



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
September 15, 2026 - 9:00 a.m.

CALL TO ORDER

Commissioner Murphy called the meeting to order at 9:00 a.m.

Present: Clay Murphy, District 3, Chair
Ann Taylor, District 5, Vice Chair
Christian Whitehurst, District 1
Sarah Arnold, District 2
Krista Joseph, District 4

Staff Present: Joy Andrews, County Administrator
Rich Komando, County Attorney
Brad Bradley, Deputy County Administrator
Jesse Dunn, Deputy County Administrator
Sarah Taylor, Assistant County Administrator
Lex Taylor, Deputy County Attorney
Kealey West, Deputy County Attorney
Crystal Smith, Deputy Clerk

ROLL CALL

The clerk called the roll.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Rick McAllister, Sergeant, United States Army, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING CONSTITUTION WEEK

Joseph presented the proclamation to Beth Pelzer, Daughter of the American Revolution. Pelzer spoke on the importance of Constitution Week and invited residents to attend the *Ringling of the Bells*. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

CERTIFICATE OF RECOGNITION FOR ST. JOHNS COUNTY PUBLIC AFFAIRS ON EARNING THE 2026 SILVER PINNACLE AWARD

Murphy presented a Certificate of Recognition to the St. Johns County Public Affairs Team for earning the Silver Pinnacle Award. Wayne Larson, Director of Public Affairs, said a few words regarding the recognition.

CERTIFICATE OF RECOGNITION FOR MALINDA PEEPLES

Murphy presented Malinda Peeples with a Certificate of Recognition. Peeples thanked the Board for the recognition. Charles said a few words about Malinda Peeples and commended her for her hard work and dedication.

RECOGNITION FOR SPINAL CORD AWARENESS MONTH

Taylor recognized Kim Harrison in observance of Spinal Cord Awareness Month and shared statistics regarding spinal cord injuries. Harrison spoke about her personal experience with a spinal cord injury and emphasized the importance of raising awareness for individuals with disabilities.

ACCEPTANCE OF PROCLAMATION AND CERTIFICATES

Motion by Murphy, seconded by Joseph, carried 5/0, to accept the proclamation and certificates, as submitted.

Yea: Murphy, Joseph, Arnold, Whitehurst, Taylor
Nay: None

DELETIONS TO THE CONSENT AGENDA

Taylor requested that Consent Agenda Item 18 be continued to a later date.

APPROVAL OF CONSENT AGENDA

Motion by Joseph, seconded by Taylor, carried 5/0, to approve the Consent Agenda, as amended.

Yea: Joseph, Taylor, Murphy, Whitehurst, Arnold
Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2026-296**, authorizing staff to submit the final Adaptation Plan to the Florida Department of Environmental Protection
3. Motion to adopt **Resolution No. 2026-297**, granting a 10-year historic property partial ad valorem tax exemption consistent with Ordinance No. 2022-55 for 66 Saragossa Street,

City of St. Augustine, beginning January 1, 2028, and expiring December 31, 2037; authorizing the county administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County

4. Motion to adopt **Resolution No. 2026-298**, accepting a Bill of Sale with a Schedule of Values, Release of Lien, and Warranty for the water and sewer systems, to serve JAMC Office/ Warehouse Shell
5. Motion to adopt **Resolution No. 2026-299**, accepting a Bill of Sale with Schedule of Values, a Release of Lien, and Warranty for water to serve Dobbs Road Warehouse Additional Building
6. Motion to adopt **Resolution No. 2026-300**, accepting a Bill of Sale with Schedule of Values, a Release of Lien, and Warranty for water and sewer, to serve Kings Estate Industrial Complex
7. Motion to adopt **Resolution No. 2026-301**, accepting an Easement for Utilities for water and a Bill of Sale with Schedule of Values, a Release of Lien, and Warranty for water and sewer, to serve Four Mile Multifamily, Phase 1
8. Motion to adopt **Resolution No. 2026-302**, approving the terms of and authorizing the county administrator, or designee, to execute a Commercial Lease Agreement with YY and G, LLC, for lease space for a St. Johns County Sheriff's Office substation in Hastings, Florida
9. Motion to adopt **Resolution No. 2026-303**, approving the terms of and authorizing the county administrator, or designee, to execute a Lease Agreement with The Historic St. Johns County Police Athletic League, Inc., for space at the W.E. Harris Community Center in Hastings, Florida
10. Motion to adopt **Resolution No. 2026-304**, authorizing the county administrator, or designee, to execute Contract Amendment No. 01 to Master Contract No. 24-PSA-LAW-20068, with Law Offices of James E. Bedsole, LLC, and Contract Amendment No. 02 to Master Contract No. 24-PSA-THEL-02243, with The Lassiter Law Firm, P.A., in substantially the same form and format as attached hereto, extending both Master Contracts until January 01, 2027
11. Motion to adopt **Resolution No. 2026-305**, authorizing the county administrator, or designee, to execute the GMP Amendment No. 03 to Master Contract No. 24-MCA-TBL-20098, in substantially the same form and format as attached, with T B Landmark Construction, Inc., for Phase 2, Final Design, Construction, and Commissioning Services for the additional segment of watermain transmission pipeline from the existing State Road 16 Water Reclamation Facility to the west side of the I-95 in the amount of \$3,629,900.26, which includes \$100,000 of Construction Contingency
12. Motion to adopt **Resolution No. 2026-306**, authorizing the county administrator, or designee, to execute Contract Amendment No. 20 to Bid No. 1822R, Janitorial Services

for Various Countywide Buildings Agreement with Southern Cleaning Services, Inc., to add janitorial services for Sheriff's Office facilities, resulting in an annual increase of \$388,050

13. Motion to approve the write-off of the following delinquent accounts receivable accounts, effective September 30, 2026: 4,516 Emergency Medical Service accounts totaling \$2,017,841.50; 397 Utility Service accounts totaling \$104,995.34; Solid Waste Accounts totaling \$132.23; Community Based Care accounts totaling \$2,429.38; and Clerk of the Circuit Court and Comptroller's accounts providing a net total of \$502,081.21
14. Motion to adopt **Resolution No. 2026-307**, amending the St. Johns County Fee Schedule for services provided by St. Johns County Departments for Fiscal Year 2027
15. Motion to waive Board Policy Rule 2.202.C to appoint Brian Letts as a regular member to the South Anastasia Design Review Board for a first full four-year term, scheduled to expire September 15, 2030
16. Motion to adopt **Resolution No. 2026-308**, approving the Third Amendment to the Agreement for Extension Services with the University of Florida, extending the Agreement through December 31, 2026, incorporating the Fiscal Year 2027 Projected Budget as Exhibit A, and authorizing the county administrator, or designee, to execute and deliver the agreement, in substantially the same form as attached hereto, on behalf of the County
17. Motion to approve **Resolution No. 2026-309**, recognizing and appropriating \$2,016.09 in unanticipated revenue received from the Friends of Alpine Groves to reimburse the County for improvements at Alpine Groves Park
18. Motion to adopt a resolution approving the Non-Exclusive Permissive Use Agreement between St. Johns County and Airstron, LLC, for temporary use of a portion of the St. Johns County Pavilion and Volleyball Courts at Pier Park and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

Consent Agenda Item 18 was continued to a date and time uncertain.

19. Motion to adopt **Resolution No. 2026-310**, approving and authorizing the county administrator, or designee, to execute the Memorandum of Understanding between St. Johns County Fire Rescue and U.S. Customs and Border Protection, Office of Air and Marine, National Center for maintenance and support of fire rescue marine assets, in substantially the same form as attached
20. Motion to adopt **Resolution No. 2026-311**, approving the terms, provisions, conditions, and requirements of the Florida State Aid to Libraries grant application and authorizing the Chair of the Board of County Commissioners, or designee, to execute the agreement substantially in the same form as attached
21. Motion to approve the minutes of September 1, 2026, BCC Regular Meeting and September 3, 2026, BCC Special Meeting

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Whitehurst requested clarification on the public hearing process for Regular Agenda Item 2. Discussion ensued regarding the applicant rebuttal process.

Kealey noted that Regular Agenda Item 3 had been withdrawn by the applicant.

APPROVAL OF REGULAR AGENDA

Motion by Whitehurst, seconded by Taylor, carried 5/0, to approve the Regular Agenda, as amended.

