Citizens Academy Graduation
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Michael Roberson, Director, Growth Management

1. **2050 Comprehensive Plan Workshop.** This item is a Workshop for the Board of County Commissioners to discuss the 2050 Comprehensive Plan. For the purposes of this Workshop, the draft documents attached to this item are the same as those presented at the May 20, 2025, Board of County Commissioners meeting. Staff is implementing revisions based on direction received at the May 20, 2025, Board of County Commissioners meeting, including the following: 1) Retain existing language and standards within the Comprehensive Plan previously proposed to be moved to the Land Development Code; 2) Remove consideration for height increase; 3) Incorporate Missing Middle and Affordable Housing into Density Bonus. Recommendations from this Workshop and those received at the May 20, 2025, Board of County Commissioners meeting will be included in forthcoming drafts of the 2050 Comprehensive Plan.

Staff Member: Rich Komando, County Attorney

2. **Board Discussion regarding the terms of the County Administrator's Contract.** At the May 20, 2025, BCC meeting, the Board received consensus to place the County Administrator's contract on the next agenda as a discussion item.

Presenter: Brandon J. Patty, Clerk of the Circuit Court & Comptroller, and Eddie Creamer, Property Appraiser

Staff Member: Wade Schroeder, Assistant Director, OMB

3. **Constitutional Officers' Fiscal Year 2026 Budget Presentations - The Clerk of the Circuit Court and Comptroller and the Property Appraiser.** Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2026. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector is fee-based, it is not required for the Tax Collector's budget to be submitted to the BCC at this time. The Clerk of the Circuit Court and Comptroller and the Property Appraiser will each make a brief oral presentation to the BCC relative to their respective tentative budget.

Presenter: James Whitehouse

Staff Member: Westly Woodward, Engineer

District 3

4. **Public Hearing * VACROA 2025-01 O'Hara Family Property - Public Hearing to vacate a portion of Poinsettia Road right-of-way.** The unopened portion of Poinsettia Road right-of-way does not contain any asphalt or sidewalk and is not used for traffic circulation or access; both affected property owners currently access their properties via Kings Road. Therefore the applicant is requesting to vacate this portion of right-of-way. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation.

Presenter: Dan Kelbach, Director of Sports Fields from OSPORTS; Ryan Kane, Director, Parks and Recreation

Staff Member: Saleena Randolph, Senior Planner

District 2

5. **Public Hearing * NZVAR 2025-05 SJC Central Sportsplex.** Request for a Non-Zoning Variance to allow for a County Park to utilize Scenic Edge standards consistent with commercial properties, to allow for reduced performance standards within a portion of a Development Edge, and to allow for overflow parking within the Scenic Edge, pursuant to Section 6.06.02.G and H of the Land Development Code. The site is specifically located at the corner of County Road 16A and Timberwolf Trail.

Presenter: Rich Komando, County Attorney

6. **DRAFT - E-Bike Ordinance.** Discussion regarding an initial draft of a proposed ordinance to regulate the use of e-bikes in unincorporated St. Johns County.

Presenter: Kevin Ledbetter, Senior Engineer, Utilities

7. **Adoption Hearing for COMPAMD 2024-06, a Comprehensive Plan Amendment to amend the Comprehensive Plan Goals, Objectives, and Policies to comply with Section 163.3177, Florida Statutes, with the issuance on the 2023 North Florida Regional Water Supply Plan.** This is the adoption hearing for a Comprehensive Plan Amendment to amend Goals, Objectives, and Policies of the St. Johns County 2025 Comprehensive Plan in order to comply with Section 163.3177, Florida Statutes, with the issuance of the 2023 North Florida Regional Water Supply Plan. The statute requires local governments to amend their Comprehensive Plans to include selected projects from the updated regional water supply plan and to update its Water Supply Facilities Work Plan, adopted by reference in the Comprehensive Plan. The amendment was brought before the PZA on March 6, 2025, for a motion to recommend transmittal to state agencies for review. There were minor comments and questions from Agency members along with one public comment on aquifer withdrawal. The Agency subsequently voted unanimously to approve the motion. On April 1, 2025, the amendment was brought in front of the BCC for a motion to transmit to state agencies for review. Staff answered questions from the Chair on alternative water supply projects that the County has selected. In addition, a public comment was discussed on gray water availability for reuse. The BCC subsequently unanimously approved the motion to transmit. The amendment was sent out for state agency review on April 4, 2025. No substantial comments or concerns with the amendment were received from the state agencies by the 30-day deadline. Staff intends to bring the amendment to the PZA again on May 15, 2025, for a recommendation to adopt and will verbally advise the Board of any issues or questions asked.

