14	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/3/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **August 13, 2026**

FROM: **Shelby Romero, Sr. Asst. to the Board of County Commissioners** **PHONE:** **904 209-0307**

SUBJECT OR TITLE: **Consider appointment to the Planning and Zoning Agency.**

AGENDA TYPE: **Appointments, Business Item**

BACKGROUND INFORMATION:

Currently, there is (1) vacancy on the Planning and Zoning Agency due to the expired terms of Greg Matovina. A vacancy ad was placed and ran for (2) months. Please see attached for your review and consideration, a recommendation letter and (19) applications; Kimberly Beasley, Dist. 1, Christopher Chamberlain, Dist. 1, Krista Dube', Dist. 1, Kathryn McAvoy, Dist. 1, Elizabeth Tate, Dist. 1, James Angeletti, Dist. 2, Trista Brophy Cerquera, Dist. 2, Brian Clark, Dist. 2, Wilson McMullan, Dist. 2, Dr. Meredith Rudolph Payne, Dist. 2, Ashley Sumners, Dist. 2, Seth Wingate, Dist. 2, Cynthia Simmons, Dist. 3, Kyle Sawchuk, Dist. 3, James Galloway, Dist. 4, Taly Brinzey, Dist. 5, Karen Gabriel, Dist. 5, Rebecca Gallardo, Dist. 5, Lorie Wilson, Dist. 5.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

(Recommended by PZA) Motion to appoint Krista Dube' to the Planning and Zoning Agency for a full four (4) year term scheduled to expire on November 3, 2030.

For Administration Use Only:
Legal: Lex Taylor 10/13/2026 **OMB: Christopher Thompson 10/16/2026** **Admin: Brad Bradley 10/21/2026**

Posted
7.29.26
Pulled: 10.1.26

(http://www.sjcfl.us/) **St. Johns County**
Board of County Commissioners
Board And Committee Applications

Board And Committee Application

Board/Committee Name: Planning and Zoning Agency

Purpose: The purpose of the Planning and Zoning Agency is to serve as the County's Local Planning Agency. The primary responsibility of the Planning and Zoning Agency is to serve in an advisory capacity and recommending body to the Board of County Commissioners on matters relating to land use planning, zoning of land, Comprehensive Plan Amendments, amendment of Land Development Regulations, and Major Modifications to PUD's.

Qualifications: All members must be St. Johns County residents.

Meeting Schedule: This Board meets on the first and third Thursdays of each month at 1:30 P.M. in the auditorium at the County Administrative Center.

Roster Info: This Board meets on the first and third Thursdays of each month at 1:30 P.M. in the auditorium at the County Administrative Center. The Planning and Zoning Agency is comprised of seven (7) members, each serving a four (4) year term, with a limit of two (2) consecutive four-year terms. The purpose of the Planning and Zoning Agency is to serve as the County's Local Planning Agency. The primary responsibility of the Planning and Zoning Agency is to serve in an advisory capacity and recommending body to the Board of County Commissioners on matters relating to land use planning, zoning of land, Comprehensive Plan Amendments, amendment of Land Development Regulations, and Major Modifications to PUD's. Each member is required to file Financial Disclosure with the Florida Commission on Ethics.

Max Members 7

BCC Staff Support	Phone
Jennifer Gutt	904-209-0663

Term Length: 4

Current Vacancies:

Member	Vacancies	Accepted Through	View Qualifications
Member	1	8/31/2026	Click for detail

Future Vacancies:

Member	District	Anticipated Availability	View Qualifications
Resident	1	11/1/2026	Click for detail

St. Johns County Board of County Commissioners
Local: (904) 209-0300 | Toll Free 1-877-475-2468
Information: Sromero@sjcfl.us | Technical Assistance: dlopez@sjcfl.us

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PLANNING AND ZONING AGENCY

This Board meets on the first and third Thursdays of each month at 1:30 P.M. in the auditorium at the County Administrative Center. This Board meets on the first and third Thursdays of each month at 1:30 P.M. in the auditorium at the County Administrative Center. The Planning and Zoning Agency is comprised of seven (7) members, each serving a four (4) year term, with a limit of two (2) consecutive four-year terms. The purpose of the Planning and Zoning Agency is to serve as the County's Local Planning Agency. The primary responsibility of the Planning and Zoning Agency is to serve in an advisory capacity and recommending body to the Board of County Commissioners on matters relating to land use planning, zoning of land, Comprehensive Plan Amendments, amendment of Land Development Regulations, and Major Modifications to PUD's. Each member is required to file Financial Disclosure with the Florida Commission on Ethics.

Staff Support, Jennifer Gutt, Planning Coordinator, 904-209-0663

Gregory Matovina 1506 Lee Road Saint Johns, FL 32259 Phone: # 904-993-2857	District#: 1 Term#: 2 Position: Member Requirement: Resident	Appt. Date: 11/1/2022 Exp. Date: 11/1/2026
Judy Spiegel 101 Greenwillow Lane St Augustine, FL 32086 Phone: # 308-520-5323	District#: 3 Term#: 1 Position: School Board Requirement: Resident	Appt. Date: 5/7/2024 Exp. Date: 10/10/2027
Richard Hilsenbeck 213 Golden Oaks Lane St. Augustine, FL 32080 Phone: # 850-566-1484	District#: 3 Term#: 2 Position: Member Requirement: Resident	Appt. Date: 12/5/2023 Exp. Date: 12/5/2027
Meagan Perkins 143 Scottsdale Road Ponte Vedra, FL 32081 Phone: # 904-449-9208	District#: 4 Term#: 2 Position: Chair Requirement: Resident	Appt. Date: 12/5/2023 Exp. Date: 12/5/2027
Henry Green 24 N. St. Augustine Blvd St. Augustine , FL 32080 Phone: # 904-806-2424	District#: 5 Term#: 1 Position: Member Requirement: Resident	Appt. Date: 3/4/2025 Exp. Date: 3/4/2029

Chuck Labanowski 1748 N. Cappero Dr. St. Augustine, FL 32092 Phone: # 443-956-3760	District#: 2 Term#: 1 Position: Member Requirement: Resident	Appt. Date: 3/4/2025 Exp. Date: 3/4/2029
Robert Olson 1801 Windjammer Ln St. Augustine, FL 32084 Phone: # 303-406-1299	District#: 5 Term#: 1 Position: Member Requirement: Resident	Appt. Date: 6/3/2025 Exp. Date: 6/3/2029

August 13, 2026

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 1/28/2026 10:44:09 AM Expires: 1/28/2027 10:44:09 AM

First Name: Kimberly

Last Name: Beasley

Address: 156 Sapelo Place

City, State Zip: Saint Johns, FL 32259-8744

Home Phone: 9046518861

Cell Phone: 9046518861

Work Phone: 9046518861

Email: kbeasle.kb@gmail.com

District: 1

Most Recent Occupation/Employer:

University Of North Florida, Florida State College of Jacksonville, self-employed.

