Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
October 20, 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

Chaplain Deon Johnson of the St. Johns County Sheriff's Office gave the invocation.

PLEDGE OF ALLEGIANCE

Merlyn Hardesty, Sergeant E-5, United States Army, led the Pledge of Allegiance.

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PROCLAMATION RECOGNIZING OCTOBER AS DOMESTIC VIOLENCE AWARENESS MONTH

Commissioner Joseph presented the proclamation to Kelly Franklin and the Betty Griffin team. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Franklin spoke on the importance of recognizing and raising awareness for domestic violence.

PROCLAMATION RECOGNIZING OCTOBER AS NATIONAL HISPANIC HERITAGE MONTH

Commissioner Murphy presented the proclamation to Jorge Bertran and his group. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Monica Hernandez spoke on the importance of recognition.

CERTIFICATE OF RECOGNITION FOR THE FRIENDS OF THE LIBRARY PONTE VEDRA BEACH

Commissioner Murphy and Joy Andrews presented the certificate to Mary Gebhart and The Friends of the Library group. Andrews commended the group on their contribution to the library. Gebhart spoke on the importance of the recognition for The Friends of the Library Ponte Vedra Beach.

Motion by Arnold, seconded by Joseph, carried 5/0, to approve the proclamations, as submitted.

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

DELETIONS TO THE CONSENT AGENDA

Commissioner Taylor requested to move Consent Agenda Item 17 to the regular agenda.

Public Comment:

Jason Kern spoke on behalf of Embassy Suites and Resorts.

APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report

2. Motion to approve the application of up to $150,000 of the Comptroller budget reversion to the Court Subsidy and a transfer up to $90,000 from the General Fund Clerk of Court Reserve to Court Subsidy for FY 2026

3. Motion to adopt **Resolution No. 2026-336**, recognizing and appropriating $300,000 in grant funds through the Florida Department of Emergency Management, Hazard Mitigation Grant Program for the Stormwater Master Plan; approving and authorizing the county administrator, or designee, to execute the grant agreement in substantially the same form as attached hereto

4. Motion to adopt **Resolution No. 2026-337**, approving and authorizing the county administrator, or designee, to execute the Memorandum of Understanding between the Guana Tolomato Matanzas National Estuarine Research Reserve, the University of Florida Whitney Laboratory, the North Florida Land Trust and St. Johns County for Coastal Rehabilitation and Restoration Projects, in substantially the same form as attached hereto

5. Motion to adopt **Resolution No. 2026-338**, accepting a Bill of Sale with a Schedule of Values, Release of Lien, and Warranty for the water system to serve Hastings Baptist Church Gym

6. Motion to adopt **Resolution No. 2026-339**, accepting an Easement for Utilities associated with the water system and a Bill of Sale with a Schedule of Values, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Pruitt Nocatee Offsite Utilities

7. Motion to adopt **Resolution No. 2026-340**, approving the terms and authorizing the county administrator, or designee, to execute a Lease Agreement with Hastings Main Street, Inc., for storage space situated within the Utility Department Building located off North Main Street in Hastings, Florida

8. Motion to adopt **Resolution No. 2026-341**, approving the terms and authorizing the Chair of the Board, on behalf of the County, to execute an Easement to Florida Power and Light Company to provide electrical service to Northwest Well Site No. 8, located south of Courtney Vista Drive

9. Motion to adopt **Resolution No. 2026-342**, approving the terms and authorizing the Chair of the Board, on behalf of the County, to execute an Easement to Florida Power and Light Company to provide electrical service to Northwest Well Site No. 6, located south of Courtney Vista Drive

10. Motion to adopt **Resolution No. 2026-343**, approving the terms of a Purchase and Sale Agreement and authorizing the county administrator, or designee, to execute the Purchase and Sale Agreement on behalf of the County, for the acquisition of property for a well site south of Courtney Vista Drive

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11. Motion to adopt **Resolution No. 2026-344**, authorizing the county administrator, or designee, to execute Contract Amendment No. 4, for a one-year renewal of the Contract with Elbow Tree for mental health counseling services at a not-to-exceed amount of $645,927, in accordance with the contract documents

12. 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

13. Motion to adopt **Resolution No. 2026-345**, providing the County's express approval of the governing body for the Jacksonville Icemen to use the County seal and/or logo in promotion of the Jacksonville Icemen's February 28, 2027, home game

14. Motion to adopt **Resolution No. 2026-346**, approving the terms, conditions, and requirements of the contract between St. Johns County and EPIC Community Services, Inc., d/b/a EPIC Behavioral Healthcare for youth prevention programs and services, including THINK! for Success, in an amount not to exceed $50,000; and authorizing the county administrator, or designee, to execute the contract substantially in the same form as attached on behalf of the County

15. Motion to adopt **Resolution No. 2026-347**, accepting the St. Johns County Health and Human Services Advisory Council's Fiscal Year 2026-2027 funding recommendations for a short-term contract providing partial funding for identified programs as part of the Independent Agency Funding Program, approving and authorizing the county administrator, or designee, to execute the Funding Agreements between the County and the nonprofit agencies identified on attached Exhibit 2, in substantially the same form as attached hereto; authorizing the county administrator to execute any subsequent amendments or extensions to the Funding Agreements, without further Board action, that do not propose to amend, modify, or otherwise change the funding, material terms, conditions, provisions, or requirements of the Funding Agreement

16. Motion to adopt **Resolution No. 2026-348**, approving the terms, conditions, and requirements of the short-term contract between St. Johns County and EPIC Community Services, Inc., d/b/a EPIC Behavioral Healthcare to provide a partial funding allocation for its Recovery Center, which provides access to inpatient services for adults with a substance use disorder, in an amount not to exceed $103,750; and authorizing the county administrator, or designee, to execute the contract substantially in the same form as attached on behalf of the County

17. Motion to adopt 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 17 was moved to Regular Agenda Item 17.

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18. Motion to adopt **Resolution No. 2026-349**, recognizing and appropriating $500,000 in unanticipated revenue from the St. Augustine Port, Waterway and Beach District for the Vilano Boat Ramp Repair and Stabilization Project and authorizing the county administrator, or designee, to execute any documents necessary to accept and administer the funding

19. Motion to approve the extension of the 2026 tax roll prior to completion of the parcels included in the Property Value Adjustment Board hearings

20. Motion to approve the minutes of September 28, 2026, BCC Special Meeting and October 6, 2026, BCC Regular Meeting

21. Proofs:
    a. Proof: Notice of Special Meeting to consider applications for certification of agricultural enclaves, published on August 4, 2026, in *The St. Augustine Record*
    b. Proof: Notice of Special Meeting to hold a public hearing to consider and adopt the tentative millage rates and budget for Fiscal Year 2027, published on August 18, 2026, in *The St. Augustine Record*
    c. Proof: Notice of Special Meeting to hold a public hearing to consider and adopt the final millage rates and budget for Fiscal Year 2027, published on September 10, 2026, in *The St. Augustine Record*
    d. Proof: Notice of Special Meeting to reconsider applications for certification of agricultural enclaves, and any other matters that may be included on the published agenda, published on September 24, 2026, in *The St. Augustine Record*
    e. Proof: Request for Bids, Bid No. 3034, CR 16A and Timberwolf Trail Intersection Improvements, published on August 12, 2026, and August 19, 2026, in *The St. Augustine Record*
    f. Proof: Request for Proposals, Bid No. 3004, Public-Private Partnership for Biosolids Management, published on August 19, 2026, and August 26, 2026, in *The St. Augustine Record*
    g. Proof: Request for Bids, Bid No. 3010, North Rodriquez Street Drainage Improvements, published on September 4, 2026, and September 11, 2026, in *The St. Augustine Record*
    h. Proof: Soliciting Qualifications for RFQ No. 3003, Construction Manager-At-Risk (CMAR) for the Northwest Water Reclamation Facility Expansion, published on September 9, 2026, and September 16, 2026, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Murphy stated that Regular Agenda Item 12 was withdrawn, and Komando noted that the applicant withdrew Regular Agenda Item 2.

APPROVAL OF REGULAR AGENDA

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

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

PUBLIC COMMENT

Judy Speigel gave a motivational speech.

Kim Harrison spoke about her meeting with Ryan Kane, Director of Parks and Recreation, to update the handicap accessibility information on the St. Johns County parks website (Exhibit A).

Juanita Yates spoke about removing the cross-over on Sevilla Drive and illegal U-turns on Shores Boulevard.

Sally Brackett spoke on the importance of a program to prevent animal euthanasia.

Patricia Dougherty spoke on euthanasia statistics within the County.

Jill Fuhrman spoke on the importance of preventing euthanasia within the County and encouraged the Board to enforce a Trap-Neuter-Vaccinate and Return (TNVR) Ordinance.

Debby Cobb spoke on cat rescue matters and a partnership with other animal rescue organizations.

Ambia Peoples spoke on the state of animal welfare in the County and an independent review. She encouraged the Board to direct staff to prepare an ordinance that establishes a formal rescue, publishes detailed monthly euthanasia data, and establishes a public working group.

Kaleigh Masters spoke against Flock cameras.

John Nuney spoke on the Florida Inland Navigation District and Northeast Florida Regional Council (Exhibit B).

Michael Gould spoke on his concerns with St. Johns County Ordinance 2015-50, Wrecker and Towing Ordinance, and recommended amending the ordinance due to rising fuel costs.

Chris Cheshire, Cheshire Towing, spoke in support of amending St. Johns County Ordinance 2015-50.

Riad Chatila, Complete Auto Recovery, spoke in support of amending St. Johns County Ordinance 2015-50.

Murphy requested Board consensus to direct staff to look into the towing concerns. **Consensus was given.**

John Radger spoke in support of amending St. Johns County Ordinance 2015-50.

Linda Hawver, representing Citizens for Safety, Inc., urged the board to reconsider the proposed Suntrail alignment.

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Heidi Hamsein, representing Citizens for Safety, Inc., spoke on drainage and flooding concerns on A1A and Beach Boulevard, and the River to Sea Loop Project (Exhibit C).

William Jones, representing Citizens for Safety, Inc., spoke about the cancellation of Agenda Item No. 1 during the Board of County Commissioners meeting on October 20, 2026, and the River to Sea Loop.

Vicki Pepper, representing Community Advocates for Racial Equity (CARE), spoke on affordable housing.

Ed Slavin spoke about Bayview Rehab Facility, the cancellation of Agenda Item No. 1 during the Board of County Commissioners meeting on October 20, 2026, and the need for affordable housing.

Chris Farrell spoke about his concerns with feral cats.

Bill Hennessey spoke on trapping feral cats and the Palmetto Boat Ramp (Exhibit D).

Tom Reynolds spoke on his concerns about animal abuse by the Horse and Carriage industry. (Exhibit E)

BJ Kalaidi spoke on the lack of releasing mugshots to the public in St. Johns County and encouraged residents to vote yes on amendment three (Exhibit F).

Discussion ensued on a plan to address concerns at the Palmetto Boat Ramp and drainage on A1A Beach Boulevard.

1. Discussion on License Plate Readers in County Rights-of-Way. At its October 6, 2026, meeting, the Board gave directions to bring back an agenda item for the Board to discuss automated license plate readers

Rich Komando, County Attorney, presented the details of the item.

Deputy Howard Cole, Director of Criminal Investigations, St. Johns County Sheriff's Office, provided additional information on the use of license plate readers. Sergeant Chris Mobley, Intel Unit, St. Johns County Sheriff's Office, explained recent changes that were made regarding license plate readers. Discussion ensued on the hot list and timeline, misuse in audits, current cameras in County rights-of-way, whether cameras had been breached, the ranges used, whether Flock cameras were the primary system, perimeter placement, and the ability to hack the software.
Debra Campbell spoke in opposition to license plate readers, raising concerns about facial recognition capabilities, camera breaches, and l privacy protection.

Nicole Valentine spoke against license plate readers.

Tania Grambo spoke against license plate readers (Exhibit A).

Warren Bailey spoke against license plate readers and shared his personal experience.

Ed Slavin spoke against license plate readers and shared his personal experience.

Brian Semore spoke against license plate readers.

Christine Humphries spoke against license plate readers.