Yea: Whitehurst, Taylor, Arnold, Murphy, Joseph

Nay: None

Murphy recessed the meeting at 9:26 a.m., for a private meeting scheduled for 9:30 a.m.

1. **ATTORNEY-CLIENT SESSION PURSUANT TO 286.011(8), FLORIDA STATUTES.** The Board of County Commissioners will convene a private attorney-client session, pursuant to section 286.011(8), Florida Statutes, during its regularly scheduled Board of County Commissioners Meeting on Tuesday, September 15, 2026, beginning at 9:30 a.m. The private attorney-client session will be confined to settlement discussions pertaining to the lawsuit between Robinson Improvement Company v. St. Johns County, Case No. 3:25-cv-01275-TJC-LLL. St. Johns County is a party to that lawsuit. The special private attorney-client meeting will be held in the BCC Executive Conference Room adjacent to the Auditorium

Murphy reconvened the meeting at 9:50 a.m. He noted that public comments for the Consent Agenda had been inadvertently skipped and allowed for public comments.

Consent Agenda Public Comment:

Tom Reynolds commended Taylor for pulling Consent Agenda Item 18, and commended Fire Rescue, United States Customs and Border Protection, and commended the Police Athletic League (PAL) pertaining to a Lease Agreement for Consent Agenda Item 9.

Mary Anne Collins provided information on the Master Gardener Program regarding Consent Agenda Item 16.

Patty Plourde provided information on the Master Gardener Program regarding Consent Agenda Item 16 and highlighted its outcomes.

Teresa Petulli provided information on the Master Gardener Program regarding Consent Agenda Item 16 and the return the program provided.

Gloria Obi expressed her concerns about relocating the Master Gardener Program.

Ed Slavin requested that Consent Agenda Items 10 and 16 be removed from the Consent Agenda and expressed agreement with the previous speakers about the Master Gardener Program.

Taylor commended the Master Gardener Program attendees and provided an overview of the contract delay involving the University of Florida Institute of Food and Agricultural Sciences (IFAS) Extension.

Motion by Joseph, seconded by Murphy, to accept the Consent Agenda, as amended.

Yea: Joseph, Murphy, Arnold, Taylor, Whitehurst

Nay: None

PUBLIC COMMENT

Sherry Badger spoke on the need for a charter in St. Johns County.

Kim Harrison spoke about her concerns regarding Americans with Disabilities Act (ADA) violations (Exhibit A).

Kaleigh Masters spoke about her concerns with Flock cameras and violations of state laws.

Juanita Yates spoke about her concerns with illegal U-turns on Shores Boulevard.

Carlos Avides, Fire Chief for the City of St. Augustine Fire Department, commended the St. Johns County Sheriff's Office, Fire Rescue, and the volunteers for successfully finding Benjamin. He spoke about a ceremony held last Friday recognizing the 25th anniversary of 9/11.

Brian Semore spoke about his concerns with Flock cameras.

Kerry Gustavson expressed concerns regarding Regular Agenda Item 2, concerning the North Palm Valley Enclave.

Tyrone Bennett commended the Commissioners, particularly Murphy and Arnold, for their support during a difficult time involving his infant daughter.

Brad Russell spoke on Regular Agenda Item 2 and provided legal information on Agricultural Enclaves.

Sunny Mulford provided an overview of Epic Cure, Inc.

Debra Campbell spoke on the difference between license readers and Flock cameras.

Trisha Moore spoke on her appreciation and her reason for moving to St. Johns County.

Jennifer spoke about her concerns with Regular Agenda Item 2 and requested denial of the agricultural enclave.

John Nooney spoke on trust funds for movies and parks in Duval County and on the Northeast Florida Regional Council (Exhibit B).

Jenny Smith spoke against Regular Agenda Item 2 regarding the agricultural enclave.

Ed Slavin expressed concerns with the use of expert testimony, Flock cameras, and referenced books (Exhibit C).

Audrey Armstrong spoke in opposition to Regular Agenda Item 2 regarding the agricultural enclave.

Elise Rodrick spoke in opposition to Regular Agenda Item 2 regarding the agricultural enclave.

TJ Wagner spoke in opposition to Regular Agenda Item 2 and expressed concerns about traffic and wildlife impacts.

Lynn Schuemaker spoke in opposition to Regular Agenda Item 2 regarding the agricultural enclave.

Bill Hennessey spoke on his experience with the Palmetto boat ramp incident.

Andrea Middlebrook spoke in opposition to Regular Agenda Item 4 regarding the agricultural enclave.

Tom Reynolds expressed concerns about vapes and marijuana containers and requested hazardous material disposal bins for such items. He also spoke on agricultural enclaves and data centers (Exhibit D).

Chris Ferrell questioned the language used in Senate Bill 686.

Mike Dunlop spoke in opposition to Regular Agenda Item 2 regarding the agricultural enclave.

Tom George spoke on the water crisis and in opposition to Regular Agenda Item 2 regarding the agricultural enclave.

Bryan Connelly expressed concerns regarding agricultural enclaves and their impact on water resources.

Ellen Avery-Smith expressed concerns regarding the Board holding multiple hearings on ENCERT 2026-01 and submitted a letter for the record (Exhibit E).

B.J. Kalaidi urged the Board to discontinue the use of Flock cameras, spoke on property taxes and encouraged residents to vote in support of Amendment No. 3, and stated Regular Agenda Item 1 should have been placed last on the agenda (Exhibit F).

2. Public Hearing - Continued Board Consideration - ENCERT 2026-01, North Palm Valley Road. The Board initially heard the application for agricultural enclave certification on

August 19, 2026, and continued the hearing to September 1, 2026. At the September 1, 2026, hearing, a motion to deny certification failed, followed by a motion to approve certification, which also failed. No further action was taken on the application. On September 3, 2026, during commissioner comments after the budget hearing, it was requested that the application be placed on the September 15, 2026, agenda for further consideration. The Application requests Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 4,462 acres. The subject property is located North of Nocatee Parkway, west of the Intracoastal Waterway, and east of the Duval County line

Murphy asked the other board members whether they had received any new evidence. Discussion ensued on new evidence provided to the commissioners.

Ellen Avery-Smith, Esquire, Rogers Towers, P.A., provided rebuttal on new evidence that was received.

Joseph questioned Brad Russell on his experience as a lawyer. Russell explained his experience. Discussion ensued on litigation related to the item and growth in St. Johns County.

Motion by Joseph, seconded by Taylor, carried 3/2, with Arnold and Whitehurst dissenting, to DENY Agricultural Enclave Certification Application ENCERT 2026-01 finding, based upon the competent substantial evidence contained in the record, that the subject parcel(s) do not satisfy the statutory definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification under Section 163.3162(4), Florida Statutes; and direct the Office of the County Attorney to prepare the final written order, including Findings of Fact and Conclusions of Law supporting the Board's determination, as required by Section 163.3162(4), Florida Statutes.

Yea: Joseph, Taylor, Murphy
Nay: Arnold, Whitehurst

3. Public Hearing - ENCERT 2026-07, Sandy Creek.

Regular Agenda Item 3 was withdrawn by the applicant.

4. Public Hearing - ENCERT 2026-08, AFI Property. Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 310 acres. The subject property is located West of Pacetti Road and North of County Road 208

The Board provided ex parte communications.

Ellen Avery-Smith, Esquire, Rogers Towers, P.A., presented the item details. Tony Robbins, AICP, Prime AE Group, introduced himself for the record and explained the request parameters.

Taylor questioned Mike Roberson, Director of Growth Management, who explained the total number of units on the property, as determined by the applicant. Discussion ensued on the

proposed number of units and the criteria met. Avery-Smith clarified for the record that her client agreed to 1.08 units per gross acre for the property.

Public Comment:

Tom George spoke on the water crisis in Palm Valley.

Kerri Gustavson expressed concerns regarding the completeness of the request and encouraged the Board to deny it.

Jenny Smith spoke about her concerns about water management issues with the enclaves.

Ed Slavin thanked the board for voting against ENCERT 2026-01 and asked the board to vote against ENCERT 2026-08.

Andrea Middlebrook spoke in opposition to Regular Agenda Item 4 regarding the agricultural enclave (Exhibit A).

Elise Rodrick spoke in opposition to Regular Agenda Item 4 regarding the agricultural enclave.

Avery-Smith provided rebuttal.