Past Work Experience/Employers:

Jacksonville University (2008-2025)

Civic Clubs, Organizations:

American Association of university women, national Association of teachers of singing, younger women's task force (has been absorbed by AAUW)

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Northwestern University, postmasters degree in vocal performance.
Valparaiso university, masters degree in church music.
University of Colorado, bachelor of music degree in musical theater

References:

Name	Relationship	Phone
Julian Bryson	Former JU colleague	(256) 665-6192
Edie Moore-Hubert	Current colleague	(904) 625-2513
Darren Dailey	Professional colleag	(904) 415-0360

Additional Information:

My background as a musician can be found on my website at the following address:
http://kimberlybeasley.com/about-1
I have been serving in higher education for the last 25 years but also have high school experience.
My full résumé of my performing, directing, scholarship, and service can be found at the following address:
http://kimberlybeasley.com/resume
I'm looking to get involved with my community at the district level. Anything that involves education would be the best fit for me. I'm looking forward to serving in some new capacities at this point in my career. Thank you for your consideration! Kimberly Beasley

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 11/5/2025 4:37:25 PM Expires: 11/5/2026 4:37:25 PM

First Name: Christopher

Last Name: Chamberlain

Address: 268 Sweetbrier Branch Lane

City, State Zip: St. Johns, FL 32259

Home Phone: (904) 718-4384

Cell Phone: (904) 718-4384

Work Phone: (904) 594-1494

Email: chris@ancientcitytitle.com

District: 1

Most Recent Occupation/Employer:

CEO/Owner of Ancient City Settlement Services, LLC D/B/A Ancient City Title

Past Work Experience/Employers:

The Post Law Firm
Fidelity National Title Group
Cole, Scott, Kissane

Civic Clubs, Organizations:

Florida Association of Mortgage Brokers
North Florida Association of Realtors
Florida Bar

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:**

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

University of Florida Levin College of Law May 2014
Juris Doctor
• GPA: 3.57 out of 4.00 / Top 25% of Class
• Honors: Dean's List: Fall 2012, Spring 2013, Fall 2014, Spring 2014: Book Awards: Family Advocacy Civil Clinic (Fall 2013).

Wilmington College August 2002 - Bachelor of Science in Sports Management

References:

Name	Relationship	Phone
Andy Lieberman	Friend / Business Pa	(415) 793-2864
Billy Tedford	Friend / Former Cowo	(904) 445-7629
Daniel Osborne	Friend / Former Cowo	(931) 637-3055

Additional Information:

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 9/22/2026 9:04:46 PM Expires: 9/22/2027 9:04:46 PM

First Name: Krista

Last Name: Dube'

Address: 1474 Tama Ran Pl

City, State Zip: SAINT JOHNS, FL FL

Home Phone: (352) 515-8498

Cell Phone: (352) 515-8498

Work Phone:

Email: kdube747@gmail.com

District: 1

Most Recent Occupation/Employer:

International Purser/Flight Attendant - United Airlines
March 14,1995 - May 29,2017 (Medical Retirement)

Served in an onboard leadership role (International Purser) on international widebody aircraft flights, including the Boeing 747, 787, 777, and 767, operating routes throughout Europe, Asia, Latin America, and Australia. Led and supervised international cabin crews and was responsible for overall coordination of cabin operations, including safety and regulatory compliance, crew performance and assignments, passenger service, operational communication to the flight deck, and the management and resolution of complex onboard situations. Served as the principal cabin liaison between flight crew, cabin crew, passengers, and ground personnel to ensure safe, efficient, and professional international operations. Based in San Francisco, CA, Washington DC, and Las Vegas, Nevada.

Past Work Experience/Employers:

Atlantic Southeast Airlines - Flight Attendant, September 13, 1993 - March 10, 1995

Served as a Flight Attendant in scheduled for commercial airline operations, regional carrier, with responsibility for passenger safety, regulatory compliance, emergency procedures, and customer service. Based in Dallas, TX.

Flight Instructor/Certified Flight Instructor-Instrument (CFII) 1992-1994

Provided primary and advanced flight instruction, including instrument flight training, ground instruction, flight planning, navigation, aircraft operations, and preparation of students for FAA practical and written exams.

Civic Clubs, Organizations:

Mayor's Youth Advisory Committee - Member, approximately 1987-1989, Participated in youth civic engagement and local government activities.

Alpha Eta Rho Professional Aviation Fraternity - Member, approximately 1989-1991, Participated in collegiate

aviation and professional aviation activities.

National Intercollegiate Flying Association (NIFA)/SAFECON - Cochise College Flying Team, approximately1989-1991, Represented Cochise College in regional and national collegiate aviation competitions. Competed at the 1989 SAFECON in Hollister, California, where I received the Top Woman Pilot Safety Award, and also competed in Champaign, Illinois.

The Ninety-Nines, International Organization of Women Pilots - Member, approximating 1991-1992, Participated in the professional aviation organization dedicated to woman pilots and aviation.

Sigma Sigma Sigma (Tri Sigma) Sorority - Vice President, 1990-1992, Served in elected leadership with organizational and member responsibilities.

Association of Flight Attendants (AFA) - Member, 1995-2017. Professional association member throughout my United Airlines career; served in a Grievance Role, approximately 1997-1999, assisting with employee representation and grievance matters.

Daughters of the American Revolution (DAR) - Member approximately 2010 - Present

Republican Women's Club of Duval County - Member approximately February 2022 - Present

St. Joseph's Catholic Church - Volunteer Usher, approximately 2023 - Present, Provide ongoing volunteer service through the parish usher ministry.

Columbiettes - Member, approximately 2023 - 2025.

Fruit Cove Estates - Member at Large, Vice President /Community and Land-Use Advocate, Serve/served in a neighborhood leadership role and actively participated in land-use, development, environmental and community matters affecting Fruit Cove Estates. Research development applications, Comprehensive Plan and County planning documents; evaluate environmental, infrastructure and neighborhood impacts; coordinate community participation; and participate in public hearings before St. Johns County boards and agencies.

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Cochise College - Douglas, AZ
Professional Pilot Program - two years
Completed collegiate aviation coursework and professional flight training before transferring to Southeastern Oklahoma State University.

Southeastern Oklahoma State University (SOSU) - Durant, OK
Bachelor of Science (B.S.) in Aeronautical Science, 1993

FAA Commercial Pilot Certificate
FAA Instrument Rating
FAA Certified Flight Instructor - Instrument (CFII) - Qualified to provide flight and instrument instruction.
Virginia Real Estate License - Former Licensee

References:

Name	Relationship	Phone
The Honorable Mark Borell	Personal Friend	(904) 707-7984
Jane Landon, Former SVP &	Personal Friend	(516) 220-1522
Michael Dunlop, CEO, Intu	Community/Land-Use C	(904) 654-0956

Additional Information:

Please see attached - Letter of Interest

September 22, 2026

St. Johns County Board of County Commissioners

500 San Sebastian View

St. Augustine, FL 32084

Re: Letter of Interest—St. Johns County Planning and Zoning Agency Appointment

Dear Commissioners:

I am pleased to submit this letter of interest for appointment to the vacant seat on the St. Johns County Planning and Zoning Agency. As a District 1 resident, I would be honored to serve the County, bringing careful preparation, objective analysis, meaningful community experience, and a steadfast commitment to fair and thoughtful decision-making to the Agency's work.

