

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MARCH 5, 2019  
9:00 A.M.**

Proceedings of a regular meeting of the Board of County Commissioners (BCC) of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Present: Paul M. Waldron, District 3, Chair  
Jeb S. Smith, District 2, Vice Chair  
James K. Johns, District 1  
Henry Dean, District 5  
Jeremiah R. Blocker, District 4  
Michael Wanchick, County Administrator  
Patrick McCormack, County Attorney  
Crystal Smith, Deputy Clerk

Also present: Darrell Locklear, Assistant County Administrator; Joy Andrews, Assistant County Administrator; Paolo Soria, Senior Assistant County Attorney; Rebecca Lavie, Senior Assistant County Attorney

(03/05/19 - 1 - 9:00 a.m.)  
CALL TO ORDER

Waldron called the meeting to order.

(03/05/19 - 1 - 9:00 a.m.)  
ROLL CALL

The clerk called the roll, and all Board members were present.

(03/05/19 - 1 - 9:00 a.m.)  
INVOCATION

Pastor Earl Glisson, Anchor Faith Church, gave the invocation.

(03/05/19 - 1 - 9:02 a.m.)  
PLEDGE OF ALLEGIANCE

Blocker led the Pledge of Allegiance.

(03/05/19 - 1 - 9:03 a.m.)  
PROCLAMATION RECOGNIZING MARCH 2019 AS PROCUREMENT MONTH

Commissioner Blocker invited Jaime Locklear, Purchasing Manager, and all representatives from the field of procurement to the podium. Locklear expressed her appreciation to the Board for its recognition of public procurement. Melissa Lundquist, Assistant to the Board of County Commissioners, read the proclamation.

(03/05/19 - 1 - 9:08 a.m.)  
ACCEPTANCE OF PROCLAMATION

**Motion by Smith, seconded by Dean, carried 5/0, to accept the proclamation.**

(03/05/19 - 2 - 9:08 a.m.)

PUBLIC COMMENT

Danny Cribbs, Liberty Ambulance Services, Inc., 1626 Atlantic University Circle, requested that Consent Agenda Item No. 26 be moved to the Regular Agenda for discussion.

(03/05/19 - 2 - 9:10 a.m.)

DELETIONS TO CONSENT AGENDA

Dean requested to move Consent Agenda Item No. 26 to the Regular Agenda. It was added to the Regular Agenda as Item No. 10. Wanchick requested to remove Consent Agenda Item No. 20 entirely.

(03/05/19 - 2 - 9:11 a.m.)

APPROVAL OF CONSENT AGENDA

**Motion by Smith, seconded by Dean, carried 5/0, to approve the Consent Agenda, as amended.**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2019-57**, approving the final plat for Worthington Estates, Phase II

**RESOLUTION NO. 2019-57**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR WORTHINGTON ESTATES, PHASE II**

3. Motion to adopt **Resolution No. 2019-58**, approving the final plat for Preserves at Rivertown

**RESOLUTION NO. 2019-58**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR PRESERVES AT RIVERTOWN**

4. Motion to approve PFS AGREE 2019-01 and authorize the county administrator to execute the Greenbriar Downs Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code, contingent on approval and effectiveness of COMPAMD 2016-02 and PUD 2016-07 (Greenbriar Downs)
5. Motion to adopt **Resolution No. 2019-59**, authorizing the county administrator, or his designee, to execute a Memorandum of Agreement between the County and the Florida Fish and Wildlife Conservation Commission, substantially in the same form as attached, to permit the Florida Fish and Wildlife Conservation Commission to conduct a scheduled hunt, at the McCullough Creek Conservation Area

**RESOLUTION NO. 2019-59**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION FOR THE PURPOSE OF CONDUCTING A SCHEDULED HUNT, WITHIN THE MCCULLOUGH CREEK CONSERVATION AREA**

6. Motion to adopt **Resolution No. 2019-60**, accepting a Special Warranty Deed for property required for the CR 210 widening project, from Cimarrone Boulevard to Greenbriar Road

**RESOLUTION NO. 2019-60**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR PROPERTY REQUIRED FOR THE CR 210 WIDENING, FROM CIMARRONE BOULEVARD TO GREENBRIAR ROAD**

7. Motion to adopt **Resolution No. 2019-61**, accepting a Final Release of Lien, Warranty, two Easements for Utilities, and Bill of Sale and Schedule of Values conveying all personal property associated with the water system and fire hydrant to serve WGV Cube Smart, located off International Golf Parkway

**RESOLUTION NO. 2019-61**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, TWO EASEMENTS FOR UTILITIES, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER SYSTEM AND FIRE HYDRANT TO SERVE WGV CUBE SMART, LOCATED OFF INTERNATIONAL GOLF PARKWAY**

