

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 19, 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
- ❖ Proclamation Recognizing the 100th Anniversary Celebration of The Excelsior High School
- ❖ Acceptance of Proclamation
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Tyler Nolen, Emergency Preparedness Planner

1. **NE Florida Regional Council First Responder Training.** During Fiscal Year 2024–2025, the Northeast Florida Regional Council (NEFRC), through its Local Emergency Planning Committee for Hazardous Materials (NEFL LEPC) program, conducted several training initiatives for St. Johns County Fire Rescue and the St. Augustine Fire Department. These efforts resulted in 111 fire service personnel across the county receiving specialized hazardous materials response training. Additionally, through joint training sessions held regionally with CSX, the NEFRC secured funding to provide St. Johns County with a Magna SEAL leak control device, valued at \$2,295.

Presenter: Mike Roberson, Director, Growth Management

2. **Discussion of Land Development Code Definition of Recreational Vehicles (RV).** During the July 22 Board of County Commissioners meeting, the Chair requested a discussion item about Recreational Vehicles in connection with the Land Development Code.

District 2

3. **Public Hearing * CPA(SS) 2024-13 Deer Park Boat & RV Storage.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 10.61 acres of land from Rural/Silviculture to Residential-C, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to PUD 2024-12. This application was originally heard at the 3/20/2025 PZA meeting and was voted to be continued to a date uncertain to allow the applicant to revise the request. The application was subsequently readvertised to the 6/26/2025 PZA meeting. At the 6/26/2025 PZA meeting, the Agency's motion for approval failed with a vote of 3-3. Support was made by members Perkins, Green, and Labanowski. Dissenting votes were cast by members Hilsenbeck, Spiegel, and Olson. Member Matovina was absent.

District 2

4. **Public Hearing * PUD 2024-12 Deer Park Boat & RV Storage.** Request to rezone approximately 10.61 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 106,200 square feet of commercial uses, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to CPA(SS) 2024-13. This application was originally heard at the 3/20/2025 PZA meeting and was voted to be continued to a date uncertain to allow the applicant to revise the request. The application was subsequently readvertised to the 6/26/2025 PZA meeting. At the 6/26/2025 PZA meeting, the Agency's motion for approval failed with a vote of 3-3. Support was made by members Perkins, Green, and Labanowski. Dissenting votes were cast by members Hilsenbeck, Spiegel, and Olson. Member Matovina was absent.

District 4

5. **Public Hearing * LDCA (PV) 2025-06 Subdivision.** This amendment amends the Ponte Vedra Zoning and District Regulations to maintain consistency with changes to Florida Statute that went into effect with the enactment of Senate Bill 784 on July 1, 2025. The bill requires administrative approval of a plat or replat submitted pursuant to F.S. 177.091 according to certain processing criteria. The Ponte Vedra Zoning and Adjustment Board (PVZAB) heard this item on August 4, 2025. A summary of the PVZAB vote and a description of any substantive discussion will be provided at the presentation of this item. An amendment (LDCA 2025-05) to similarly amend the Land Development Code was heard by the Board of County Commissioners on July 22, 2025, and approved 5-0 (Motion by Commissioner Murphy, Second by Commissioner Arnold).

District 2

6. **Public Hearing * REZ 2024-22 1675 State Road 16.** Request to rezone approximately 6.09 acres of land from Open Rural (OR) to Commercial Warehouse (CW), located specifically at 1675 State Road 16. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on April 3, 2025, and recommended approval with a vote of 5-0.

Presenter: Reginald & Laura Stratton
Staff Member: Trevor Steven, Planner

District 4

7. **Public Hearing * CPA(SS) 2025-04 1235 Pine Island Road.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.2 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 2025-07 1235 Pine Island Road. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on July 17, 2025 and recommended approval with a vote of 6-0.

District 4

8. **Public Hearing * REZ 2025-07 1235 Pine Island Road.** Request to rezone approximately 1.2 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) 2025-04 1235 Pine Island Road. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on July 17, 2025, and recommended approval with a vote of 6-0.

