

RESOLUTION NO 2009 68

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR) FOR THE ST. JOHNS COUNTY COMPREHENSIVE PLAN; STATING THE INTENT OF THE BOARD OF COUNTY COMMISSIONERS TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE PLAN BASED UPON RECOMMENDATIONS CONTAINED WITHIN THE EAR DOCUMENT AND APPROVING TRANSMITTAL OF THE EAR TO THE DEPARTMENT OF COMMUNITY AFFAIRS FOR SUFFICIENCY REVIEW IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTES.**

**WHEREAS**, the Florida Legislature intends that planning be a continuous and ongoing process; and,

**WHEREAS**, the St. Johns County Board of County Commissioners adopted the St. Johns County Comprehensive Plan on September 14, 1990 by Ordinance No. 90-53, amended pursuant to EAR-based amendments on May 10, 2000 by Ordinance No. 2000-34, as amended; and,

**WHEREAS**, Section 163.3191, Florida Statutes directs local governments to periodically assess the success or failure of the Comprehensive Plan and to adequately address changing conditions, and to address changes to Federal, State and regional policies and rules through the Evaluation and Appraisal Report process; and,

**WHEREAS**, Section 163.3191, Florida Statutes directs local governments to adopt needed amendments to ensure that the plan provides appropriate policy guidance for growth and development; and,

**WHEREAS**, the Planning and Zoning Agency (PZA) acting as the designated Local Planning Agency (LPA) has reviewed the EAR, held an advertised public hearing, provided for public participation and public comment in the public hearing process as required by State Law and rendered recommendations to the Board of County Commissioners; and,

**WHEREAS**, the Board of County Commissioners has reviewed the EAR, held an advertised public hearing, provided for public participation and public comment in the public hearing process as required by State Law;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**Section 1.** The Board of County Commissioners hereby adopts the EAR for the St. Johns County Comprehensive Plan, attached as Exhibit A.

**Section 2.** The Board of County Commissioners does hereby state its intention to consider amendments to the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended in accordance with the recommendations contained in the EAR.

**Section 3.** The Board of County Commissioners hereby approves the transmittal of the EAR and the attachments incorporated herein to the Department of Community Affairs for the purpose of a sufficiency review in accordance with Section 163.3191, Florida Statutes.

**Section 4.** The Board of County Commissioners hereby direct staff to submit copies of the adopted EAR to the appropriate agencies within ten (10) working days pursuant to Rule 9J-5.0053(3)(a), Florida Administrative Code.

**Section 5.** This Resolution shall become effective immediately upon passage.

**Section 6.** All Resolutions and parts of Resolutions in conflict are herewith repealed.

**ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA DURING ITS REGULARY SCHEDULED MEETING ON THIS**  
17<sup>th</sup> **DAY OF MARCH, 2009.**

**BOARD OF COUNTY COMMISSIONERS**

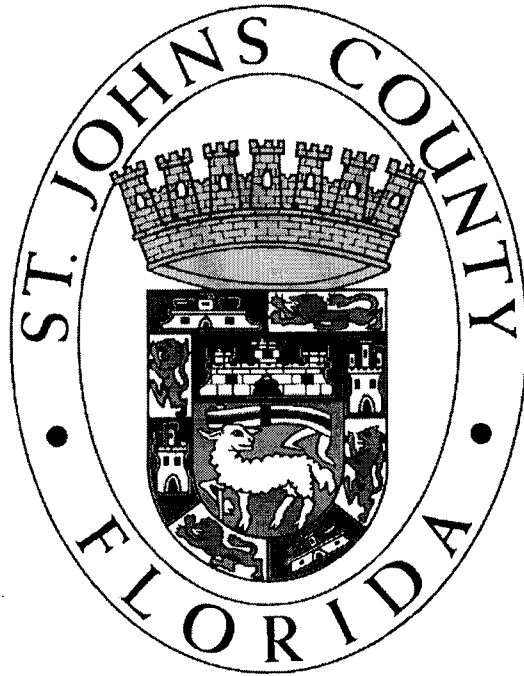
*Cyndi Stevenson*  
Cyndi Stevenson, Chair