8. Motion to adopt **Resolution No. 2019-62**, accepting a Final Release of Lien, Warranty, Special Warranty Deed, Easement for Utilities, and Bill of Sale and Schedule of Values conveying all personal property associated with the water, sewer force mains, and sewer systems to serve Sawmill Landing PUD, located off State Road 207

**RESOLUTION NO. 2019-62**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, SPECIAL WARRANTY DEED, EASEMENT FOR UTILITIES, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER FORCE**

**MAINS, AND SEWER SYSTEMS TO SERVE SAWMILL  
LANDING PUD, LOCATED OFF STATE ROAD 207**

9. Motion to adopt **Resolution No. 2019-63**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and Bill of Sale and Schedule of Values conveying all personal property associated with the water, sewer, and reuse systems to serve Windward Ranch, Phase Nine, located off SR 16

**RESOLUTION NO. 2019-63**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, AND REUSE SYSTEMS TO SERVE WINDWARD RANCH, PHASE NINE, LOCATED OFF SR 16**

10. Motion to adopt **Resolution No. 2019-64**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer systems to serve Whisper Creek, Phase 7, located off Pacetti Road

**RESOLUTION NO. 2019-64**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE WHISPER CREEK, PHASE 7 (ALSO KNOWN AS TRAILMARK, PHASE 7), LOCATED OFF PACETTI ROAD**

11. Motion to adopt **Resolution No. 2019-65**, accepting a Final Release of Lien, Warranty, Easements for Utilities, Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer systems to serve Whisper Creek, Phase 8, located off Pacetti Road

**RESOLUTION NO. 2019-65**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENTS FOR UTILITIES, BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE WHISPER CREEK, PHASE 8 (ALSO KNOWN AS TRAILMARK, PHASE 8), LOCATED OFF PACETTI ROAD**

12. Motion to adopt **Resolution No. 2019-66**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the sewer system to serve property at 7049 A1A South

RESOLUTION NO. 2019-66

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE SEWER SYSTEM TO SERVE PROPERTY AT 7049 A1A SOUTH

13. Motion to approve payment to G&H Underground for emergency sewer repair on Alta Mar Drive, in the TPC Sawgrass Community, in the amount of \$210,771.46
14. Motion to adopt **Resolution No. 2019-67**, authorizing the county administrator, or designee, to execute an agreement, in substantially the same form and format as the attached draft, on behalf of the County, for the purchase of Workforce Dimensions Time and Attendance software, at a total price of \$136,800, from Kronos

RESOLUTION NO. 2019-67

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE, AND TO EXECUTE AN AGREEMENT FOR, KRONOS WORKFORCE DIMENSIONS SOFTWARE

15. Motion to authorize the county administrator, or designee, to donate appropriately surplused computer components to Local Boy Scout Troop #345, for recycling on an ongoing basis, until such time as the program is discontinued, either by the County or the Boy Scouts
16. Motion to adopt **Resolution No. 2019-68**, authorizing the county administrator, or his designee, to negotiate, and upon successful negotiations, execute a contract, in substantially same form and format as attached hereto, with Property Registration Champions, LLC, d/b/a PROCHAMPS, subject to the terms and conditions contained in the City of Jacksonville's Contract No. 9544-01

RESOLUTION NO. 2019-68

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PIGGYBACK CITY OF JACKSONVILLE CONTRACT #9544-01, FOR REGISTRY OF FORECLOSED/ABANDONED PROPERTIES, AND EXECUTE AN AGREEMENT FOR MISC NO. 19-05; REGISTRY OF FORECLOSED/ABANDONED PROPERTIES IN ST. JOHNS COUNTY

17. Motion to authorize staff to prepare and submit an application for funding in the amount of \$75,000, for the Unified Homeless Grant for FY 2019-2021, to serve individuals and families who are homeless or at risk of homelessness
18. Motion to adopt **Resolution No. 2019-69**, authorizing the county administrator, or designee, to purchase Trout Creek Playground at a total price of \$ 149,938.18 from

Playcore Wisconsin, Inc., d/b/a GameTime, subject to the terms and conditions in the U.S. Communities/OMNIA Partners Contract No: 2017001134; and to recognize and appropriate a private donation of \$75,000 into the FY19 General Fund Parks and Recreation Department; and to authorize a General Fund Reserve transfer of \$75,000, as match for the project

**RESOLUTION NO. 2019-69**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE A PURCHASE ORDER FOR TROUT CREEK PLAYGROUND; AND RECOGNIZE AND APPROPRIATE A PRIVATE DONATION OF \$75,000 INTO THE FY19 GENERAL FUND PARKS AND RECREATION DEPARTMENT**

19. Motion to adopt **Resolution No. 2019-70**, recognizing and accepting the donation of six Dell laptops made by the Department of Military Affairs, State of Florida, for use by the St. Johns County Parks and Recreation Department, in providing afterschool enrichment programs

