ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, County Administrator
Rich Komando, County Attorney

Tuesday, October 20, 2026 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 October as Domestic Violence Awareness Month
- Proclamation Recognizing October as National Hispanic Heritage Month
- Certificate of Recognition for the Friends of the Library Ponte Vedra Beach
- Acceptance of Proclamations
- Deletions to Consent Agenda
- Approval of Consent Agenda
- Additions/Deletions to Regular Agenda
- Approval of Regular Agenda
- Public Comment

Presenter: Rich Komando, County Attorney

1. **Discussion on License Plate Readers in County Rights of Way.** At its October 6, 2026 meeting, the Board gave direction to bring back an agenda item for the Board to discuss automated license plate readers.

Presenter: Casey Dendor, AICP - England-Thims & Miller, Inc.
Staff Member: Evan Walsnovich, Planner

District 2

2. ***Public Hearing* * ENCERT 2026-10 Adler Creek.** Agricultural Enclave under Sections 163.3162 and 163.3164, Florida Statutes as amended by Chapter 2026-34, Laws of Florida. This certification request is identified as ENCERT 2026-10 Agricultural Enclave Certification (Adler Creek) and includes approximately 594.42 acres. The subject property is located east of Pacetti Road and the Grand Lakes development, west of Future CR 2209 right of way.

Presenter: Christen Spake, Applicant
Staff Member: Abrielle Genest, Senior Planner

District 2

3. ***Public Hearing* * ENCERT 2026-11 Carter Road Associates.** Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 200.75 acres of land. The subject property is located at the northern end of Carter Road, to the west of Thompson Bailey Road.

Presenter: Jason Gabriel | Burr & Forman, LLP
Staff Member: Justin Kelly, MPA, CNU-A, Principal Planner

District 2

4. ***Public Hearing*** *** ENCERT 2026-13 Pacetti Oaks.** Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 40.5 acres of land. The subject property is located at 3975 Pacetti Road, south of State Road 16.

Presenter: Casey Dendor, AICP - England-Thims & Miller, Inc.
Staff Member: Patrick Heekin, Planner

District 2

5. ***Public Hearing*** *** ENCERT 2026-12 Star IV.** Application for Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida. This certification request is identified as ENCERT 2026-12 Agricultural Enclave Certification (Star IV) and includes approximately 70.83 acres. The subject property is located West of State Road 16, south of the Grand Oaks development, and north of the Windward Ranch development.

Presenter: Zach Miller, Esq.
Staff Member: Justin Kelly, MPA, CNU-A, Principal Planner

District 2

6. ***Public Hearing*** *** MAJMOD 2026-01 Grand Oaks.** Request for a Major Modification to Grand Oaks Planned Unit Development (Ordinance 2018-40) to reduce the maximum number of residential units from 999 to 954, modify language within the Master Development Plan (MDP) text regarding traffic mitigation requirements, modify the MDP Map to revise site access, update phasing, and correct inconsistencies within the MDP Text. This request was heard before the Planning and Zoning Agency on Thursday, September 17, 2026, and was recommended for approval by a vote of 6-0.

Presenter: Zach Miller, Esq.
Staff Member: Lauren Dwyer, Transportation Planner

District 2

7. ***Public Hearing*** *** DEVAGREE 2026-01 Grand Oaks PUD (Second Hearing).** Pulte Home Company, LLC (Owner) has proposed a Development Agreement to mitigate the transportation impacts for 512 residential units in the Grand Oaks PUD, as proposed to be modified from a total 999 residential units to 954 units in the companion PUD Major Modification (MAJMOD 2026-01), consisting of 442 existing platted lots and the proposed 512 units. The Grand Oaks PUD is located on State Road 16 between International Golf Parkway and the I-95 interchange. This Development Agreement proposes to pay $20,000,000.00 in total mitigation for the transportation impacts for the proposed development of the remaining 512 single-family units. This is the second of two required public hearings for consideration of a Development Agreement. The first public hearing was heard before the Board of County Commissioners on October 06, 2026.