**ATTEST:** Cheryl Strickland, Clerk

BY: *Pam Halterman*  
Deputy Clerk

**RENDITION DATE** 3/19/09



ST. JOHNS COUNTY  
EVALUATION AND APPRAISAL REPORT

EXECUTIVE SUMMARY

*March 17, 2009*

# EVALUATION AND APPRAISAL REPORT (EAR) EXECUTIVE SUMMARY

## **Introduction**

The State Growth Management Law requires that local governments adopt a Comprehensive Plan and requires it be evaluated every seven years. The evaluation is known as the Evaluation and Appraisal Report (EAR). The EAR assesses the success/failure of the Comprehensive Plan and addresses changing conditions since the Plan was adopted. The EAR is divided into six chapters, which include the Introduction and Background, Assessment, Major Issues, Consistency with State and Regional Plans, Special Topics and finally Summary of Recommendations. The evaluation and assessment time frame for St. Johns County is 2000 through 2006. According to the Growth Management Law, the EAR process includes a scoping meeting and community meetings for the determination of major issues, evaluation report and its submittal to the Planning and Zoning Agency (PZA), submittal to the Commissioners, and finally submittal to the Department of Community Affairs (DCA). Once DCA accepts the EAR, the County may begin its Comprehensive Plan amendments.

The EAR process requires the County address relevant changes in Federal, State and regional Growth Management laws, legally known as Chapter 187 (State Comprehensive Plan), Chapter 163 Florida Statutes, Rule 9J-5 Florida Administrative Code and the Northeast Florida Strategic Regional Policy Plan. There have been no changes at the regional level to the Northeast Florida Strategic Regional Policy Plan or to Rule 9J-5; however, several changes have occurred to Florida Statutes Chapters 187 and 163. These State changes primarily provide for or encourage:

- Community vision efforts, community form and sector planning
- Compact design
- Infill development and community redevelopment
- Connectivity and linkages between land use and its needed infrastructure
- Capital improvement planning and financial feasibility
- School planning and concurrency
- Transportation planning with multiple modes of transportation
- Transportation concurrency and Proportionate Fair Share process
- Rural planning
- Water supply planning
- Energy planning

## **Public Participation**

Public participation is required as part of the EAR process for determining major issues; however, more importantly, public participation is an important component of community planning. Citizens and stakeholders need to be involved in the planning process. This EAR process began in the summer of 2007, with a scoping meeting in which County citizens, Board of County Commissioners, PZA members, citizens and

staff from adjacent counties and municipalities, as well as Federal, State and regional agencies attended and major issues were discussed. Following the scoping meeting, these major issues were further discussed through a series of public community workshops. The overall assessment of the Comprehensive Plan must address the identified major issues. Public hearings and meetings have occurred with the PZA and Board of County Commissioners. It is anticipated, additional public meetings will be held as the EAR process and subsequent amendments continue. It is envisioned the Planning and Zoning Agency will hold separate meetings on each Comprehensive Plan Element as amendments are discussed.

The County has solicited input from the citizens through community public meetings held in each Planning District, the County website, and with individual letters and e-mails to specific stakeholders who expressed interest in receiving such notice and through normal newspaper advertising. The County has made every effort to notify its citizens and stakeholders to become involved in the EAR process.

### **Population and Housing Projections**

Between the years 2000 and 2005 the County grew at an approximate five percent per year; dropping to about two percent in the late 2006 early 2007 period. The economic downturn has resulted in less growth than anticipated; however, the fast growth rate between 2004 and 2006 resulted in unanticipated growth. According to the Bureau of Economic and Business Research (BEBR), the 2010 population is estimated at 193,400, 2020 is estimated at 256,800 and 2030 is estimated at 310,500.

Comprehensive planning relies upon population projections and growth trends to establish the next planning period, known as the planning horizon. The current EAR reviews the planning goals from 2000 to 2015. The next planning horizon is estimated from 2010 to 2025. The projected population for 2025 is estimated at 284,500. The planning recommendations for the 2010 Comprehensive Plan and Future Land Use Map will be based upon the 284,500 population estimate. By 2025, it is estimated approximately 114,303 housing units will be needed to accommodate the population. Additional housing, employment centers, as well as water supply, schools, roads and other public infrastructure will be needed to accommodate the estimated future population.