**RESOLUTION NO. 2019-70**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND ACCEPTING A DONATION OF SIX DELL LAPTOP COMPUTERS FROM THE DEPARTMENT OF MILITARY AFFAIRS, STATE OF FLORIDA, FOR USE BY THE ST. JOHNS COUNTY PARKS AND RECREATION DEPARTMENT**

*(Consent Agenda Item 20 was removed entirely.)*

20. Motion to authorize the transfer of Florida Boater Improvement Program reserve funds to be used as additional funding for improvements and repairs of public waterway access points managed by St. Johns County
21. Motion to authorize the county administrator, or designee, to submit an application to the Florida Inland Navigation District, seeking a Waterway Clean Up Grant, in the amount of \$5,000; and, further authorizing the county administrator, or designee, to execute all supplemental documentation necessary to secure the grant funds
22. Motion to approve transferring the Playground Inspector position, and associated operational costs, from the 0007 to 0031 budget, effective March 11, 2019
23. Motion to execute and issue the Certificate of Public Convenience and Necessity to Ambulance Services, Inc., effective until February 16, 2022
24. Motion to execute and issue the Certificate of Public Convenience and Necessity for St. Johns County Fire Rescue, effective until February 5, 2022
25. Motion to execute and issue the Certificate of Public Convenience and Necessity for MT Medical Florida, Inc., D/B/A MedTrust, effective until February 5, 2022

(Consent Agenda Item No. 26 was moved to the Regular Agenda as Item No. 10.)

26. Motion to deny Certificate of Public Convenience and Necessity application and revoke current Certificate of Public Convenience and Necessity for Liberty Ambulance Services, Inc., effective February 5, 2019
27. Motion to adopt **Resolution No. 2019-71**, repealing St. Johns County Resolution 2011-94 and dissolving the St. Johns County Educational Facilities Authority

**RESOLUTION NO. 2019-71**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, REPEALING ST. JOHNS COUNTY RESOLUTION 2011-94; DISSOLVING THE ST. JOHNS COUNTY EDUCATIONAL FACILITIES AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AND EFFECTIVE DATE**

28. Motion to adopt **Resolution No. 2019-72**, approving the release of the Lien Order in Case No. 13-07 against 1990 Powell Road; authorizing the county administrator, or designee, to execute a satisfaction of lien; and directing the Clerk of Court to record the satisfaction in the public records

**RESOLUTION NO. 2019-72**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE RELEASE OF THE LIEN ORDER IN ST. JOHNS COUNTY CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS CASE NO. 13-07; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A SATISFACTION OF LIEN, ON BEHALF OF THE COUNTY; DIRECTING THE CLERK OF COURT TO RECORD THE SATISFACTION OF LIEN, IN THE PUBLIC RECORDS; AND PROVIDING AN EFFECTIVE DATE**

29. Motion to approve Minutes:
  - 12/11/18, BCC Special Meeting
30. Proofs:
  - a. Proof: Request for Bids, Bid No. 19-31; Electronics and Light Gauge Metal Recycling Services, published on January 12, 2019, and January 19, 2019, in *The St. Augustine Record*
  - b. Proof: Request for Proposals, RFP No. 19-33; Parking Management Program, published on January 17, 2019, and January 24, 2019, in *The St. Augustine Record*
  - c. Proof: Request for Bids, Bid No. 19-37; Painting of St. Johns County Sheriff's Office Criminal Justice Facility - Building L Jail Outback, published on January 26, 2019, and February 2, 2019, in *The St. Augustine Record*
  - d. Proof: Request for Bids, Bid No. 19-36; Portable Restrooms for St. Johns County Beaches, published on January 28, 2019, and February 4, 2019, in *The St. Augustine Record*
  - e. Proof: Request for Bids, Bid No. 19-26; Purchase of Safety Products, published on January 28, 2019, and February 4, 2019, in *The St. Augustine Record*

- f. Proof: Request for Bids, Bid No. 19-08R; West Augustine Drainage Improvements - Service Area 1, published on January 31, 2019, and February 7, 2019, in *The St. Augustine Record*
- g. Proof: Notice of Public Hearing, Board of County Commissioners to consider the adoption of an ordinance relating to defaulted or abandoned property, published on February 9, 2019, in *The St. Augustine Record*

(03/05/19 - 8 - 9:11 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Consent Agenda Item 26 was added as Regular Agenda Item No. 10.

(03/05/19 - 8 - 9:11 a.m.)

APPROVAL OF REGULAR AGENDA

**Motion by Dean, seconded by Smith, carried 5/0, to approve the Regular Agenda, as amended.**

*(Regular Agenda Items 1 and 2 were presented together.)*

(03/05/19 - 8 - 9:12 a.m.)