Presenter: Autumn Martinage, Senior Planner, Matthews | DCCM
Staff Member: Jacob Smith, AICP, Planning Division Manager

District 5

9. **Public Hearing * CPA(SS) 2025-03 St. Marks Pond Industrial Park South.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 13.2 acres of land from Rural/Silviculture (R/S) to Industrial (I); located at an unaddressed parcel fronting Saint Marks Pond Blvd. This request is a companion application to PUD 2025-02. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on July 17, 2025, and recommended approval with a vote of 5-0, with members Green absent and Matovina abstaining.

District 5

10. **Public Hearing * PUD 2025-02 St Marks Pond Industrial Park South.** Request to rezone approximately 13.2 acres of land from Open Rural (OR) to Planned Unit Development (PUD) located at 0 St Marks Pond Blvd, to allow for a maximum of 136,500 square feet of industrial uses. This request is a companion application to CPA(SS) 2025-03. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on July 17, 2025, and recommended approval with a vote of 5-0, with members Green absent and Matovina abstaining.

Presenter: Joy Andrews, County Administrator

11. **Confirmation of Wade Schroeder as Office of Management & Budget Director.** Staff is seeking Board confirmation of Mr. Schroeder as the OMB Director. Wade Schroeder has been with St. Johns County since 2005 and has served as Assistant Director of Management & Budget since 2016. Prior to joining the County, Mr. Schroeder worked for the Clerk of the Courts' Finance department for 5 years.

- ❖ 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-_____, authorizing the notice required by Section 336.10, F.S., for a **Public Hearing on September 16, 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 Vermont Boulevard (VACROA 2025-02 Vermont Boulevard). *For more information, contact Benjamin Powelson, Engineer at 904 209-0666*
3. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities, Bill of Sale with Schedule of Values, a Release of Lien, and Warranty** for the water system to serve Terra Nurseries. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. Motion to adopt Resolution 2025-_____, accepting an **Easement for Utilities and Closeout Warranty** for the water system to serve Starbucks Treaty Oaks. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. 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 Cellco Partnership d/b/a Verizon Wireless and authorizing the County Administrator, or designee, to execute the Lease Agreement and Memorandum of behalf of the County. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2025-_____, accepting **Easements** for the N. Seventh Street Drainage Improvement Project. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
7. Motion to adopt Resolution 2025-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Purchase and Sale Agreement** for the purchase of a Temporary Construction Easement needed for the Kings Estate Road Corridor Improvements Project. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2025-_____, authorizing the County Administrator, or designee, to **award IFB No: 2353**; Barrier Island Lift Station Hardening – FDEP #HA001 to SGS Contracting Services, 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 \$1,651,700.00 for completion of the specified project. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
9. 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*
10. Motion to adopt Resolution 2025-_____, amending the Fiscal Year 2025 budget to **recognize and appropriate federal Equitable Sharing proceeds** of \$1,170.12 within the Fiscal Year 2025 Equitable Sharing Justice Trust Fund budget. *For more information, contact Robert A. Hardwick, Sheriff at 904 824-8304*
11. Motion to approve the proposed **amendment to Administrative Code** Section 406.4 as outlined above. *For more information, contact Desiree Woroner, Director, Human Resources at 904 209-0622*
12. Motion to adopt Resolution 2025-_____, **approving the State Fiscal Year 2025-2026 Community Based Care budget spending plan** as required by state legislation. *For more information, contact Shawna Novak, Director, Health & Human Services at 904 209-6089*
13. Motion to adopt Resolution 2025-_____, approving the terms, conditions, and requirements of the **FY25-28 CoC Unified Homeless Grant Agreement** between St. Johns County and Flagler Hospital, the CoC Lead Agency, and authorizing the County Administrator or designee to execute the Agreement substantially in the same form and format as attached on behalf of the County; and recognizing and appropriating the grant in the amount of \$173,238.01 into the General Fund Social Services Department for Fiscal Year 2025. *For more information, contact Shawna Novak, Director, Health & Human Services at 904 209-6089*
14. Motion to adopt Resolution 2025-_____, authorizing the Chair, or designee, to execute local government certifications for **SFY 2022-2023 and 2023-2024 SHIP Annual Reports**. *For more information, contact Shawna Novak, Director, Health & Human Services at 904 209-6089*
15. Motion to adopt Resolution 2025-_____, **recognizing and appropriating \$2,164 to the Emergency Medical Services Department**; certifying the funds allocated will be used solely to improve and expand County prehospital Emergency Medical Service; and authorizing the County Administrator, or designee, to execute and submit any forms and agreements necessary for the disbursement of the funds. *For more information, contact Jeremy Robshaw, Chief Administrative Services at 904 209-1750*
16. Motion to adopt Resolution 2025-_____, approving the library system's revised **Patron Code of Conduct Policy**, with an effective date of September 1, 2025. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 904 827-6926*