Motion by Arnold, seconded by Murphy, carried 3/2, with Joseph and Taylor dissenting, to approve Agricultural Enclave Certification Application ENCERT 2026-08, upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

Yea: Arnold, Murphy, Whitehurst

Nay: Taylor, Joseph

5. Northeast Florida Regional Council First Responder Training. During Fiscal Year 2025–2026, the Northeast Florida Regional Council (NEFRC) conducted several hazardous materials and emergency response training initiatives in St. Johns County and provided regional training opportunities that were available to St. Johns County responders. Training opportunities included: Attendance at the Florida Hazardous Materials Symposium, 160-Hour Hazardous Materials Technician Course, Chlorine Response Training, Hazardous Materials Safety Officer Course, Unmanned Aerial Vehicle (UAV) Part 107 Training for First Responders. This presentation will provide an overview of these training activities, participation by St. Johns County responders, and the value these programs bring to local emergency preparedness and response capabilities

Tyler Nolen, Special Projects Coordinator, Northeast Florida Regional Council, presented the details on the item.

Joseph and Whitehurst commended Nolen and the Council.

6. Public Hearing - DEVAGRMOD 2026-01, Durbin Creek National Development Agreement Modification (First Reading). This is the third amendment of the Durbin Creek National Development Agreement that was approved in 2015 and amended in 2016 and 2020. This modification updates the status and costs of the Proposed Roadway Improvements and revises the plan of development for a portion of the property. The request also includes a land use exchange to convert 745 multi-family units into 330 single-family units with no increase in the project's external traffic. Two public hearings are required to modify a Development Agreement. The second public hearing is scheduled before the Board of County Commissioners on October 6, 2026. The companion Major Modification to the Durbin Park Planned Unit Development (MAJMOD 2026-09) will be heard concurrently with the second public hearing on the Development Agreement Modification

Ellen Avery-Smith, Esquire, Rogers Towers, P.A., announced the date for the next public hearing.

7. Public Hearing - NZVAR 2026-19 Kramer Sculptures Art Gallery. A request for a Non-Zoning Variance to LDC 3.07.05 for parking screening relief and Land Development Code 3.07.06 for buffer relief to the South Anastasia Overlay, specifically located at 6141 A1A South

The Board disclosed ex parte communications.

Boris Kramer, Owner, presented the item details and provided a printed PowerPoint presentation (Exhibit A).

Jackie Williams, Overlay Planner, clarified that the request was for relief from buffer and screening requirements.

Public Comment: There was none.

Motion by Murphy, seconded by Joseph, carried 5/0, to approve NZVAR 2026-19, Kramer Sculptures Art Gallery, based on seven findings of fact, and subject to five conditions, as provided within the staff report.

Yea: Murphy, Joseph, Taylor, Whitehurst, Arnold

Nay: None

8. Public Hearing - PLNAPPL 2026-08, Aspinwall Variance. An appeal of the Planning and Zoning Agency (PZA) denial of Zoning Variance 2026-19, a request for relief to Section 6.01.03.C.3 and 2.02.04.B.16.E of the Land Development Code to allow for a second Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet for a Through Lot located in Residential, Single-Family (RS-3) zoning to accommodate an Accessory Family Unit (AFU). The subject property is specifically located at 6665 Broward Street. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, June 18, 2026, and was denied by a vote of 5-1

The Board disclosed ex parte communications.

Bruce Liddy, Sparrow Holdings, LLC, representing the applicant, presented the details of the item, including the proposed setbacks.

Joseph questioned what was being built. Liddy responded that an affidavit on file stated it would not be listed as an Airbnb. Jacob Smith, Planning Division Manager, clarified the clearance sheets Liddy presented.

Public Comment: There was none.

Motion by Murphy, seconded by Joseph, carried 4/1, with Whitehurst dissenting, to approve PLNAPPL 2026-08, Aspinwall Variance (ZVAR 2026-19) overturning the decision of the Planning and Zoning Agency and approving ZVAR 2026-19, based upon four findings of fact and six conditions, as provided in the staff report.

Yea: Murphy, Joseph, Arnold, Taylor

Nay: Whitehurst

9. Public Hearing - Adoption Hearing: LDCA26-05, Food Truck Parks. The Board of County Commissioners requested an update to Land Development Code (LDC) regulations regarding Food Truck Parks at their regularly scheduled public hearing on Tuesday, May 5, 2026. This item is a proposed amendment to the LDC for Food Trucks and Food Truck Parks; the BCC requests input from the PZA regarding the proposed ordinance. The Planning and Zoning Agency heard this item at its regularly scheduled meeting on August 6, 2026, and unanimously recommended approval with the added condition that the Food Truck Park design standards make reference to the St. Johns County Noise Ordinance

The Board disclosed ex parte communications.

Jacob Smith, AICP, Planning Division Manager, presented the details of the item.

Public Comment:

Ed Slavin spoke in support of the food truck parks.

Justin Tahilramani commended Growth Management and expressed support for the updates to the LDC regulations.

Motion by Murphy, seconded by Taylor, carried 5/0, to enact Ordinance No. 2026-31, adopting LDCA26-05, Food Truck Parks, to the Land Development Code.

Yea: Murphy, Taylor, Joseph, Whitehurst, Arnold

Nay: None

10. Public Hearing - First Reading - LDCA 2026-04, PVZDR Amendment – Lot Coverage Allowance for Swimming Pools. The Ponte Vedra Zoning and Adjustment Board (PVZAB) requested changes to the Ponte Vedra Zoning District (PVZDR) at its regularly scheduled meeting on April 6, 2026, regarding an additional Lot Coverage allowance for

properties 8,000 square feet or less in area, exclusively for the addition of residential swimming pools. The proposed lot coverage change would increase the pervious area on lots 8,000 square feet or less from forty percent to forty-four percent, with the additional allowance only to be used for swimming pools. At its regularly scheduled hearing on August 3, 2026, the Ponte Vedra Zoning and Adjustment Board recommended approval of the proposed code amendment with a vote of 6-0

The Board disclosed ex parte communications.

Jacob Smith, AICP, Planning Division Manager, presented the details on the item.

Motion by Murphy, seconded by Joseph, carried 5/0, to waive the 5:00 p.m. Public Hearing for the adoption of LDCA26-04.

Yea: Murphy, Joseph, Taylor, Whitehurst, Arnold

Nay: None

Murphy recessed the meeting at 1:02 p.m. and reconvened at 1:33 p.m.

11. Approval of the 2026 Inventory List of Land Available for Affordable Housing in St. Johns County, Florida. Pursuant to section 125.379, Florida Statutes, the County shall prepare an inventory list of all real property within its jurisdiction to which the county or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing. The Board of County Commissioners is required to review the inventory list at a public hearing and adopt a resolution approving the final list

Joe Cone, Health and Human Services Assistant Director, presented the details on the item.

Public Comment:

Vicki Pepper, representing Community Advocate for Racial Equity (CARE), spoke in support of affordable housing.

Motion by Taylor, seconded by Joseph, carried 5/0, to adopt Resolution No. 2026-312, adopting the St. Johns County 2026 Affordable Housing Inventory List in compliance with section 125.379, Florida Statutes.

Yea: Taylor, Joseph, Whitehurst, Arnold, Murphy

Nay: None

Murphy recessed the Regular Board of County Commissioners Meeting at 1:38 p.m. and convened as the St. Johns County Community Redevelopment Agency (CRA).

12. Community Redevelopment Agency (CRA) Fiscal Year (FY) 2027 Annual Budget. Pursuant to section 163.387, Florida Statutes, money in the Community Redevelopment Agency Trust Funds may be expended only pursuant to an annual budget adopted by the Community Redevelopment Agency and approved by the Board of County

Commissioners. The CRA recommends the FY 2027 annual budget for the Flagler Estates, Vilano Beach, and West Augustine community redevelopment areas, as attached

Wade Schroeder, Director, Office of Management and Budget, presented the details on the item.

Public Comment:

Shirley Lassiter, Chair of the Flagler Estates Community Development Agency, spoke in support of the budget.

Shirley Daniels, Vice Secretary of the Flagler Estates Community Redevelopment Agency, spoke in support of the Flagler Estates budget.

Carlos Gara thanked the Board for their support of the Flagler Estates Community Redevelopment Agency.