Presenter: Mary Solik, Esq. as Agent for Gulfstream Towers, LLC
Staff Member: Saleena Randolph, Senior Planner

District 2

8. ***Public Hearing*** *** SUPMAJ 2026-09 Colee Cove Tower.** Request for a Special Use Permit, pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 199-foot monopole tower and support facility within the Open Rural (OR) zoning. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on July 23, 2026. Public comment was largely opposed, citing loss of tree screening after tree harvesting, impact on the Scenic Highway, wetland and fire/water service concerns, and negative impact on adjacent property owners including reduced property value and setback concerns. Agency discussion covered compatibility, coverage gaps, coverage over agricultural lands, buffers, and FAA lighting. The Agency recommended denial with a vote of 5-2. Support of the denial was made by members Perkins, Hilsenbeck, Spiegel, Olson, and Labanowski. Dissenting votes were made by Matovina and Green. The subject site is located on an unaddressed parcel on County Road 13 North, approximately 0.60 miles south of Joe Ashton Road (Parcel ID 013240-0010).

Presenter: Marguerite Collins, Applicant
Staff Member: Abrielle Genest, Senior Planner

District 2

9. ***Public Hearing*** *** PLNAPPL 2026-09 St. Thomas Island Parkway Cell Tower.** Request to appeal the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-29) to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive. Motion to approve was made by Mr. Matovina, seconded by Mrs. Perkins, and passed with a vote of 4-3. Dissenting votes by Mr. Hilsenbeck, Mr. Olson, and Mr. Labanowski.

Presenter: Ethan Hale and Alexis McCrary, Applicants
Staff Member: Kelly Schley, Senior Development Review Supervisor

District 2

10. ***Public Hearing*** *** NZVAR 2026-21 Hale-McCrary Residence.** Request for a Non-zoning Variance to Land Development Code Section 5.01.01.C regarding subdivision platting standards and Section 6.02.00 regarding subdivision design standards. The applicant is seeking relief from the above-mentioned Code sections for the creation of a 4.1-acre parcel. The Land Development Code requires subdivision and plat approval for the division of more than two lots. This parcel is the third division within the overall 20-acre parcel.

Presenter: Nick Koster, Applicant
Staff Member: Kelly Schley, Senior Development Review Supervisor

District 5

11. ***Public Hearing*** *** NZVAR 2026-22 150 Seagate Lane.** Request for a Non-zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards. The Land Development Code requires replat approval for the re-division of one or more lots within a subdivision. The subject property is located in the plat of Ponte Vedra Shores West (Map Book 14, Pages 34-35) and was divided in 1988 without replat approval. This request is to bring the property into compliance to construct a single-family residence.

Presenter: Brian Love, Summer Haven Resident
Staff Member: Clay Murphy, Chair, District 3

District 3

12. **Summer Haven Presentation.** Residents of South Summer Haven will provide a presentation to the Board regarding community resiliency and restoration efforts in the area. The residents state their request includes: • Appropriation of MSTU funds toward the enhanced dune construction • Formation of MSBU to pay for the balance of the enhanced dune system • End the managed retreat program and reappropriation of the county's portion of those funds to the Summer Haven restoration projects.

Presenter: Neal Shinkre, Director, Utilities

13. ***Public Hearing* * Amending the Comprehensive Plan for Wellhead Protection -- Second Reading -- Final Hearing.** Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to bring the County Comp Plan and Land Development code into compliance with State law and alignment with current best practices. This is the second and final reading and public hearing of the proposed Comp Plan Amendment. It should be Ordinance 2026- with the corresponding changes to the Land Development Code.

14. ***Public Hearing* * Amending the Land Development Code for Wellhead Protection -- Final Hearing.** Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to bring the County Comp Plan and Land Development code into compliance with State law and alignment with current best practices. This is the final reading and public hearing of the proposed Land Development Code Changes for Wellhead Protection.

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

15. **Consider appointment to the Health & Human Services Advisory Council (HHSAC).** The Health and Human Services Advisory Council's purpose is to evaluate human services programs in the community to ensure that the needs of the residents of St. Johns County are met. Currently, there is one (1) vacancy due to the resignation of Shannon Nazworth. A vacancy ad was placed and ran for (30) days. Please find attached for your review and consideration, a letter of recommendation from HHSAC and fourteen (14) applications: Kimberly Beasley Dist. 1, Raathi Adaikalam Dist. 2, Brian Clark Dist. 2, David Scott Dist. 2, Jessica Manfresca Dist. 2, Shasta Ware Dist. 2, Seth Wingate Dist. 2, Ricardo Rosado-Rodriguez Dist. 3, Cynthia Simmons Dist. 3, David Chapman Dist. 4, Molly Newman Dist. 4, Nishi Brahmbhatt Dist. 5, Lacey Hillard Dist. 5, Melissa Kramer Dist. 5.