### **Economic Trends**

Major employment centers within St. Johns County are primarily service oriented jobs related to leisure, hospitality, education, health care and government. This type of employment relies upon growth. For the most part, a large majority of County residents work in Jacksonville resulting in St. Johns County being deemed a "bedroom community" to Jacksonville. As the County grows, its employment opportunities should also grow. The EAR recommends the County consider an Economic Development Element for the Comprehensive Plan and to work closely with the Chamber of Commerce and the Economic Development Council in attracting new employment centers to the County.

## **Major Issues**

Major issues are analyzed in the EAR through an issue statement, issue background and analysis and finally recommendations. Major issues are issues found to be of significant importance to the County, Federal, State and regional agencies. Issues of major importance to St. Johns County and subsequently the State, include protection of the natural environment, water supply, growth management and development. Major issues primarily of County significance are related to the social and cultural character of St. Johns County. Major issues include:

- Development in the Coastal High Hazard Area
- Protection of the natural environment
- Community redevelopment with workforce housing
- Historic preservation
- Agricultural business development
- Provision of central water and sewer and drainage infrastructure
- Conversion of rural and agricultural lands to suburban and urban uses
- Protection of the St. Johns River
- Transportation
- Economic development
- Financial feasibility
- Eco-tourism development

## **Evaluation and Assessment**

Each Comprehensive Plan goal and objective was analyzed, and if appropriate specific policies were also assessed as to their success or failure. For the most part, the goals, objectives and policies were achieved; however, specific areas that need improvement are noted throughout the EAR and suggested recommendations are provided.

**Land Use Element.** The Land Use Element provides goals for orderly, balanced and controlled growth. The County has managed growth by establishing Development Areas on the Future Land Use Map. Each Development Area has an established maximum residential density. The Future Land Use Map also designates areas as Rural/Silviculture (R/S) and Agriculture-Intensive (A-I), which allow very low density residential and rural activities. In addition, the County uses other growth management tools that include but are not limited to, zoning, mixed use design, Developments of Regional Impact (DRI), the New Town concept, community vision efforts, sector planning, Community Redevelopment Agency (CRA) projects, community design overlay standards, upland buffers adjacent to wetlands, concurrency, subdivision development standards, access management standards, compatibility standards and height controls.

The County has effectively managed growth with the Comprehensive Plan. As the County moves forward in its land use planning efforts, Comprehensive Plan goals need to be flexible to accommodate growth trends. The EAR has provided areas the County may consider for future planning efforts. These include policies pertaining to the protection of agricultural land, maintaining a viable agricultural economy, mixed use districts, urban

sprawl, determination of need for additional or less development area and compatibility within the mixed use districts.

**Transportation Element.** The primary goal of the Transportation Element is to provide a balanced and efficient private and public transportation system that contains multiple modes of transportation that moves people and goods. While the County has achieved this goal, improvements can always be made in transportation. Working with the development community through development agreements and DRI projects, the County has added approximately 211 lane miles of new road capacity. Over the past seven years, St. Johns Parkway (CR 2209) has been partially constructed and is open to the public. This north/south corridor was required by Florida Department of Transportation (FDOT) to allow the County to deviate from the required Level of Service (LOS) standard on I-95. The northern part of the County has experienced a high level of DRI development; these DRI projects have contributed to the overall transportation system in the north by constructing sections of the Valley Ridge Parkway, St. Johns Parkway, Veterans Parkway (CR 233), and Longleaf Pine Parkway (CR 244). Portions of these roads are open.

Significant improvements were also made in public transportation. The County has enhanced its door-to-door transit system for disabled, at risk, and elderly individuals and those on Medicaid. In addition, the County added a fixed route bus system that serves limited areas throughout the County. The Council on Aging operates both systems with assistance from the St. Johns County Transportation Planning Section and in 2007 the County adopted its first Transit Development Plan. The County has maintained good professional working relationships with the Federal Transit Administration (FTA), FDOT, Metropolitan Planning Organization (MPO) and other regional transportation planning organizations.