Motion by Murphy, seconded by Taylor, carried 5/0, to approve the Community Redevelopment Agency FY 2027 Recommended Budget for the Flagler Estates, Vilano, and West Augustine community redevelopment areas.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph
Nay: None

Murphy adjourned the St. Johns County Community Redevelopment Agency at 1:43 p.m. and reconvened the Regular Board of County Commissioners Meeting.

13. Consider appointment to the Housing Finance Authority. Currently, there is one vacancy on the Housing Finance Authority due to the resignation of Robin Pfalzgraf. The vacancy was advertised in June and ran for approximately two months. Please find attached for your review and consideration a letter of recommendation from the Housing Finance Authority and ten applications: Christopher Chamberlain, Dist. 1; James Angeletti, Dist. 2; Jessica Edwards, Dist. 2; Dr. Meredith Rudolph Payne, Dist. 2; Seth Wingate, Dist. 2; Christopher Walker, Dist. 3; David (Brandon) Chapman, Dist. 4; Taly Brinzey, Dist. 5; Lacey Hillard, Dist. 5; and Peter McGoldrick, Dist. 5

Shelby Romero, Senior Assistant to the Board of County Commissioners, presented the details of the vacancy.

Motion by Taylor, seconded by Murphy, carried 5/0, to appoint Christopher Walker to the Housing Finance Authority, for a partial term scheduled to expire April 15, 2029.

Yea: Taylor, Murphy, Arnold, Whitehurst, Joseph
Nay: None

COMMISSIONERS' REPORTS

Commissioner Arnold

No report.

Commissioner Joseph

No report.

Commissioner Whitehurst

Motion by Whitehurst, seconded by Arnold, carried 4/1, with Murphy dissenting, to schedule a special meeting to reconsider the ENCERT 2026-05 and ENCERT 2026-06 applications that were approved for the State Road 207 corridor.

Yea: Whitehurst, Arnold, Taylor, Joseph

Nay: Murphy

Commissioner Taylor

Taylor requested Board consensus for staff to check the right-of-way at the Palmetto Boat Ramp weekly. **Consensus was given.**

Taylor spoke on a funding request for the Nourish Kids Center's six-month pilot program and requested a one-time transfer from the General Reserve Fund.

Kealey West, Deputy County Attorney, explained the funding request requirements under Board Rule 4.304.

Motion by Taylor, seconded by Whitehurst, carried 5/0, to waive Board Rule 4.304.

Yea: Taylor, Whitehurst, Arnold, Joseph, Murphy

Nay: None

Motion by Taylor, seconded by Whitehurst, carried 5/0, to transfer a one-time amount of \$65,000 from the General Reserve Fund.

Yea: Taylor, Whitehurst, Arnold, Murphy, Joseph

Nay: None

Commissioner Murphy

No report.

COUNTY ADMINISTRATOR'S REPORT

Andrews invited the commissioners to a Town Hall regarding Amendment No. 3, scheduled on September 9, 2026, at 6:30 p.m., in the County Auditorium.

COUNTY ATTORNEY'S REPORT

Komando requested clarification regarding the date of the special meeting to hear the ENCERT applications.

With there being no further business to come before the Board, the meeting adjourned at 1:58 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check No. 640699, totaling \$1,750 (09/03/2026)
2. St. Johns County Board of County Commissioners Check Register, Check No. 640700, totaling \$24.69, and Voucher Range, EFT, totaling \$1,209.20 (09/04/2026)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 640701-640708, totaling \$3,115.80 (09/4/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 640709-640714, totaling \$3,700, and Voucher Range, EFT, totaling \$6,365 (09/08/2026)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 640715-640734, totaling \$18,432.77 (09/09/2026)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 640736-640737, totaling \$1,206.31, and Voucher Range, EFT, totaling \$1,540.35 (09/10/2026)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 640738-640807, totaling \$1,706,322.11, and Voucher Range, EFT, totaling \$3,287,020.79 (09/11/2026)
8. t. Johns County Board of County Commissioners Check Register, Check Nos. 640808-640866, totaling \$35,989.28, and Voucher Range, EFT, totaling \$181,028.20 (09/15/2026)
9. t. Johns County Board of County Commissioners Check Register, Check Nos. 640867-640890, totaling \$129,233.37 (09/03/2026)

CORRESPONDENCE:

1. Letter dated August 28, 2026, regarding the Notice of Board of Directors Meeting for Adoption of the 2027 Annual Budget and First Notice of the 2026 Annual Membership Meeting and Election of Directors

Approved _____, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Clay Murphy, Chair

ATTEST: BRANDON J. PATTY,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: _____
Deputy Clerk



EXHIBIT A

BCC September 15, 2024
Agenda Item No. PUB.com
Presenter: Kim Harrison



BOARD OF COUNTY COMMISSIONERS
MEETING AGENDA
August 25, 2026
Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043
4:00 PM

EXHIBIT "B"

BCA September 15, 2026
Agenda Item No. PUBCOM
Presenter: Jon Hurley

INVOCATION

Commissioner Compere

PLEDGE OF ALLEGIANCE

Michael Cash (Master Sergeant, USAF)

CALL TO ORDER

ROLL CALL

PET ADOPTIONS

PROCLAMATIONS/RESOLUTIONS

1. Library Card Sign-up Month (September 2026)

2. National Recovery Month (September 2026)

CONSTITUTIONAL OFFICERS OF FLORIDA

APPROVAL OF MINUTES

3. Board of County Commissioners Meeting Minutes, July 28, 2026.

4. Board of County Commissioners Meeting Minutes, August 11, 2026.

PUBLIC COMMENTS

CONSENT AGENDA

5. Finance Business

The Finance Department business is submitted to request approval and ratification by the Board for various warrants and disbursements in order to meet the requirements of Ch. 136.06 (1) FL Statute. acceptance and disposal of various Board property and various documents are submitted for the Board's information. At times, approval is requested for various finance related issues.

EVIDENCE! For 9/15/2026

BOCC ST. JOHNS COUNTY - AMENDMENT 3 PARAGRAPH?

BRB - BOAT RAMP BILLY - PALMITO ROAD

Boat Ramp - Local Lion is Now THE NATIONAL LION. 2026-0396 TRUST FUND

2025-0867- DEPS - (DUVAL COUNTY PUBLIC SCHOOLS) (C.F.P.) WENDY KHAN (ORD)

COJ - (CITY OF JACKSONVILLE) NICK HOWLAND - JSRB -

GREGORY GRANT, TED RANDOLPH, TODD ROOBIN, THE A -

RIVER ACCORD, JPA - PENA ISLAND, JTA - ELAINE BROWN, AUNORA WAHACH

~~2025-0019~~ - FIND

2024-0325 - U.F. SEPTIC TANK STUDY

101 FORD DEALERSHIPS IN THE STATE

DOUGIE DULTON - COHA, MDC - PARKS - LIVES ON

POTTSBURG CREEK. ROBIN LANG.

CIA - CULINARY INSTITUTE OF AMERICA - CIA - CLASSROOMS IN

AMENDMENT 3 - CLAY COUNTY COULD BE A PARTNER

NAFRC - BETSY CONDON - JIM RENNINGER 7 COUNTIES FWC

FIND - FLORIDA INLAND NAVIGATION DISTRICT - 12 COUNTIES

BLACK CREEK IN CLAY COUNTY - POTTSBURG CREEK AMENDMENT 3 IN DUVAL COUNTY TO

BENEFIT THE RESIDENTS OF CLAY COUNTY.

* 2025-0522 - FORD EV CHARGING STATIONS - IMMEDIATE REVENUE - JSRB - ORD -

2026-0004 - K-AMARO PARKS TRUST FUND - V.P. OF THE NAFRC. HUGH!

CHECK #148

6. SHIP Program Annual Report Closeout for Fiscal Year 2023/2024 and Interim Fiscal Year 2024/2025 and Certification (T. Sumner)

Approval of the SHIP Program Annual Report Closeout for Fiscal Year 2023/2024 and Interim Fiscal Year 2024/2025 and Certification.

7. Satisfaction of Mortgage for Dasher, Howard and Malott (T. Sumner)

8. Bid No. 25/26-097, EOC HVAC Demolition and Replacement (J. Loos)

Approval to reject Bids received for Bid No. 25/26-097, EOC HVAC Demolition and Replacement. Bids received are over budget. Staff will re-evaluate the Scope of Work in attempt to receive more competitive Bid submittals.

