

*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, August 5, 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 Circuit Court and County Comptroller
- ❖ Invocation
- ❖ Pledge of Allegiance
- ❖ *Presentation in Remembrance of Bobby Hall, former St. Johns County Fire Chief
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Director Russell Martin & Commander Tres Edenfield, Sheriff's Office, and Commissioner Clay Murphy, Vice Chair, District 3
Staff Member: Rich Komando, County Attorney

1. **E-Bike Safety Resolution.** A resolution promoting safety for operators of e-bikes, e-scooters, and other electronic motorized devices; encouraging safe usage practices, education, and enforcement efforts; and providing for an effective date.

Presenter: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

2. **Presentation of St. Johns County's Annual Comprehensive Financial Report (ACFR).** The Clerk of the Circuit and County Comptroller's Office recently published the County's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ending on September 30, 2024. The ACFR is prepared in accordance with Sections 218.32 and 218.39, Florida Statutes, and requires acceptance from the Board of County Commissioners. The County received an unmodified opinion on the fair presentation of its financial statements. The Board should accept the FY 2024 ACFR as audited by Forvis Mazars, the County's auditing firm. This presentation will allow the Board the opportunity for further discussion with the auditors. The ACFR and SAS 114 letter are available on the Clerk's website: https://stjohnsclerk.com/comprehensive_annual_financial_report/.

Presenter: Autumn Martinage, Senior Planner, Matthews | DCCM
Staff Member: Saleena Randolph, Senior Planner

District 2

3. **Public Hearing * REZ 2024-18 Enclave at World Golf (Workforce Housing).** Request to rezone approximately 18.5 acres of land from Planned Unit Development (PUD) to Workforce Housing (WH), located at 3740 Pacetti Road. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on June 26, 2025. The Agency recommended denial with a vote of 4-2, with support of the denial made by members Hilsenbeck, Spiegel, Labanowski and Olson. Dissenting votes were cast by Perkins and Green. Member Matovina was absent. During the meeting, the applicant provided an updated Traffic Study and pointed out the desire to develop up to 63 townhomes on the subject site. Discussion was made regarding area road improvements, the affordable housing units within Samara Lakes, the effectiveness of the Workforce Housing product, whether eligible renter/buyer households would need to have dual incomes, and the increase in onsite wetlands, traffic, proposed U-turns, and student safety.

Presenter: Alex Harden; Douglas Law Firm
Staff Member: Justin Kelly, MPA, Senior Planner

District 5

4. **Public Hearing * REZ 2025-05 940 State Road 16.** Request to rezone approximately 0.24 acres of land from Commercial Neighborhood (CN) with conditions to Commercial General (CG) with conditions. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, June 26, 2025, and was recommended for approval by a vote of 6-0.

Presenter: James G. Whitehouse, Esq, St. Johns Law Group
Presenter: Saleena Randolph, Senior Planner

District 3

5. **Public Hearing * COMPAMD 2024-03 Schneider Family Campground (Adoption).** Request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Rural Commercial (RC) for approximately 77.2 acres of land, specifically located at 8000 US Hwy 1 South. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on July 17, 2025. The Agency's motion for approval failed with a vote of 3-3. Support was made by members Perkins, Matovina, and Labanowski. Dissenting votes were cast by Hilsenbeck, Spiegel, and Olson. Member Green was absent. During the hearing, the applicant expressed a willingness to revise the request to only include 77.2 acres as indicated in the companion rezoning application. Discussions were held regarding the size of the proposed RV Campground and the potential issues associated with this type of development, such as Park Models, the limited frequency of unit relocation, the promotion of units as second homes, and the potential for individual units to be sold. Further discussions addressed concerns related to the capacity of over 300 RVs, including impacts on water demand, sewage management, wildfire risks, and overall compatibility with the surrounding area. Further information can be found within the staff report.

6. **Public Hearing * REZ 2024-11 Schneider Family Campground.** Request to rezone approximately 77 acres of land from Open Rural (OR) to Commercial Rural (CR) with conditions, located at 8000 US Hwy 1 South. This request has a companion application COMPAMD 2024-03. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on July 17, 2025. The Agency's motion for approval failed with a vote of 3-3. Support was made by members Perkins, Matovina, and Labanowski. Dissenting votes were cast by Hilsenbeck, Spiegel, and Olson. Member Green was absent. Discussion was made regarding the size of the proposed RV Campground and the potential issues associated with this type of development, such as Park Models, the limited frequency of unit relocation, the promotion of units as second homes, and the potential for individual units to be sold. Further discussions addressed concerns related to the capacity of over 300 RVs, including impacts on water demand, sewage management, wildfire risks, and overall compatibility with the surrounding area.