Corne Van Dongen spoke in support of license plate readers.

Sean Carpenter spoke against license plate readers.

Ryan Robinson spoke against license plate readers.

Sterling Seizert spoke against license plate readers.

Jason Davis spoke against license plate readers.

Kaleigh Masters spoke against license plate readers.

Lexie Davis spoke against license plate readers.

Melissa Davis spoke against license plate readers and submitted pamphlets on the Declaration of Independence and the Constitution of the United States of America (Exhibit B).

General Newsense spoke against license plate readers (Exhibit C).

Kelli Prescott spoke in support of license plate readers.

Andy spoke in support of the license plate readers.

B.J. Kalaidi spoke against license plate readers and expressed her concerns.

Tom Reynolds spoke in support of the St. Johns County Sheriff's Office overseeing the license plate readers with a three-year data retention period and raised concerns about certain unsolved cases.
Robert Mathis spoke in support of license plate readers.

Discussion ensued on the use and number of license plate readers in the County, their technological capabilities, and whether to temporarily suspend their use pending a decision by the State Legislature. Board members expressed their positions on the request.

Motion by Whitehurst, seconded by Arnold, carried 3/2, with Joseph and Murphy dissenting, to revoke license plate readers on County rights-of-way in St. Johns County.

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

Murphy recessed the meeting at 12:31 p.m. and reconvened at 1:10 p.m.

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2. Public Hearing - ENCERT 2026-10, Adler Creek

The applicant withdrew Regular Agenda Item 2.

3. Public Hearing - ENCERT 2026-11, Carter Road Associates. Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 200.75 acres of land. The subject property is located at the northern end of Carter Road, to the west of Thompson Bailey Road

The Board disclosed ex parte communications.

West swore in the witnesses.

Christen Spake, Gunster Law Firm, representing the applicant, presented details of the request, including the Agricultural Enclave certification requirements. Brad Wester, Driver, McAfee, Hawthorne, and Diebenow, PLLC, also representing the applicant, provided additional information regarding density.

Joseph requested clarification on the units-per-acre. Wester clarified that the current density was set at 1.5 acres per unit.

Kerri Gustavson spoke on grounds for denying agricultural enclaves and opposed the request (Exhibit A).

Sherry Badger spoke in opposition to the request and expressed concerns with the expert witnesses.

Tom Reynolds spoke in opposition to the request.

Ed Slavin spoke in opposition to the request.
Joanne McLellan spoke in opposition to the request.

Diane Wilson spoke in opposition to the request.

Chris Farrell spoke in opposition to the request.

B.J. Kalaidi spoke in opposition to the request and recommended continuing the item to the November 17, 2026, BCC meeting.

Discussion ensued on the application timeline.

Motion by Joseph to continue the item until November 17, 2026. Motion failed for lack of a second.

Taylor requested clarification on responsibility for agricultural enclave decisions and whether a development area boundary was an urban service area under section 163.3164, Florida Statutes. West explained that no case law had been cited. Wester offered single-family homes at 1.3 units

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per acre, including future requirements. Discussion ensued on the urban service area definition and development area boundary, future land use, land conservation, and the boundaries of the Agricultural Enclave.

Motion by Taylor to deny ENCERT 2026-11, finding that based on competent substantial evidence in the record that the application does not establish that at least fifty percent of the perimeter is surrounded by parcels within an urban service district area or line, under section 163.3164, Florida Statutes, because the development area boundary is not an urban service area identified in the comprehensive plan, with facilities in place, identified in the CIE, also that an adjacent parcel or development permits the same or higher density than a proposed development under section 163.3162, Florida Statues, and that the qualifying conditions existed as of January 1, 2025, including five years of continuous Bonafide agriculture use under section 163.3164, Florida Statues, each ground is independent and moved to direct the County Attorney to prepare a written decision to detail the findings of fact and conclusions of law, under section 163.3162, Florida Statues, for adoption before November 30, 2026. Motion failed for lack of a second.

Motion by Arnold, seconded by Whitehurst, carried 4/1, with Taylor dissenting, to approve Agricultural Enclave Certification Application ENCERT 2026-11, Carter Road Associates, 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, including the amendments on record.

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

4. Public Hearing - ENCERT 2026-13, Pacetti Oaks. Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 40.5 acres of land. The subject property is located at 3975 Pacetti Road, south of State Road 16

The board disclosed ex parte communications.

Jason Gabriel, Burr and Forman, LLP, representing the applicant, presented details of the item.

Kerri Gustavson spoke in opposition to the agricultural enclave and expressed concerns about the density analysis.

Cliff Tice spoke in opposition to the request and expressed concerns about traffic, environmental, and school impacts.

Ed Slavin spoke in opposition to the request and requested the Board to deny the application because it did not qualify.

Chuck Labanowski spoke in opposition to the request and expressed concerns about traffic impacts.

Gabriel rebutted the northern development boundary line and the parcel's Future Land Use Map (FLUM) designation versus adjacency.

Casey Dendor, AICP, England-Thims and Miller, Inc., addressed the platted subdivision, area services, traffic methodology assessment, and agreed to enter into a proportionate fair share agreement, if needed for transportation. Discussion ensued on the property's agricultural use and the Property Appraiser's certification.

Motion by Joseph, seconded by Taylor, failed 2/3, with Murphy, Whitehurst, and Arnold dissenting, to continue the item to the November 17, 2026, BCC meeting.

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

Motion by Arnold, seconded by Whitehurst, carried 3/2, with Taylor and Joseph dissenting, to approve Agricultural Enclave Certification Application ENCERT 2026-13, 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, as amended.

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

5. Public Hearing - ENCERT 2026-12, Star IV. Application for Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida. This certification request is identified as ENCERT 2026-12 Agricultural Enclave Certification (Star IV) and includes approximately 70.83 acres. The subject property is located West of State Road 16, south of the Grand Oaks development, and north of the Windward Ranch development

The Board disclosed ex parte communication.

Patrick Krechowski, attorney with Balch and Bingham, LLP, presented details of the Agricultural Enclave Certification and outlined the application history.

Casey Dendor, AICP, England-Thims and Miller, Inc., presented details of the item.

Discussion ensued on the updated staff report.

Kerri Gustavson spoke in opposition to the request and expressed concerns about the staff report.

Chris Farrell spoke in opposition to the request and expressed concerns about the criteria that were met.

Ed Slavin spoke in opposition to the request.

Fred Greenly spoke in opposition to the request and expressed concerns about the property being a conservation area (Exhibit A).

Krechowski offered to limit the development to no more than three units per acre and spoke on the due process and legal aspects.

Motion by Joseph, seconded by Taylor, failed 2/3, with Murphy, Whitehurst, and Arnold dissenting, to continue the item to the November 17, 2026, BCC meeting.

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

Whitehurst expressed concerns about the legal aspects. Discussion ensued on the proposed three units per net acre for the request. West provided information on the updated report.

Motion by Arnold, seconded by Whitehurst, carried 3/2, with Taylor and Joseph dissenting, to continue the item to the November 3, 2026, meeting.

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

6. Public Hearing - MAJMOD 2026-01, Grand Oaks. Request for a Major Modification to Grand Oaks Planned Unit Development (Ordinance No. 2018-40) to reduce the maximum number of residential units from 999 to 954, modify language within the Master Development Plan (MDP) text regarding traffic mitigation requirements, modify the MDP Map to revise site access, update phasing, and correct inconsistencies within the MDP Text. This request was heard before the Planning and Zoning Agency on Thursday, September 17, 2026, and was recommended for approval by a vote of 6-0

Regular Agenda Items 6 and 7 were presented together.

The Board disclosed ex parte communication.

Zach Miller, Esquire, Pulte Homes Company, presented details of the item. Justin Dudley, applicant, provided an overview of the project's history.

Joseph requested clarification on the road-trip calculations. Dick D'Souza, Assistant Director of Growth Management, explained the calculations and impact fee credits. Discussion ensued on whether the Community Development District's (CDD) financial condition was a legal factor in its determination, whether the documents required anyone to pay the CDD's unpaid assessments, and whether Southeast authorized the request.

Ed Slavin spoke in opposition to the request, raising concerns regarding CDD ownership and conflicts of interest.

Lex Taylor clarified whether Southeast requires authorizations and third-party contracts or control over those properties.

Frank Grillo spoke in support of the request and urged the Board to approve it.

Angela Greaves spoke in support of the request.

Kim Hosket spoke in support of the request.

Linda Cruz spoke in support of the request and urged the Board to accept the applicant's proposal.

Tom Cerino spoke in support of the request.

Alana Boyd spoke in support of the request and urged the Board to approve the applicant's proposal.

John Whitting spoke in support of the request.

A member of the public spoke in support of the request and urged the Board to approve the applicant's proposal.
Phil McDonald spoke in support of the request.

Zachary Thompson spoke in support of the request.

Diane Wang spoke in support of the request.

Jill Mickol spoke in support of the request and urged the Board to accept the applicant's proposal.

Frank Singer spoke in support of the request.

Discussion ensued regarding the County's ability to pursue legal action against Southeast and the potential impact on the existing lawsuit; commitments related to the residences and obtaining state and federal funding; ownership and potential donation of the commercial property to the community; phasing the project to four lanes; the developers' anticipated fair-share credits; actions taken by the CDD and profits received; gas tax revenues; and the reasons for the County's ongoing litigation. Taylor explained the County's legal position in the lawsuit, and Dudley responded to the Commissioners' questions. Board members expressed their positions on the request.

Motion by Murphy to approve MAJMOD 2026-01, Grand Oaks, based upon six findings of fact, as provided in the staff report. Motion failed for a lack of a second.

Motion by Taylor, seconded by Arnold, carried 2/3, with Murphy, Joseph, and Whitehurst dissenting, to deny MAJMOD 2026-01, Grand Oaks, based upon seven findings of fact, as provided in the staff report.

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

Murphy moved to enact an Ordinance to approve MAJMOD 2026-01, Grand Oaks, based on seven findings of fact in the staff report. Motion failed for lack of a second.

Motion by Whitehurst to table the item until a future meeting. Motion was withdrawn.

Whitehurst moved to table this item until the November 3, 2026, meeting. Motion failed for lack of a second. Joseph noted that she would second the motion if the board agreed to table the item until the November 17, 2026, meeting.

Dudley stated that the applicant agreed to the Commissioners' requested terms and offered to donate the commercial parcel to the County for use as a park. Discussion ensued regarding the time-sensitive offer, purchase and sale agreements, contract deadlines, and reducing the number of units.

Murphy moved to enact an ordinance approving MAJMOD 2026-01, Grand Oaks, based on seven findings of fact, as provided in the staff report, as amended, to include commercial properties to be donated to the County such as Parcel Nos. 0272700002, 0274400010, and 0274400011. Motion failed for lack of a second.

Discussion ensued regarding the commercial property, potential park use, impact fee credits, legal concerns, and ownership of the amenities center property. The landowner agreed to forgo impact fee credits to move the project forward.

Motion by Murphy, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2026-36, approving MAJMOD 2026-01, Grand Oaks, based upon seven findings of fact, as provided in the staff report, to include Parcel Nos. 0272700002, 0274400010, and 00274400011, as a donation to the County for a park, with the landowners agreeing not to seek impact fee tax credits.

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

7. Public Hearing - DEVAGREE 2026-01, Grand Oaks PUD (Second Hearing). Pulte Home Company, LLC, (Owner) has proposed a Development Agreement to mitigate the transportation impacts for 512 residential units in the Grand Oaks PUD, as proposed to be modified from a total of 999 residential units to 954 units in the companion PUD Major Modification (MAJMOD 2026-01), consisting of 442 existing platted lots and the proposed 512 units. The Grand Oaks PUD is located on State Road 16 between International Golf Parkway and the I-95 interchange. This Development Agreement proposes to pay $20,000,000 in total mitigation for the transportation impact for the proposed development of the remaining 512 single-family units. This is the second of two required public hearings for consideration of a Development Agreement. The first public hearing was heard before the Board of County Commissioners on October 06, 2026

Discussion occurred during Regular Agenda Item 6.