9. Bid No. 25/26-089, Knights Marina & Lake Shore Boat Ramp Repair, Redevelopment and Improvements (J. Loos)

Approval to post Notice of Intent to Award Bid No. 25/26-089, Knight's Marina & Lake Shore Boat Ramp Repair, Redevelopment and Improvements to C&L Landscape, Inc in the amount of \$874,341.10 (Knights Marina Repair and Redevelopment at \$697,155.00 and Lake Shore Boat Ramp Improvements at \$177,186.10). Approval of award will be effective after the 72-hour protest period has expired.

10. FY 2026/2027 Schedule of Fees and Services (M.Rood)

Approval of Resolution to adopt the FY 2026/2027 Schedule of Fees and Services for the Clay County Board of Commissioners. Resolution to be effective October 1, 2026.

11. First Amendment to Agreement No. 2020/2021-149 for Engineering Consultant Design Services for SR 23/Frontage Roads from Trail Ridge Road to Oakleaf Plantation Parkway with PRIME AE Group, Inc. f/k/a Connelly & Wicker, Inc. (R. Smith)

Approval of the First Amendment to Agreement No. 2020/2021-149 for Engineering Consultant Design Services for SR 23/Frontage Roads from Trail Ridge Road to Oakleaf Plantation Parkway with PRIME AE Group, Inc. f/k/a Connelly & Wicker, Inc. for additional design work required by the Florida Turnpike Authority in the amount of \$1,220,338.74. Final plans to be submitted by September 6, 2027. Amendment includes a CPI increase in the hourly rates.

12. Grant Acceptance Confirmation for State-Funded HM-3C Sustainment Award (J. Hysler)

Approval of the Grant Acceptance Confirmation for the State-Funded HM-3C Sustainment Award, providing up to \$55,000 in funding for HazMat sustainment.

13. Addendum to Clay County Fairgrounds Reservation Form Agreement for the River City Hunter Jumper Association (J. Pierce)

Approval of the Addendum providing funding by the River City Hunter Jumper Association (RCHJA) for the repairs and improvements of two outside arenas at the Fairgrounds in exchange for credit towards future rental fees. Term of the Agreement will begin on the effective date and shall remain in effect through the date that is five (5) years following

completion and acceptance of the improvements.

14. Resolution Delegating Authority to the County Manager to Submit and Execute Documents in Connection with the Community Development Block Grant (CDBG) Program. (J. Hysler)
15. Grant Application for the Florida Department of Environmental Protection; Innovative Technologies for Harmful Algal Blooms (C. Curington)

TIME CERTAIN - 5:00 p.m. or as soon thereafter as can be heard.

16. Public Hearing on Ordinance and Resolution to Amend the Capital Improvement Plan and Resolution for Other Budget Adjustments (M.Rood)

Approval of the following ordinance and resolutions that provide budget adjustments for departmental needs:

(1) Public Hearing to consider approval of Ordinance amending the Capital Improvement Element (CIE) portion of the Clay County Capital Improvement Plan.

(2) Resolution amending the Non-Capital Improvement Element (Non-CIE) portion of the Clay County Capital Improvement Plan.

(3) Resolution amending the FY 25/26 Budget for operating adjustments.

Various Funding Sources

17. Final Public Hearing to consider adoption of COMP 26-0015 and ZON 26-0015. (District 5, Comm. Burke) (D. Selig)
 - A. COMP 26-0015
This application is a Small-Scale Comprehensive Plan Amendment to change the future land use designation of 5.0 acres from Agriculture (AG) to Rural Residential (RR).
 - B. ZON 26-0015
This application is a Rezoning to change 5.0 acres from Agricultural (AG) to Agricultural/Residential (AR).
18. Final Public Hearing to consider adoption of COMP 26-0019 and ZON 26-0017 (District 5, Comm. Burke) (D. Selig)
 - A. COMP 26-0019
This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change two portions of a single parcel of land from Lake Asbury Rural Fringe (RF) and Lake Asbury Interchange Village Center (LA IVC) to Lake Asbury Rural Fringe (RF) and Lake Asbury Interchange Village Center (LA IVC).
 - B. ZON 26-0017
This application is a rezoning to change two portions of a single parcel of land from Lake Asbury Rural Fringe (RF) and Lake Asbury Interchange Village Center (LA IVC) to Lake Asbury Rural Fringe (RF) and Lake Asbury Interchange Village Center (LA IVC).
19. Final Public Hearing to consider adoption of COMP 26-0016 (District 5, Comm. Burke) (D. Selig)
This application is a Small-Scale Comprehensive Plan Amendment to change 2.56 acres from LA MPC to LA GW and 0.70 acres from LA GW to LA MPC.

20. Public Hearing to consider ZON 26-0012 (B. Carson)
This application is a land development code text amendment to Article III to add the Branan Field Institutional (BF INST) district.

The Planning Commission has continued this item to September. Staff requests that this second reading be continued to the September 22, 2026 meeting

21. Final Public Hearing to consider PUD 26-0006 (District 3, Renninger) (B. Carson)
This application is a Rezoning to change 18 acres from Shopping Center District (BSC) to Planned Commercial Development District (PCD)
22. Public Hearing to consider adoption of the Final Stormwater Assessment Resolution and, thereafter, consideration of Interlocal Agreement for Reimbursement of Tax Collector (Stormwater MSBU) and Interlocal Agreement for Reimbursement of Property Appraiser (Stormwater MSBU) (T. Nagle/C. Grimm)

23. Public Hearing to consider the adoption of an Ordinance of the Board of County Commissioners of Clay County, Florida, amending Article IV, Solid Waste Disposal Assessment, and Article V, Solid Waste Collection, of Chapter 10, Garbage and Trash, of the Clay County Code, to amend Section 10-111.1 of Article IV, adopted by Ordinance No. 99-9, and Section 10-146 of Article V, adopted by Ordinance No. 2006-53, Exemption for Service Connected Total and Permanent Disability and Death, to reduce the Veterans Exemption for the Disposal Assessment and the Collection Assessment to 50% of each assessment; providing for severability; and providing an effective date (M. Towns/C. Grimm)

STORMWATER FEE - CLAY COUNTY

LETTERS FOR ACTION

24. Letter of Support for Florida Forever Project Boundary Amendment Application related to Lovett Property.

PUBLIC COMMENTS

COUNTY ATTORNEY

COUNTY MANAGER

COMMISSIONER COMMENTS

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 679-8596, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard-of-hearing persons can access the telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

