

# 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, May 19, 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 May as National Historic Preservation Month
- ❖ Proclamation Recognizing Problem-Solving Court Month
- ❖ Proclamation Recognizing National Public Works Week
- ❖ Proclamation Recognizing Water Safety Month
- ❖ Acceptance of Proclamations
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda
- ❖ Public Comment

**Presenter: Jeb S. Smith**

**Staff Member: Marie Colee, Assistant Program Manager**

**District 2**

1. **Public Hearing \* PLNAPPL 2026-06 Main Street Pizza (SUPMAJ 2025-27 Approval).** Request to appeal the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-27) to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning. This request is being made on behalf of Jeb S. Smith, representing God's Way Baptist Church of Hastings. This item was heard at the Planning and Zoning Agency's regularly scheduled February 29, 2019, meeting. Motion to approve was made by Mr. Matovina was seconded by Mr. Olson, and passed with a vote of 4 to 3. Dissenting votes by Mrs. Spiegel, Dr. Hilsenbeck, and Mr. Labanowski.

**Presenter: Benjamin Rodda, First Baptist Church of Hastings**

**Staff Member: Marie Colee, Assistant Program Manager**

**District 2**

2. **Public Hearing \* PLNAPPL 2026-07 Main Street Pizza (ZVAR 2025-32 & SUPMAJ 2025-27 Approval).** Request to appeal the Planning and Zoning Agency (PZA) approval of ZVAR 2025-32 and SUPMAJ 2025-27 to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning within 1,000 feet of an existing Church. This request is being made on behalf of Benjamin Rodda, representing First Baptist Church of Hastings. This item was heard at the Planning and Zoning Agency's regularly scheduled February 29, 2019, meeting. Motion to approve was made by Mr. Matovina, seconded by Mr. Olson, and passed with a vote of 4 to 3. Dissenting votes by Mrs. Spiegel, Dr. Hilsenbeck, and Mr. Labanowski.

**Presenter: Matthew H. Lahti, Gulfstream Design Group, LLC**

**Staff Member: Saleena Randolph, Senior Planner**

**District 1**

3. **Public Hearing \* PUD 2024-02 10150 Cartwheel Bay PUD.** Request to rezone approximately 3.08 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 11,500 square feet Automobile Repair Facility with a maximum of ten (10) active service bays and accessory Outdoor Storage located at 10150 Cartwheel Bay Avenue. The Planning and Zoning Agency (PZA) heard this request at a public hearing on April 16, 2026. Discussion focused on the proposed changes to limit the site uses and improve the driveway and parking. The applicant stated no major bodywork or collision repair activities would occur onsite. Public comments raised concerns about off-site parking, traffic, fencing, long-term parked vehicles, environmental impacts, test-driving in nearby neighborhoods, and staffing. A suggestion was made to extend the driveway to keep all vehicles on-site. The owner provided testimony that abandoned vehicles have been removed, about 20 cars are serviced daily, and signage will be limited to 15 feet. The Agency recommended approval with a vote of 6-0. Support was made by members Hilsenbeck, Matovina, Green, Spiegel, Labanowski, and Olson with member Perkins being absent. More information can be found within the staff report and packet.

**Presenter: James G. Whitehouse, Esq | St. Johns Law Group**

**Staff Member: Trevor Steven, Planner**

**District 3**

4. **Public Hearing \* REZ 2025-14 Anchor Faith - Mall 2121.** Request to rezone approximately 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI), located specifically at 2121 US Highway 1 S. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on April 2, 2026, and was recommended for approval with a vote of 7-0.

**Presenter: John and Kathleen Leone, Property Owners**

**Staff Member: Evan Walsnovich, Planner**

**District 2**

5. **Public Hearing \* CPA(SS) 2025-15 4060 County Road 13 S.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 18.27 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one (1) single family dwelling unit; located at 4060 County Road 13A South. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on April 16, 2026, and was recommended for approval with a vote of 6-0, Member Perkins was absent. There was minor discussion about the preservation of the wetlands located on the subject property.