Motion by Arnold, seconded by Murphy, carried 5/0, to approve the Grand Oaks PUD (DEVAGREE 2026-01), finding that DEVAGREE 2026-01, meets the requirements and intent of Section 11.09 of the Land Development Code (Proportionate Fair Share) for the Grand Oaks PUD.

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

Murphy recessed the meeting at 6:14 p.m. and reconvened the meeting at 6:25 p.m., with Deputy Clerk Artricia Allen present.

8. Public Hearing - SUPMAJ 2026-09, Colee Cove Tower. Request for a Special Use Permit, pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 199-foot monopole tower and support facility within the Open Rural (OR) zoning. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on July 23, 2026. Public comment was largely opposed, citing loss of tree screening after tree harvesting, impact on the Scenic Highway, wetland and fire/water service concerns, and negative impact on adjacent property owners, including reduced property value and setback concerns. Agency discussion covered compatibility, coverage gaps, coverage over agricultural lands, buffers, and FAA lighting. The Agency recommended denial with a vote of 5-2. Support of the denial was made by members Perkins, Hilsenbeck, Spiegel, Olson, and Labanowski. Dissenting votes were made by Matovina and Green. The subject site is located on an unaddressed parcel on County Road 13 North, approximately 0.60 miles south of Joe Ashton Road (Parcel ID 013240-0010)

Mary Solik, Esquire, Agent for Gulfstream Towers, LLC, presented the details of the item.

The Board disclosed ex parte communication.

Mary Solik, Esquire, agent for Gulfstream Towers, LLC, presented the details of the item. Bill Compton provided additional testimony regarding the request and the need for the cell tower. David Taulbie, Commercial Real Estate Appraiser, provided information on the impact of cell towers on property values (Exhibit A). Discussion ensued on the lighting requirements and the installation dates of the other eight towers.

Public Comment:

Joe McAnarney spoke in opposition to the request and urged the Board to deny it.

Matt Jackson spoke in opposition to the request because it is incompatible (Exhibit B).

Robert Durham spoke in opposition to the Colee Cove cell tower and its effects on his property.

Kelli Prescott spoke in opposition to the request and its effect on his property.

Bland Cologne spoke in opposition to the Colee Cove cell tower.

Ed Slavin spoke in opposition to the Colee Cove cell tower.

Mabel Perez spoke in opposition to the Colee Cove cell tower and discussed cell service limitations in newer homes due to roofing materials and the use of Wi-Fi connectivity for cell phones.

Cory spoke in opposition to the Colee Cove cell tower and discussed wireless networks routing 911 calls through carriers and fire hazard signs posted on nearby cell towers.

Solik and Taulbie provided rebuttal testimony regarding 911 calls and the tower location. Mike Burkhead, representing Gulfstream Towers, LLC, provided rebuttal testimony regarding tree harvesting, tower grounding, and the fire hazard sign. Arnold and Whitehurst expressed support for the cell tower.

Motion by Arnold, seconded by Whitehurst, carried 3/2, with Taylor and Joseph dissenting, to approve SUPMAJ 2026-09, Colee Cove Tower based upon eleven findings of fact and subject to ten conditions, as provided within the Staff Report.

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

9. Public Hearing - PLNAPPL 2026-09, St. Thomas Island Parkway Cell Tower. Request to appeal the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-29), to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St. Thomas Island Parkway and Saint Croix Island Drive. Motion to approve was made by Mr. Matovina, seconded by Mrs. Perkins, and passed with a vote of 4-3. Dissenting votes by Mr. Hilsenbeck, Mr. Olson, and Mr. Labanowski

The Board disclosed ex parte communication.

Bliss Tkaczyk and Mabel Perez, representing the appellant, presented the details of the special use permit (Exhibit A).

Brad Wester, Agent Applicant, rebutted the appeal and urged the Board to uphold approval of the application. Courtland Eyrick, Certified General Appraiser, provided details on the environmental study.

Public Comment:

Ed Slavin spoke in opposition to the applicant's request and the evidence submitted.

Dara Marsh spoke in opposition to the applicant's request and urged the Board to deny it (Exhibit A).

Dan McGrath spoke in opposition to the request and urged the Board to vote in favor of the appeal.

Draft

Leslie Mosier spoke in opposition to the request.

Don spoke in opposition to the request and urged the Board to deny it.

Michael Bovenzi spoke in opposition to the request and urged the Board to deny it and uphold the appeal.

Corey spoke in opposition to the request and urged the Board to deny it.

Audrey Gorman spoke in opposition to the request.

West provided a statement regarding the health and environmental effects of radio frequency emissions, noting that these matters were preempted by the Federal Telecommunications Act and could not be considered by the County.

Discussion ensued regarding compatibility, the locations of nearby nonoperational towers, maps presented to the Planning and Zoning Agency, and the proposed towers' distance from the neighborhood.

Perez provided a rebuttal addressing compatibility with adjacent uses, the submitted coverage maps, whether the proposed towers met the goals of the PUD and Silverleaf PUD, and the demolition evaluation report.

Motion by Arnold, seconded by Taylor, carried 5/0, to approve PLNAPPL 2026-09, St Thomas Island Parkway Cell Tower of SUPMAJ 2025-29, overturning the decision of the Planning and Zoning Agency and Denying the request for a Special Use Permit to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive.

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

10. Public Hearing - NZVAR 2026-21, Hale-McCrary Residence. Request for a Non-zoning Variance to Land Development Code Section 5.01.01.C regarding subdivision platting standards and Section 6.02.00 regarding subdivision design standards. The applicant is seeking relief from the above-mentioned Code sections for the creation of a 4.1-acre parcel. The Land Development Code requires subdivision and plat approval for the division of more than two lots. This parcel is the third division within the overall 20-acre parcel

The Board disclosed ex parte communication.

Ethan Hale and Alexis McCrary, Applicants, presented details of the request.

Public Comment: There was none.

Motion by Arnold, seconded by Whitehurst, carried 5/0, to approve NZVAR 2026-21, request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C regarding subdivision platting standards and Section 6.02.00 regarding subdivision design standards, based upon six findings of fact and four conditions, as provided in the staff report.

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

11. Public Hearing - NZVAR 2026-22, 150 Seagate Lane. Request for a Non-zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards. The Land Development Code requires replat approval for the re-division of one or more lots within a subdivision. The subject property is located in the plat of Ponte Vedra Shores West (Map Book 14, Pages 34-35) and was divided in 1988 without replat approval. This request is to bring the property into compliance to construct a single-family residence

The Board disclosed ex parte communication.

Nick Koster, Applicant, presented the details of the item.

Public Comment: There was none.

Discussion ensued on the corner setback and whether the applicant had requested a variance.

Motion by Taylor, seconded by Arnold, carried 5/0, to approve NZVAR 2026-2, request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards, based upon six findings of fact and four conditions, as provided in the staff report.

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

12. Summer Haven Presentation

Regular Agenda Item 12 was withdrawn.

13. Public Hearing - Amending the Comprehensive Plan for Wellhead Protection, Second Reading, Final Hearing. Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to bring the County Comp Plan and Land Development Code into compliance with State law and alignment with current best practices. This is the second and final reading and public hearing of the proposed Comp Plan Amendment. It should be Ordinance 2026- with the corresponding changes to the Land Development Code

Regular Agenda Items 13 and 14 were presented together.

Lex Taylor, Deputy County Attorney, presented the details of the items.

Public Comment: There was none.

Motion by Murphy, seconded by Joseph, carried 5/0, to enact Ordinance No. 2026-37, COMP Plan Amendment 2026-01, regarding updates to the Wellhead Protection Areas of the St. Johns County Comprehensive Plan.

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

14. Public Hearing - Amending the Land Development Code for Wellhead Protection, Final Hearing. Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to bring the County Comp Plan and Land Development Code into compliance with State law and alignment with current best practices. This is the final reading and public hearing of the proposed Land Development Code Changes for Wellhead Protection

Discussion occurred during Regular Agenda Item 13.

Motion by Murphy, seconded by Joseph, carried 5/0, to enact Ordinance No. 2026-38 regarding updates to the Wellhead Protection Areas of the St. Johns Land Development Code.

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

15. Consider appointment to the Health and Human Services Advisory Council (HHSAC). The Health and Human Services Advisory Council's purpose is to evaluate human services programs in the community to ensure that the needs of the residents of St. Johns County are met. Currently, there is one vacancy due to the resignation of Shannon Nazworth. A vacancy ad was placed and ran for thirty days. Please find attached for your review and consideration, a letter of recommendation from HHSAC and fourteen applications: Kimberly Beasley, Dist. 1; Raathi Adaikalam, Dist. 2; Brian Clark, Dist. 2; David Scott, Dist. 2; Jessica Manfresca, Dist. 2; Shasta Ware, Dist. 2; Seth Wingate, Dist. 2; Ricardo Rosado-Rodriguez, Dist. 3; Cynthia Simmons, Dist. 3; David Chapman, Dist. 4; Molly Newman, Dist. 4; Nishi Brahmbhatt, Dist. 5; Lacey Hillard, Dist. 5; and Melissa Kramer, Dist. 5

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

Public Comment: There was none.

Motion by Murphy, seconded by Joseph, carried 5/0, to appoint Ricardo Rosado-Rodriguez to the Health and Human Services Advisory Council for a first four-year term, scheduled to expire October 20, 2030.

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

16. Consider appointments to the Library Advisory Board. Currently, there are two vacancies on the Library Advisory Board due to the expired terms of Nicholas Andrews, Dist. 1 Rep., and Melvin Longo, Dist. 5 Rep. Both vacancy ads were placed and ran for approximately forty-five days. Please see attached for your review and consideration, a recommendation letter and eleven applications: Nick Andrews (Dist. 1), Kimberly Beasley (Dist. 1), Kira Greco (Dist. 1), Anthony Harp (Dist. 1), Carl McGowan (Dist. 1), Michael Armistead (Dist. 5), Mary Jane Ballou (Dist. 5), Elaina Chattman (Dist. 5), Tim Hutchison (Dist. 5), Bijal Parikh (Dist. 5), and Sandra Paul (Dist. 5). The district 5 vacancy will be assigned at a future BCC meeting

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

Public Comment: There was none.

Motion by Joseph, seconded by Taylor, carried 5/0, to re-appoint Nicholas Andrews to the Library Advisory Board as District 1 representative for a full four-year term, scheduled to expire October 18, 2030.

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

17. 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

Formerly Consent Agenda Item 17.

Ryan Kane, Parks and Recreation Director, presented the details of the agreement.

Public Comment:

Jason Kern, General Manager of Embassy Suites Resort, said he was working with Kane and the team regarding this project, to restore the hotel's air conditioning quickly, and was available to answer questions.

Discussion ensued regarding the prior decision not to request a permissive use agreement and whether proceeding without one would allow the work to be completed more quickly.

draft

Motion by Murphy, seconded by Arnold, carried 5/0, to adopt Resolution No. 2026-350, 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.

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

COMMISSIONERS' REPORTS

Commissioner Arnold

No report.

Commissioner Joseph

No report.

Commissioner Whitehurst

Whitehurst requested *Board consensus for the County to opt out of the tax exemption provision for market-rate multifamily residential properties under the Live Local Act*. **Consensus was given.**

Commissioner Taylor

Taylor requested *Board consensus to direct staff to prepare amendments to the Recreation Advisory Board's governing documents to add a voting member representing individuals with disabilities and special needs, with experience in the Americans with Disabilities Act (ADA), disability advocacy, or adaptive recreation, and bring the proposed amendments to the Board for consideration and approval.* **Consensus was given.**

Discussion ensued regarding adding a second member to the Board to bring the total membership to nine and provide an additional vote in the event of a tie. **Board consensus was given.**

Commissioner Murphy

No report.

COUNTY ADMINISTRATOR'S REPORT

No report.

COUNTY ATTORNEY'S REPORT

No report.