Presenter: Neal Shinkre, Director, Utilities

8. **Public Hearing * Adopting and approving the final schedules of rates, deposits, charges, fees, and costs relating to the use or availability of water, wastewater, and reclaimed water services pursuant to the St. Johns County Utility Ordinance for FY2025, creating a single set of rates for the North Beach and Main System and establishing an effective date.** The St. Johns County Utility Department ('SJCUD') is a self-sustained enterprise fund with two separate water, wastewater, and reclaimed water fee structures for the Main and Ponte Vedra Systems. SJCUD has experienced substantial growth and an increased customer base and has recognized economies of scale for a more efficient cost of operations. SJCUD anticipates a continuation of the County's high-growth rate in the coming years and expects to maintain revenue sufficiency to meet level of service demands, current and future regulatory mandates, and creditworthiness requirements for a capital-intensive business. SJCUD is recommending modifying all current North Beach water, wastewater, and reclaimed water rates to match the Main System. Rates to be effective July 1, 2025 and will be implemented upon the next billing cycle after the effective date. This item was noticed by Resolution at the May 6, 2025 meeting.

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

9. **Consider appointments to the Planning and Zoning Agency.** Currently, there is (1) one vacancy on the Planning and Zoning Agency due to the resignation of Elvis Pierre. A vacancy ad was placed and ran for (30) days. Please see attached for your review and consideration, a recommendation letter and (18) applications; Kyle Jacobs Dist. 1, Dirk Lobenbruck Dist. 1, Joseph McAnarney Dist. 1, Jason Wallis Dist. 1, Trista Brophy Cerquera Dist. 2, Thomas Pauly Dist. 2, Randolph Jones Dist. 3, Samuel Friedman Dist. 4, Mark Keefer Dist. 4, Justin Lynch Dist. 4, Tony Mazullo Dist. 4, Dick Williams Dist. 4, Kim Devlin Dist. 5, Michael Kelly Dist. 5, Julie Lemke Dist. 5, Robert Olson Dist. 5, Raj Vavilala Dist. 5, Lorie Wilson Dist. 5.

- 10. Consider appointment to the Industrial Development Authority.** Currently, there is (1) vacancy on the Industrial Development Authority (IDA) due to the resignation of Kevin Kennedy. A vacancy ad was posted and ran for approx. (30) days. Please see attached for your review and consideration, a recommendation letter from the IDA and (7) applications: Dirk Lobenbruck Dist. 1, Sarah Hoff Dist. 2, Susan Phillips Dist. 2, Nick Primrose Dist. 2, Tony Mazullo Dist 4, Michael Kelly Dist. 5, Gloreatha Scurry Smith Dist. 5

- ❖ 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 Deerfield Estates. *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
3. Motion to adopt Resolution 2025-_____, approving the **final plat** for East Half of Lot 30 Wildwood Creek III. *For more information, contact Kelly Schley, Application Review Supervisor at 904 209-0720*
4. Motion to approve **PFS AGREE 2025-01** and authorize the County Administrator, or designee, to execute the Bella Terra **Proportionate Fair Share Agreement**, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
5. Motion to adopt Resolution 2025-_____, authorizing the Chair of the Board on behalf of the County, to execute and deliver to the State of Florida Department of Transportation a **perpetual easement** over a portion of Surfside Ave. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2025-_____, approving the terms, conditions, provisions, and requirements of an **Interlocal Agreement** between the Florida Department of Transportation and St. Johns County for allocation and implementation of the National Pollutant Discharge Elimination System program requirements; and authorizing the County Administrator, or designee, to execute the Interlocal Agreement on behalf of the County. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
7. Motion to direct staff to **assemble a finance team** to facilitate required utility bonds not to exceed \$21,000,000 aggregate principal amount. *For more information, contact Neal Shinkre, Director, Utilities at 904 209-2721*