1. PUBLIC HEARING - COMPAMD 2016-02, GREENBRIAR DOWNS (ADOPTION). ADOPTION HEARING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE ELEMENT TEXT AND FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN FROM RURAL SILVICULTURE TO RESIDENTIAL B FOR A POTENTIAL 818 AGE-RESTRICTED, RESIDENTIAL ATTACHED AND DETACHED DWELLING UNITS, 160,000 SQUARE FEET OF NON-RESIDENTIAL USES, AND ASSOCIATED AMENITIES

Proof of publication of the notice of public hearing on COMPAMD-2016-02, Greenbriar Downs, was received, having been published in *The St. Augustine Record* on February 19, 2019.

Ex parte communications: Johns disclosed that he met with Danielle Mayoros on January 24 and Scott Keiling. Dean disclosed that he met on February 27 with Danielle Mayoros and Scott Keiling, they discussed the pertinent aspects of the proposed development, and he received two emails from neighbors opposing the project. Smith disclosed that he met with Danielle Mayoros and Scott Keiling on January 24, regarding the details of the project and that he received a packet from them (*Exhibit A*); he also received a phone call from Danielle Mayoros inquiring if any additional information or discussion was needed. Blocker disclosed that he briefly met with Danielle Mayoros and Scott Keiling in January, they discussed the general scope of the project. Waldron disclosed that he also met with Danielle Mayoros and Scott Keiling on January 24, they discussed the project, the planned changes and the donation of property to the County.

(9:15 a.m.) Joseph Cearley, Special Projects Manager, presented an overview of the request to amend the Future Land Use Map from Rural Silviculture to Residential B, via PowerPoint.

(9:25 a.m.) Scott Keiling, Applicant, 9440 Phillips Highway, Jacksonville, expressed his appreciation to County staff, specifically Suzanne Konchan, Phong Nyguen, and Jan Brewer, who worked with him over the past couple of years on this project; he then addressed the history of the project.

(9:27 a.m.) Tony Robbins, Senior Planner with Prosser, Inc., 13901 Sutton Park Drive South, Jacksonville, provided additional information on the item, via PowerPoint, regarding traffic concerns, school impacts, density, compatibility, impact fees, home



values, road improvements, and wetland impacts. Robbins then entertained questions from the Board regarding the location of the acreage proposed for public use.

(9:43 a.m.) BJ Kalaidi, 8 Newcomb Street, addressed her concerns regarding affordable housing.

(9:44 a.m.) Lynn Mobley, 4009 Sioux Circle, addressed her concerns with flooding, and voiced her opposition to the project.

(9:46 a.m.) David Sambuchi, 4613 West Seneca Drive, shared his concerns with the golf course, and questioned if it was going to be public or private.

(9:47 a.m.) Derek Distefano, 578 Johns Creek Parkway, said he agreed with the comments made by Lynn Mobley; then, addressed his concerns with the golf course.

(9:48 a.m.) Keiling explained that the golf course would be private. Discussion ensued regarding the golf course, whether there would be attached or detached homes, school capacity, traffic, housing prices, and whether the community would be gated. Vince Dunn, Dunn and Associates, 8647 Bay Pine Road, Jacksonville, further addressed the flooding and drainage concerns.

(9:57 a.m.) Billy Zeits, Interim Director of Parks and Recreation, provided information on how the six-acre parcel could be used; then, explained that it could be used for more than just parks and recreation. Discussion ensued on other uses for the six-acre parcel, school capacity, transportation impacts, the roads being private, and the waivers.

(10:04 a.m.) **Motion by Johns, seconded by Dean, carried 5/0, to enact Ordinance No. 2019-14, approving COMPAMD 2016-02, Greenbriar Downs, subject to three Findings of Fact, as amended.**

#### ORDINANCE NO. 2019-14

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B) WITH A TEXT AMENDMENT OF A MAXIMUM 160,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT AND A MAXIMUM 818 AGE-RESTRICTED DWELLING UNITS FOR APPROXIMATELY 784 ACRES OF LAND LOCATED BETWEEN LONGLEAF PINE PARKWAY AND GREENBRIAR ROAD/COUNTY ROAD 210 W; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE

*(Regular Agenda Items 1 and 2 were presented together.)*

(03/05/19 - 9 - 10:05 a.m.)

2. PUBLIC HEARING - PUD 2016-07, GREENBRIAR DOWNS: A REQUEST TO REZONE APPROXIMATELY 784 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE DEVELOPMENT OF A MAXIMUM OF 818 AGE RESTRICTED RESIDENTIAL UNITS AND A MAXIMUM OF 160,000 SQUARE FEET OF COMMERCIAL SPACE. THE SUBJECT PROPERTY IS LOCATED BETWEEN LONGLEAF PINE PARKWAY AND GREENBRIAR ROAD/COUNTY ROAD 210 WEST ON THE

EAST SIDE OF THE FUTURE EXTENSION OF VETERANS PARKWAY/COUNTY ROAD 223. THIS IS A COMPANION APPLICATION TO COMPREHENSIVE PLAN AMENDMENT COMPAMD 2016-02, TO CHANGE THE FUTURE LAND USE MAP (FLUM) DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B WITH A TEXT AMENDMENT

Proof of publication of the notice of public hearing on PUD-2016-07, Greenbriar Downs, was received, having been published in *The St. Augustine Record* on February 18, 2019.