Draft

With there being no further business to come before the Board, the meeting adjourned at 9:32 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 641263-641266, totaling $467.62, and Voucher Range, EFT, totaling $1,698.08 (10/8/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 641267-641336, totaling $1,526,335.54, and Voucher Range, EFT, totaling $8,211,863.73 (10/9/2026)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 641267-641337, totaling $2,779.16 (10/9/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 641338-641339, totaling $3,019.64 (10/9/2026)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 641340-641348, totaling $9,510 and Voucher Range, EFT, totaling $7,745 (10/13/2026)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 641349-641362, totaling $16,651.73 (10/13/2026)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 641363-641382, totaling $118,904.36 (10/14/2026)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 641383, totaling $3,931.70 (10/19/2026)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 641384-641403, totaling $113,960.23 and Voucher Range, EFT, totaling $1,082,876.16 (10/19/2026)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 641404-641406, totaling $859.74 (10/19/2026)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 641407, totaling $1,498.34 (10/20/2026)

CORRESPONDENCE:

There was none.

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

Draft

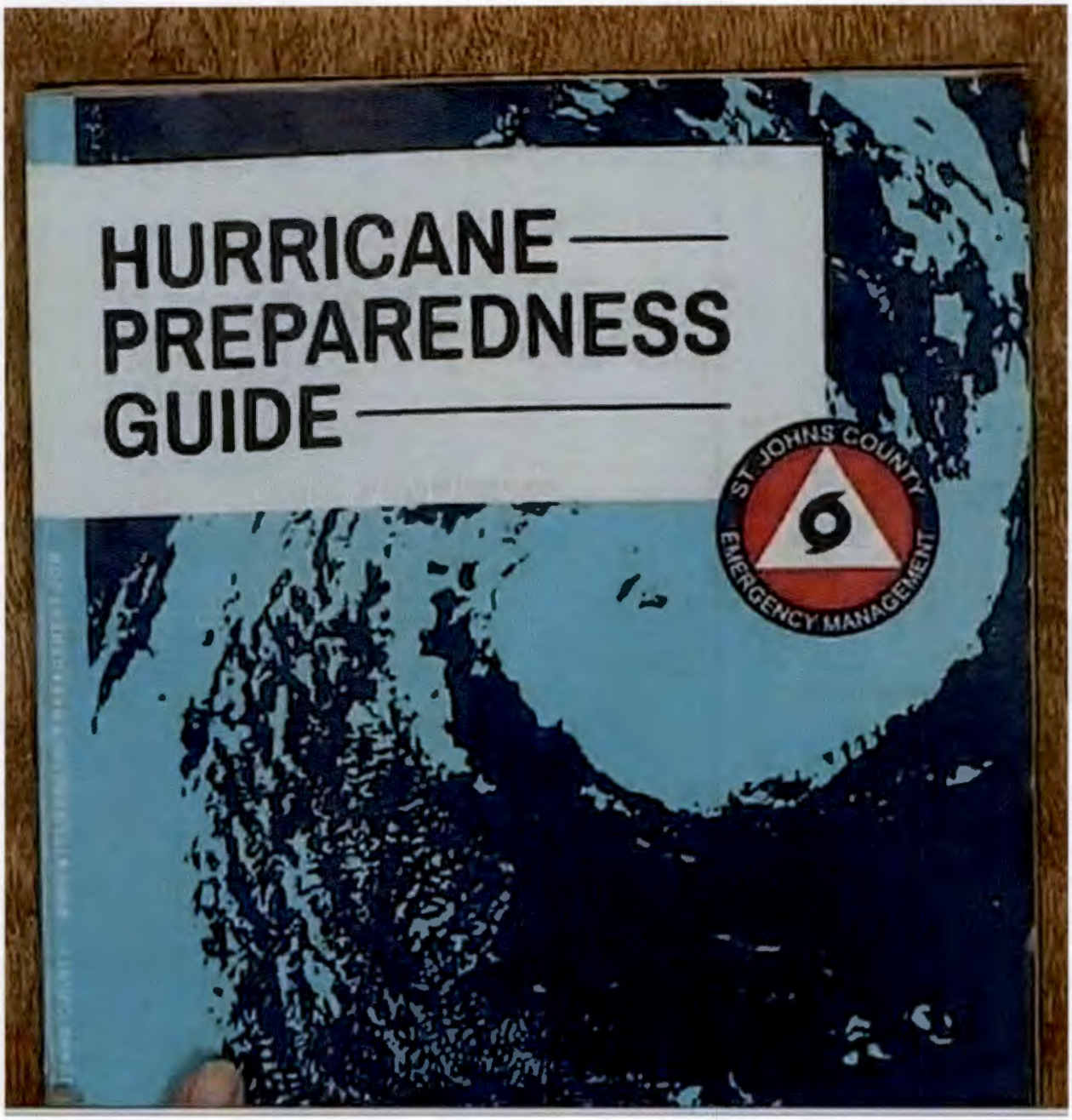


EXHIBIT A

BCC 10.20.26
Agenda Item No. PVBCOM
Presenter: Kim Harrison

SHELTERING KITS: MEDICAL

Plan Ahead: Pre-Registration Is Required.

Begin by gathering the basic supplies from the General Shelter Supply Kit, then add any medical items you may need during an evacuation. Building your kit early helps ensure you have enough medications, medical equipment, batteries, and personal care supplies before a storm approaches and resources become limited.

Special Medical Needs Supply List:

- Cane / Walker / Wheelchair / Electric Convenience Vehicle (ECV)
- Extra battery and/or converter for charging ECV
- Hearing / Speech / Visual Impairments
- Extra batteries for hearing aids
- Pencil and paper for communicating
- Medical alert bracelets / tags
- A written description of your needs if you are unable to communicate them in an emergency
- BiPAPs, CPAPs, nebulizers, oxygen concentrators, and/or oxygen tanks
- Prescriptions and a list of all current medications
- Identification labels should be placed on all medical equipment (nebulizers, oxygen, walkers, wheelchairs, etc.) brought to the shelter
- Backup power cords and charging cables for medical devices
- Copies of important medical documents and insurance cards
- Service animal supplies, food, and medications
- Emergency contact information
- Catheter supplies and ostomy supplies
- All medical equipment you use regularly should be brought with you to the shelter



Not Available:

St. Johns County shelters do not provide the items or advanced medical care listed below. If your health requires this level of care, you must arrange to stay at a facility that can accommodate your medical needs.

- Dialysis Treatments - There will be no dialysis treatments at Shelters
- Hospital Beds or Hoyer Lifts - Not available
- Tracheotomy Patients - Suctioning equipment is not available
- Ventilator Patients - Shelters do not have the capability to support ventilator patients

Pre-Registration Is Required.
Register for a Special Medical Needs Shelter at:
webapp.sjcfl.us/evacassist/

Important Note

The Special Medical N... a hospital or nursing ... people who need ... who require hos... have other com... require comple... plan to stay at a ... the evacuation ...

CLAY COUNTY NOT A MEMBER OF FIND

FLORIDA INLAND NAVIGATION DISTRICT
Finance and Budget Committee Meeting

8:30 a.m., Friday, October 16, 2026
Hyatt Place St. Augustine/Vilano
117 Vilano Rd.,
St. Augustine (St. Johns County), Florida 32084

ST. JOHNS COUNTY MEMBER OF FIND

Committee Members
Treasurer Cathy Chapman, Commissioners Pat Callaway, Steve Boehning, Carl Blow and Paul Trabulsy

Item 1. **Call to Order.**

Committee Chair Chapman will call the meeting to order.

Item 2. **Roll Call.**

Deputy Director Chris Kelley will call the roll.

Item 3. **Additions or Deletions.**

Any additions or deletions to the committee meeting agenda will be announced.

RECOMMEND: Approval of a final agenda.

Item 4. **Public Comments.**

FIND - 12 COUNTIES
NEFRC 7 COUNTIES
BRB - BOAT RAMP B:11Y - PALMETTO ROAD BOAT RAMP

The public is invited to provide comments on issues that are NOT on today's agenda. All comments regarding a specific agenda item will be considered following the Committee's discussion of that agenda item. *Please note: Individuals who have comments concerning a specific agenda item should make an effort to fill out a speaker card or communicate with staff prior to that agenda item.*

ST. JOHNS COUNT PARKS DEPT.

Item 5. **Financial Statements for September 2026.**

The financial statements for September 2026 are presented for Committee approval. These schedules include Balance Sheet; Status of Funds; Statement of Revenues, Expenditures & Changes in Fund Balance; Cash Receipts Journal; and the Purchase Journal.

(Please see back up pages 3-12)

RECOMMEND: Approval of a recommendation to the full Board of the financial statements for September 2026.

EXHIBIT B

BCC 10-20-26
Agenda Item No. PUBCOM
Presenter: John Nuney

Item 6. **September 2026 Budget Summary and Project Status Expenditure Reports.**

The Budget Summary and the Project Status Expenditure Report for September 2026 are presented for Board review.

(Please see back up pages 13-20)

(This item is presented for Committee review and discussion only.)

Item 7. **Delegation of Authority Report**.

Staff have prepared a report on Delegation of Authority actions that the Executive Director has approved from September 1, 2026, through September 30, 2026, for Committee information.

(Please see back up page 21)

(This item is presented for Committee review and discussion only.)

Item 8. **Additional Agenda Items or Staff Comments.**

Item 9. **Additional Commissioner Comments.**

Item 10. **Adjournment.**

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

BOARD OF COUNTY COMMISSIONERS
MEETING AGENDA
October 13, 2026
Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043
4:00 PM

NOT A MEMBER OF FIND
10/20/2026 BOCC ST. JOHNS COUNTY MEETING
* EVIDENCE!

INVOCATION 1) FIND - FLORIDA INLAND NAVIGATION DISTRICT.

SPEAKER REQUEST FORM

EVIDENCE! FOR THE 10/20/2026 ST. JOHNS COUNTY BOCC MEETING

If you wish to speak at this public meeting please fill out this request form and turn it in to a Navigation District representative.

2026-0004 - PARKS TRUST FUND - K. AMARO #159 AT ST. JOHNS COUNTY - BOCC MEETING

NAME JOHN J. NOONEY 2023-0819/2025-0019 FIND

ADDRESS 8356 BASCOM RD. JACKSONVILLE, FL. 32216

PHONE/E-MAIL 904-434-0839/VENDOS@YAHOO.COM

2026-0004 PARKS TRUST FUND K. AMARO - #157 AT FIND BOARD MEETING

REPRESENTING POTTSBURG CREEK PUBLIC PARK IN DIST. 4 CPAC-3 (RAMON DAY) DCPS BOARD DIST. 3 - (CINDY PEARSON) CHARTER SCHOOL

~~**ITEM NO. OR TITLE**~~ PUBLIC SCHOOL FIELD TRIP PARK. BRILLIANT! AMENDMENT 3

FIND Board Meeting, Date 10/16/26, in ST. JOHNS COUNTY

FIND - FLORIDA INLAND NAVIGATION DISTRICT - 12 COUNTIES
NEFRC - NORTH EAST FLORIDA REGIONAL COUNCIL - 7 COUNTIES
BRB - BOAT RAMP BILLY - PALMETTO ROAD BOAT RAMP - ST. JOHNS COUNTY PARKS DEPARTMENT

7. Northeast Florida Regional Council's First Responder Training Initiatives Update (T. Nolen)

8. Florida Forest Service Annual Clay County Reports

CONSTITUTIONAL OFFICERS

APPROVAL OF MINUTES

9. Board of County Commissioners Meeting Minutes, September 22, 2026.

PUBLIC COMMENTS

CONSENT AGENDA

10. 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.

11. Acceptance of Grant Award for FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Formula (K. Corcoran)

A) Approval of the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Formula, Law Enforcement Technology Grant with U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance, Award # 15PBJA-25-GG-03225-JAGX.
B) Authorize the Chairman to accept the award electronically through the Justice Grants System (JustGrants) including the required declaration and certification.
C) Approval of the accompanying Budget Resolution.

12. State Financial Assistance Recipient Agreement re: Mosquito Control with Florida Department of Agriculture and Consumer Services - FDACS for FY 2026/2027 (A. Wallau)

A) Approval of the State Financial Assistance Recipient Agreement re: Mosquito Control with Florida Department of Agriculture and Consumer Services (FDACS) for FY 2026/2027 beginning October 1, 2026 through September 30, 2027.
B) Approval of the accompanying budget resolution.

13. Bid No 25/26-98, Fire Station 17 Shower Remodel (J.Loos)

Approval to post Notice of Intent to Award Bid No. 25/26-98, Fire Station 17 Shower Remodel to Eletcol, LLC in the amount of $149,900.00, inclusive of the Base Bid. Approval of award will be effective after the 72-hour protest period has expired.