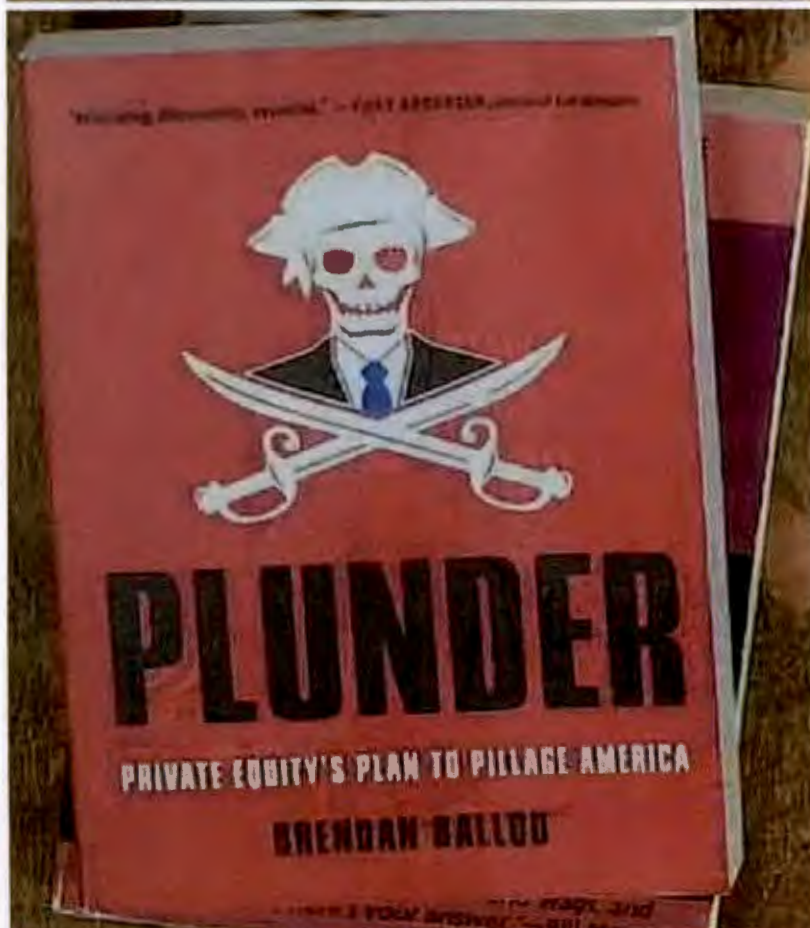


EXHIBIT C

BCC September 15, 2020
Agenda Item No. PUBCOM
Presenter: Ed Slavin

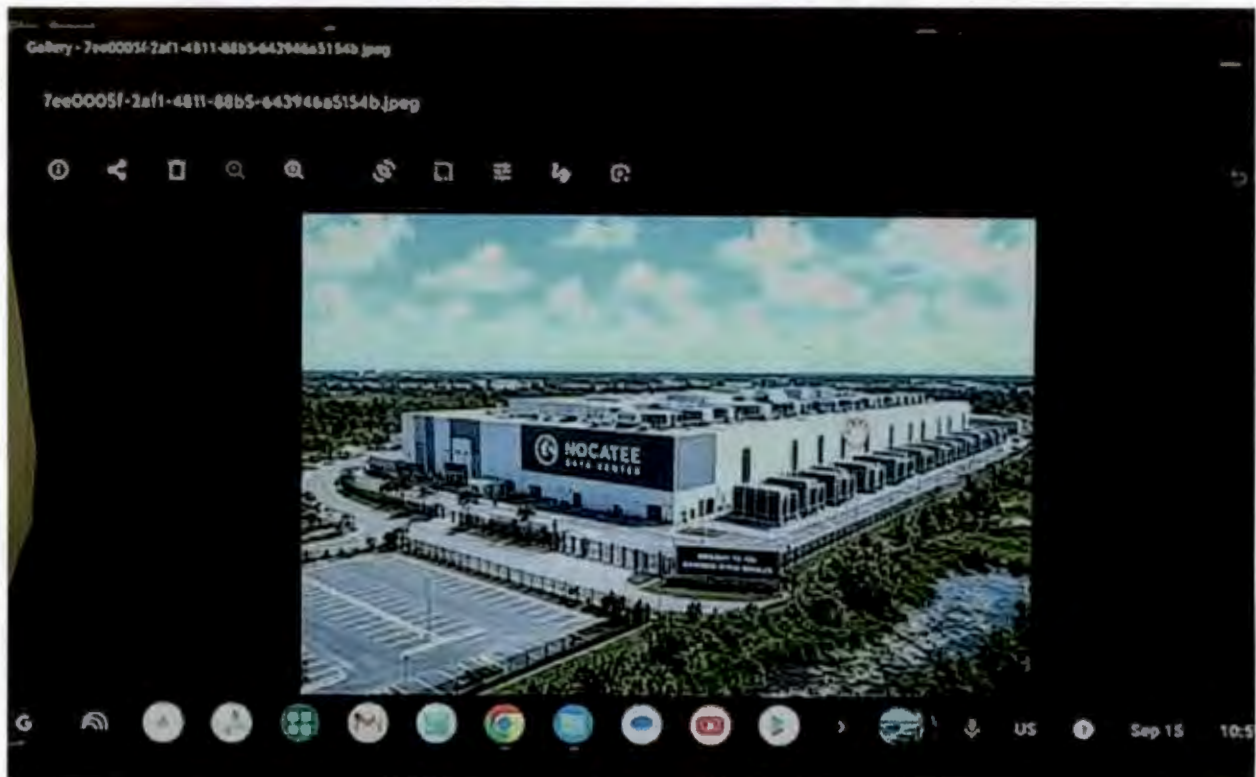
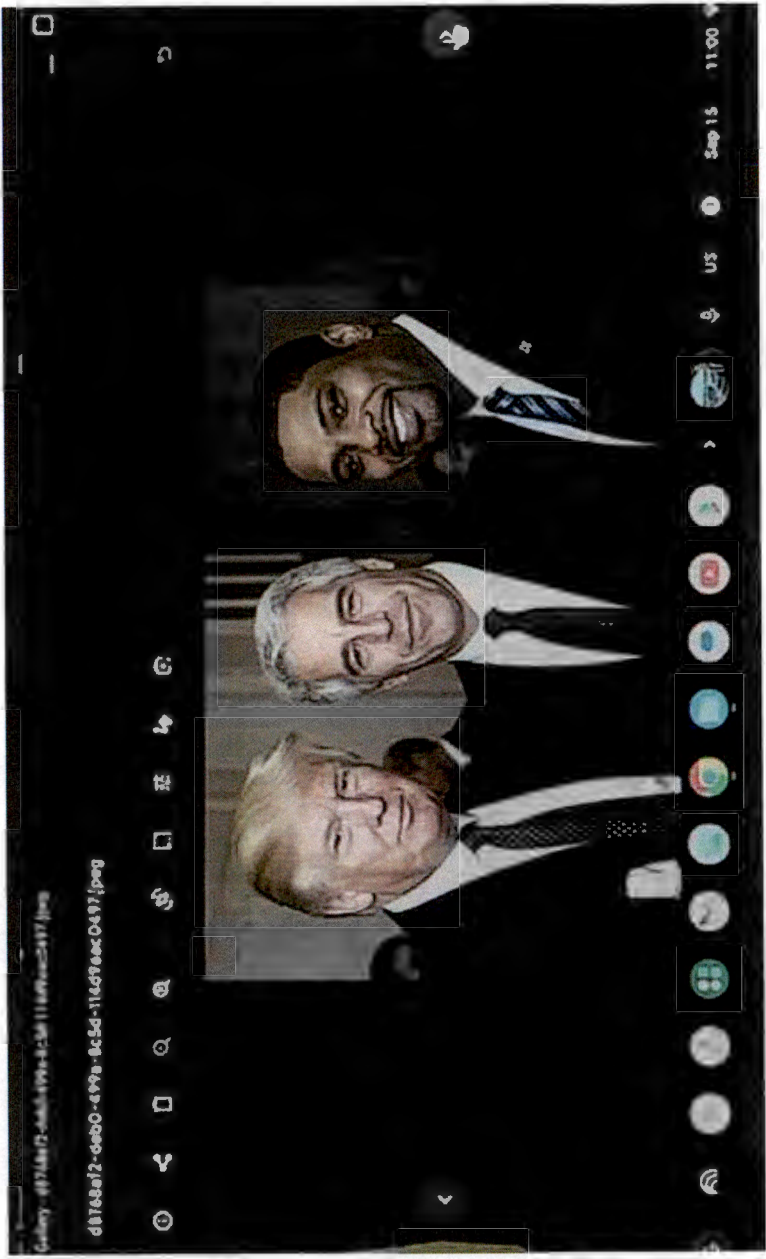


EXHIBIT D

BCC September 15, 2026
Agenda Item No. PUBCOM
Presenter: Tom Reynolds





ELLEN AVERY-SMITH

904 . 825 1615
Eaverysmith@rtlaw.com

100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

904 . 824 0879 Main
904 . 396 . 0663 Fax
www.rtlaw.com

September 14, 2026

Chairman Clay Murphy
St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, Florida 32084

Re: Agricultural Enclave for BR4700 LLC/Application ENCERT 2026-01

Dear Mr. Murphy:

This firm represents BR4700, LLC (the "Owner"), the property owner for an Agricultural Enclave Certification application (Application ENCERT 2026-01) under Sections 163.3162 and 163.3164, Florida Statutes (2026).

On September 9, 2026, St. Johns County posted on its website an agenda for the regularly scheduled Board of County Commissioners ("Board") meeting on September 15, 2026. The agenda shows a "*Public Hearing*" (italics in original) for the Board's "Continued Board Consideration" of Application ENCERT 2026-01.

On behalf of the Owner, we object to the Board holding yet another public hearing on Application ENCERT 2026-01 and state the following grounds for our objection:

--As the agenda reflects, Application ENCERT 2026-01 has been the subject of prior multi-hour hearings on August 19 (within 30 days of the staff report) and September 1 (continued on August 19 by Board action). At the conclusion of the September 1 hearing, the Board closed the hearing.