16. **Consider appointments to the Library Advisory Board.** Currently, there are (2) two vacancies on the Library Advisory Board due to the expired terms of Nicholas Andrews Dist. 1 Rep., and Melvin Longo Dist. 5 Rep. Both vacancy ads were placed and ran for approx. (45) days. Please see attached for your review and consideration, a recommendation letter and (11) applications: Nick Andrews (Dist. 1), Kimberly Beasley (Dist. 1), Kira Greco (Dist. 1), Anthony Harp (Dist. 1), Carl McGowan (Dist. 1), Michael Armistead (Dist. 5), Mary Jane Ballou (Dist. 5), Elaina Chattman (Dist. 5), Tim Hutchison (Dist. 5), Bijal Parikh (Dist. 5), Sandra Paul (Dist. 5). The district 5 vacancy will be assigned at a future BCC meeting.

- 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 **application of up to $150,000 of the Comptroller budget reversion to the Court Subsidy and a transfer up to $90,000 from the General Fund Clerk of Court Reserve to Court Subsidy for FY 2026.** *For more information, contact Brandon J. Patty, Clerk of the Circuit Court & Comptroller at 904 819-3601*

3. Motion to adopt Resolution 2026-_____, recognizing and appropriating $300,000 in grant funds through the **Florida Department of Emergency Management - Hazard Mitigation Grant Program for the Stormwater Master Plan**; approving and authorizing the County Administrator, or designee, to execute the grant agreement in substantially the same form as attached hereto. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*

4. Motion to adopt Resolution 2026-_____, approving and authorizing the County Administrator, or designee, to execute the **Memorandum of Understanding between the Guana Tolomato Matanzas National Estuarine Research Reserve, the University of Florida Whitney Laboratory, the North Florida Land Trust and St. Johns County** for Coastal Rehabilitation and Restoration Projects, in substantially the same form as attached hereto. *For more information, contact Mathieu de Bruin, Principal Resiliency Planning Analyst at 904 209-0419*

5. Motion to adopt Resolution 2026-_____, accepting a **Bill of Sale with a Schedule of Values, Release of Lien, and Warranty** for the water system to serve Hastings Baptist Church Gym. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

6. Motion to adopt Resolution 2026-_____, accepting an **Easement for Utilities associated with the water system and a Bill of Sale with a Schedule of Values, Final Release of Lien, and Warranty** associated with the water and sewer systems to serve Pruitt Nocatee Offsite Utilities. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the County Administrator, or designee, to execute a **Lease Agreement with Hastings Main Street, Inc.**, for storage space situated within the Utility Department Building located off N. Main Street in Hastings, Florida. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the Chair of the Board, on behalf of the County, to execute an **Easement to Florida Power & Light Company** to provide electrical service to NW Well Site #8 located south of Courtney Vista Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

9. Motion to adopt Resolution 2026-_____, approving the terms and authorizing the Chair of the Board, on behalf of the County, to execute an **Easement to Florida Power & Light Company** to provide electrical service to NW Well Site #6 located south of Courtney Vista Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

10. Motion to adopt Resolution 2026-_____, approving the terms of a **Purchase and Sale Agreement** and authorizing the County Administrator, or designee, to execute the Purchase and Sale Agreement on behalf of the County, for the acquisition of property for a well site south of Courtney Vista Drive. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

11. Motion to adopt Resolution 2026-_____, authorizing the County Administrator, or designee, to execute Contract Amendment #4, for a **one-year renewal of the Contract with Elbow Tree** for mental health counseling services at a not-to-exceed amount of $645,927.00, in accordance with the Contract Documents. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

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 17.1 and Florida State Statute 274.06. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

13. Motion to adopt Resolution 2026-_____, providing the County's express approval of the governing body for the **Jacksonville Icemen to use the County seal and/or logo** in promotion of the Jacksonville Iceman's February 28, 2027, home game. *For more information, contact Lex Taylor, Deputy County Attorney at 904 209-0805*