Presenter: Greg Caldwell, Director, Public Works

7. **Public Hearing * Public Hearing on Proposed Increases to Solid Waste Special Assessments.** On June 17, 2025, the Board of County Commissioners ("Board") directed staff to prepare proposed increases to the maximum rates for the solid waste special assessments for Fiscal Year (FY) 2026 and future years. This agenda item provides for the public hearing required under Florida Statute regarding the proposed increases to the maximum assessment rates for FY 2026 through FY 2030. In accordance with statutory requirements and the Board's direction, a "Notice to Property Owner" was mailed to more than 115,000 residents. The notice informed property owners of the proposed increases, their right to submit written objections, and their opportunity to appear at the public hearing scheduled for August 5, 2025. The proposed maximum assessment rates are as follows: • FY 2026: \$334 (up from the current \$254) • FY 2027: \$394 • FY 2028: \$414 • FY 2029: \$434 • FY 2030: \$454 Staff requests Board direction to include the proposed maximum assessment rates in the Annual Assessment Resolution, which will be presented for adoption at the first BCC meeting in September.

Presenter: Kealey West, Deputy County Attorney

8. **Ordinance repealing Ordinance 2014-29 - West Augustine CRA Nuisance Abatement Board.** On July 15, 2014, the Board of County Commissioners of St. Johns County, Florida enacted Ordinance No. 2014-29 addressing nuisance and abatement within the West Augustine community redevelopment area and establishing the West Augustine CRA Nuisance Abatement Board pursuant to section 893.138, Florida Statutes. Since establishing the Board it has not been utilized; therefore, the Board of County Commissioners has determined that the Nuisance Abatement Board is no longer necessary or effective for achieving the purposes for which it was established.

Presenter: David Hennings, Inspire Placemaking Collective

Staff Member: Michael Lagasse, Environmental Manager

9. **Public Hearing * Second Reading - Proposed Amendments to the Land Development Code - Tree Ordinance.** On July 22, 2025, BCC proposed no changes during the first reading of the proposed changes. Updated staff report includes a short summary of BCC and PZA hearings, inclusive of a new attachment reporting a summary of PZA commentary from June 21, 2025.

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

- 10. Appointments to the Tourist Development Council.** Currently, there is (1) vacancy on the Tourist Development Council due to the expired terms of Irving Kass. A vacancy ad was placed and ran for (45) days. Please see a recommendation letter from the TDC and (17) applications: Dirk Lobenbruck Dist. 1, James Loggins Dist. 1, Jason Wallis Dist. 1, Susan Hartley Dist. 2, Irving Kass Dist. 2, JoAnna Engel Dist. 3, Heather Harley-Davidson Dist. 3, Stacie Keller Dist. 3, Tony Mazullo Dist. 4, Kim Devlin Dist. 5, Eric Fundora Dist. 5, Jan Marie Orlosky Dist. 5, Hannah Rullo Dist. 5, Janeen Sara Dist. 5, Gloreatha Scurry Smith Dist. 5, Anna Straughan Dist. 5, Albert Syeles 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 approve the First Amendment to **Amended and Restated Concurrency and Impact Fee Credit Agreement** for The Landings at Greenbriar and The Landings at St. Johns PUDs finding that the proposed modification is consistent with the St. Johns County Comprehensive Plan and Land Development Code. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
3. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to execute the **Impact Fee Credit Agreement** with ICI Crossroads Holdings, LLC establishing a total public facilities impact fee credit of \$525,000.00. *For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611*
4. Motion to adopt Resolution 2025-_____, requesting the State of Florida, Board of Trustees of the Internal Improvement Trust Fund, **lease a portion of Guana River State Park** to St. Johns County for beach parking and public recreational purposes, and 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*
5. 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 known as Hawkins Island. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2025-_____, approving the terms and conditions of a **non-exclusive Communication Tower Lease Agreement** along with the provisions of a **Memorandum of Lease** with New Cingular Wireless PCS, LLC, by and through AT&T Mobility Corporation, its Manager, and authorizing the County Administrator, or designee, to **execute the Lease Agreement and Memorandum** on behalf of the County. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2025-_____, accepting a **Deed of Dedication Right-of-Way** from IGP WCC Project, LLC, to St. Johns County for additional right-of-way on International Golf Parkway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
8. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities, Bill of Sale with Schedule of Values, a Release of Lien, and Warranty** for water and sewer systems to serve Terra Pines Reserve Subdivision Phase 3. *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 with Schedule of Values, a Release of Lien, and Warranty** for water and sewer systems to serve Deerpark Industrial. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2025-_____, accepting a **Bill of Sale with Schedule of Values, a Release of Lien, and a Warranty** for water and reclaimed water systems to serve Beachwalk Market Parcel 6A3. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. Motion to approve the **transfer** of \$6,400,000 from the Transportation Trust Fund Capital Outlay Reserves (1131-59927) to Engineering Capital Projects Local Road (1114-56310) for the construction of a segment of Courtney Vista Drive; and to approve **increasing the FY 2026 Transportation Trust Fund Contributions Revenue (1111-36603)** \$3,200,000 for the 50% contribution from the St. Johns County School District; and to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **execute Change Order No: 07**, under Master Contract No: 23-MCA-JBC-18978 for completion of construction of Courtney Vista Drive from Woodhall Drive to CR2209 at a price of \$4,998,365.03; and approving and authorizing the County Administrator, or designee, to execute the **Interlocal Agreement and License Agreement**, in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
12. 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*
13. Motion to approve a **transfer** of \$148,187 from the Law Enforcement Trust Fund to the Sheriff's Office for use in accordance with section 932.7055, F.S., to purchase three replacement trucks for the Criminal Investigations Division. *For more information, contact Robert A. Hardwick, Sheriff at 904 810-6602*
14. Motion to **incorporate into the FY 2026 St. Johns County Budget** the St. Johns County Sheriff's Office's amended FY 2026 budget request for E-911. *For more information, contact Robert A. Hardwick, Sheriff at 904 824-8304*