--Section 163.3162(4)(c), Florida Statutes (2026) provides, "*Within 30 days after the local government provides the report required under paragraph (b), the local government shall hold a public hearing to approve or deny certification . . .*" (Emphasis added.) The County provided its report dated July 31, 2026 to the Owner. A quasi-judicial public hearing was properly noticed and held on August 19, and the public hearing was continued by Board action to September 1. For that September 1 hearing, a *second* staff report dated August 24, 2026 was posted on the County's website. The continued hearing was held and closed on September 1. On September 9, 2026, together with the agenda for the September 15 meeting, a *third* report dated September 4, 2026 was posted on the County's website. The statute clearly contemplates one hearing held within 30 days of the County's one staff report on the certification. The County issued a report and, on August 19, continued the first public hearing on Application ENCERT 2026-01 to September 1.

EXHIBIT E

BCC September 15, 2026
Agenda Item No. PUBCOM
Presenter: Ellen Avery-Smith

Then the County issued a second staff report and held, in effect, a continued second public hearing on September 1, at which the hearing was closed. On September 9, the County posted a third staff report and an agenda for another public hearing (in effect, the third public hearing) on September 15.

Section 163.3162(4)(b) and (c) authorizes one staff report and, within 30 days thereafter, one public hearing. It does not authorize multiple reports and multiple public hearings. The process as employed by the County and Board violates Section 163.3162(4)(b) and (c).

--With each of the reports and public hearings, the County and Board have received new evidence submitted by the public, also in violation of Sections 163.3162(4)(b) and (c).

--To our knowledge, the public hearing shown on the agenda for the September 15 regularly scheduled meeting has not been properly noticed. The Owner has not been provided reasonable or sufficient time to prepare for a public hearing on September 15 or to analyze and respond to new evidence.

--The process of multiple hearings and three reports in violation of State law, the absence of proper notice for the September 15 public hearing, and the absence of reasonable or sufficient time to respond to new evidence submitted by the public since the hearing was closed on September 1 result in a violation of the Owner's due process rights under the United States Constitution and Florida Constitution.

Section 163.3162 sets forth a process which is fair to all parties and designed to achieve an orderly, timely result. The process employed by the County and Board for Application ENCERT 2026-01 does not serve these legislative purposes. Seeing such unpredictable, disorderly, and endless decision-making in St. Johns County, the Legislature likely will respond with further preemptive measures to protect the rights of property owners from local governments unwilling to execute their duties as prescribed by State and local law.

With these objections, the Owner requests that no public hearing on Application ENCERT 2026-01 be held on September 15; that the County and Board comply with Section 163.3162 and 163.3164, Florida Statutes (2026); and that the Board receive no new evidence submitted since the public hearing held on September 1.

Thank you for your consideration of this information.

Sincerely,



Ellen Avery-Smith

Clay Murphy, Chair

September 14, 2026

Page 3

cc: County Attorney Rich Komando
Deputy County Attorney Kealey West
County Administrator Joy Andrews

9,861,950,678

**NOT PAY PROPERTY TAXES IN
SAINT JOHNS COUNTY**

EXHIBIT F

BCC September 15, 2026
Agenda Item No. PUBCOM
Presenter: Bj Kalaidi



Florida Department of Revenue
Property Tax Oversight

Jim Zingale
Executive Director

5050 West Tennessee Street, Tallahassee, FL 32399

floridarevenue.com

April 1, 2026

Saint Johns County
500 San Sebastian View
St. Augustine, Florida 32084

SAINT JOHNS COUNTY

The table below shows the requested information related to per capita taxable value and the percentage of assessed property that is exempt from ad valorem taxation.

	<u>Saint Johns County</u>	<u>Statewide</u>
Total Just Value	90,311,800,081	5,398,029,438,924
Total Assessed Value	69,016,785,962	4,150,075,037,930
Taxable Value	59,154,835,284	3,478,113,402,548
Exempt Amount	<u>9,861,950,678</u>	671,961,203,039
Population	348,131	23,269,152
Per Capita Taxable Value Average	169,921	149,473
Percentage of Assessed Value Exempt from Taxation	14.29%	16.19%
Millage	5.3603	
Sources: "Ad Valorem Data Book 2025" (DOR) and "Florida Estimates of Populations 2025" (BEBR)		

Please contact either Harvey Bissoo at 850-717-6502 or Harvey.Bissoo@floridarevenue.com or Allison Kever at 850-617-8925 or Allison.Kever@floridarevenue.com if you have any questions. Thank you.

Property Tax Oversight, Research & Analysis

BS



EXHIBIT A

BCC September 15, 2026
Agenda Item No. Reg 4
Presenter: Andrea Middlebrook

REQUEST FOR NON-ZONING VARIANCE FOR ANASTASIA OVERLAY LANDSCAPING REQUIREMENTS

Kramer Sculptures Inc. is requesting a non-zoning variance relief for the Anastasia Overlay requiring 4" evergreen trees to be planted on the southern boundary line every 15'. The distance needing the variance is 15' from the south/western boundary line to the south/eastern point where manhole structure number 2 sits on the civil engineering drawings.

In Exhibit A and B, the civil engineer for Kramer Sculptures, Kevin Knowles, designed the drainage drawings (04/16/22) with a 15" ID pipe running along the southern boundary line. It runs from structure number 2 to structure number 3. It is approximately 12" below grade and with the bell width, it takes up 23" along the southern boundary line.

The Utility permit was approved on 06/09/2022 by Nathan Gottschalk.

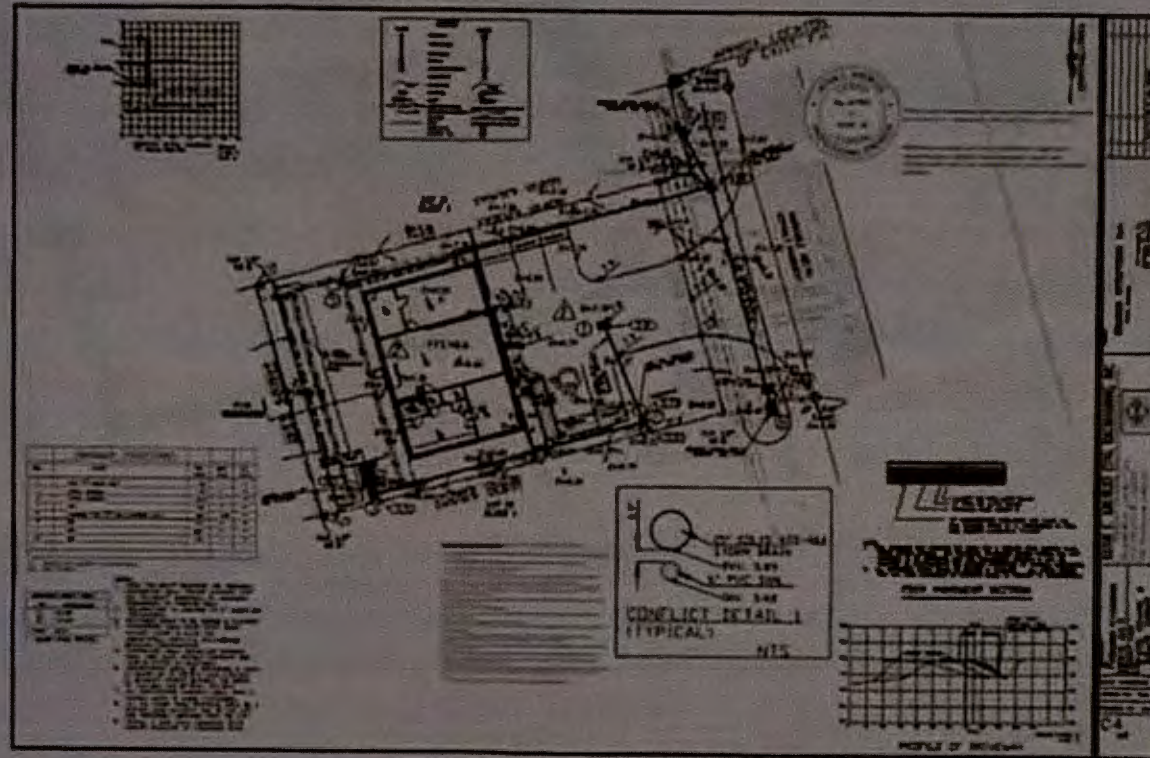
EXHIBIT A

BCC September 15, 2026
Agenda Item No. Reg 7
Presenter: Boris Kramer

Civil Engineering Drawings

The drawings submitted to the town, in April 2022, did not allow for a proper amount of soil material to cover the drainage pipe once it was put in. In order to cover the pipe adequately, Kramer Sculptures built a concrete retaining wall to the specs provided by the Kevin Knowles (see Exhibit C and D). It sits at 112 inches from the edge of the southern wall of the building (see Exhibit E). At the base of the retaining wall, the distance to the building is about 110". The top part of the foot of the retaining wall is approximately 3' under grade and back filled with 57 stone (exhibit F and G) to allow for excellent drainage. The concrete drainage pipe sits above the foot of the retaining wall. The pipe is under grade by 12". There is no viable space or soil to plant any vegetation in along the retaining wall or near the concrete pipe.