(10:05 a.m.) **Motion by Johns, seconded by Dean, carried 5/0, to enact Ordinance No. 2019-15, adopting PUD 2016-07, Greenbriar Downs PUD, subject to nine Findings of Fact.**

#### ORDINANCE NO. 2019-15

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(03/05/19 - 10 - 10:05 a.m.)

3. REZ 2018-18, BLUE STEEL (SR 207). A REQUEST TO REZONE APPROXIMATELY 9.9 ACRES FROM COMMERCIAL, INTENSIVE (CI) WITH CONDITIONS TO COMMERCIAL, INTENSIVE (CI). THIS ITEM WAS HEARD BY THE PLANNING AND ZONING AGENCY ON FEBRUARY 21, 2019

Proof of publication of the notice of public hearing on REZ-2018-18, Blue Steel (SR 207), was received, having been published in *The St. Augustine Record* on February 6, 2019.

Ex parte communication: There was none.

(10:06 a.m.) Justin Kelly, Planner, presented the details of the request to rezone approximately 9.9 acres of property from Commercial Intensive, with conditions, to Commercial Intensive, via PowerPoint.

(10:11 a.m.) Rob Matthews, Matthews Design Group, 7 Waldo Street, explained that they wanted to remove the conditions to match the surrounding uses.

(10:12 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to enact Ordinance No. 2019-16, REZ 2018-18, Blue Steel (SR 207), a request to rezone approximately 9.9 acres from Commercial, Intensive (CI), with conditions, to Commercial, Intensive (CI), located east of State Road 207 and south of State Road 312 West; based upon four Findings of Fact, as provided in the Staff Report.**

#### ORDINANCE NO. 2019-16

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL INTENSIVE (CI) WITH CONDITIONS TO COMMERCIAL, INTENSIVE (CI); MAKING FINDINGS

**OF FACT; REQUIRING RECORDATION; AND  
PROVIDING AN EFFECTIVE DATE**

(03/05/19 - 11 - 10:14 a.m.)

4. PUBLIC HEARING - COMPAMD 2018-05, NORTH BEACH CAMPGROUND (TRANSMITTAL). TRANSMITTAL HEARING FOR COMPAMD 2018-05, KNOWN AS NORTH BEACH CAMPGROUND, A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP FROM RESIDENTIAL-C (RES-C) TO RURAL COMMERCIAL (RC). THE SUBJECT PROPERTY IS LOCATED AT 4191 AND 4201 COASTAL HIGHWAY, NORTH OF VILANO BEACH. THE PLANNING AND ZONING AGENCY VOTED 7-0 TO RECOMMEND TRANSMITTAL ON JANUARY 17, 2019

Proof of publication of the notice of public hearing on COMPAMD 2018-05, North Beach Campground, was received, having been published in *The St. Augustine Record* on December 28, 2018.

Kim Del Rance, Senior Planner, presented the details of the request to amend the Future Land Use Map designation from Residential C to Rural Commercial, via PowerPoint.

(10:18 a.m.) Karen Taylor, 77 Saragossa St., provided additional information, via PowerPoint, regarding the size of the project, its history, allowable zoning uses, recreational areas, buffers, preservation of natural habitat, and roadways.

**(10:29 a.m.) Motion by Dean, seconded by Waldron, carried 5/0, to transmit COMPAMD 2018-05, North Beach Campground, subject to four Findings of Fact.**

(03/05/19 - 11 - 10:29 a.m.)

5. PUBLIC HEARING - PUD 2018-09, TRACTOR SUPPLY AT 10180 CE WILSON ROAD. REQUEST TO REZONE APPROXIMATELY 12.66 ACRES OF LAND FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) TO ACCOMMODATE DEVELOPMENT OF AN APPROXIMATELY 19,097 SQUARE FOOT COMMERCIAL/RETAIL STORE, WITH ASSOCIATED SITE IMPROVEMENTS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM AND RECOMMENDED APPROVAL BY A 6-0 VOTE

Proof of publication of the notice of public hearing on PUD 2018-09 Tractor Supply at 10160 CE Wilson Road, was received, having been published in *The St. Augustine Record* on January 23, 2019.

Ex parte communication: There was none.

Valerie Stukes, Planner, presented the details of the request to rezone property from Open Rural to Planned Unit Development, via PowerPoint.