During my four years as a St. Johns County resident, I have become actively engaged in land-use matters affecting my community and currently serve as Vice President of the Fruit Cove Estates Homeowners Association. In this role, I have closely reviewed development applications and supporting materials, including Comprehensive Plan provisions, staff reports, County planning documents, environmental information, and analyses addressing traffic, drainage, infrastructure, and neighborhood compatibility. This practical experience has strengthened my ability to assess each application in context, identify the controlling standards and material facts, ask focused questions, and distinguish substantiated technical evidence from opinion. It has also broadened my understanding of how individual land-use decisions may affect property owners, public services, natural resources, and the County's long-term growth.

My involvement extends beyond reviewing documents. I have organized neighborhood participation, communicated directly with County staff and elected officials, prepared research and presentations, followed matters throughout the public hearing process, and participated in hearings concerning local land-use proposals. These experiences have provided practical insight into the County's planning procedures and the distinct responsibilities of applicants, staff, residents, advisory bodies, and elected officials. They have reinforced the importance of listening respectfully, weighing competing perspectives fairly, communicating clearly, and helping to establish a complete and constructive public record before a recommendation is made.

My qualifications include land-use research and application review; regulatory, policy, and technical analysis; public hearing preparation and communication; leadership, conflict resolution, and stakeholder engagement; objective, evidence-based decision-making; and disciplined organization.

I understand that the Planning and Zoning Agency serves as the County's Local Planning Agency and makes advisory recommendations to the Board of County Commissioners. If appointed, I would consider each matter independently, objectively, and with an open mind. I would carefully review the applicable Comprehensive Plan and Land Development Code provisions, staff and technical analyses, applicant materials, and public input before contributing to a clear public record and a sound, well-reasoned recommendation.

In evaluating proposals, I would give due consideration to property rights, responsible development, infrastructure capacity, transportation, environmental resources, housing and economic needs, compatibility with surrounding communities, and the long-term interests of St. Johns County. I would serve with professionalism, transparency, and impartiality; disclose potential conflicts as required; comply fully with applicable ethics and financial disclosure requirements; and devote the time necessary to review agenda materials thoroughly and participate consistently in the Agency's regular meetings.

It would be a privilege to contribute my community experience, analytical judgment, and commitment to public service to the St. Johns County Planning and Zoning Agency. Thank you for your time and consideration.

Respectfully,

Krista Dubé

Vice President

Fruit Cove Estates Homeowners Association

kdube747@gmail.com

352-515-8498

FOURTH JUDICIAL CIRCUIT COURT

MARK BORELLO
CIRCUIT JUDGE

DUVAL COUNTY COURTHOUSE
JACKSONVILLE, FLORIDA 32202

October 13, 2026

St. Johns County Planning and Zoning Agency
St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32084

Re: Recommendation of Krista Dubé for Appointment to the Planning and Zoning Agency

Dear Members of the Planning and Zoning Agency and Board of County Commissioners:

I am pleased to offer my recommendation of Krista Dubé, who is applying for appointment to the St. Johns County Planning and Zoning Agency.

I know Krista through our shared service as ushers at St. Joseph's Catholic Church. Through this personal association, I have had the opportunity to become acquainted with her character and her commitment to others.

In my experience, a person's suitability for public service is reflected not only in professional accomplishments but also in the manner in which they conduct themselves, fulfill their responsibilities, and treat those around them. These everyday qualities often provide the clearest indication of the judgment and temperament an individual will bring to a position of public trust.

Krista has impressed me as someone who takes her commitments seriously and approaches her responsibilities with sincerity and purpose. Her interest in serving on the Planning and Zoning Agency reflects a willingness to accept additional responsibility on behalf of the community in which she lives.

I do not profess to know the intricacies of the duties of a planning agency member, and I am not a resident of St. Johns County, but as a long time resident of Mandarin I do take an interest in the goings on of your community.

I believe Krista appreciates the importance of these distinctions and would approach the position with the seriousness and respect it deserves.

Public service is a responsibility to be undertaken with humility and a recognition that one's decisions affect the lives and interests of others. I believe Krista's character and sense of personal responsibility would serve her well in that capacity.

I respectfully recommend that the Planning and Zoning Agency favorably consider Krista Dubé. I believe she would serve St. Johns County with dedication and integrity.

Thank you for your time and consideration.

Respectfully,

The Honorable Mark Borello
Circuit Court Judge
Fourth Judicial Circuit of Florida

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 9/25/2026 4:30:02 PM Expires: 9/25/2027 4:30:02 PM

First Name: Kathryn

Last Name: McAvoy

Address: 1115 Popolee Road

City, State Zip: St Johns, FL 32259

Home Phone:

Cell Phone: (904) 422-0036

Work Phone: (904) 422-0036

Email: kdmcavoy@gmail.com

District: 1

Most Recent Occupation/Employer:

The Founder and Executive Director of The Performers Academy, Inc. A non-profit who provides arts as healing, a means of diversion and expression for at-risk youth.

?For over 15 years TPA has made its mark on North East Florida with a clear focus on sharing the healing power of the performing arts with the entire community. We are committed to helping individuals find their passion for the performing arts especially those who may not otherwise be exposed to its power. TPA provides students with a structured, engaging, and supportive environment where they can develop critical skills in arts, entertainment, and life readiness. Our programs target underserved communities and educational institutions lacking art programing in Jacksonville and abroad, equipping participants with tools for success in school, career, and personal growth. Our programs focus on youth and young adults who are affected by homelessness, Department of Children and Families, Juvenile Justice, foster care or trauma. The work readiness program prepares young adults for adulting and employment, while mentoring and inspiring them.

Past Work Experience/Employers:

McWerk, LLC., M Thomas Real Property, Umberger Real Property, KDU Riverside, Golem Engineering - all property development companies which renovated, sold or managed properties
Founder of Acme Barricades, Inc.
Founding Partner, Admirals Fleet Boat Club
IBM - worked for the first 15 years after college
I am a serial entrepreneur who has established, bought, run, sold and/or closed multiple businesses. Previous to starting my own companies, I worked for IBM for 15 years.

Civic Clubs, Organizations:

I was instrumental in the organizational efforts of the Save Fruit Cove Public Interest Group when Rise wanted to build a large complex on Fruit Cove Road. I understand the need for community involvement, and involvement that seeks to be transparent about facts. I am not opposed to growth and development but understand the need for compatibility and for adequate roads and infrastructure needed to support that development.

I have served on multiple nonprofit boards (Jacksonville Zoo, DePaul School, Books by Kids, Jacksonville Film

Events . . .) over the past 25 years, but have concentrated on The Performers Academy, Inc, for the past 15 years. I self-funded TPA 9 years until we could obtain funding from the City and other agencies.