8. Motion to adopt Resolution 2025-_____, approving a **grant award** from Florida Department of Law Enforcement Edward Byrne Memorial Justice Assistance Countywide (JAG-C) Program for the Sheriff's purchase of Law Enforcement equipment; and authorizing the Chair of the Board of County Commissioners, or designee, to execute and deliver on behalf of the County the Award Agreement, in substantially the same form as attached hereto. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*
9. Motion to adopt Resolution 2025-_____, amending the Fiscal Year 2025 Law Enforcement Trust Fund budget to **recognize and appropriate receipts** from a confiscated property case. *For more information, contact Robert A. Hardwick, St. Johns County Sheriff at 904 209-0568*
10. Motion to adopt Resolution 2025-_____, amending the Fiscal Year 2025 E-911 Communications Fund budget by **recognizing fund balance** of \$106,690 and **appropriating** these funds to the 2025 E-911 Communications department budget for transfer to the Sheriff's Office; and approving a **transfer** not to exceed \$593,310 from E-911 Communications Fund Reserves for appropriation to the St. Johns County Sheriff's Office to purchase necessary hardware and software upgrades for the 9-1-1 Call Handling System *For more information, contact Wanda Vega, E911 Supervisor at 904 209-1507*
11. Motion to adopt Resolution 2025-_____, approving the terms, conditions, provisions, and requirements of St. Johns County's **State E-911 State Grant Application** for real-time translation and transcription software; and authorizing the Chair of the Board, or designee, to execute the Grant Application on behalf of the County. *For more information, contact Wanda Vega, E-911 Supervisor at 904 209-1507*
12. Motion to adopt Resolution 2025-_____, approving the terms, conditions, and requirements of grant agreement DMS-24/25-493 with the Florida Department of Management Services through the **Local Government Cybersecurity Grant**, authorizing the County Administrator, or designee, to execute the grant agreement on behalf of the County. *For more information, contact Sarah Newell, Senior Strategist at 904 209-0566*
13. Motion to adopt Resolution 2025-_____, approving the **Fourth Amendment to the Contract Agreement** between St. Johns County and Family Support Services of North Florida, Inc., in substantially the same form as the attached hereto; authorizing the County Administrator, or designee, to execute the Amendment on behalf of the County. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
14. Motion to adopt Resolution 2025-_____, approving and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, the **Second Amendment to the Interagency Agreement** between St. Johns County, Family Support Services of North Florida, Inc. and Community Partnership for Children, LLC to renew the term, in substantially the same form as attached; and authorizing the County Administrator, or designee, to execute subsequent amendments to the Interagency Agreement, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the Interagency Agreement. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*

15. Motion to adopt Resolution 2025-_____, approving and authorizing the County Administrator, or designee, to execute and deliver, an **amendment to the Blood Services Agreement** between the County and LifeSouth Community Blood Centers, Inc., in substantially the same form as attached hereto, to provide blood products as a component of emergency medical services. *For more information, contact Jeremy Robshaw, Chief - Administrative Services at 904 209-1750*
16. Motion to instruct the County Attorney, or their designee, to **draft an Economic Development Grant Agreement** for Vermeer Southeast Sales & Service, Inc. in consideration of the updated project details and place the proposed Grant Agreement for consideration by the Board at a later regularly scheduled meeting. *For more information, contact Sam Camp, Senior Project Manager at 904 209-3257*
17. Motion to **approve minutes**:
- 5/20/2025, BCC Regular
18. **Proofs:**
- Proof: Notice of Public Hearing, Amending Ordinance No.: 2022-37, Regulating St. Johns County Utilities, published on April 15, 2025 in the St. Augustine Record.
- Proof: Notice of Public Hearing, Amending the Irrigation Ordinance Regulating the Consumptive Use of Water for Landscape Irrigation, published on April 25, 2025 in the St. Augustine Record.
- Proof: Notice of Value Adjustment Board Meeting, for purpose of Approving the Special Magistrates' Recommendation and Certifying the 2024 Final Tax Roll, published on April 30, 2025 in the St. Augustine Record.
- Proof: Request for Bids, Bid No.: 2289; New Aerator at Plantation WTP, published on April 9, 2025 and April, 16, 2025 in the St. Augustine Record.
- Proof: Notice for Solicitation for Bids, Bid No.: 2288; SR16 Widening Improvements; International Golf Parkway (IGP) to CR2209 - FDOT FPN 442785-1-54-01 and FDOT FPN 210447-8-54-01, published on April 14, 2025 and April 21, 2025 in the St. Augustine Record.