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, July 22, 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 2026 as the 250th or Semi Quincentennial Anniversary of the United States of America
- ❖ Acceptance of Proclamation
- Deletions to Consent Agenda
- Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- Approval of Regular Agenda
- Public Comment

Presenter: Joy Andrews, County Administrator and Wade Schroeder, OMB

Fiscal Year 2026 Recommended Budget & Proposed Millage Rates. The annual County budget process requires a number of steps, ranging from its preparation through adoption. Florida Statutes (F.S. 129.03(3) and F.S. 200.065, Truth in Millage ("TRIM") requirements) specify that a balanced Recommended Budget must be submitted to the Board of County Commissioners as the next step in the budget process. The Fiscal Year 2026 Recommended Budget has been balanced with expenditures and adequate reserves within each County fund equal to projected fund revenues. County Administration's Recommended Budget represents a funding level that can reasonably assure the achievement of St. Johns County's operational needs while minimizing the tax impact on its citizenry. The Fiscal Year 2026 Recommended Budget Workbook may be found on the County's website at: www.sjcfl.us/OMB. The BCC will need to approve proposed Millage rates for the County's TRIM mailing, and approve Wednesday, September 3, 2025 @ 5:01 PM in the County Auditorium as the Date, Time and Place of the first public hearing for the adoption of the FY 2026 Budget for the St. Johns County Board of County Commissioners. For practical purposes, once the proposed millage rates are set, they can still be decreased but not increased. Following the development and presentation of a Recommended Budget, the County is obligated to provide specific information to the Property Appraiser, including proposed millage rates, and the date, time, and meeting place of the tentative budget hearing. This information is placed on Department of Revenue DR-420 forms provided to the Property Appraiser. Those forms provide the basis for the TRIM notice mailed by the Property Appraiser to property owners in St. Johns County.

Presenter: Douglas N. Burnett, Esq, St. Johns Law Group

Staff Member: Saleena Randolph, Senior Planner

District 2

2. Public Hearing *WH 2024-03 Andre Land Holdings Workforce Housing. Request to rezone approximately 11.37 acres of land from Open Rural (OR) to Workforce Housing (WH), located at 3165 County Road 208, Unit F. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on June 5, 2025. The Agency recommended denial with a vote of 6-0, supported by members Perkins, Matovina, Hilsenbeck, Spiegel, Green, and Labanowski. Members discussed several issues, including specimen trees, pricing, number of units, housing types, area compatibility, and proposed density. Public comments addressed existing rural uses in the area such as livestock management, poultry, equine activities, fishing ponds, and recreational shooting. Discussions included potential impacts on area school overcrowding, as well as opinions that townhomes may not be suitable for the area, noting that there are currently too many unsold townhome units in the County. More information is provided in the Staff Report.

Presenter: Autumn Martinage

Staff Member: Clint Lynch, Chief Engineer

District 5

3. Public Hearing * NZVAR 2025-08 The Beach at Vilano. Request for a Non-Zoning Variance to Section 6.04.05.C of the Land Development Code regarding Access Management Driveway Design to allow for a one-way, exit only driveway measuring 14.5 feet in width, and a two-way driveway measuring 24 feet in width along Coastal Highway to provide access for a proposed Mixed Use development.

<u>Presenter: Sina Venus | Property Theater, LLC.</u> <u>Staff Member: Evan Walsnovich, Planner</u>

District 4

4. **Public Hearing** * PUD 2024-15 Powers Center. Request to rezone approximately 1.88 acres of land from Industrial Warehousing (IW) to Planned Unit Development (PUD) to allow for a maximum of 36,000 square feet of non-residential uses, specifically located at 9990 US-1 North. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on June 5, 2025. The motion to recommend approval by the Agency failed with a 2-4 vote (Motion by Perkins, second by Green; Spiegel, Hilsenbeck, Matovina, Labanowski dissenting - 1 vacant seat).