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

NA **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Masters in Business from Jacksonville University
Bachelor of Science from Northwestern University

References:

Name	Relationship	Phone
Joe McNarney	Community Project Pa	(904) 610-6170
Abby Tetrick	Business Associate	(317) 201-2018
Dr. Lisa Sutherland	President of Jackson	(904) 256-7016

Additional Information:

The following is also in my letter attached:

My interest in serving grew directly out of my work with Save Fruit Cove. When a multi-story apartment complex was proposed for our neighborhood, one that would have required rezoning land from Open Rural, I worked alongside my neighbors to protect Fruit Cove from development that was not consistent with the Comprehensive Plan, did not fit the character of the neighborhood, and did not have the infrastructure in place to support it. That effort showed

me how much residents rely on the PZA to apply the Comprehensive Plan and Land Development Code carefully and consistently, and to ask hard questions about compatibility and infrastructure before new growth is approved.

I also understand development from the builder's side of the table. Over more than 15 years, I have renovated more than 18 residential properties across Florida, Georgia, Alabama, and Virginia, personally managing design, contractors, budgets, and permitting under many local building codes and zoning requirements. My projects include restoring a 110-year-old historic home and making it an Air BNB, converting a historic residence into a curiosities and antiques store, an adaptive reuse of a residential property for commercial use. Today, as a founding partner of Golem Engineering, I am helping launch a 10-home 3D-printed housing development in North Florida. Earlier, as founder of Acme Barricades, Inc., I won State of Florida and FDOT contracts and saw firsthand how road and traffic infrastructure is planned and delivered.
Beyond real estate, I have spent more than 40 years in leadership roles, from marketing executive at IBM to founder and executive director of The Performers Academy, a nonprofit that serves more than 500 teens each year. I hold an MBA from Jacksonville University and have served on the boards of the Jacksonville Zoo and Gardens, DePaul School, Books By Kids, and Jacksonville Film Events. These roles have taught me to read complex documents closely, listen to every side, and make decisions grounded in facts and the public interest.

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 9/15/2026 6:56:51 PM Expires: 9/15/2027 6:56:51 PM

First Name: Elizabeth

Last Name: Tate

** Similar Name matches a current member of LAMP Conservation Board, term expiring 3/3/2030 12:00:00 AM*

Address: 441 E Kesley Ln

City, State Zip: Saint Johns, FL 32259-6296

Home Phone: (904) 287-2776

Cell Phone: (301) 524-1041

Work Phone: (904) 342-8499

Email: beth@danies.org

District: 1

Most Recent Occupation/Employer:

CEO, The Kesly Group, LLC, Deka Lash St. Johns and Deka Lash Hodges

Past Work Experience/Employers:

Capital One - Vice President Technology Audit, Citigroup - Managing Director, Chief Audiit Executive

Civic Clubs, Organizations:

Women Business Owners of Northeast Florida, St. Johns County Chamber of Commerce - Chair, St. Johns County Chamber Public Policy Committee, JAX Chamber, current St. Johns County LAMP Board;member United Way of St. Johns and Putnam Counties Board; Treasurer, Habitat for Humanity of St. Johns County Board of Directors, Member Non-Profit Center of Northeast Florida

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

University of Maryland Global Campus, BS Technology Management, Certified in Risk and Information Systems Control

References:

Name	Relationship	Phone
Yolande Piazza	former work colleagu	
Michael Gehlen	former work colleagu	
Scott Maynard	St. Johns County Cha	

Additional Information:

I bring more than 25 years of executive leadership experience in governance, risk management, audit, strategic planning, and evaluating complex information. I am President of The Kesley Group and a local business owner.

My current community service includes serving on the St. Johns County Land Acquisition and Management Program Board, chairing the St. Johns County Chamber of Commerce Public Policy Committee, and serving on the board of United Way of St. Johns and Putnam Counties and the Board of Habitat for Humanity. Through the Chamber, I have also worked with public-, private-, and nonprofit-sector stakeholders on attainable housing, workforce mobility, infrastructure, and economic competitiveness.

I follow St. Johns County growth and land-use matters closely and regularly review public records, staff reports, ordinances, and supporting materials. I would bring an analytical, well-prepared, and impartial approach to the Planning and Zoning Agency, with a commitment to applying the Comprehensive Plan and Land Development Code consistently and considering the long-term interests of the county.

Shelby Romero

From: Beth Tate <beth@thekesleygroup.com>
Sent: Tuesday, September 22, 2026 9:28 AM
To: Shelby Romero
Cc: Commissioner Christian Whitehurst
Subject: PZA Application

Shelby,

I wanted to reach out in regards to my application for the PZA Board. Having just been appointed to the LAMP Board this year, I wanted to share that should I be fortunate enough to be appointed to the PZA, I would immediately resign my LAMP Board position.

I believe I can be a very effective and fair PZA Board Member.

Best Regards,

Beth Tate

beth@thekesleygroup.com
301-524-1041

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 2/2/2026 4:38:37 PM Expires: 2/2/2027 4:38:37 PM

First Name: James

Last Name: Angeletti

Address: 641 Pelham Rd

City, State Zip: St Augustin, FL 32092

Home Phone: (410) 292-6459

Cell Phone: (410) 292-6459

Work Phone:

Email: JamesAngeletti@yahoo.com

District: 2

Most Recent Occupation/Employer:

Director of Risk - Century Automotive Services (A Mapfre Company)

Past Work Experience/Employers:

Operations & Strategy Manager - Allstate
Analytics Team Lead - Allstate

Civic Clubs, Organizations:

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:**

Voting Conflict:

No **Details:**

Number of Times Recused:

N/A **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

BS Economics Towson University

References:

Name	Relationship	Phone
Brian McIntire	Colleague	(904) 778-6571
Peter Schecterle	Colleague	(904) 962-7300
Mike Gessner	Colleague	(904) 402-3057

Additional Information:

I am seeking appointment to the St. Johns County Housing Finance Authority because I bring a strong combination of senior-level business leadership, financial and risk oversight experience, and a genuine passion for public service. In my professional career, I serve in a director-level role where I routinely evaluate complex financial and operational risk, support executive decision-making, and ensure responsible stewardship of capital, skills that directly align with the Authority's mission and governance responsibilities.

Earlier in my career, I had the opportunity to work as an intern on Capitol Hill, which sparked a lasting interest in government, public policy, and community impact. That experience, combined with my private-sector background, allows me to thoughtfully bridge public objectives with practical, results-oriented solutions. As a St. Johns County resident, I am motivated to contribute my experience, judgment, and energy to help advance responsible housing finance initiatives that strengthen our community.