Pursuant to Chapter 8, Section G(1) of the Purchasing Policy, the County reserves the right to evaluate the qualifications of all respondents and determine what is in the best interest of the County. The solicitation documents required Contractors to have been in business for a minimum of five (5) years performing similar work. Gamble and Associates LLC has not been in business for an entire year as the firm was established in 2025 and, therefore, does not meet this requirement and has been deemed Non-Responsive.

14. RFQ No. 25/26-103, Impact Fee Study Update, Legal Review, Extraordinary Circumstances Analysis, and Ordinance Update (J. Loos)

Review of Staff's ranking of the submittals received for RFQ No. 25/26103, Impact Fee

Study Update, Legal Review, Extraordinary Circumstances Analysis, and Ordinance Update.

1. Willdan Financial Services, Inc.- 75.4
2. DTA Public Finance, Inc.- 67.8

A Committee consisting of the Director of Library Services, Impact Fee Coordinator, Assistant Fire Chief, Assistant County Manager, Director of Parks and Recreation, Office of Management and Budget Manager and Clay County Sheriff's Office Chief Financial Officer performed the evaluation and ranking of the submittals received. If desired, the Board may request presentations from the Contractors.

If awarded, approval of award will be effective after the 72-hour protest period has expired. An Agreement will be negotiated and brought back to the Board for approval.

15. Bid No. 25/26-99, Continuing Services Sidewalk Driveway Concrete Improvements (J. Loos)

Approval to post Notice of Intent to Award Bid no. 25/26-099, Continuing Services for Sidewalk, Driveway & Concrete Improvements to Florida East Coast Construction #1, LLC, Jax Utilities Management, Inc., MAER Homes, LLC., at the unit costs received.

Approval of award will be effective after the 72-hour protest period has expired.

Pursuant to Chapter 8, Section G(1) of the Purchasing Policy, the County reserves the right to evaluate the qualifications of all respondents and determine what is in the best interest of the County. The solicitation documents required Contractors to have been in business for a minimum of five (5) years performing similar work. Although Florida East Coast Construction #1 LLC has only been established for four (4) years, the County has evaluated their qualifications and has determined it is in the best interest of the County to deem them Responsive.

16. Funding Agreement with Urban Jacksonville, Inc., d/b/a Aging True Community Senior Services for FY 2026/2027 (J. Clark)

Approval of the FY 23/24 Funding Agreement with Urban Jacksonville, Inc., d/b/a Aging True Community Senior Services, to provide essential services and meal delivery services to the older population of Clay County, for the term of October 1, 2026 through September 30, 2027.

17. Lease Agreement with Urban Jacksonville, Inc., d/b/a Aging True Community Senior Services (C. Risinger)

Approval of the Lease Agreement with Urban Jacksonville, Inc., d/b/a Aging True Community Senior Services for the lease of the following properties, for the term of October 1, 2026 through September 30, 2027:

A) 604 Walnut Street, Green Cove Springs, FL 32043
B) 414 Stowe Avenue, Orange Park, FL 32073
C) 3916 Section Street, Middleburg, FL 32068
D) 125 Commercial Circle, Keystone Heights, FL 32656

18. Delegation of Authority Letter for Opioid Settlement Funding Agreements with Lutheran

Services Florida, Inc., d/b/a LSF Health Systems (J. Hysler)

Approval of a Delegation of Authority Letter authorizing the County Manager to execute agreements and related documents with Lutheran Services Florida, Inc., d/b/a LSF Health Systems for Opioid Settlement Funding.

19. State-Funded Grant Agreement No. F0189 between the County and State of Florida, Division of Emergency Management for Clay County Multi-Agency Warehouse (J. Hysler)

A) Approval of the State-Funded Grant Agreement No. F0189 between the County and State of Florida, Division of Emergency Management for Clay County Multi-Agency Warehouse. B) Approval of the accompanying Budget Resolution.

20. Resolutions and Grant Applications for the Florida Recreation Development Assistance Program (FRDAP) for improvements to Doctors Lake Park and Moody Park (K. Benner)

It is requested that the Board:

A. Authorize the submission of a grant application to the Florida Department of Environmental Protection under the Florida Recreation Development Assistance Program for improvements to Doctors Lake Park;

B. Authorize the submission of a grant application to the Florida Department of Environmental Protection under the Florida Recreation Development Assistance Program for improvements to Moody Park;

C. Authorize the County Manager to execute and submit the applications on the County's behalf; and

D. Approve the accompanying resolutions in support of the grant applications.

21. Resolution and Grant Application for the Florida Department of State Division of Historical Resources Special Category Grant (K. Benner)

The Middleburg Colored School is a historic wooden schoolhouse located in Hunter-Douglas Park that serves as a cultural landmark as the first formal educational facility for Black residents in Middleburg, Florida. It is requested that the Board:

A. Authorize the resubmission of a grant application to the Florida Department of State, Division of Historical Resources, under the Special Category Grant Program (50% match required) for the reconstruction of the historic Middleburg Colored School;

B. Authorize the County Manager to execute and submit the application on the County's behalf; and

C. Approve the accompanying resolution in support of the grant application.

22. State Financial Assistance Recipient Agreement with the Florida Department of Agriculture and Consumer Services, FDACS Agreement # 34411, regarding the Clay County Fairgrounds Cattlemen's Kitchen Event Center Project (J. Hysler)

Approval of the State Financial Assistance Recipient Agreement with the Florida

Department of Agriculture and Consumer Services, FDACS Agreement # 34411, regarding the Clay County Fairgrounds Cattlemen's Kitchen Event Center Project. Term of the Agreement begins July 1, 2026 through June 30, 2029.

23. Grant Agreement for the FY2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant (J. Hysler/K. Benner)

A) Approval of three-year Grant Agreement with the Federal Emergency Management Agency (FEMA) for $2,152,782.84, to hire 12 firefighters under the FY25 SAFER Grant. This is a cost share with a match requirement of $1,333,216.36.
B) Approval to accept the award and grant agreement terms in FEMA GO Grants Portal.
C) Approval of the accompanying budget resolution.

24. Lien Reduction Requests
A. Lien Reduction Request – Code Enforcement Case No. CE-24-066

Consideration of a request for reduction of the code enforcement lien associated with Case No. CE-24-066. The Special Magistrate has reviewed the request and made a recommendation regarding the reduction of the lien.

B. Lien Reduction Request – Code Enforcement Case No. CE-25-082

Consideration of a request for reduction of the code enforcement lien associated with Case No. CE-25-082. The Special Magistrate has reviewed the request and made a recommendation regarding the reduction of the lien.

C. Lien Reduction Request – Code Enforcement Case No. CE-26-024

Consideration of a request for reduction of the code enforcement lien associated with Case No. CE-26-024. The Special Magistrate has reviewed the request and made a recommendation regarding the reduction of the lien.

DISCUSSION/UPDATES

25. Progress Report on the Bonded Transportation Program and Other Capital Projects (Capital Projects Team)

26. Active & Upcoming Formal Solicitations (J. Loos)

OLD BUSINESS

27. RFP No. 25/26-085, Public Private Partnership (P3) to Design, Build and Finance a Public Safety Complex in Clay County (J. Loos)

Staff request a continuation of this item.

Presentations from all four firms for RFP No. 25/26-085, Public Private Partnership (P3) to Design, Build and Finance a Public Safety Complex in Clay County are scheduled for an October 13, 2026 Workshop.

The firms are:

- Balfour Beatty Developments, Inc.
- E2L Real Estate Solutions, LLC
- Florida Development Solutions, LLC
- VanTrust Real Estate, LLC dba VTRE Development, LLC

It is being requested that based upon the firms' presentations, the Board rank the firms. Staff will negotiate a Phase 1 Interim Agreement with the highest-ranked firm for Board consideration and approval for pre-construction activities which will include spatial needs assessment, site planning and financing.

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

28. Final Public Hearing to consider COMP 26-0020 and ZON 26-0019; COMP 26-0021 and ZON 26-0020; COMP 26-0022 and ZON 26-0021; COMP 26-0023 and ZON 26-0022; and COMP 26-0025 and ZON 26-0023. (District 5, Comm. Burke) (B. Carson)

Staff requests a continuation of this item to the October 27, 2026 meeting.

A. COMP 26-0020
This application is a Small-Scale Comprehensive Plan Amendment to change the future land use designation of 1 acre from Agriculture (AG) to Industrial (IND) .
B. ZON 26-0019
This application is a Rezoning to change 1 acre from Agricultural District (AG) to Heavy Industrial (IB).
C. COMP 26-0021
This application is a Small-Scale Comprehensive Plan Amendment to change the future land use designation of 8.96 acres from Agriculture (AG) to Industrial (IND).
D. ZON 26-0020
This application is a Rezoning to change 8.96 acres from Agricultural District (AG) to Heavy Industrial (IB).
E. COMP 26-0022
This application is a Small-Scale Comprehensive Plan Amendment to change the future land use designation of 1.72 acres from Agriculture (AG) to Industrial (IND).
F. ZON 26-0021
This application is a Rezoning to change 1.72 acres from Agricultural District (AG) to Heavy Industrial (IB).
G. COMP 26-0023
This application is a Small-Scale Comprehensive Plan Amendment to change the future land use designation of 32.79 acres from Agriculture/Residential (AR) to Industrial (IND).
H. ZON 26-0022
This application is a Rezoning to change 32.79 acres from Agricultural District (AG) to Heavy Industrial (IB).
I. COMP 26-0025
This application is a Small-Scale Comprehensive Plan Amendment to change the future land use designation of 41.75 acres from Agriculture/Residential (AR) to Industrial (IND).
J. ZON 26-0023
This application is a Rezoning to change 41.75 acres from Agricultural District (AG) to Heavy Industrial (IB).

29. First Public Hearing to consider ZON 26-0025. (All Districts) (C. Curington)
This application is a Text Amendment to Article III of the Land Development Code, Sec. 3-27 (b) (2), Permitted Uses, to add Walk In Testing Laboratory, within the Shopping Center

District (BSC)

30. Public Hearing to consider Transmittal of COMP 26-0028 (D. Selig)
This application is a Large-Scale Comprehensive Plan Amendment to address the requirements of HB399 (residential compatibility).

31. Public Hearing on the Closing, Vacating and Abandoning of an unopened right-of-way, being a portion of Tract A, as shown on the plat of Southlake Estates Unit One (R. Smith/C. Risinger)

32. Public Hearing for the purpose of considering the entry into a Purchase and Sale Agreement for the purchase by the County of real property necessary for the Long Bay SUN Trail, more particularly described as portions of Tax Parcel Nos. 36-04-24-005920-000-42, 36-04-24-005920-000-33 and 36-04-24-005920-000-03, and authorization for County Manager to execute all documents necessary to close the acquisition (C. Risinger/R. Smith)

LETTERS FOR ACTION

33. Acceptance of Resignations Historic Preservation Board

Shawn Atwell and Barbara Bujak have submitted their resignations from the Historic Preservation Board.

34. Discussion of Re-Appointment to the OakLeaf Branan-Ridge Citizens Advisory Committee

An application for re-appointment was received from Bonnie Vande Velde.

35. Discussion of Appointment to the Fleming Island Citizens Advisory Committee

Joshua Johnson submitted an application for appointment.

LETTERS FOR DOCUMENTATION

36. Bid Opening Tabulation for September 29, 2026 (J. Loos):
A. Bid No. 25/26-106, Washington Avenue Box Culvert Restoration
B. Bid No. 25/26-099, Continuing Services for Sidewalk, Driveway & Concrete Improvements

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).