Overall, the County has been successful in providing an efficient transportation system throughout the County. The County was innovative in discussions with developers to provide road capacity through proportionate fair share, development and concurrency agreements. Although successful, further improvements can be made in linking land use design with transportation planning, transportation concurrency, maintaining LOS standards and financing.

**Housing Element.** The primary goal of the Housing Element is to provide a diverse and affordable variety of decent, safe and sanitary housing throughout St. Johns County. In 2000, approximately 42,494 housing units were needed to accommodate the population; by 2005, an approximate 55,277 housing units were needed. It is estimated that by 2025, 114,303 housing units will be needed to accommodate the projected population. Currently, it is estimated there are approximately 52,000 approved but unbuilt single and multi-family housing units available throughout the County in DRI, PUD and PRD planned developments. The housing in St. Johns County is predominately built in a suburban style. For the most part, the major job centers are located in Duval County, which has resulted in a suburban development trend in the northern part of the County.

Even with the suburban development in the northern portion of the County, the County has worked over the years to provide affordable housing. The County established a Housing and Community Services Department and has taken advantage of Federal, State, regional and local initiatives to supply affordable workforce housing. In addition, the County has established the Vilano Beach, West Augustine and Flagler Estates CRAs. For the most part, the County was successful in meeting the housing goals; however, to continue this success into the future, the County will need to be more proactive in planning for infill, mixed use and compact type development.

**Infrastructure Element.** The Infrastructure Element is comprised of the Sanitary Sewer, Solid Waste, Potable Water, Stormwater, and Aquifer Recharge Sub-elements. Each Sub-element contains individual goals, objectives and policies; however the overall main goal of the Infrastructure Element is to ensure adequate capacity exists in these public facilities to serve the projected growth of the County. With the exception of aquifer recharge, proposed developments must show adequate capacity through concurrency. Currently the County uses brackish water source treatment, water reuse, water conservation billing rate structure and public education to protect water supply. Further the County is active in pursuing additional conservation measures that will apply to new development as the County continues to grow. Overall, the County has met the goals for the provision of infrastructure. It is anticipated the County will be asked to create energy policy pursuant to HB 697. Currently, the Comprehensive Plan does not address energy policy.

**Coastal Management and Conservation Element.** The purpose of the Coastal Management and Conservation Element is to provide for the preservation, conservation and protection of the natural environment. The protection and preservation of natural resources is extremely important to residents and ensures a good quality of life. While the County was successful in meeting the Coastal Management and Conservation goals, changes need to be made to accommodate future natural resource planning. The County needs to update the definition of Coastal High Hazard Area (CHHA) for consistency with the State definition and address energy standards. The County may also consider updating the Environmentally Sensitive Lands Map and related objectives and policies.

**Recreation and Open Space.** The Recreation and Open Space Element provides a goal to ensure the County has a supply of parks, recreation and open spaces to meet the health, safety and welfare needs of its residents. The County has achieved this goal. In 2005, the County completed the Master Park and Recreation Plan and subsequently adopted goals, objectives and policies into the Comprehensive Plan to accommodate the Master Park Plan. The County maintained its Category A status on the Florida Forever list for the Northeast Florida Blueway and St. Johns River Blueway. Under Florida Forever, the County along with the State has acquired approximately 9,763 acres along the Intracoastal Waterway and the St. Johns River. In addition, the County opened several active and passive parks throughout the County.

**Intergovernmental Coordination Element.** The main goal of the Intergovernmental Coordination Element is to create a program or programs that ensure intergovernmental



coordination with municipalities, adjacent counties, as well as Federal, State and regional agencies as applicable. The County is successful in working with the City of St. Augustine, City of St. Augustine Beach and Town of Hastings. In addition the County is successful in working with its adjacent counties. As the adjacent counties have grown, development potential along county lines has increased. St. Johns County has developed coordination procedures with its adjacent counties. In response to recent development in Putnam County, St. Johns County increased its coordination with the adjacent counties by sending all development project applications within one mile of the county line to the adjacent county; these counties have reciprocated in sharing their proposed development projects with St. Johns County. As the County moves into the future, further coordination improvements could be made with its municipalities for potential annexations by adopting review procedures with each municipality.