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 1/28/2026 3:03:06 PM Expires: 1/28/2027 3:03:06 PM

First Name: Trista

Last Name: Brophy Cerquera

Address: 944 Bruen Street

City, State Zip: Saint Augustine, FL 32084

Home Phone:

Cell Phone: (850) 826-0964

Work Phone:

Email: brophy.trista@gmail.com

District: 2

Most Recent Occupation/Employer:

Senior Climate and Resilience Policy Analyst / Concurrent Technologies Corporation

Past Work Experience/Employers:

Graduate Researcher and Teaching Assistant / University of Florida
Adjunct Instructor / Flagler College
Open Innovations and Community Applications / NASA Applied Sciences Earth Sciences Division
Geospatial Researcher / NASA DEVELOP
Sustainability Coordinator / City of Oldsmar, Florida
Water Demand Management / Tampa Bay Water

Civic Clubs, Organizations:

American Water Works Association, American Meteorological Society, American Geophysical Union, St. Johns County Chamber of Commerce, National Science Policy Network

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Doctor of Philosophy in Interdisciplinary Ecology - Concentration in Urban and Regional Planning (University of Florida) - Dec 2025
Master of Science in Environmental Science and Policy - Concentration in Water Resources and Policy (University of South Florida) - 2016
Graduate Certificate in Water, Health, and Sustainability (University of South Florida) - 2014
Graduate Certificate in Global Health and Latin American & Caribbean Studies (University of South Florida) - 2013
Master of Arts in Global Sustainability - Concentration in Water Resources (University of South Florida) - 2013
Bachelor of Science in Environmental Science (University of South Florida) - 2011

Certified Climate Change Professional® (CC-P®), Association of Climate Change Officers
LEED Green Associate, US Green Building Council
Stormwater, Erosion, and Sedimentation Control Inspector, Florida DEP
National Geographic Certified Educator, National Geographic

References:

Name	Relationship	Phone
Ashley Sadorra	Current Supervisor,	(979) 220-7859
Shobhana Gupta	Previous Supervisor,	(615) 618-1300
Ivana Kajtezovic	Previous Colleague	(727) 386-2717

Additional Information:

I am eager to bring my expertise in climate resilience, sustainability, and urban planning to the LAMP Conservation Board in St. Johns County. I have a strong foundation in land-use strategies, environmental conservation, and community-focused planning with over a decade of professional experience and advanced academic training in Interdisciplinary Ecology, Environmental Science, and Resilience and Sustainability. My knowledge is further supported by certifications in Geographic Information Systems, climate change, and public health.

I am a previous participant in the Saint Johns County 101 Citizens Academy Program and the Leadership St. Johns program. These experiences have deepened my understanding of our local governance and inspired me to take a more active role in supporting the county. Previously, I have served on the Citizen Climate Advisory Committee and Environmental Protection Advisory Committee in Alachua County, as well as the Livable Roadways Committee for the Hillsborough Metropolitan Planning Organization, where I was a Livable Communities Advocate. These roles have equipped me with the skills to collaborate effectively, analyze complex systems, and develop solutions that

balance community priorities.

I am passionate about contributing my skills and knowledge to help shape the sustainable growth and conservation priorities of St. Johns County.

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 2/3/2026 4:52:21 PM Expires: 2/3/2027 4:52:21 PM

First Name: Brian

Last Name: Clark

Address: 5213 RIVER PARK VILLAS DR

City, State Zip: Saint Augustine, FL 32092

Home Phone: (904) 742-4072

Cell Phone: (904) 742-4072

Work Phone: (904) 742-4072

Email: clarkbrian@bellsouth.net

District: 2

Most Recent Occupation/Employer:

President and CEO / New Hope for Kids / 2024 - Current

Past Work Experience/Employers:

New Hope for Kids Orlando, FL January 2024 - Current
President and CEO
• Leadership & Vision - Provide strategic leadership and executive oversight for one of Central Florida's most respected nonprofit organizations serving grieving children and children with life-threatening conditions. Drive the vision, mission, and impact of the organization through thoughtful long-term planning, innovation, and high-level community engagement. Actively partner with the Board of Directors to define strategic goals, cultivate an inclusive and purpose-driven culture, and ensure sustainable growth.
• Program Oversight - Direct and evaluate comprehensive grief support and wish-granting programs that serve hundreds of children and families annually. Champion trauma-informed, child-centered practices across all services. Lead, mentor, and empower a multidisciplinary team of staff, trained volunteers, and clinical interns to ensure consistently high-quality service delivery and program impact.
• Fundraising & Community Engagement - Lead all fundraising and development initiatives, including major donor cultivation, annual giving strategies, grant acquisition, and signature fundraising events. Strengthened brand visibility through impactful storytelling, community engagement, and the development of partnerships with corporations, foundations, and individual philanthropists. Increased donor retention and diversified funding streams through targeted outreach and data-driven development strategies.
• Fiscal Management & Compliance - Oversee the organization's financial health through detailed budget management, grant compliance, and strategic resource allocation. Work closely with the Finance Committee and Treasurer to ensure fiscal transparency, maintain balanced budgets, and align expenditures with programmatic priorities. Introduced enhanced reporting systems to support real-time tracking of key financial and program metrics.

BPC Family Trust Foundation St. Johns County, FL 2019 - 2024
President and CEO
• Strategic Oversight – Collaborating with local, state, federal, and nonprofit entities to foster impactful Private-Public Partnerships (P3) that align with the strategic goals and initiatives of the community. Utilizing influential relationships with stakeholders and community partners to explore, research, develop, and execute key initiatives that provide

comprehensive support, guidance, and oversight of community projects. These projects encompass a wide range of areas, including infrastructure, health and human services, housing, cyber and information security, land management and acquisition, financing, fundraising, as well as promoting and educating underserved populations about available services. Emphasizing transparency and collaboration, each project is meticulously tailored to address the specific needs of the community and the underrepresented.

• Executive Management – Recruit and lead a dynamic and diverse team of volunteers across multiple communities nationwide. Provide comprehensive training and development opportunities utilizing various social media platforms and organizing local meetings to foster community involvement and raise awareness. Development of a groundbreaking partnership program with local youth coaches in traditional rural and urban core communities. This initiative identifies and recruits talented leaders who mentor young men and women from underrepresented groups. The program focuses on empowering these individuals to serve as apprentice advisory directors for local non-profit board of directors. Through this mentorship, they gain valuable experience and contribute to the growth and impact of their communities.

BNY Mellon Jacksonville, FL 2017–2019
Vice President US Corporate Trust Sales & Relationship Management
• Business Development - Expanding revenue streams through strategic partnerships with Health Care Providers, Large Hospital Networks/Systems, Continuing Care Retirement Communities (CCRC), State Agencies, Municipalities and Private and Public Universities and Colleges all throughout Florida, North Carolina, and South Carolina.

• Relationship Management – Delivering exceptional service and fostering strong relationships with a portfolio of Tier I clients. Prioritizing the total client experience, maintaining a steadfast commitment to providing a high-quality level of service. Successfully retaining and expanding the portfolio through marketing strategies, product offerings and customer retention initiatives, which consistently generated over $8 million and retained number one or two in all market territories, year after year.

EverBank Wealth Management (TIAA) Jacksonville, FL 2012-2017
Senior Wealth Specialist - VP
• Cross-Functional Coordination - Effectively collaborate with internal referral partners and oversee service delivery across six financial centers throughout Central, West, and North Florida. Engage with Institutional Investors, Endowments, Non-Profit Organizations, and High Net-Worth Investors to provide globally diversified investment strategies and solutions. Contribute to the creation, modification, and implementation of Investment Policy Statements, Procedures, and Best Practices.
• Market Research and Analysis - Subject Matter Expert (SME) on Trusts, World Markets (Currencies and Precious Metals), Bonds (Municipal, ABS-Asset Backed Securities, MBS-Mortgage Backed Securities) as well as CCRC's (Continuing Care Retirement Communities) regulated under Florida State Statutes. Managed a portfolio of assets including equities, fixed income and alternative investments including hard assets and currencies. Collaborated with internal teams, analysts, traders, and operations, to execute investment strategies.