DON'T FORGET - WE'RE MAKING A MOVIE. 2026-0396 - DUVAL COUNTY MOVIE TRUST FUND. IF YOU HAVE A SHIRT YOUR IN THE MOVIE. IT'S GOING TO BE WICKED! MARISSA BODE

1) FIND - IT'S AN ACRONYM FOR THE FLORIDA INLAND NAVIGATION DISTRICT. IT'S THE EAST COAST OF THE STATE OF FLORIDA. 12 COUNTIES. MILLIONS AND MILLIONS AND MILLIONS OF DOLLARS YEAR AFTER YEAR AFTER YEAR. CLAY COUNTY IS NOT A MEMBER OF FIND. BLACK CREEK IN CLAY COUNTY DUMPS OUT INTO THE ST. JOHNS RIVER. POTTSBURG CREEK IN DUVAL COUNTY DUMPS OUT INTO THE ST. JOHNS RIVER. POTTSBURG CREEK CONNECTS TO BLACK CREEK. THAT IS A PARTNERSHIP.

2ND REASON I'M HERE IN CLAY COUNTY. IT'S THE NEFRC - NORTH EAST FLORIDA REGIONAL COUNCIL. IT'S 7 COUNTIES. THERE ARE 10 REGIONAL COUNCILS IN THE STATE OF FLORIDA. CLAY COUNTY AND DUVAL COUNTY ARE NEFRC PARTNERS. THAT IS A PARTNERSHIP

THE LEADERSHIP ON THE NEFRC FROM DUVAL COUNTY IS ALL OVER THE MAP. IT'S A MESS. I'VE BEEN GOING TO NEFRC MEETINGS FOR YEARS. I WANT EVERYONE TO KNOW THAT THE LEADERSHIP ON THE NEFRC FROM CLAY COUNTY IS TOP SHELF. I BELIEVE IN MY HEART THAT THE ACTIONS, QUESTIONS, CONCERNS, DIRECTION OF CLAY COUNTY WILL CONTINUE TO MOVE IN A POSITIVE DIRECTION AS IT CREATES A REVENUE STREAM FOR CLAY COUNTY PRIORITIES.

REMEMBER THIS. POTTSBURG CREEK IN DUVAL COUNTY THAT CREATES A REVENUE STREAM YEAR AFTER YEAR FOR THE CONSTITUENTS OF CLAY COUNTY. THAT IS REAL. THAT IS A PUBLIC, PRIVATE, PARTNERSHIP.

REMEMBER THIS - POTTSBURG CREEK IN DUVAL COUNTY THAT CREATES A REVENUE STREAM YEAR AFTER YEAR AFTER YEAR FOR THE CONSTITUENTS OF ST. JOHNS COUNTY. THAT IS REAL. THAT IS A PUBLIC, PRIVATE, PARTNERSHIP.

BRB. - BOAT RAMP BILLY IS RIGHT ABOUT THE CRUSHING OF PUBLIC ACCESS AT THE PALMETTO ROAD BOAT RAMP. I'M GOING THERE RIGHT NOW. VISIT AGAIN. FLORIDA!

ALSO MAKING A KEN AMARO 2026-0004 PARK DONATION ON BEHALF OF ST. JOHNS COUNTY.

10/20/2026 St. Johns County BOCC Evidence!

FIND donation #157

Read This At The 10/13/2026 BOCC of Clay County.
Read 2026-0004-Kaw Anaro Parks Trust Fund This At The 10/16/2026 FIND Board Meeting in St. Johns Cty.
Read This At The 10/20/2026 St. Johns BOCC.

My name is John J. Nooney I'm From Duval County, and I Signed The Sign in Sheet out Front. Everyone Should.

4 Days Ago I had The Honor and Pleasure of Addressing The Commissioners of FIND. Here in St. Johns County. They Will Be in Duval County Next Month. I'm Repeating The Message.

If You are a Democrat, Independant, or a Republican Everyone Should Be Voting Yes on Amendment 3. It is Affordability Property Tax Relief in The State of Florida Period.

Last Week I went To Clay County Your Neighbor To The West When You Go over The New Bridge. These are my Comments. I'm Repeating The Message.

To The Honorable Board of County Commissioners of Clay County my name is John J. Nooney. Jacksonville City Council Resolution 2023-0819. 8356 Bascom Rd. Jacksonville, Fl. 32216. I'm in City Council District 4, CPAC Planning Dist. 3- Ramon Day. DCPS District 3- Cindy Pearson.

There are a number of Reasons why I'm Here Before You Today in Clay County.

Allow me To Start With Amendment 3. Clay County Will Benefit If Amendment 3 Passes or Doesn't Pass.

If it Passes Counties Will Be Scrambling To make up Revenue Shortfalls For Existing Quality of Life Programs in Clay County. 4 H is one Example. Is 4 H in St. Johns County?

So Why am I Here in Clay County? 2 Reasons.