(10:34 a.m.) Jeremy Anderson, 1201 Louisiana Avenue, Winter Park, made a presentation, via PowerPoint, regarding the compatibility to surrounding properties, wetland impacts, landscape buffering, open space, central water and sewer component, interconnectivity between adjacent parcels, right-of-way expansion, architecture of the building, and Tractor Supply as a company.

**(10:42 a.m.) Motion by Johns, seconded by Smith, carried 5/0, to enact Ordinance No. 2019-17, PUD 2018-09, Tractor Supply at 10180 CE Wilson Road, based upon nine Findings of Fact.**

ORDINANCE NO. 2019-17

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS  
DESCRIBED HEREINAFTER FROM OPEN RURAL (OR)  
TO PLANNED UNIT DEVELOPMENT (PUD);  
PROVIDING FINDINGS OF FACT; PROVIDING A  
SAVINGS CLAUSE; REQUIRING RECORDATION; AND  
PROVIDING AN EFFECTIVE DATE

(03/05/19 - 12 - 10:43 a.m.)

6. PUBLIC HEARING - PUD 2018-04, ENTRADA PUD. REQUEST TO REZONE AND CONSOLIDATE APPROXIMATELY 582 ACRES OF LAND FROM THREE PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENTS INTO ONE (THE GATEWAY TO ST. JOHNS PUD, THE KEY PARCEL PUD, AND THE RESERVE PUD); THE NEW PUD WILL CONSOLIDATE THE EXISTING, APPROVED DEVELOPMENT RIGHTS AND IS NOT PROPOSING NEW ENTITLEMENTS. THE PZA HEARD THIS ITEM ON JANUARY 17, 2019, AND VOTED TO RECOMMEND APPROVAL BY A 6-0 VOTE

Proof of publication of the notice of public hearing on PUD-2018-04, Entrada PUD, was received, having been published in *The St. Augustine Record* on December 28, 2018.

Ex parte communication: Waldron disclosed that he had a brief discussion with Edison and Keith Burney, the adjacent property owners.

(10:44 a.m.) Valerie Stukes, Planner, presented the details of the request to rezone and consolidate property from three previously approved PUDs into one PUD, via PowerPoint.

(10:50 a.m.) Kathryn Whittington, representing the applicant, 236 San Marco Ave., provided additional information on the requested PUD, via PowerPoint, regarding the location of the property, combining of the three PUDs, the project's history, surrounding developments, surrounding zoning classifications, interconnectivity, tree preservation, natural communities habitat, open space, recreational area, the distance from the nearest fire station to the most remote lot, entry feature, size of the project, wetlands, and buffers.

(10:57 a.m.) James Clausner, 416 Twin Lakes Dr., read a letter from the Twin Lakes Homeowners Association expressing its support of the PUD, *Exhibit A*; he expressed his support of the project.

(11:00 a.m.) BJ Kalaidi, 8 Newcomb St., expressed her concerns regarding the waivers, recreational area, and the age restriction.

(11:03 a.m.) Whittington explained that there was no golf planned, that the roads were planned to be private, and that the project was possibly going to be gated. Discussion ensued regarding the roads being private, interconnectivity, the project entrance, no connection to Lightsey Road, and the SR 207 intersection.

(11:20 a.m.) Bill Shilling, Kimley Horn & Associates, 12740 Gran Bay Parkway W., Jacksonville, further addressed the SR 207 intersection.

**(11:22 a.m.) Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2019-18, PUD 2018-04, Entrada PUD, based upon nine Findings of Fact, minus Waiver #5, and including the private roads and the interconnectivity explained on Lightsey Road Extension.**

(11:24 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to reconsider the motion.**

(11:24 a.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to enact Ordinance No. 2019-18, with the removal of the Lightsey Road interconnection point, the limitation for Lightsey Road Extension to one single-family unit, that the roads would remain private, and the removal of Waiver #5 regarding roadway surface.**

**ORDINANCE NO. 2019-18**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT, PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

*(Regular Agenda Items 7 and 8 were presented together.)*

(03/05/19 - 13 - 11:26 a.m.)

7. PUBLIC HEARING - CPA (SS) 2018-08, NORTH TENTH STREET. THIS IS A REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY .55 ACRE OF LAND FROM RESIDENTIAL-C (RES C) TO NEIGHBORHOOD COMMERCIAL (NC). THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON JANUARY 17, 2019, AND VOTED 7-0 TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on CPA(SS) 2018-08, North Tenth Street, was received, having been published in *The St. Augustine Record* on December 28, 2018.

Valerie Stukes, Planner, presented the details of agenda items 7 and 8, via PowerPoint, requesting a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Residential-C to Neighborhood Commercial and requesting to rezone property from Residential Single-Family to Office Professional.

(11:31 a.m.) Courtney Gaver, Rogers Towers, 100 Whetstone Place, representing the applicant, said she was available for questions.