Presenter: Amy Ring, Special Projects Manager

Public Hearing * Second Reading - LDCA 2024-03 Land Development Code Updates. Updates to Land Development Code (LDC) Articles II, III, V, VI, IX, and XII, and the Table of Contents, to maintain consistency with Florida Statutes and to better organize existing parts of the code. The Planning and Zoning Agency voted on May 15, 2025, to recommend approval of this item 5-0. The Board of County Commissioners heard this item for first reading on June 17, 2025. The Board had no questions and no members of the public spoke during public comment.

Presenter: Lisa Brown, Development Review Manager

6. Public Hearing * First Reading - LDCA 2025-05 Land Development Code Update - Plats. This amendment amends Land Development Code Section 5.01.00 Subdivisions to maintain consistency with changes to State Statute that went into effect on July 1, 2025, with the enactment of Senate Bill 784. The bill requires administrative approval of a plat or replat submitted pursuant to F.S. 177.091 according to certain processing criteria. The bill also requires passage of an ordinance designating an administrative authority to manage plat and replat submittals and render approval decisions. The amendment designates the Director of Growth Management Department as the administrative authority. This change to Florida law went into effect on July 1, 2025. The Board may choose to waive the second hearing required by St. Johns County Board of County Commissioners Rules and Policies Rule 3.103 (Introduction of Legislation) through implementation of Rule 1.103 (Suspension of Standing Rules). Such Board action requires a motion and vote of a majority plus one of the Commissioners present.

The following items will be heard consecutively, time certain at 1:00 PM

<u>Presenter: David Henning, Inspire Placemaking Collective</u> <u>Staff Member: Michael Lagasse, Environmental Manager</u>

7. Public Hearing * First Reading - Proposed Amendments to the Land Development Code - Tree Ordinance. First Hearing by the BCC on proposed Land Development Code, considering proposed "red-line" changes with regards to updates to the method of measuring and designating Specimen trees (LDC Article IV), increasing the per-inch Tree Deficiency Charge from \$25.00 to \$100.00 (LDC Article IV) and increase of the minimum preservation of upland natural vegetation required for certain Planned Urban Developments from 5% preserved to 10% preserved (LDC Article V). Also, a change to the definition of Specimen Tree is proposed in Article XII for consistency with the relevant change in Article IV.

<u>Presenter: George Kramer, President of Inspire Placemaking Collective Staff Member: Mike Roberson, Director, Growth Management</u>

8. Public Hearing * 2050 Comprehensive Plan - Transmittal Hearing. The County's Comprehensive Plan requires an update pursuant to Florida Statutes 163.3184 and 163.3191. After performing extensive analysis of data collected from the public, County staff, and local agencies and organizations, the County's consultants, Inspire Placemaking Collective, prepared the 2050 Comprehensive Plan in the form presented today. The 2050 Comprehensive Plan was heard at the Board of County Commissioners' meetings on May 20, 2025, and June 3, 2025. Both the Board of County Commissioners' recommendations and public input from these meetings are incorporated into this Transmittal item. The Planning and Zoning agency heard this item on June 26, 2025, and voted 5-0 to recommend transmittal.

- Commissioners' Reports
- County Administrator's Report
- County Attorney's Report