Wells Fargo Financial Advisors Jacksonville, FL 2010-2012 Financial Advisor and Senior Investment Specialist
• Capital Solutions – Utilize a strategic approach to prospect for new clients, combining personal network outreach, cold calling, door-to-door marketing for small businesses, active participation in industry conferences, and data mining of public databases. Successfully generate new business leads and opportunities, resulting in a profitable clientele book of over $15 million assets under management. Actively contribute to the development of a test question database for general security and insurance licenses. Hold certifications including Series 7, Series 66, Safe 20 Mortgage licenses, the State of Florida 215 Insurance license, and the Florida Long-Term care license.

• Prioritization and multi-tasking – Produced seminars, workshops, and presentations on a diverse range of subject matters for various groups, small businesses, Fortune 500 institutions, senior executives, investment committees, board of directors, and professional sports franchises. Responsible for creating and managing logistics over multiple years for a client event attended by national and international clients, prospects, centers of influence and industry professionals and executives.

Wells Fargo Bank Jacksonville, FL Vice President - Relationship Management Manager 2006-2010 Vice President – Senior Relationship Manager 2001-2006

• Corporate Strategies - Created innovative solutions that focused on strengthening diversity, inclusion, and cultural competencies across the organization as the business line continued regional expansion. Strategically planned and acquired new office expansions in the southeast, while opening offices in Jacksonville and Orlando, FL as well as Atlanta, GA. Managed all logistics for strategical operational set-up and execution which included: recruitment and staffing, marketing and brand recognition, training, and development for human capital, as well as negotiating new office buildouts and oversight.

• Executive Management – Recruited and managed a diverse team of 20 professionals, comprising Relationship Managers and Specialists across multiple locations and states. Pioneered the establishment of a corporate, municipal, and escrow services team from inception, starting with no revenue, clients, or retail footprint. Skillfully built and led this Southeast market team, achieving annual revenue exceeding $15 million. Managed a portfolio totaling $5 billion in total par principal, consistently ranking among the top three in market share across the seven states in the region and all represented product segments.

• Product Delivery – Positioned the organization as a leading professional consultant and Subject Matter Expert (SME) in niche products within select market segments. Recognized for expertise in new Insurance and Institutional Delaware Trust products, Student Loan programs, and Asset-Based Obligations like Mortgage-Backed Securities. Possess comprehensive knowledge and experience across the entire product life cycle.

• Contract Oversight – Demonstrated exceptional communication skills and keen judgement in negotiating complex legal documents. Played a key role in deal teams for significant projects, including the negotiation and representation for the largest Hospital System Capital Financing Structure in the State of Florida and the largest Catastrophic Financing in the nation.

Civic Clubs, Organizations:

St. Johns County Housing Finance Authority – Board Member
Mayo Clinic - Community Advisory Board
Jacksonville Speech and Hearing Center Board of Directors – Chair, Treasurer, Director, Executive Committee
Williams YMCA Advisory Board of Directors – Executive Committee, Impact and STEM Committee Chair
Community Foundation – Advisory Board (St. Augustine, FL)
Board of Governors for the Alice Ann Bien Memorial Foundation
Jacksonville State University (Alabama) Board of Governors Alumni Board
Flagler Health Village YMCA Advisory Board – Director and Founding Member
Edyth Bush Institute for Philanthropy & Nonprofit Leadership at Rollins College Empowering Good Cohort
Ambassador St. John County Florida Strategical Alliance
Switzerland Community Church - Member
President North Florida chapter for Jacksonville State University (Alabama) Alumni Association
Boys and Girls Club of St. Johns County, Florida - Volunteer
ABA – American Bankers Association
Florida Medical Group Management Association
TRIO – Transplant Recipients International Organization - Member
Jacksonville, FL Chamber of Commerce
Junior Developmental League Football Coach
Youth League Flag Football and Youth League Baseball Coach
United Way Coordinator
Moose Lodge International - Member
Habitat for Humanity Volunteer – Participated in completion and building of three (3) homes

St. Johns County Expansion Task Force – Jacksonville Speech and Hearing Center

Elected or Appointed Positions:

None

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:**

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Education/Training
Jacksonville State University Bachelor of Science in Finance and Management Jacksonville, AL 1990-1994
University of North Florida Business Management and Graduate Studies Jacksonville, FL 1995-1997
Cannon Trust Institute Certified Corporate Trust Specialist Charlotte, NC 1998-2000

Licenses/Designations
Safe20 mortgage license, Series 7 General Securities license, Series 66 license, State of Florida 215 (Life, Health, and Variable Annuity) license, State of Florida Long Term Care license, Notary of Public, Certified Auditor, Certified Tax Preparer.

References:

Name	Relationship	Phone
Brian Lee	Friend	(904) 669-4471
Beverly Slough	Friend	(904) 210-7289
Michael Howland	Work	(904) 608-2185

Additional Information:

As the President and CEO of New Hope for Kids, I am proud to lead one of Florida's most impactful nonprofits, providing grief support and wish-granting services to children navigating unimaginable loss or serious illness. My leadership is grounded in over 30 years as a Community Ambassador and more than 25 years of executive experience with Fortune 50 and Fortune 150 international and multinational companies. Throughout my career, I've been deeply committed to community advancement and public service. I was appointed by the St. Johns County Board of County Commissioners to serve on the St. Johns County Housing Finance Authority and was selected to join the Mayo Clinic Community Advisory Board, both of which reflect my dedication to addressing community development, healthcare equity, and affordable housing solutions. Prior to my current role, I served as Board Chair for the Jacksonville Speech and Hearing Center, where I spent over a decade advancing its mission to provide the gift of communication to veterans and children. Through institutional fundraising, capital campaigns, annual giving, and planned giving strategies, I helped build a sustainable platform that supports the organization's 75-year legacy of exceptional patient care throughout North Florida. A trusted advisor and connector across sectors, I bring a proven track record of developing and expanding new and existing markets, products, and services—resulting in maximized stakeholder equity and sustainable growth. My professional network spans local, state, and federal agencies, GSEs, NGOs, universities, health systems, municipalities, and private enterprises. My background in business development, public-private partnerships, and strategic philanthropy enables me to merge the strengths of the nonprofit and for-profit worlds. I've led high-performing teams, developed innovative compensation and sales strategies, and overseen complex financial operations including P&Ls, investment portfolios, and feasibility studies. My lifelong commitment remains centered on leveraging experience, relationships, and resources to foster community growth, organizational sustainability, and mission-driven impact—locally and nationwide.