(11:32 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2019-19, CPA(SS) 2018-08, North Tenth Street, based upon four Findings of Fact.**

**ORDINANCE NO. 2019-19**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-C (RES-C) TO NEIGHBORHOOD COMMERCIAL (NC), FOR APPROXIMATELY 0.55 ACRES OF LAND LOCATED ON NORTH TENTH STREET; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE**

(Regular Agenda Items 7 and 8 were presented together.)

(03/05/19 - 14 - 11:32 a.m.)

8. PUBLIC HEARING - REZ 2018-15, NORTH TENTH STREET. REQUEST TO REZONE APPROXIMATELY 0.45 ACRES OF LAND FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO OFFICE PROFESSIONAL (OP). THE PLANNING AND ZONING AGENCY HEARD THIS ITEM ON JANUARY 17, 2019, AND VOTED 7-0 TO RECOMMEND APPROVAL

Proof of publication of the notice of public hearing on REZ 2018-15, North Tenth Street, was received, having been published in *The St. Augustine Record* on December 28, 2018.

Ex parte communication: There was none.

(11:33 a.m.) **Motion by Dean, seconded by Waldron, carried 5/0, to enact Ordinance No. 2019-20, REZ 2018-15, North Tenth Street, rezoning approximately 0.45 acres of land from Residential Single Family (RS-3) to Office Professional (OP) to accommodate office use at 2812 N. Tenth Street, based upon four Findings of Fact.**

#### ORDINANCE NO. 2019-20

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY (RS-3) TO OFFICE PROFESSIONAL (OP); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

(11:33 a.m.) Rebecca Lavie, Assistant County Attorney, and Joy Andrews, Assistant County Administrator, entered the meeting; Paolo Soria left the meeting.

(03/05/19 - 14 - 11:33 a.m.)

9. CONSIDER APPOINTMENT TO THE TOURIST DEVELOPMENT COUNCIL. IN ACCORDANCE WITH FLORIDA STATUTES 125.0104 AND SJC ORDINANCE 1996-71, THE SJC TOURIST DEVELOPMENT COUNCIL (TDC) IS REQUIRED TO HAVE TWO ELECTED MUNICIPAL OFFICIALS ON THE COUNCIL, AT LEAST ONE OF WHOM SHALL BE FROM THE MOST POPULOUS MUNICIPALITY IN THE COUNTY. RECENTLY, COUNTY STAFF HAS BEEN NOTIFIED THAT THE CITY OF ST. AUGUSTINE HAS REQUESTED TO CHANGE ITS REPRESENTATIVE ON THE TDC. PLEASE FIND ATTACHED FOR REVIEW AND CONSIDERATION AN EMAIL FROM MAYOR NANCY SHAVER ACKNOWLEDGING HER RESIGNATION FROM THE TDC, A LETTER FROM THE CITY OF ST. AUGUSTINE REQUESTING APPOINTMENT OF NANCY SIKES-KLINE AS ITS REPRESENTATIVE, AND A COMPLETED APPLICATION FROM MS. SIKES-KLINE

Melissa Lundquist, Assistant to the Board of County Commissioners, explained the request for an appointment to the Tourist Development Council.

(11:36 a.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to appoint Nancy Sikes-Kline to the Tourist Development Council, as the City of St. Augustine's representative for a partial term scheduled to expire June 20, 2021.**

*(This agenda item was previously Consent Agenda Item No. 26.)*

(03/05/19 - 15 - 11:37 a.m.)

10. LIBERTY AMBULANCE SERVICES, INC., CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY APPLICATION AND REVOKE CURRENT CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY FOR LIBERTY AMBULANCE SERVICES INC., EFFECTIVE FEBRUARY 5, 2019

Jeff Prevatt, Interim Fire Rescue Chief, explained the request from Liberty Ambulance Services for a renewal of the Certificate of Need to provide ambulance services within St. Johns County; he recommended denial of the certificate.

(11:38 a.m.) Danny Cribbs, Liberty Ambulance Services, Inc., 1626 Atlantic University Circle, Jacksonville, requested the Board approve the Certificate of Public Convenience and Necessity. Discussion ensued regarding the concerns with the services provided by Liberty Ambulance Services; federal litigation pertaining to some alleged fraud; and failure to comply with the filing of required documentation.

(11:50 a.m.) Michael Asaff, President of Liberty Ambulance Services, 1626 Atlantic University Circle, Jacksonville, in response to a question raised by McCormack, said a settlement agreement was entered into in June of 2018; commented further on the Code of Conduct reporting documentation. McCormack reviewed the possible actions of the Board.

(12:09 p.m.) BJ Kalaidi, 8 Newcomb Street, commended the Board on its decision.