14. Motion to adopt Resolution 2026-_____, approving the terms, conditions, and requirements of the **contract between St. Johns County and EPIC Community Services, Inc.** d/b/a EPIC Behavioral Healthcare for youth prevention programs and services, including THINK! for Success, in an amount not to exceed $50,000; and, authorizing the County Administrator, or designee, to execute the contract substantially in the same form as attached on behalf of the County. *For more information, contact Shawna Novak, Director at 904 209-6089*

15. Motion to adopt Resolution 2026-_____, accepting the **St. Johns County Health and Human Services Advisory Council's Fiscal Year 2026-2027 funding recommendations** for a short-term contract providing partial funding for identified programs as part of the Independent Agency Funding Program, approving and authorizing the County Administrator, or designee, to execute the Funding Agreements between the County and the nonprofit agencies identified on attached Exhibit 2, in substantially the same form as attached hereto; authorizing the County Administrator to execute any subsequent amendments or extensions to the Funding Agreements, without further Board action, that do not propose to amend, modify, or otherwise change the funding, material terms, conditions, provisions, or requirements of the Funding Agreement. *For more information, contact Shawna Novak, Director at 904 209-6089*

16. Motion to adopt Resolution 2026-_____, approving the terms, conditions, and requirements of the **short-term contract between St. Johns County and EPIC Community Services, Inc** d/b/a EPIC Behavioral Healthcare to provide a partial funding allocation for its Recovery Center, which provides access to inpatient services for adults with a substance use disorder, in an amount not to exceed $103,750; and, authorizing the County Administrator, or designee, to execute the contract substantially in the same form as attached on behalf of the County. *For more information, contact Shawna Novak, Director at 904 209-6089*

17. Motion to adopt Resolution 2026-_____, approving the **Non-Exclusive Permissive Use Agreement between St. Johns County and Airstron, LLC** for temporary use of a portion of the St. Johns County Pavilion and Volleyball Courts at Pier Park and authorizing the County Administrator, or designee, to execute the Agreement on behalf of the County. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*

18. Motion to adopt Resolution 2026-_____, recognizing and appropriating $500,000 in **unanticipated revenue** from the St. Augustine Port, Waterway and Beach District for the Vilano Boat Ramp Repair and Stabilization Project and authorizing the County Administrator, or designee, to execute any documents necessary to accept and administer the funding. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*

19. Motion to approve the **extension of the 2026 tax roll** prior to completion of the parcels included in the Property Value Adjustment Board hearings. *For more information, contact Jennifer Ravan, C.F.C., St. Johns County Tax Collector at 904 209-2280*

20. Motion to **approve minutes:**

- 9/28/26, BCC Special
- 10/06/26, BCC Regular

21. Proofs:

Proof: Notice of Special Meeting to consider applications for certification of agricultural enclaves, published on August 4, 2026, in the St. Augustine Record.

Proof: Notice of Special Meeting to hold a public hearing to consider and adopt the tentative millage rates and budget for Fiscal Year 2027, published on August 18, 2026, in the St. Augustine Record.

Proof: Notice of Special Meeting to hold a public hearing to consider and adopt the final millage rates and budget for Fiscal Year 2027, published on September 10, 2026, in the St. Augustine Record.

Proof: Notice of Special Meeting to reconsider applications for certification of agricultural enclaves, and any other matters that may be included on the published agenda, published on September 24, 2026, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 3034; CR 16A & Timberwolf Trail Intersection Improvements, published on August 12, 2026 and August 19, 2026, in the St. Augustine Record.

Proof: Request for Proposals, Bid No.:3004; Public-Private Partnership for Biosolids Management, published on August 19, 2026 and August 26, 2026, in the St. Augustine Record.

Proof: Request for Bids, Bid No.: 3010; North Rodriquez Street Drainage Improvements, published on September 4, 2026 and September 11, 2026, in the St. Augustine Record.

Proof: Soliciting Qualifications for RFQ No.: 3003; Construction Manager-At-Risk (CMAR) for the Northwest Water Reclamation Facility Expansion, published on September 9, 2026 and September 16, 2026, in the St. Augustine Record.