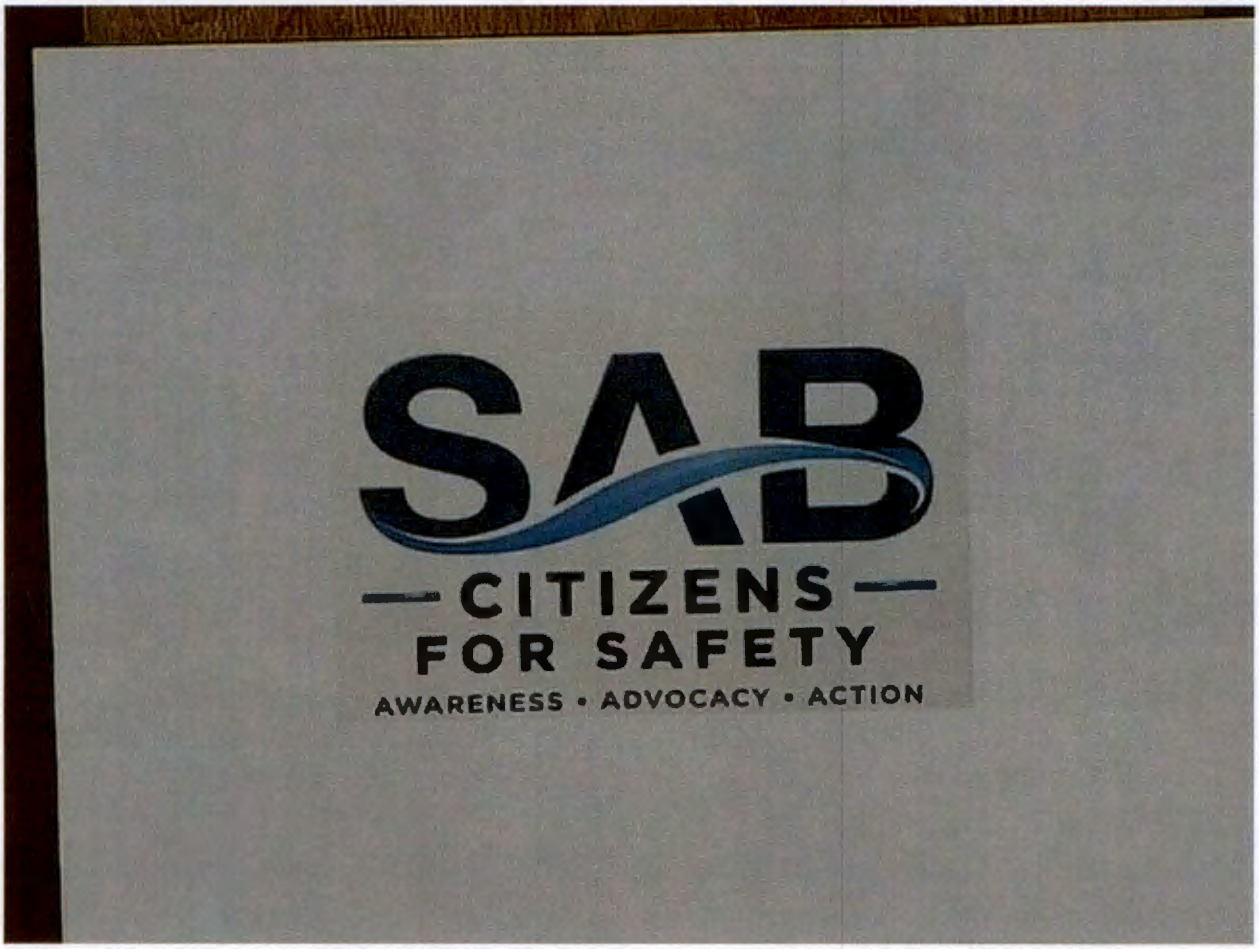


EXHIBIT C

BCC 10-20-26
Agenda Item No. PUBCOM
Presenter: Heidi Hamsein

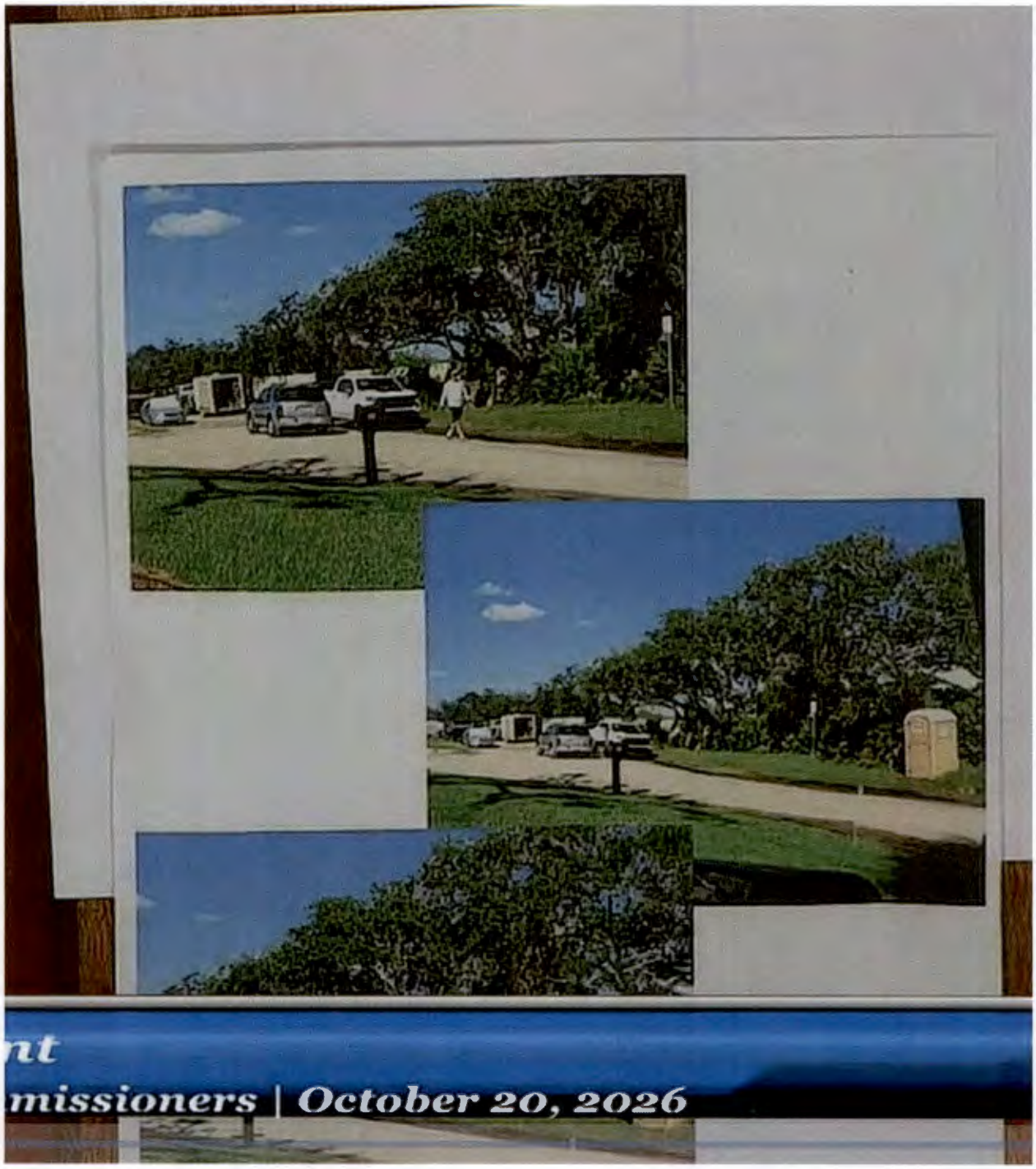


EXHIBIT D

BCC 10-20-26
Agenda Item No. PUBCOM
Presenter: Bill Hennessey

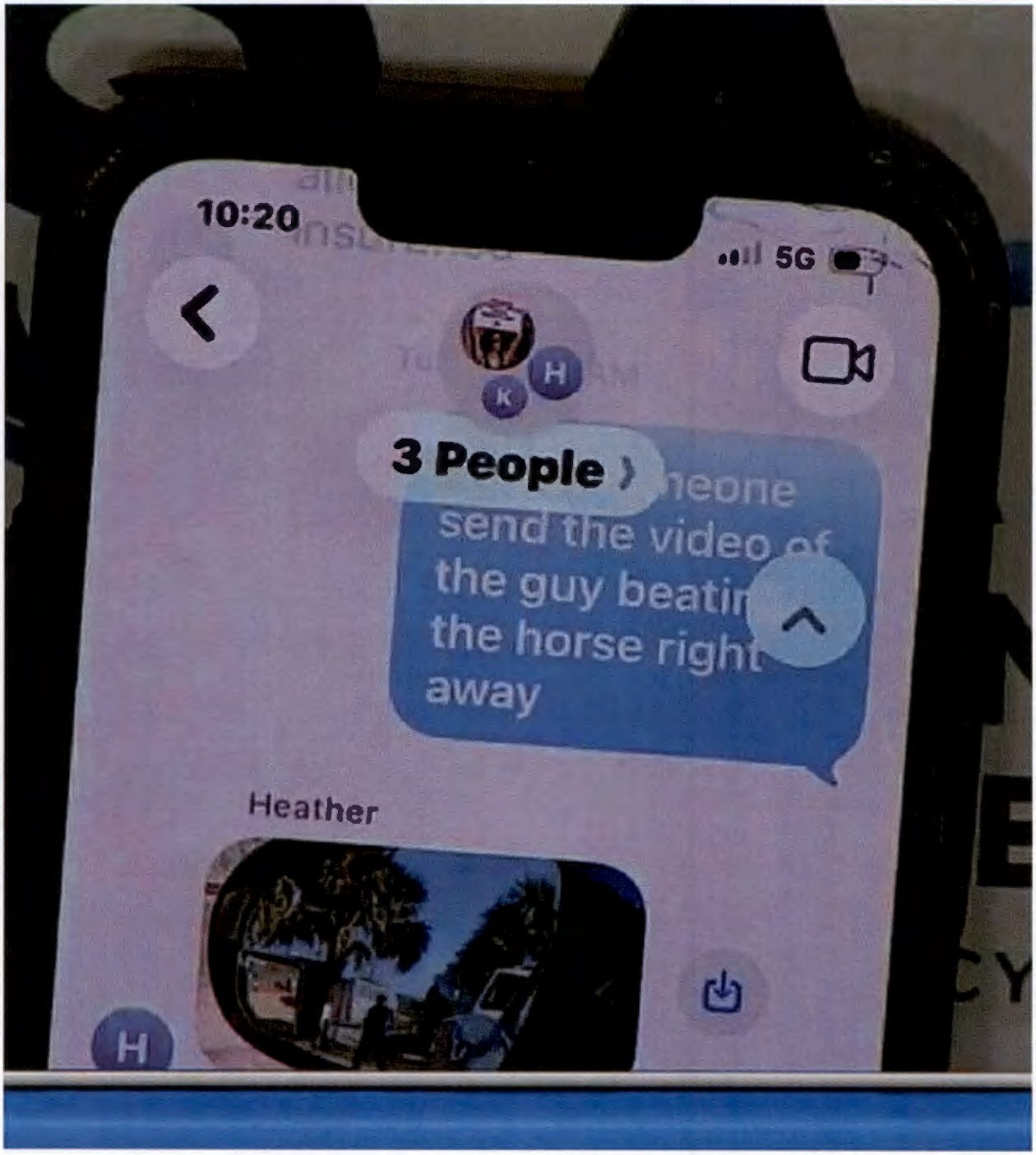


EXHIBIT E

BCC 10-20-26
Agenda Item No. PVBCOM
Presenter: Tom Reynolds

[redacted]

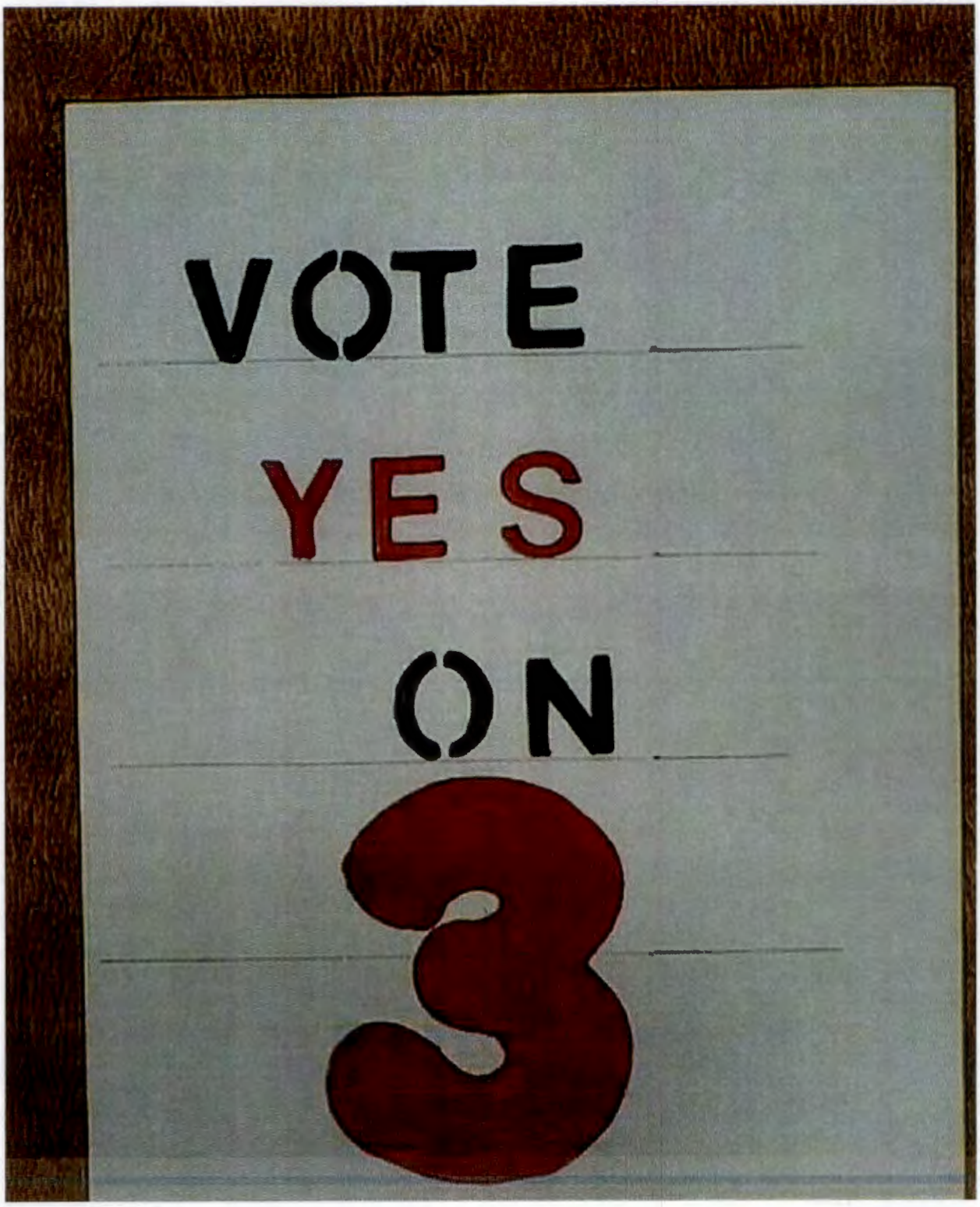


EXHIBIT F

BCC 10.20.26
Agenda Item No. PUBCOM
Presenter: BJ Kalaidi

Policy 41.35 vs. Flock Contracts: Discrepancies

St. Johns County Sheriff's Office License Plate Reader Policy 41.35 compared with the Flock agreement package (LPR_Contract.pdf). October 20, 2026.

Scope

The policy is 7 pages (effective 05/08/2017, amended 06/07/2024). The contract package is 113 pages, mostly scanned. Page numbers below refer to the contract PDF. The text was read by OCR, so quoted clauses should be checked against the page images.

Main discrepancies and gaps

#	Policy 41.35 says	Contracts say	Why it matters
1	Policy .2 and .19: the system is used only for official law enforcement purposes. The policy never mentions outside networks. Only .29 allows disclosure to criminal justice agencies.	Order forms include State Network and Nationwide Network lookup, Law Enforcement Network Access, and Community Network Access to private cameras, advertised at up to 10 billion additional reads a month (pp. 14, 53, 66). The Dec. 2024, June 2024 and Mar. 2025 forms list these. Section 4.1 (pp. 86-87) gives Flock a perpetual license to disclose Agency Data so other law enforcement agencies can search footage.	The policy never says who outside the Sheriff's Office can search SJSO data, or whom SJSO can search. This is the largest gap.
2	Policy .22: the system "does not have access to real time data."	Every order form lists real-time alerts for unlimited users, plus real-time NCIC alerts (pp. 14, 25, 53, 66).	The policy's description of the system conflicts with what was purchased.
3	Policy .30: data is kept at most one anniversary year and auto-purged, "pursuant to F.S. 316.0778."	Retention is set per order: 30 days (Dec. 2024, p. 12), 360 days (Mar. 2025, pp. 30, 65) and 365 days (June 2024 and Dec. 2025, pp. 50, 23). The base agreement says Flock deletes footage after 30 days (pp. 80, 87). It also says Flock may keep deleted footage for legal obligations (p. 87) and requires SJSO to preserve data for Flock on demand (Section 9.1, p. 92).	The policy implies a single one-year purge, but actual settings vary by camera. The Flock-side retention carve-outs are not in the policy.
4	Policy .19: all data collected is agency property.	Section 4.2 gives Flock a perpetual, irrevocable license to use, reproduce, modify and distribute Agency Data as aggregated data, and Section 4.4 allows use for "other Flock offerings." Data from private Non-Agency End Users is shared ownership, not solely SJSO's (p. 87).	The ownership and purpose-limitation statements overstate SJSO's control.
5	Policy .16-.18: audits cover SJSO users' queries, with an annual program evaluation.	The contracts provide an Insights & Analytics tool with user and network audits, but nothing requires retaining audit logs or showing SJSO which outside agencies searched its cameras.	The policy audits only SJSO users, not outside access to SJSO data.
6	Policy .17: a historical search needs a case number. Nothing requires a warrant or reasonable suspicion.	The order forms include "License Plate Lookup: look up specific license plate location history" and Time & Location Based Search (pp. 14, 53, 66).	This is the same capability at issue in United States v. Kyle. The policy has no warrant standard for historical or network searches.
7	Policy .13: group credentials may be issued case by case.	Section 3.1 (p. 86): the agency will not share its account or password with anyone.	The policy permits what the contract forbids.
8	Policy .26: data sits on an FDLE-approved server in a secure data center.	Section 2.1 (p. 82): Flock may use third-party hosts. No FDLE approval language appears in the package	The policy statement is not backed by the contract text

EXHIBIT A

BCC 10.20.26

Agenda Item No. 1

Presenter: Tania Grambo

Smaller points

- **Training (policy .9):** The contracts provide documentation and email support only. No training services obligation was found.
- **Public records (policy .28):** Section 4.1 treats agency data as proprietary and requires notice to Flock before disclosure under a governmental order. That sits awkwardly with Florida's public records rules, though the clause says "to the extent allowable."
- **Update date:** The policy was last amended 06/07/2024. The Dec. 2024, Mar. 2025 and Dec. 2025 order forms came after, including the 60-month, 23-camera, $427,050 agreement with portable Flex units. The policy does not mention portable deployments.

The retention citation

Section 316.0778, F.S., does not set a number. It directs the Department of State to set a maximum retention schedule. The 2017 General Records Schedule GS2 (Item 217) says license plate recognition records can be kept no longer than 3 anniversary years. SJSO's one-year limit is therefore stricter than the state schedule, not a conflict, but the citation is imprecise. Whether GS2 has been updated since 2017 was not confirmed.

