

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, October 21, 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
- ❖ Certificate Recognizing the 30th Anniversary of the First Coast Cultural Center
- ❖ Proclamation Recognizing November 2025 as National Adoption Month
- ❖ Proclamation Recognizing National Hispanic Heritage Month
- ❖ Acceptance of the Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

Presenter: Joy Andrews, County Administrator

1. **Review and Discussion of the Proposed 2026 St. Johns County Legislative Action Plan.** The 2026 Legislative Action Plan (LAP) identifies the County's priority projects and initiatives for the upcoming legislative session. The plan serves as a framework for seeking financial resources and policy support from our State and Federal representatives. Once adopted by the Board, the Legislative Action Plan is subsequently presented to the County's Legislative Delegation, the public, and other public agencies for their consideration.

Presenter: Krista Joseph, Chair, Commissioner District 4

2. **Discussion on County Approach to SB 180.** Following Board direction at the October 7, BCC meeting, the Board will discuss the County's approach to SB180.

Presenter: Michael Roberson, Director, Growth Management

Staff Member: Lisa Brown, Development Review Manager

3. **Public Hearing * First Reading - Amendment to Impact Fee Ordinance.** This is the first of two required public hearings to implement an updated Impact Fee Schedule and changes to the County Impact Fee Ordinance. The proposed ordinance is based upon an Impact Fee Update Study prepared by consultant, Benesch, originally presented to the Board of County Commissioners on January 21, 2025. Subsequent meetings included discussions that led to board direction on changes. On September 16, 2025, the Board gave direction to update the Impact Fee Ordinance and Fee Schedule consistent with the "St. Johns County Impact Fee Update Study." As directed by the BOCC, the amendment to the ordinance provides, in part, a revised fee schedule, a phased implementation schedule, creation of a new conservation and open space impact fee, creation of a 50% waiver of impact fees for affordable housing under certain circumstances; and elimination of subsidizing of non-residential development.

Presenter: Robert G. Morgen | RGM Engineers, Inc.

Staff Member: Evan Walsnovich, Planner

District 3

4. **Public Hearing * PUD 2024-08 St. Augustine Tire.** Request to rezone approximately 1.07 acres of land from Residential, Single Family (RS-3) to Planned Unit Development (PUD) to allow for a maximum 7,500 square feet of commercial/office type uses, specifically located at 300 South Holmes Boulevard. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on September 18, 2025. The PZA recommended approval with a vote of 6-0. Support was made by members Matovina, Hilsenbeck, Spiegel, Labanowski, Green, and Olson. Member Perkins was absent. There was some discussion in regards to traffic impacts to Holmes Boulevard and potential impacts to the surrounding properties.

Presenter: Clell Tatum, Property Owner

Staff Member: Eric Clark, Engineer

District 3

5. **Public Hearing * NZVAR 2025-17 Tatum Homes.** Request for a Non-Zoning Variance to Sections 6.04.07.B.1 and 6.04.07.B.2 of the Land Development Code regarding access easement requirements for 4575 Carter Road.

Presenter: Christina Evans - Matthews/DCCM

Staff Member: Eric Clerk, Engineer

District 4

6. **Public Hearing * NZVAR 2025-15 Elam Family Legacy.** Request for a Non-Zoning Variance to Section 5.01.01.C.1 of the Land Development Code regarding subdivision and platting requirements, Section 6.04.07.M.1 regarding roadway improvements, Section 6.04.07.B.2(a) regarding a minimum recorded thirty (30) foot wide easement, and Section 6.02.09 regarding stormwater management. The Board of County Commissioners (BCC) heard this request on October 7, 2025, and voted to continue the item to October 21, 2025.

Presenter: Jessica Gow, Esq. | Cobb Cole
Staff Member: Trevor Steven, Planner

District 2

- 7. Public Hearing * REZ 2025-09 2195 State Road 16.** Request to rezone approximately 4.9 acres of land from Commercial Highway and Tourist (CHT) to Commercial Intensive (CI). The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on September 18, 2025. The Agency recommended approval with a vote of 5-0. Support was made by members Matovina, Hilsenbeck, Spiegel, Labanowski, and Olson. Member Perkins was absent, and member Green abstained.