17. Motion to adopt Resolution 2025-_____, approving the **naming of the children's area in the new Hastings Community Center and Library** as the "Dr. Patricia Laurencelle Children's Room" in recognition of her many years of library support and advocacy; **and accepting the donation of a bronze reading statue**, and thereby the creation of an asset inventory record, to be placed on the Children's patio at the new Hastings Community Center and Library. *For more information, contact Debra Rhodes Gibson, Director, Library Services at 904 827-6926*

18. Motion to **approve minutes:**

•08/05/25, BCC Regular

19. **Proofs:**

Proof: Notice of Value Adjustment Board Meeting (VAB). VAB will hold its 2025 organizational meeting on Thursday, July 10, 2025, at 9:00am, published on June 26, 2025, in the St. Augustine Record.

Proof: Notice of Public Hearing for proposed reclaimed water rate and water, wastewater and reclaimed water unit connection fee adjustments, effective July 1, 2025, published on June 1, 2025, in the St. Augustine Record.

Proof: Notice of Additional Meeting of the SJC Insurance Committee, on June 26, 2025, at 9:00am at St. Johns County Administration. The original meeting on June 19, 2025, has been cancelled due to the date being on an official County holiday. Published on June 16, 2025, in the St. Augustine Record.

Proof: Notice of Additional Meeting of the SJC Insurance Committee, on June 25, 2025, at 10:00am at St. Johns County Administration, the original meeting on June 26, 2025, has been cancelled. Published on June 19, 2025, in the St. Augustine Record.

Proof: Request for Proposals, Bid No.: 2353; Barrier Island Lift Station Hardening - FDEP #HA001, published on June 4, 2025, and June 11, 2025, in the St. Augustine Record.

Proof: Request for Sealed Bids for IFB 1663R3 Sale of Real Property, located at Riberia Street in St. Augustine, FL, 32084, Parcel # 210260-0000, published on June 6, 2025, and June 13, 2025, in the St. Augustine Record.

Proof: Soliciting for Sealed Bids, Bid No.: 2335; Construction of New Drainage System along Prince Road, published on June 9, 2025, and June 16, 2025, in the St. Augustine Record.

Proof: Soliciting for Sealed Bids, Bid No.: 2401; Alpine Groves Trail Repairs, published on June 9, 2025, and June 16, 2025, in the St. Augustine Record.

Proof: Soliciting for Sealed Bids, Bid No.: 2379; SJC Tax Collector's Annex Office Renovation, published on June 11, 2025, and June 18, 2025, in the St. Augustine Record.

Proof: Soliciting for Sealed Bids, Bid No.: 2397; Deleon Park Improvements, published on June 11, 2025, and June 18, 2025, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2391; Construction of 36 Hole SJC Disc Golf Course, published on June 12, 2025, and June 19, 2025, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 2381; Lincolnville Museum & Cultural Center Parking Lot Improvements, published on June 18, 2025, and June 25, 2025, in the St. Augustine Record.

Proof: Request for Proposals, Bid No.: 2417; Public-Private Partnership for Re-Development of World Golf Hall of Fame, published on June 18, 2025, and June 25, 2025, in the St. Augustine Record.