**Capital Improvements Element.** The primary goal of the Capital Improvements Element is to identify capital improvements needed to maintain the adopted Level of Service (LOS) standards. A major component of the Capital Improvements Element is the Five Year Capital Improvement Schedule (CIS), which shows funding sources to demonstrate adequate financial feasibility for the County's planning efforts. The Capital Improvements Element is extremely important to the overall growth management process because it provides the funding sources needed to maintain the adopted LOS standards. Through coordination with the development community, the County has been successful in achieving financial feasibility. On a regular basis, the County has adopted a Five Year CIS showing capacity improvements for recreation, water, sewer and transportation facilities. Currently the County has not addressed a new requirement to adopt a unified CIS by December 1, 2008. Given the current economy and tight budgeting to which the County is subjected, it will be unlikely the County can address all existing deficiencies in the near future. As the County moves forward, it will consider all available funding options.

## **Conclusion**

The EAR shows the County was generally successful in its planning efforts. The County has completed and implemented several planning studies and achieved the majority of its goals. However as the County continues its planning efforts into the future, the Comprehensive Plan must be sufficiently flexible to accommodate growth trends and changes to the Growth Management Laws. As these trends and changes occur, new goals and planning efforts should be incorporated into the Plan.

## **PLANNING AND ZONING AGENCY EVALUATION AND APPRAISAL REPORT (EAR) DECEMBER 4, 2008 SUMMARY**

On December 4, 2008, the Planning Zoning Agency (PZA) met to discuss the Evaluation and Appraisal Report (EAR). The PZA recommended the EAR be transmitted to the Department of Community Affairs. Major topics of Agency discussion was centered on population projection methodology, assessment of need for a Comprehensive Plan amendment, agribusiness and use of agricultural land within the R/S and A-I Future Land Use Map designation and mixed use development. A summary of the discussion follows.

**Population Projection Methodology and Assessment of Need.** Mr. Wiles discussed general population projections and the methodology used. He believes the projection methodology was correct as it was used in 2000; however, he read from the EAR that conditions were favorable to accommodate development during the 2004-2006 timeframe. He explained the County approved many Comprehensive Plan amendments between the years 2000 and 2006. Mr. Wiles felt the "need" for additional growth was not always proven but decisions were made that accommodated more, allowing deviations from the original 2000 population projections.

Mr. Wheeler and Mr. Wiles exchanged comments. Mr. Wheeler provided the staff or any planner could not have projected, accommodated or known about the 2004-2006 economic conditions that led to the high growth rate. Those conditions included low interest rates and an easy mortgage structure. Mr. Wheeler indicated the impacts of the high growth rate to public facilities, services and infrastructure have not been seen yet. He indicated some of the infrastructure is constructed but not the houses and those houses will impact the infrastructure. Staff provided the population projection methodology was a professional acceptable methodology used by the Business of Economic Research (BEER) and the US Census. The County consultant from the Regional Council explained the methodology and answered questions.

There was dialogue between the Agency concerning population projection methodology, past and current economic trends and how to proceed into the future. Mr. Wheeler led discussion with the Agency to determine if additional regulations were the needed now to address the growth circumstances in the past. Mr. Nelson cautioned the Agency and staff about considering additional regulations based on the variables and circumstances of 2004-2006, indicating these are variables that may not be seen again. Mr. Wiles provided the staff and Agency should not consider market and political conditions in its planning. Agency discussion continued.

Mr. Wheeler indicated it should not be easy to get comprehensive plan amendment approvals just because of the 2004-2006 economy. Mr. Williams indicated that what occurred in St. Johns County was going on all over. It was the state of the economy during that time. Mr. Williams brought up transportation concurrency. He indicated that if we looked real close, we would see the transportation methodology fails or we would not have transportation problems. Agency discussion followed and the Assistant County Attorney provided the goal is for us to move forward and prevent what happen in the past.