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BOARD MEETING AGENDA

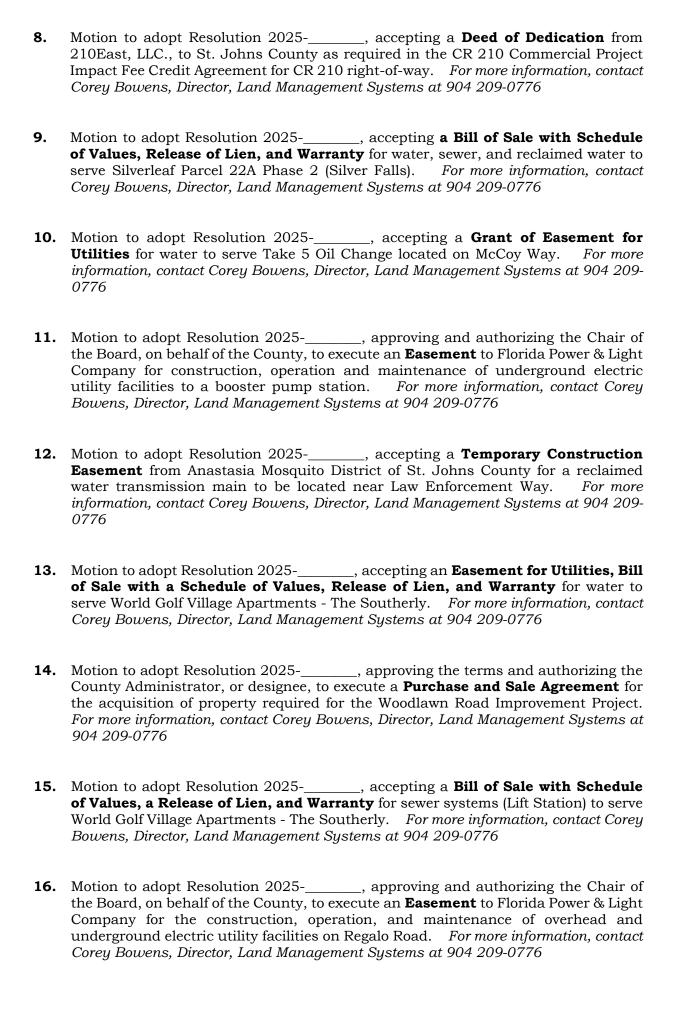
County Auditorium 500 San Sebastian View