**(12:04 p.m.) Motion by Blocker, seconded by Smith, carried 5/0, to give a 30-day extension to allow the County Attorney's Office to review a renewal application and to propose a renewal certificate, with appropriate conditions, for the Board's consideration.**

(03/05/19 - 15 - 12:10 p.m.)

#### COMMISSIONERS' REPORTS

##### Commissioner Dean:

Dean addressed his concerns with vaping and tobacco use in high schools in the county; then, requested an ordinance be drafted regarding the issue. Discussion followed regarding the epidemic and the three Senate and House Bills regarding the topic. (12:29 p.m.) *Consensus was given for a letter to be sent to the Legislative Delegation emphasizing the importance of the issue.*

(12:30 p.m.)

##### Commissioner Smith:

Smith reported that cabbage prices were high, and that potatoes had been planted; reviewed some of the issues being addressed by the Legislature, such as: tobacco and vaping legislation; the Sadowsky Fund, and impact fee legislation. He then reported that the TPC was coming soon; and addressed the utilization of the County's newly purchased property at Riverdale. Discussion followed on septic tanks that needed to be removed at the Riverdale property, the cost of the tanks being removed, and the park not being utilized.

(12:36 p.m.)

##### Commissioner Blocker:

Blocker reflected on St. Patrick's Day; addressed the TPC; expressed concerns with the \$10,000 limit on the negotiating ability by the County Attorney; discussion followed.

Blocker then addressed grant writing in the county. Discussion ensued regarding grant writing.

(12:46 p.m.)

Commissioner Johns:

Johns addressed the concerns regarding the expense that has been incurred at Treasure Beach, along with the delays and changes in the location of the dredge material.

Johns requested an update, by the next Board meeting, on the progress of hiring a full time Parks & Recreation Director, and an update on the audit of the County's finances.

(12:50 p.m.)

Commissioner Waldron:

Waldron addressed beach driving on the east side of the bridge and the realignment of Dobbs Road.

Waldron requested that everyone keep Mayor Nancy Shaver in their thoughts and prayers as she recoved, as well as the residents affected by the tornadoes in Alabama and Georgia.

(03/05/19 - 16 - 12:54 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick reported that the selection of a Parks & Recreation Director would happen sometime next week and addressed the auditing of county departments.

Wanchick requested authorization to appoint Chief Jeff Prevatt as the new Fire Chief.

(03/05/19 - 16 - 1:00 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack expressed his appreciation to Chief Carl Shanks for his service to St. Johns County.

McCormack addressed the 5th Cent Tourist Development Tax; he informed the Board that they had the option of waiving the two-meeting requirement for this proposed ordinance. (1:04 p.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to waive the two-meeting requirement for the reallocation of TDC funds.**

(1:04 p.m.) **Motion by Waldron, seconded by Dean, carried to 5/0, to waive the two-meeting requirement of the MSTU for South Ponte Vedra Beach renourishment.**

McCormack addressed the ADA claims against the county. (1:07 p.m.) **Motion by Smith, seconded by Waldron, carried 5/0, to settle the Price v. St. Johns County ADA case for \$11,500 or less.**

(03/05/19 - 16 - 1:08 p.m.)

CLERK OF COURT'S REPORT

No report.



(03/05/19 - 17 - 1:08 p.m.)  
ADJOURN

With there being no further business to come before the Board, the meeting was adjourned at 1:08 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 566124-566315, totaling \$1,175,282.52 and Voucher Register, Voucher Nos. 41623-41727, totaling \$959,346.70 (02/19/19)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 566316-566403, totaling \$56,033.42 and Voucher Register, Voucher Nos. 41728-41859, totaling \$91,529.59 (02/20/19)
3. St. Johns County Board of County Commissioners Check Register, Check No. 566404, totaling \$150.00 (02/20/19)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 566405-566544, totaling \$3,060,281.38 and Voucher Register, Voucher Nos. 41860-41949, totaling \$2,635,662.52 (02/27/19)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 566545-566546, totaling \$254.00 (02/28/19)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 566547-566573, totaling \$284,500.50 (02/28/19)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 566574-566587, totaling \$4,567.23 and Voucher Register, Voucher Nos. 41950-41952, totaling \$755.11 (03/01/19)
8. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 41953-41954, totaling \$8,484.97 (03/01/19)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 566588-566739, totaling \$881,135.63 and Voucher Register, Voucher Nos. 41955-42039, totaling \$1,699,891 (03/01/19)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 566740-566755, totaling \$22,847.26 and Voucher Register, Voucher Nos. 42040-42055, totaling \$37,668.68 (03/06/19)

CORRESPONDENCE:

There was none.

Approved: July 16, 2019

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Jeb S. Smith  
Jeb S. Smith, Vice Chairman

ATTEST: HUNTER S. CONRAD, CLERK

By: Pam Halterman  
Deputy Clerk