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

- 8. Consider an appointment to the Architectural Review Committee (ARC).** There are currently two (2) vacancies on the Architectural Review Committee (ARC) due to expired terms. A vacancy ad has been posted since May 2022. The ARC recommended reinstating David Christine; however, for the second open position the committee deferred to a future meeting in order to reopen the vacancy and seek additional candidates. Attached for your review and consideration are a recommendation letter and (3) applications: Heather Harley-Davidson- Dist. 3, David Christine- Dist. 4, Richard Ensslen- Dist. 4.

- ❖ 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 Chair of the Board to execute and deliver to the State of Florida Department of Transportation a **County Deed, a County Quit Claim Deed, and a Letter of Donation** in connection with additional right-of-way along State Road 16. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
3. Motion to adopt Resolution 2025-____, accepting an **Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty** associated with the water system to serve Goodwill St. Augustine. *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** associated with the water system and a **Bill of Sale, Final Release of Lien, and Warranty** associated with the water and sewer systems to serve Home Depot World Commerce Center. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. Motion to adopt Resolution 2025-____, accepting an **Easement for Utilities** associated with the water system and a **Bill of Sale, Final Release of Lien, and Warranty** associated with the water and sewer systems to serve Tru Hilton Hotel St. Augustine. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2025-____, authorizing the Chair to execute and deliver a **Temporary Construction Easement** to the State of Florida Department of Transportation conveying easement rights over portions of County rights-of-way off State Road 16. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

7. Motion to adopt Resolution 2025-____, **approving three extensions of initial term, provisions, conditions and requirements of a First Lease Extension Agreement** between St. Johns County, Florida, and the St. Augustine Lodging Associates, L.L.C. pursuant to St. Johns County Resolution 1996-104; and authorizing the County Administrator, or designee to execute the Agreement on behalf of St. Johns County. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
8. Motion to adopt Resolution 2025-____, approving the terms and authorizing the County Administrator, or designee, to execute a **Contract Agreement** allowing a St. Johns County Sheriff's Deputy to reside at The Equestrian Center for security purposes. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
9. Motion to adopt Resolution 2025-____, approving the terms and authorizing the County Administrator, or designee, to execute a **Lease Agreement** with the State of Florida, Board of Trustees of the Internal Improvement Trust Fund, for use of a portion of Deep Creek State Forest for environmental education and passive recreational purposes. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
10. Motion to adopt Resolution 2025-____, granting and authorizing the County Administration, or designee, to execute and issue a **non-exclusive franchise agreement** to Double Ds Dumpsters, LLC for the collection and transportation of commercial/industrial solid waste, in substantially the same form as attached hereto. *For more information, contact Greg Caldwell, Director, Public Works at 904 209-0266*
11. Motion to adopt Resolution 2025-____, approving the **St. Johns County Energy Management Program and Policy**. *For more information, contact Daniel Whitcraft, Director, Facilities Management at 904 640-1545*
12. Motion to adopt Resolution 2025-____, authorizing the County Administrator, or designee, to execute **Task Order 34** for A.W.A. Contracting Co., Inc. for the provision of all labor, equipment, and materials required for improvements needed for the soft opening at San Sebastian River Park at 320 State Road 312, St. Augustine, FL 32086, for an amount not to exceed \$946,953.98 under Bid No. 22-112; As-Needed Construction Services for Countywide Roadway Drainage & Infrastructure Maintenance (Master Contract No: 22-MCA-AWA-16963). *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
13. Motion to adopt Resolution 2025-____, authorizing the County Administration, or designee, to issue a **Purchase Order** to Ten-8 Fire & Safety the Distributor for Pierce Manufacturing in the amount of \$1,063,858.00, for the purchase of one (1) Pierce Enforcer Fire Pumper Trucks as standardized in 2022. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
14. Motion to adopt Resolution 2025-____, authorizing the County Administrator, or designee, to award **IFB 2486 Custom Logo Apparel and Accessories** for St Johns County Departments to the highest discount, responsive, and responsible bidders, and to execute contracts with Vaughn Cluckey, LLC dba The Sports Corner, Global Trading, Inc Pride Enterprises, Inc and 1st Coast Printing in substantially same form and format as attached hereto, for the Custom Logo Apparel, Accessories and Promotional items on an as needed basis, as provided in IFB 2486. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