15. Motion to **amend the St. Johns County Administrative Code**, specifically section 404.13, which provides eligible employees the option to receive compensatory time off in lieu of overtime pay. *For more information, contact Desiree Woroner, Director, Human Resources at 904 209-0622*
16. Motion to **amend St. Johns County Administrative Code**, specifically sections 408.5.1 and 408.5.2, relating to the use and payment of accrued vacation time. *For more information, contact Desiree Woroner, Director, Human Resources at 904 209-0622*
17. Motion to adopt Resolution 2025-_____, approving, and authorizing the County Administrator, or designee, to execute and deliver the **contract** between Twin Oaks Emergency Shelter Facility and the County in an amount not to exceed \$144,175.00, in substantially the same form as attached hereto; and authorizing the County Administrator, or designee, to execute any **subsequent amendments to the Contract**, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the Contract. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
18. Motion to adopt Resolution 2025-_____, recognizing and appropriating \$1,138,383.00 from U.S. Department of Housing and Urban Development for the **FY2025 Community Development Block Grant Program**; approving the **FY2025 Annual Action Plan**; authorizing the **award of grant funds** to subrecipients and providing for reallocation of grant funds in certain circumstances; and authorizing the County Administrator, or designee, to execute and deliver, on behalf of the County, **all documents necessary for HUD** to award the funds, and all subrecipient agreements. *For more information, contact Shawna Novak, Director, Health and Human Services at 904 209-6089*
19. Motion to adopt Resolution 2025-_____, approving the terms and conditions of the **Temporary Use Agreement** between Kings Development Group, Inc., and the County, and authorizing the County Administrator, or designee, to **execute the Agreement**, in substantially the same form as attached, on behalf of the County. *For more information, contact Jeremy B. Robshaw, Administrative Services Chief at 904 209-1750*
20. Motion to **approve minutes:**
 - 07/22/25, BCC Regular

21. Proofs:

Proof: Notice of Tax Impact of Value Adjustment Board, published on May 30, 2025, in the St. Augustine Record.

Proof: Notice of Public Hearing for Proposed Utility Rate Tariff Adjustment Effective July 1, 2025, published on May 21, 2025, in the St. Augustine Record.

Proof: Notice of Administrator's Budget Sessions Schedule, published on May 2, 2025, in the St. Augustine Record.

Proof: Notice of Public Hearing for Proposed Reclaimed Water Connection and Meter Fee for Beacon Lake, published on May 9, 2025, in the St. Augustine Record.

Proof: Notice of a Regular Meeting of the St. Johns County Board of County Commissioners, published on May 12, 2025, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2333; SR 16 at Stratton Boulevard / Industry Center Road Intersection Improvements - FDOT FPN 446603-1-54-01, published on April 28, 2025, and May 5, 2025, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2354, SR 16 Wastewater Treatment Plant Diffuser Replacement Project, published on May 6, 2025, and May 13, 2025, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2315, Development of Affordable Housing Lots in West Augustine, published on May 20, 2025, and May 27, 2025, in the St. Augustine Record.