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 9/14/2026 5:44:27 PM Expires: 9/14/2027 5:44:27 PM

First Name: Wilson

Last Name: McMullan

Address: 971 Eagle Point Drive

City, State Zip: St Augustine, FL 32092

Home Phone:

Cell Phone: (904) 629-3555

Work Phone:

Email: wilson.mcmullan@comcast.net

District: 2

Most Recent Occupation/Employer:

Advantage Solutions

Past Work Experience/Employers:

Member.buzz, Director – Finance & Business Development
Responsibilities included:
- Managing a cross functional, collaborative team and assisting with recruiting and training new employees.
- Leading the preparation of the company's annual operating plan and strategy.
- Building and developing comprehensive financial models and metrics in order to identify and communicate actionable insights on business risks and opportunities.

The Cutty Sark Land Company, London, United Kingdom and Georgetown, Cayman Islands
Managing Director – Business Development
Responsibilities included:
- Project management for a diversified, boutique family office with a focus on real estate and retail sectors.
- Effectively managed teams across three countries to create a more responsive and market-driven organization.
- Structured a GBP£17.5mm expansion into the US market utilizing a low-cost, leveraged strategy, hedging credit and exchange rate risks while minimizing tax and regulatory exposure.

Sunset Capital Assets
Vice President – Corporate Equity
Responsibilities included:
- Identifying, structuring and executing buy-side private equity deals, both domestically and internationally, including assisting with the acquisition of a Latin American infrastructure and development bank valued in excess of US$700mm.
- Financial modelling and company valuation, mergers and acquisitions, creating and managing private equity funds, capital raising, developing and implementing business strategy, and managing public relations.
- Initially joined as a Private Equity Analyst before being promoted to Associate Vice President and then Vice President.

Morgan Stanley
Financial Advisor and Portfolio Manager
• Responsibilities included:
- Actively managing multiple investment portfolios while working in the Wealth Management Division.
- Tactical and strategic investment management, asset allocation and portfolio analytics, trading, relationship management, public speaking, marketing and business development, and institutional retirement management.
- FINRA Series 7 and 66 Licensed.

Golden Archer Investments
Summer Associate – Quantitative Finance and Algorithmic Strategies
• Responsibilities included:
- Working in Alternative Asset Management for a boutique hedge fund focused on high frequency trading (HFT), including volatility arbitrage and options market making.
- Quantitative analysis, programming, capital raising, trading and fund management.

Barclays Capital
Summer Analyst – Investment Banking
? Responsibilities included:
- Working in the Restructuring and Global Finance Division and conducting detailed research and analysis for distressed companies and sovereigns, with a particular focus on firms impacted by the Deepwater Horizon disaster, including BP
? Appointed Summer Analyst Team Leader and identified multiple opportunities which went on to become live deals.

Civic Clubs, Organizations:

Sons of the American Revolution
Free and Accepted Scottish Rite of Freemasonry
St Francis House
Dining with Dignity
Save the Manatee
Sierra Club
St Francis in the Field Episcopal Church

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

University of St Andrews, Scotland, United Kingdom
MLitt (Honors): Masters of Finance and Management (2011-2012)

University of St Andrews, St Andrews, Scotland
MA (Honors): Management and Environmental Science (2007-2011)

References:

Name	Relationship	Phone
Michael Milton	Colleague	(904) 738-4780
William Yeack	Colleague	(646) 530-0964
Ed Dwyer	Business Acquaintanc	(513) 543-3288

Additional Information:

I am a longtime St Johns County resident with a professional background spanning finance, real estate, technology, consumer products, and international business. I hold graduate-level degrees from the University of St Andrews in Business Management and Environmental Science and in International Finance.

Professionally, I have managed an $80+ million sales portfolio and previously served as Managing Director of an international family office operating across three countries, providing me with experience in financial analysis, investment, real estate, strategic planning, and evaluating the long-term implications of business decisions.

My background in environmental science, finance, and real estate provides a particularly useful perspective on land-use and development issues, including balancing responsible growth, infrastructure needs, environmental stewardship, economic development, and the long-term interests of St Johns County residents.

As a longtime resident, I am deeply invested in the future of St Johns County and would bring a thoughtful, analytical, solutions-oriented approach to service on both the Planning and Zoning Agency and Industrial Development Authority.

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 1/12/2026 5:39:24 PM Expires: 1/12/2027 5:39:24 PM

First Name: Dr. Meredith Rudolph

Last Name: Payne

Address: 558 Johns Creek Parkway

City, State Zip: St Augustine, FL 32092

Home Phone: (904) 814-0790

Cell Phone: (904) 814-0790

Work Phone: (904) 814-0790

Email: mr.meredith.payne@waldenu.edu

District: 5 X 2

Most Recent Occupation/Employer:

ManpowerGroup, Inc

Past Work Experience/Employers:

Wells Fargo
Citigroup
JPMorgan Chase

Civic Clubs, Organizations:

Brandy Creek CDD - Chairperson
Information Systems Audit and Control Association - Member
Academy of Manament (AOM) - Member

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** Own my own business that is subject to County regulations for tax and zoning purposes

Voting Conflict:

No **Details:**

Number of Times Recused:

N/A **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Ph.D. - Leadership and Organizational Change - Walden University
MS- Tax Accounting - Long Island University
BS- Business Administration - CUNY - Medger Evers College

References:

Name	Relationship	Phone
Dr. Matthew	Friend	(352) 474-9602
Jim Oliver	Colleague	(904) 940-5850
Elizabeth Thompson, Psy.D	Colleague	(847) 344-5858

Additional Information:

Ph.D. in Management - Leadership and Organizational Change | Governance, Risk, Control, and Compliance Senior Leader | Internal Auditing Senior Leader | Mentor | Community Leader | Consultant

Ph.D. in Leadership and Organizational Change. I am a leader with a track record of working with teams to produce outstanding results. The greatest asset of any organization is its people; that's why I value interpersonal relationship skills anchored with Emotional Intelligence (EQ). Empathy, enthusiasm, reliability, commitment, trustworthiness, creativity, determination, and fairness are essential traits.
My capabilities include risk and control assessment, effective presentation, facilitation, and verbal and written communication; successful engagement with internal and external stakeholders to deliver the best results; a solution-driven approach to problem-solving; and strong advocacy for diversity and inclusion. I have had roles in business and technology operations.

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 10/10/2025 7:06:36 AM Expires: 10/10/2026 7:06:36 AM

First Name: Ashley

Last Name: Sumners

Address: 73 Bluebonnet Way

City, State Zip: Saint Augustine, FL 32092

Home Phone:

Cell Phone: (407) 962-8546

Work Phone:

Email: ashleylorrainec@gmail.com

District: 2

Most Recent Occupation/Employer:

Circle K Corporate—Real Estate Development Manager (Started in Feb. 2024). My main responsibilities are site selection and negotiating with Landlords, Sellers, and Developers. I provide excellent customer service to internal and external partners. I am highly involved in my projects, attending pre-app, variance, commission, and other meetings to get a project approved. I am involved with each project from negotiations till store opening.

Past Work Experience/Employers:

Concept Companies—Real Estate Director (5.5 years). My main responsibilities are site selection and negotiating with Landlords and Sellers. I was the main point of contact for various users, such as car washes, small/urgent care hospitals, and, most commonly known, Dollar General.