**Presenter: Lindsay Whelan | Kutak Rock, LLP**

**Staff Member: Justin Kelly, MPA, CNU-A, Principal Planner**

**District 1**

6. **Public Hearing \* CDD AMD 2026-01 Rivers Edge II CDD (Rivertown).** A petition to amend the boundary of the Rivers Edge II Community Development District (CDD), removing approximately 298.07 acres from the district boundary.

**Presenter: Jacob Smith, AICP, Planning Division Manager**

7. **Public Hearing \* LDCA 2026-03 Landscaping Service Accessory Use.** The Board of County Commissioners requested changes to Land Development Code (LDC) regulations regarding Landscaping Service businesses as an accessory use to Commercial Plant Nurseries as a Special Use at their regularly scheduled public hearing on Tuesday, February 17, 2026. The Planning and Zoning Agency heard the proposed LDC amendment at their regularly scheduled meeting on April 16 and made a motion to recommend approval of the LDC changes with a vote of 6-0.

**Presenter: Jacob Smith, AICP, Planning Division Manager**

8. **Public Hearing \* First Reading - LDCA 2026-02 Home-Based Business.** This amendment amends Land Development Code Article II (Zoning Districts and Special Uses), Article III (Special Districts) and Article XII (Definitions) to codify changes to State Statute that went into effect on July 1, 2021 with the enactment of House Bill 403. The bill added Florida Statute 559.955, which stipulates the policies local governments may implement to regulate home-based businesses. This amendment brings the Land Development Code into compliance with F.S. 559.955 by adding the allowed specified criteria to Home-Based Business as permitted in zoning districts allowing residential use. The amendment also removes outdated language no longer in statute.

**Presenter: Greg Caldwell, Director, Public Works**

9. **Shared Use Nonmotorized (SUN) Trail Network Presentation.** Presentation to the Board concerning the SUN Trail, the Northeastern Florida regional loop trail represents a coordinated, multi-jurisdictional effort to create what is anticipated to be the longest multi-use loop trail in the Southeast, totaling approximately 260 miles upon completion. Within this broader system, nearly 40 miles will be in St. Johns County, including segments within the City of St. Augustine and the City of St. Augustine Beach, positioning the County as a critical link in the regional network. The loop integrates with major statewide and national trail systems, including the East Coast Greenway and the Coast to Coast Trail, enhancing both interstate and cross-state connectivity. This presentation will focus on the segment along Beach Blvd. from Pope Road to A1A, within the City of St. Augustine Beach.

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

# 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, May 19, 2026 9:00 AM

---

*Please be sure all cellular devices are turned off for the duration of the County Commission Meeting*

## 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 2026-\_\_\_\_\_, accepting a **Bill of Sale, Final Release of Lien and a Warranty** associated with the water system to serve AAA Self Storage Phase 2. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
3. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting an **Easement for Utilities** associated with the existing pump station, sewer force main, and water meter servicing Beach Homes at Villages of Vilano Condominium Association, Inc. located off Coastal Highway. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
4. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the Chair of the Board, on behalf of the County, to execute an **Abandonment and Release of Easement** related to Marshview Estates. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
5. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the Chair of the Board to execute and deliver a **Perpetual Easement to the State of Florida Department of Transportation** conveying easement rights over a portion of County Road 16A. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
6. Motion to adopt Resolution 2026-\_\_\_\_\_, approving and authorizing the County Administrator, or Designee, to execute a **Second Amendment to the Agreement for landscape maintenance** of Certain County Road Rights-of-Way between St. Johns County and Silverleaf Master Owners Association, Inc., to add Fox Squirrel Drive to the Agreement. *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 **License Agreement with L-GEO, LLC** for use of a portion of County right-of-way located along Pope Road. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*

8. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting a **Deed of Dedication Right-of-Way from Pulte Home Company, LLC.**, to St. Johns County for additional right-of-way along Greenbriar Road. *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 County Administrator, or designee, to execute a **Sublease Agreement with the State of Florida, Board of Trustees of the Internal Improvement Trust Fund**, for use of a portion of beachfront property along South Ponte Vedra Beach for beach parking and public recreational purposes. *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 **Roadway Conveyance and Development Agreement**, together with associated documents, and authorizing the Chair to execute the agreement and associated documents, on behalf of the County, in connection with Rally Road and the Greenbriar Park and Library. *For more information, contact Corey Bowens, Director, Land Management Systems at 904 209-0776*
11. 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*
12. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to **award RFP 2269**; Temporary Staffing Services to Ad-Vance Talent Solutions, 22nd Century Technologies, Inc., Staffing of St. Augustine, Inc., and Keystaff, Inc., as the top ranked Proposers, and to execute the negotiated contracts for the performance of the required services in accordance with RFP 2269. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
13. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or his designee, to **utilize the Omnia Cooperative Contract #212816-01, and to execute and issue a purchase order to Ring Power Corporation** for one (1) 600Kw Caterpillar C18 Diesel Generator under Misc 2758 in the amount of \$543,166.46, subject to the terms and conditions of the stated contract. *For more information, contact Jaime Locklear, Director of Purchasing at 904 209-0158*
14. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to **execute and issue Change Order No. 04 to Task Order No. 05 with Ardurra Group, Inc.**, for additional professional engineering services during construction to complete the Hastings Water Treatment Expansion Project for an amount not to exceed \$93,980.00 under RFQ No. 22-01; Continuing Contracts for As Needed Professional Services, Master Contract No: 22-PSA-ARD-16028. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*
15. Motion to adopt Resolution 2026-\_\_\_\_\_, authorizing the County Administrator, or designee, to **execute and issue Change Order No. 06 to Task Order No. 04 with CDM Smith, Inc.**, for additional engineering services during construction of the NW Water Reclamation Facility Modifications project for an amount not to exceed \$78,670.00 under RFQ No. 22-01; Continuing Contracts for As Needed Professional Services, Master Contract No: 22-PSA-CDM-16072. *For more information, contact Jaime Locklear, Director, Purchasing at 904 209-0158*

16. Motion to adopt Resolution 2026-\_\_\_\_\_, accepting and approving the **amendment to the bylaws of the St. Johns County Insurance Committee**, in substantially the same form as attached hereto. *For more information, contact Kealey West, Deputy County Attorney at 904 209-0816*
  
17. Motion to adopt Resolution 2026-\_\_\_\_\_, approving the **submission of a grant application** to the Florida Fish and Wildlife Conservation Commission (FWC) under the Florida Boating Improvement Program (FBIP) for the Waldron Family Park & Boat Ramp Project in the amount of \$499,998. *For more information, contact Ryan Kane, Director, Parks at 904 209-0324*
  
18. Motion to adopt Resolution 2026-\_\_\_\_\_, approving the **Major Impact Special Event** applications for the Game On Triathlon to take place at Vilano Beach on July 26, 2026 and October 11, 2026. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*
  
19. Motion to adopt Resolution 2026-\_\_\_\_\_, approving the Old School Kingfish application for a **Major Impact Special Event** to take place at Vilano Fishing Pier on June 12-13, 2026. *For more information, contact Ryan Kane, Director, Parks & Recreation at 904 209-0324*
  
20. Motion to adopt Resolution 2026-\_\_\_\_\_, **accepting the donation of picture book shelving** for the Main Library, and thereby the creation of an asset inventory record. *For more information, contact Debra Gibson, Director, Library at 904 827-6926*
  
21. Motion to **approve minutes:**
  - 5/5/26, BCC Regular
  
22. **Proofs:**
  - Proof: Notice of Rescheduled Regular Meeting, The St. Johns County Board of County Commissioners rescheduled its March 17, 2026 regularly scheduled meeting to March 24, 2026 at 9:00am, published on March 3, 2026, in the St. Augustine Record.
  - Proof: Notice of Proposed Exchange of County Property, published on March 31, 2026 and April 7, 2026, in the St. Augustine Record.
  - Proof: Notice of Meeting of the St. Johns County Insurance Committee, the third Thursday of April, June and October, 2026 at 9:00am at the St. Johns County Sheriff's Department Command Conference Room, 4425 Avenue A, St. Augustine, FL, published on April 13, 2026, in the St. Augustine Record.
  - Proof: Value Adjustment Board Meeting, scheduled for May 12, 2026 at 9:00am in the HR Training and Education Center in the County Administration Building, 500 San Sebastian View, St. Augustine, FL 32084, published on April 24, 2026, in the St. Augustine Record.