Limits of this comparison

- The package shows what was purchased and the contract terms, not which features SJSO enabled. Nationwide sharing may be on, off or limited. Ask for the Flock admin settings, the list of agencies with access, and the audit logs.
- A Transparency Portal tool described in the proposal (p. 46) could show some of this publicly.
- Only one version of the policy was provided. Check whether a later amendment exists.

Sources

- Fla. Stat. 316.0778
- Florida GS2 schedule, Item 217 (UCF copy)
- LPR_Contract.pdf and LPR_SJSO_Policy_41.35.pdf (user-provided)

EXHIBIT B

BCC: 10.20.20

Agenda Item No. 1

Presenter: Melissa Davis

The Declaration of Independence AND THE Constitution of the United States of America

Compliments of

HILLSDALE COLLEGE



EXHIBIT C

BCC 10.20.26

Agenda Item No. 1

Presenter: General Newsense

Adjacent Development Comparison

Criteria	North	East	South	West
FLU	Mixed Use Residential-C (RES-C)	Residential- C (RES-C)	Residential-C (RES-C)	Residential-B (RES-B); Residential-C (RES-C)
Zoning	Open Rural (OR); Industrial Warehousing (IW)	Open Rural (OR); St. Augustine Lakes PUD (Ord. 2005-20, as amended); Westgate Crossing PUD (Ord. 2006-129)	Open Rural (OR)	Open Rural (OR)
Maximum Permitted Density	MU: 13 units per acre RES-C: 6 units per acre	St. Augustine Lakes: 4.7 units per acre Westgate Crossing: 2.17 units per acre RES-C: 6 units per acre	RES-C: 6 units per acre	RES-B: 2 units per acre RES-C: 6 units per acre
Existing Development	Yes	Yes	Yes	No

Statutory Comparison

Development Type	Single Family Residential
Applicant's Proposed Density	Not specified
Highest Density on Adjacent Parcel(s) or Adjacent Development	13 units per net acre
Maximum Potential Density	2,609 units

Staff review:

The highest adjacent density on an adjacent parcel is 13 units per acre. The applicant has not identified a specific proposed density or number of dwelling units for the subject property. Instead, the application states that, following certification, any development proposed pursuant to Section 163.3162(4), Florida Statutes, will be at a density equal to or less than the density permitted on one or more adjacent parcels or an adjacent development. Accordingly, the 13 units per acre identified above represents the highest density identified on an adjacent parcel; it should not be construed as the proposed density of the subject property or as approval of that density.

Section 163.3162(4)(a), Florida Statutes, permits an application for certification if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. Because the application does not identify a specific proposed density, the County cannot make a numerical comparison between a proposed density and the density permitted on an adjacent parcel or development. The applicant instead relies upon its express commitment that any development subsequently proposed will not exceed the density permitted on a qualifying adjacent parcel or development. The Board should determine, based upon the application and the entire record presented at the public hearing, whether that commitment satisfies the prerequisite contained in Section 163.3162(4)(a), Florida Statutes.

The applicant's full application can be found in **Exhibit A - Supporting Documents** attached to this letter.

EXHIBIT A
BCC 10.20.26
Agenda Item No. 3
Presenter: Kevin Gustavson

The Application Says:

Element: precisely the characteristics that define an "urban service area" under Section 163.3164(57), Florida Statutes. Thus, in St. Johns County, the Development Area Boundary defines an urban service district, area, or line.

St. Johns County staff has confirmed this analysis in two recent staff reports: ENCERT 2026-05 Heritage Development East and ENCERT 2026-06 Heritage Development West. Specifically, staff explained at Page 7 of ENCERT 2026-05 Heritage Development East as follows:

- Denied 9/28/26

> "Section 163.3164, Florida Statutes, defines an "urban service area" as an area identified in the comprehensive plan where public facilities and services, including central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. Staff reviewed the County's Comprehensive Plan, including Objective A.1.2 establishing the Development Area Boundary, together with the Capital Improvements Element, and determined that the Development Area Boundary identifies the areas where urban public facilities and services are provided or planned. **Accordingly, staff finds the Development Area Boundary satisfies the statutory definition of an urban service area for purposes of Section 163.3164(4)(c)2., Florida Statutes.**" (Emphasis added.)

The Urban Service Boundary Map enclosed in Schedule 6 visually reflects the surrounding properties' location entirely within the Development Area Boundary (and see the Surrounding Existing Future Land Use Map Designation, Development Area Boundary, and Surrounding Density Affidavit, Schedule 6).

Conclusion:
The Property satisfies the conditions of Section 163.3164(4)(c)2. of the Florida Statutes in that it is under 700 acres; is surrounded on one hundred percent (100%) of its boundary by land that is to be developed for industrial, commercial, or residential purposes in the Mixed Use District and Residential-B and -C designations; and is surrounded on one hundred percent (100%) of its perimeter by a parcel or parcels within an urban service district, area, or line in the Development Area Boundary.

> **"(d) Have public services, including water, wastewater, transportation, schools and recreational facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;"**

To the extent a public service or services are determined to be deficient during the site plan review process, Owner offers to enter into a binding agreement to pay for, construct or contribute land for its proportionate share of such improvements. Also see the Offer Regarding Public Services Letter from Owner enclosed as Schedule 7.

The St. Johns County Comprehensive Plan establishes a Development Area and directs urban growth and development within that area. The Comprehensive Plan identifies the public facilities and services necessary to serve development within the Development Area, and the Capital Improvements Element identifies existing and planned public facilities and improvements necessary to accommodate such development. Although the Comprehensive Plan does not specifically designate the Development Area by the title "Urban Service Area," the statutory definition is based upon the identification of the area in the comprehensive plan and the provision or planning of the identified public facilities and services. – The Statute requires facilities "already in place or identified in the capital improvements element".

The ultimate determination of whether the applicable portion of the Development Area constitutes an "urban service district, area, or line" for purposes of section 163.3164(4)(c)2. is to be made by the Board based upon the Comprehensive Plan, Capital Improvements Element, evidence presented, and applicable statutory criteria. Some Commissioners have previously expressed the position that the County's Development Area does not satisfy the statutory definition of an urban service area. The foregoing information is provided to identify the applicable Comprehensive Plan provisions and factual circumstances for the Board's consideration.

Staff finds that the subject property satisfies the agricultural enclave qualification criteria set forth in section 163.3164(4)(c)2., Florida Statutes, because the property does not exceed 700 acres, is surrounded on at least 50 percent of its perimeter by property designated on the Future Land Use Map for industrial, commercial, or residential development, and is surrounded on at least 50 percent of its perimeter within an urban service district, area, or line.

Finding: Based upon the application materials submitted and staff's review, **the application appears to demonstrate compliance with Section 163.3164(4)(c)2., Florida Statutes.**

(d) Have public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternate provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;

Applicant response: The applicant has offered to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements, as provided in Section 163.3164(4)(d), Florida Statutes.

Staff review: Review by various county departments determines that there are not presently adequate public services for the subject property; however, the applicant has offered to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of the applicable improvements, consistent with Section 163.3164(4)(d), Florida Statutes.

Finding: Based upon the application materials submitted and staff's review, **the application appears to demonstrate compliance with Section 163.3164(4)(d), Florida Statutes.**

- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel #023480-0000, as well as the current primary fire station location at 205 Veterans Pkwy. and creditable water supply, ISO would assign a rating of Class 3.

Concurrency/Transportation Planning Review:

Transportation Mitigation/Development Agreement -

A modification to the companion Durbin Creek National (Durbin) Development Agreement (DEVAGRMOD 2026-01) is also proposed to update the status and costs for the required transportation mitigation that has been completed and incorporate the revisions to the projected development plan that results in a 745 unit decrease in multi-family units, from 2,265 units to 1,520 units, and adds 330 single family units in Phase 2B.

Mitigation Status -

To date, Durbin has completed construction of the Phase 1, Phase 2A, Phase 2B and Phase 3 roadway improvements by the completion of a new 6-lane arterial (East Peyton Parkway) from Race Track Rd to SR 9B. A portion of the Phase 4 roadway improvements (4-laning Race Track Rd from Bartram Park Blvd to Bartram Springs Pkwy) has been completed by another party and the remainder is funded by FDOT.

The applicant's request does not increase the overall project trip generation originally approved and all required roadway improvements have been constructed or are funded for construction.

Planning and Zoning Division Review:

The applicant is requesting a Major Modification to the Durbin Park PUD, enacted through Ordinance 2020-20.

Project History -

The subject property was designated Intensive Commercial on the Future Land Use Map in 2000 (Ordinance No. 2000-68) and was designated an Urban Service Area in 2015 (Ordinance No. 2015-4). Pursuant to the formation of the Urban Service Area, the County entered into a Development Agreement, adopted the Durbin Tax Increment Ordinance (Ordinance No. 2015-5) and adopted Road Capacity Charges (Ordinance No. 2015-6). The Development Agreement has been amended twice since its adoption in 2015. The Development Agreement establishes the overall development entitlements for the subject property. The Durbin Creek National Urban Service Area comprises 1,624 acres currently approved for the development of:

Multi-family dwelling units	2,265
Hotel Rooms	350
Office	2,276,065 square feet
Commercial Retail	2,397,130 square feet
Hospital	375,000 square feet

Of the 1,624 acres, approximately 1,254 acres are designated Intensive Commercial (IC) on the Future Land Use Map.

1

GROUNDS FOR DENIAL OF AGR. ENCLAVE CERTIFICATION

ENCERT 2026-11 (CARTER ROAD ASSOCIATES)

1. THE APPLICANT HAS NOT SHOWN THAT THE PARCELS ARE SURROUNDED ON AT LEAST FIFTY PERCENT OF THEIR PERIMETER BY PARCELS WITHIN AN URBAN SERVICE DISTRICT, AREA, OR LINE.

2. THE APPLICANT RELIES ON THE 2050 COMPREHENSIVE PLAN AND DOES NOT ESTABBLISH THE QUALIFYONG CONDITIONS AS THEY EXISTED ON JANUARY 1, 2025. 2050 plan was adopted on 4/21/26

3. THE PERIMETER SHOWING COUNTS LAND THAT THE APPLICANT ITSELF OWNS AND EXCLUDED FROM THIS APPLICATION.

4. THE APPLICANT HAS NOT ESTABLISHED THE DENSITY CONDITION OF SECTION 163.31629(4)(A).

5. THE APPLICANT HAS NOT DEMONSTRATED FIVE YEARS OF CONTINOUS USE OF THE PARCELS FOR BONA FIDE AGRICULTURAL PUPOSES.

6. THE STAFF REPORT CANNOT SUPPLY PROOF THE APPLICANT DID NOT PROVIDE.

7. RECORDED CONSERVATION EASEMENTS REMAIN PROTECTED.

STAFF CHARCTERIZED ITS REPORT AS A PRELIMINARY EVALUATION AND STATES THAT THE BOARD MUST DETERMINE, ON THE ENTIRE RECORD, WHETHER THE STATUTORY REQUIREMENTS ARE MET. FOR THE REASONS STATED ABOVE, THE RECORD DOES NOT ESTABLISH ALL STATUTORY PREREQUISITES FOR CERTIFICATION.



EXHIBIT A

BCC 10.20.26

Agenda Item No. 5

Presenter: Fred Greenly

PROPERTY APPRAISER

St. Johns County, FL





Parcel ID	0[illegible]0120	Physical Address	STATE ROAD 16
Property Class	1900 - Timberland	Mailing Address	SAINT AUGUSTINE
Zoning	RO-ES		STAR INVESTORS IV
District	County		LIMITED LIA
Acres	76.0		4300 COUNTY ROAD 208
			SAINT AUGUSTINE FL
			32092-0000

Building Value	n/a	Land 2* Sales Date	Price	Reason	Qual		
Extra Features Value	n/a	10-1-2019	$140,000	1P	V		
Total Land Value	$153,000	n/a	0	n/a	n/a		
Just Value	$153,000						
Total Deferred	N/A						
Assessed Value	$153,000						
Total Exemptions	n/a						
Taxable Value	$153,000						

[illegible] St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation.

Data created: 10/15/2020