Exhibit A - Civil Engineering Drainage Drawing



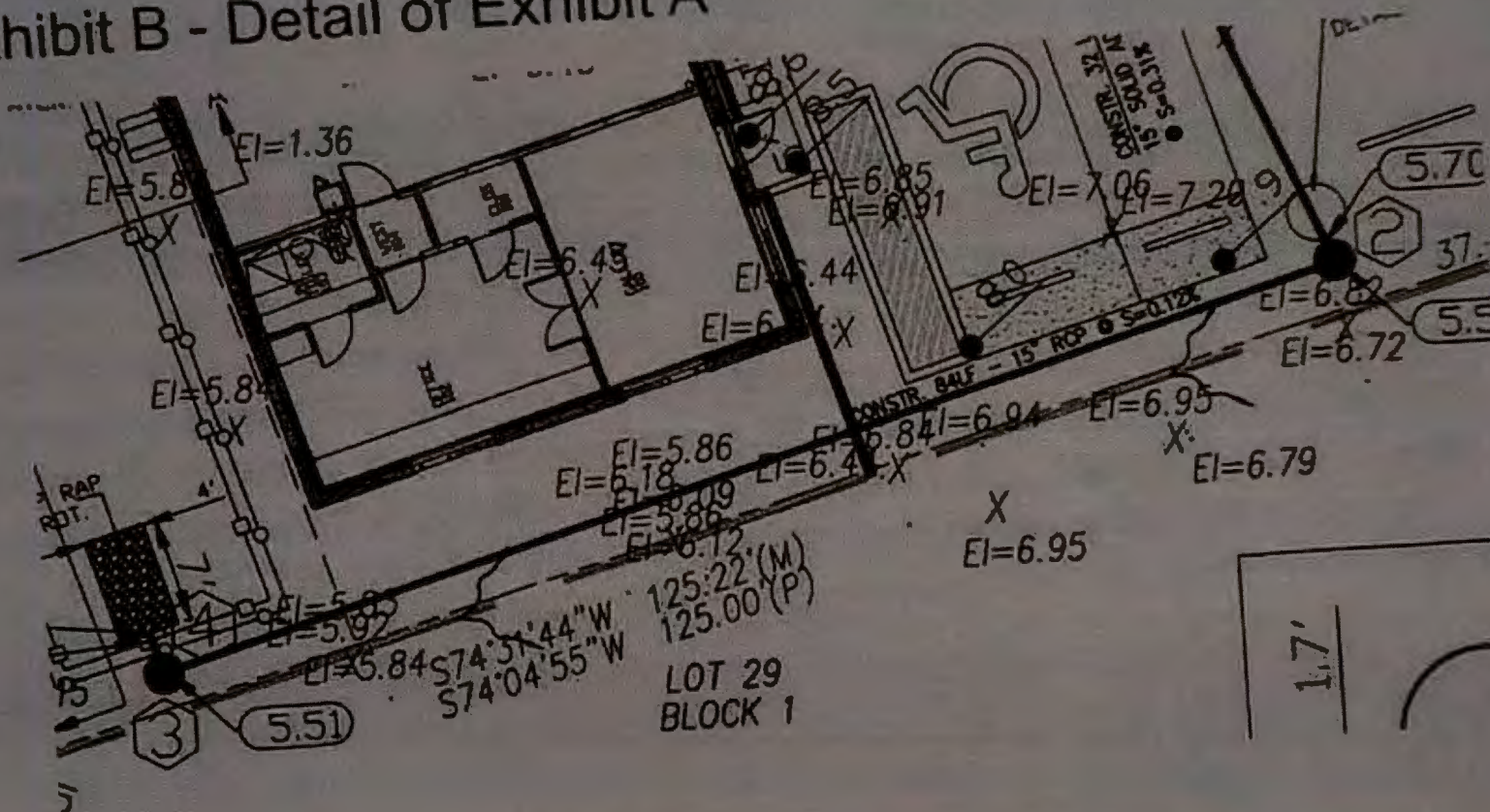
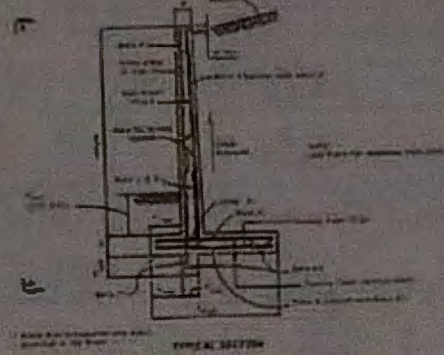
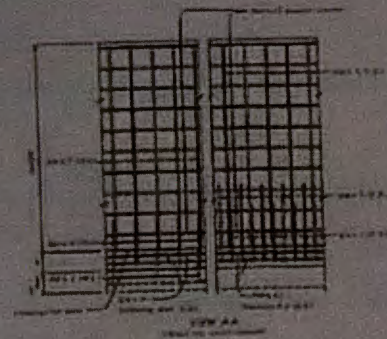


Exhibit C - General Guide to soil retention wall



NOTES

1. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.

2. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.

3. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.

4. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.

5. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.

6. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.

7. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.

8. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.

9. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.

10. The design of the wall is based on the assumption that the soil is dry and the wall is rigid.



10/1/2014 10/1/2014	10/1/2014 10/1/2014	10/1/2014 10/1/2014	10/1/2014 10/1/2014
------------------------	------------------------	------------------------	------------------------

Exhibit D - Specific civil engineering drawing for Kramer
Sculptures Inc.



Exhibit E - Distance from Southern Wall of Building

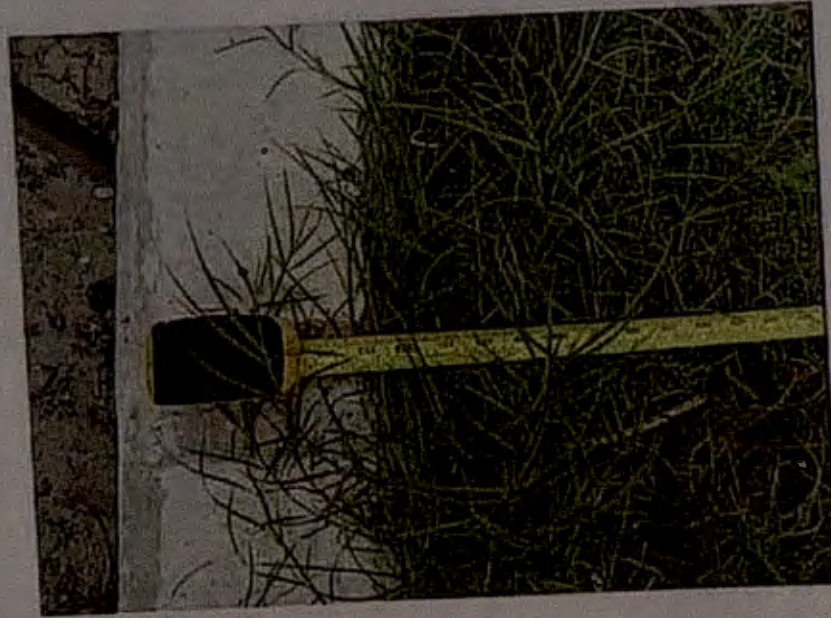


Exhibit F - Construction Contention Wall



Exhibit G - Construction of Retention Wall



Exhibit H - Southern Parking Area Distance