**Agribusiness and Development in R/S and A-I.** Mr. Green switched the Agency discussion to agribusiness. Mr. Laidlaw indicated there should be buffers between farms. Mr. Williams questioned if zoning farm land was appropriate or needed. Mr. Wheeler discussed Transfer of Development Rights (TDR) and agricultural zoning. Mr. Green provided that farmers are good stewards of the land and they feel they are being penalized with the R/S and A-I designations. Staff provided the EAR contains considerations for the R/S and A-I designations to allow additional property rights to farmers and to attempt to make farming and agribusiness a viable economic use in the County. Staff explained the benefits of agricultural zoning. Discussion continued about agribusiness and agricultural zoning.

**Mixed Use Development.** Mr. Green began discussion of the mixed use districts and provided there should be optional zoning categories made available to fit the use. He felt this would help in compatibility. He explained the public generally feels a mixture of uses is not compatible with their existing uses. Mr. Laidlaw agreed that compatibility is an issue when discussing mixed uses. Mr. Laidlaw provided he respects the existing use and development trend. Mr. Laidlaw commented he did not like to see commercial uses encroach into residential areas or utilize residential roads. He indicated the Agency sees this happen and the public is usually opposed. The Agency discussed establishing height limits for mixed uses and industrial uses and to require such uses utilize a main road. The Agency requested staff review the Lewis Speedway area, which is comprised of various uses and zoning districts and consider designating it as Mixed Use on the Future Land Use Map. Mr. Hanson suggested we consider the amount of mixed uses and designate those areas as Mixed Use on the Future Land Use Map. Discussion continued about mixed use areas. Mr. Hanson further suggested we not limit the mixed use district review to Lewis Speedway but also consider other areas of the County where there are a historic and traditional mix of existing uses. The Agency indicated staff should consider looking throughout the County.

Overall, the PZA did not make specific recommendations for the Board to consider but did offer thoughts for consideration as the EAR amendments proceed.

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# The St. Augustine Record

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **ULINDA E VERSTRAATE**

who on oath says that she is an Employee of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **DISPLAY ADVERTISING**

In/the matter of **NOTICE OF PUBLIC HEARING SJC COMPREHENSIVE PLAN 2008 EVALUATION  
AND APPRAISAL REPORT**

was published in said newspaper **MARCH 2, 2009**

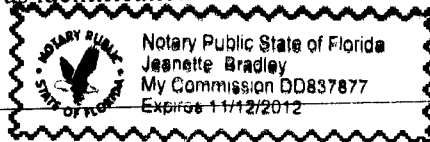
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 3<sup>rd</sup> day of **MARCH 2009**

by Ulinda E Verstraate who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification

Jeanette Bradley

(Signature of Notary Public)  
JEANETTE BRADLEY



(Seal)

**NOTICE  
OF PUBLIC HEARING FOR THE  
ST. JOHNS COUNTY COMPREHENSIVE  
PLAN 2008 EVALUATION AND AP-  
PRaisal REPORT (EAR)**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on Tuesday, March 17, 2009 at 9:00 a.m. during the regularly scheduled Board of County Commissioners (BCC) to discuss the Comprehensive Plan Evaluation and Appraisal Report (EAR), public hearing to be held in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida. All citizens of St. Johns County are welcome to attend.

The purpose of the EAR is to assess the effectiveness of the Comprehensive Plan. The State Growth Management Act requires the EAR assessment to be completed every seven years. St. Johns County's last EAR occurred in 1998, with EAR based amendments completed in 2000. Under the State Growth Management Law, the EAR must: identify major issues of concern to the residents of St. Johns County, state and regional agencies; review past actions of the County in implementing the Comprehensive Plan since the last EAR; assess the success or failure of the Comprehensive Plan Goals and Objectives; identify changes to be considered in the EAR based amendments; address changing conditions since the last EAR, including demographics, state requirements, new laws, regional plans; and ensure intergovernmental coordination.

If a person decides to appeal any decision made with respect to any matter considered at the meetings or hearings, he/she will need a record of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which appeal is to be based.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact the County's ADA Coordinator at (904) 209 0650 at the County Administration Building, 500 San Sebastian View, St. Augustine, FL 32085. For hearing impaired individuals, for Telecommunications Device for the Deaf (TDD), call Florida Relay Service at 1 800 955-8770, no later than 5 days prior to the date of the hearings.

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
CYNDI STEVENSON, CHAIR**