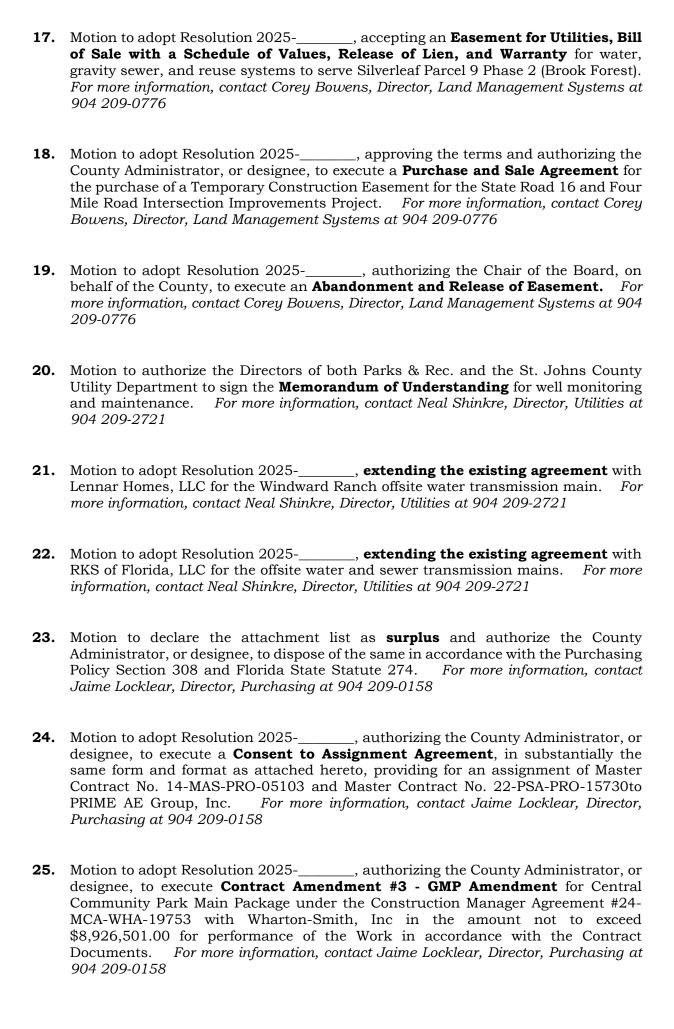
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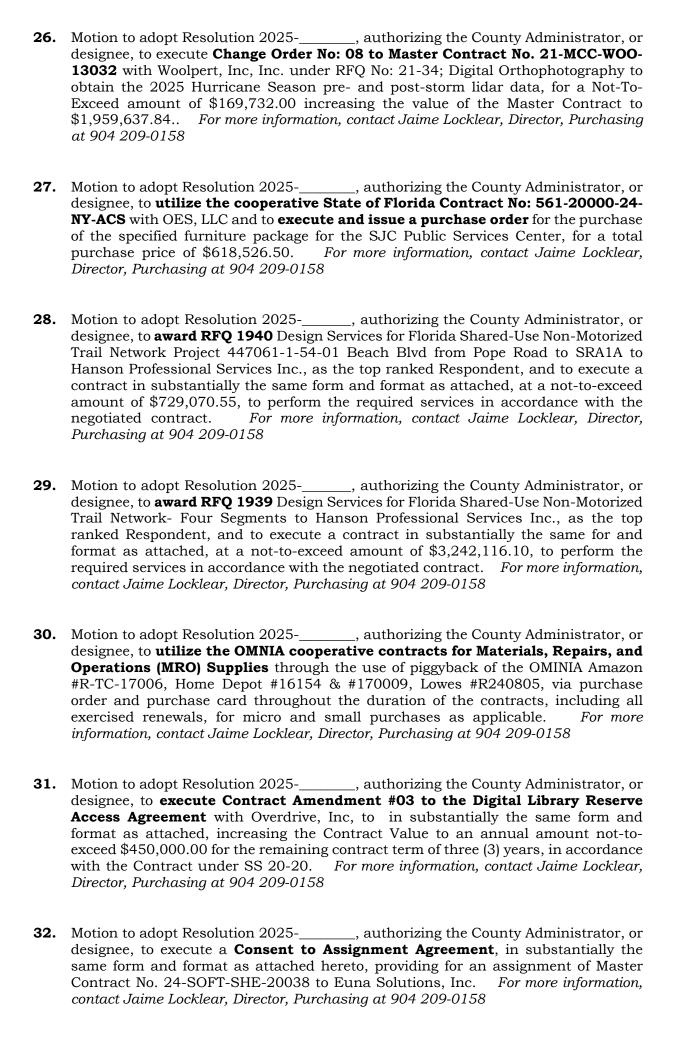
Tuesday, July 22, 2025 9:00 AM