15. Motion to adopt Resolution 2025-_____, granting consent to the Turnbull Creek Community Development District to **exercise the powers provided in Section 190.012(2)(d), Florida Statutes** related to the provision of security facilities or services. *For more information, contact Kealey West, Deputy County Attorney at 904 209-0816*
16. Motion to approve the **extension of the 2025 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*
17. Motion to adopt Resolution 2025-_____, approving the **terms, provisions, conditions, and requirements of an agreement** between the Board of County Commissioners of St. Johns County and the State of Florida Department of Health for operation of the St. Johns County Health department to provide environmental health services, communicable disease control services and primary care services from October 1, 2025 through and until September 30, 2026; and authorizing the chair to execute the agreement on behalf of the county. *For more information, contact Lisa Bonitatis, Public Health Services Manager at 904 506-6152*
18. Motion to adopt Resolution 2025-_____, approving the **terms, conditions, and requirements of the contract** between St. Johns County and EPIC Community Services, Inc d/b/a EPIC Behavioral Healthcare to provide funding for its Recovery Center to provide access to inpatient services for adults with a substance use disorder, in an amount not to exceed \$415,000; 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, Health & Human Services at 904 209-6089*
19. Motion to adopt Resolution 2025-_____, 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, Health & Human Services at 904 209-6089*
20. Motion to adopt Resolution 2025-_____, approving the **terms, conditions, provisions, and requirements of a Grant Agreement**, in the amount of \$250,000 with matching funds from Waterway Access, for Riverdale Boat Ramp Improvements between the Florida Inland Navigation District and St. Johns County, Florida; and authorizing the County Administrator, or designee, to execute the grant agreement. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*
21. Motion to adopt Resolution 2025-_____, approving the **terms, conditions, provisions, and requirements of a Grant Agreement**, in the amount of \$250,000 with matching funds from General Fund, for Doug Crane Boat Ramp dredging between the Florida Inland Navigation District and St. Johns County, Florida; and authorizing the County Administrator, or designee, to execute the grant agreement. *For more information, contact Ryan Kane, Director, Parks and Recreation at 904 209-0324*

22. Motion to adopt Resolution 2025-____, **recognizing and appropriating** \$358,409.20 in Assistance to Firefighters Grant funding from FEMA to the 2025-2026 St. Johns County Fire Rescue budget and authorizing \$32,582.66 in County matching funds; approving and authorizing the County Administrator, or designee, to **accept and receive the federal funds** through the FEMA Grants Outcome (FEMA GO) system subject to the Award Letter, Agreement Articles, and Obligating Document. *For more information, contact Jeremy Robshaw, Administrative Services Chief at 209-1750*
23. Motion to adopt Resolution 2025-____, **granting a Certificate of Public Convenience and Necessity** to Ameripro EMS of Florida, LLC to provide emergency and non-emergency medical services that originate within St. Johns County, in substantially the same form as attached hereto. *For more information, contact Jeremy Robshaw, Administrative Services Chief at 904 209-1750*
24. Motion to adopt Resolution 2025-____, **recognizing unanticipated revenue** in the amount of \$236,204, increasing the FY 2026 General Fund revenue budget and appropriating the receipt to the Emergency Medical Services department. *For more information, contact Sean McGee, Chief, Fire Rescue at 904 209-1700*
25. Motion to adopt Resolution 2025-____, approving the **waiving of library fines** through the collection of non-perishable food items or through a donation toward Firefighters for Families bicycle lights during the 2025 Library Food for Fines program. *For more information, contact Debra Rhodes Gibson, Director, Library at 904 827-6926*
26. Motion to **approve minutes:**
- 10/07/25, BCC Regular
27. **Proofs:**
- Proof: Request for Bids, Bid No.: 2460; South Ponte Vedra Beach Dune Planting Project, published July 25, 2025, and August 1, 2025, in the St. Augustine Record.
- Proof: Request for Bids, Bid No.: 2432; Ft. Matanzas Beach Ramp Stabilization and Boardwalk, published July 25, 2025, and August 1, 2025, in the St. Augustine Record.
- Proof: Request for Qualifications, RFQ No.: 23-21R; Onboarding of New Contractors for Utility Rehabilitation/Construction Services, published on August 5, 2025, and August 12, 2025, 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 2026 in the County Auditorium, published on August 22, 2025, in the St. Augustine Record.
- Proof: Request for Bids, Bid No: 2378; Pedestrian and Drainage Improvement - Palm Valley Road, published on August 22, 2025, and August 29, 2025, in the St. Augustine Record.
- Proof: Request for Bids, Bid No.: 2479; Construction of New Restroom at Mickler's Beach, published on August 22, 2025, and August 29, 2025, in the St. Augustine Record.