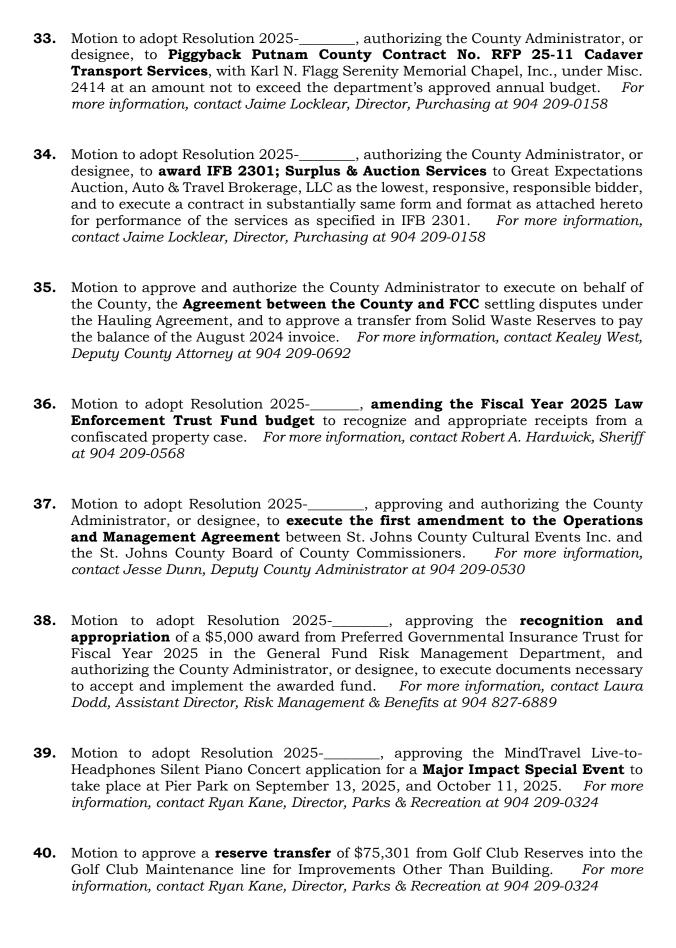
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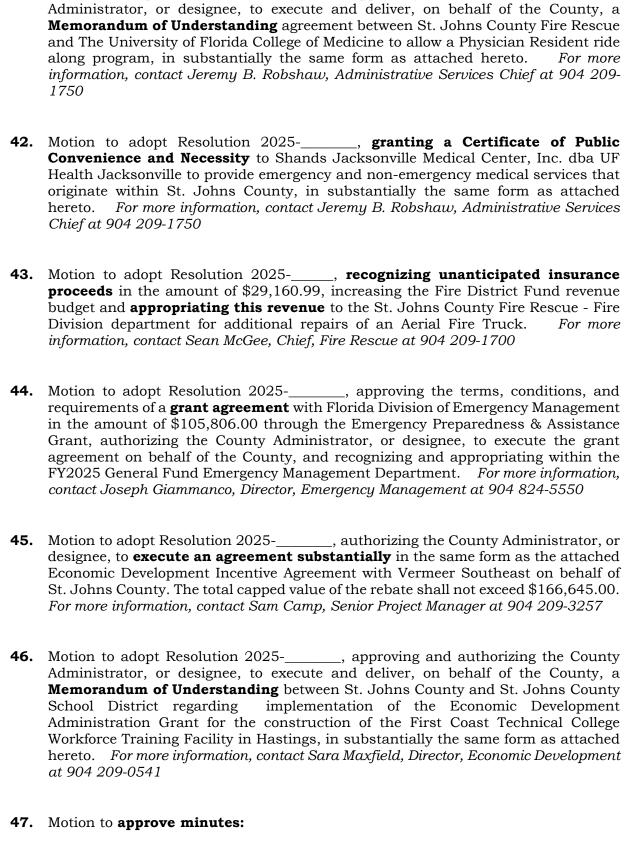
CONSENT AGENDA	
1.	Motion to approve the Cash Requirement Report. For more information, contact Donna Echegoyen, Deputy Director, BCC Accounting at 904 819-3680
2.	Approval of the draft conceptual management plan for the LAMP Hawkins Island conservation property located on the eastern bank of the Matanzas River, south of SR 312. For more information, contact Ryan Mauch, Environmental Supervisor at 904 209-0621
3.	Motion to approve the Scott Road Subdivision School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2025-02). For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611
4.	Motion to adopt Resolution 2025, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water, sewer, and reclaimed water systems to serve Silverleaf Parcel 33 Phase 2 (Silver Meadows). For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776
5.	Motion to adopt Resolution 2025, accepting a Bill of Sale, Final Release of Lien, and Warranty for water to serve Caliber Collision St. Augustine. For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776
6.	Motion to adopt Resolution 2025, accepting a Bill of Sale, Final Release of Lien, and Warranty for water and sewer to serve Wildwood Self Storage located on SR 207. For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776
7.	Motion to adopt Resolution 2025, accepting an Easement for Utilities associated with the water and sewer systems that serve Isles of the World at World Golf Village Phase 1. For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776











41. Motion to adopt Resolution 2025-_____, approving and authorizing the County

06/17/25, BCC Regular