Civic Clubs, Organizations:

Former student - ULI Center for Leadership in Jacksonville, FL

St. Johns Parcels Owned:

Currently, we live on a 0.11-acre lot. We are currently building on a 0.24-acre lot.

Companies/Industries with Financial Interest:

None.

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:** None. Husband is active-duty Navy.

Do you Have and Employment or Contractual Relationship with the County:

Yes **Details:** At Circle K we have done various projects in Saint Johns County.

Voting Conflict:

Yes **Details:** Potentially, if it is a Circle K project or another gas user.

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:** None that I know of.

Negative Publicity:

No **Details:**

Educational Background:

Education:
University of Louisiana at Lafayette
MBA, Global Management

University of North Florida
Bachelor of Business Administration - BBA, Transportation & Logistics
Minor in International Business

Florida State College at Jacksonville
Associate of Arts (A.A.), Business Administration and Management, General

Certifications:
Notary Public for the State of Florida
Issued Oct 2021 · Expires Oct 2025

UAG - Part 107 Remote Pilot
Federal Aviation Administration
Issued Jul 2021 · Expires Mar 2027
Skills: Drone Piloting

Real Estate Sales Associate
Florida Department of Business and Professional Regulation
Issued Nov 2020 · Expires Sep 2026

References:

Name	Relationship	Phone
Margie Petraglia	Former Colleague	(904) 678-7383
Seth Lane	Former Direct Report	(352) 363-0136
Rob Whitmire	Former Colleague	(404) 788-9435

Additional Information:

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 9/23/2025 7:19:40 PM Expires: 9/23/2026 7:19:40 PM

First Name: Seth

Last Name: Wingate

Address: 139 Straw Pond Way

City, State Zip: St Augustine , FL 32092

Home Phone: (904) 838-4357

Cell Phone: (904) 838-4357

Work Phone:

Email: wingateseth@gmail.com

District: 2

Most Recent Occupation/Employer:
Bank of America

Past Work Experience/Employers:
Wells Fargo

Civic Clubs, Organizations:

St. Johns Parcels Owned:
139 Straw Pond Way

Companies/Industries with Financial Interest:

Elected or Appointed Positions:

Do you do Business with the County:
No **Details:**

Do you Have and Employment or Contractual Relationship with the County:
No **Details:**

Voting Conflict:

No **Details:**

Number of Times Recused:

NA **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Graduate Level
MPA from UNF in progress
Graduate Certificate in Non Profit Management
Bachelors Degree- UNF Political Science

References:

Name	Relationship	Phone
Paul Schneider	Friend	(815) 573-6629
Chris Oberley	Colleague	(850) 890-2447
Mark Kirwan	Colleague	(904) 501-5779

Additional Information:

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 12/10/2025 7:29:20 AM Expires: 12/10/2026 7:29:20 AM

First Name: Cynthia

Last Name: Simmons

Address: 871 Avery St

City, State Zip: St. Augustine , FL 32084

Home Phone:

Cell Phone: 4079677602

Work Phone: 9048194546

Email: csimmons.emha2027@gmail.com

District: 3

Most Recent Occupation/Employer:

Cardiology, UF Health St Johns

Past Work Experience/Employers:

Ponce Therapy Care Center and ARC of St Johns.

Civic Clubs, Organizations:

American College of Healthcare Executives (ACHE) and Healthcare Information and Management Systems Society (HIMSS).

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Health Administration, EMHA candidate and Supervision and Management, BAS.

References:

Name	Relationship	Phone
Andrew Meeks	Professional	(904) 439-1896
Jasmine Rojas	Professional	9548175875
Katie Celico	Professional	3869318441

Additional Information:

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 8/27/2026 10:42:54 PM Expires: 8/27/2027 10:42:54 PM

First Name: Kyle

Last Name: Sawchuk

** Similar Name matches a current member of North Coastal Design Review Board, term expiring 12/17/2028 12:00:00 AM*

Address: 300 Raintree Trail

City, State Zip: st. augustine, FL 32086

Home Phone:

Cell Phone: (904) 669-8622

Work Phone: (904) 669-8622

Email: kyle.sawchuk@yahoo.com

District: 3

Most Recent Occupation/Employer:

Director of Architecture & Construction for the design build firm Next Chapter Development in St. Augustine Florida:2023-Present
Senior Code Compliance Project Manager for ECS Consulting:2023-Present

Past Work Experience/Employers:

Principle Architect & for the design build firm Office of Architecture in Fort Lauderdale Florida: 2013-2022
Senior Architect, Plans Examiner and Building Inspector for the School Board of Broward County:2010-2013

Civic Clubs, Organizations:

Florida Building Commission-Technical Advisory Committee Member-Code Administration & Pools: 2023-Present
Present- Florida Atlantic University School of Architecture- Rotating Jury Member-Design Studios: 2005-Present
City of Fort Lauderdale Code Compliance-Board Member: 2020-2022
USGBC Palm Beach- Residential Homes Committee Chair: 2012-2013
City of Fort Lauderdale-Community Appearance Board: 2011-2012
Emerge Broward Leadership Organization: 2011-2013

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Florida Atlantic University, Bachelor of Architecture, BArch
Florida Licensed Registered Architect w/ Certified Threshold Special Inspector Specialty, AR96356
Florida Certified Building Contractor, CBC1260624
Florida Licensed Standard Plans Examiner, PX4440
Florida Licensed Building Inspector, BN7992
Florida Statute 468 Plans Examiner Certification
2020 23-Hour Advanced State Requirements for Educational Facilities
LEED Green Associate
Construction Document Technologist, CDT

References:

Name	Relationship	Phone
Steve Jones	Cleint	(954) 249-6969
Dr. Jack Cacic	Cleint	(561) 302-6111
Anis Elkaz	Supervisor	(904) 219-4903

Additional Information:

Dear Commissioners,
Please accept this letter as a formal expression of my enthusiastic interest in serving on the St. Johns County Planning and Zoning Agency (PZA). As a registered voter and practicing building professional, I am deeply passionate about architecture, construction, and the intentional, resilient growth of our community.

Having grown up in South Florida, I witnessed firsthand the impacts of rapid, unchecked development. That formative experience instilled in me a lifelong appreciation for proactive land-use planning, smart growth, and the delicate balance between economic expansion and the preservation of community character. Today, as a licensed

Architect, General Contractor, and Threshold Building Inspector based right here in St. Johns County, I work with the built environment daily and understand the structural, environmental, and regulatory mechanics that shape our neighborhoods.

My professional background uniquely equips me to serve as an objective, highly qualified member of the agency:
• Technical & Regulatory Expertise: As a licensed architect and contractor, I possess a rigorous, working knowledge of structural design, site planning, and the Florida Building Code and Land Development Regulations.
• Commitment to Smart Growth: Having seen the long-term consequences of rapid growth in South Florida, I am a fierce advocate for sustainable design and practical construction standards that protect our natural environment while accommodating smart economic development.
• Proven Public Service: Through my service on multiple boards & committees, I have developed a strong understanding of how county staff, advisory boards, and the Board of County Commissioners interface to guide development responsibly.

The PZA plays a critical role in shaping the future infrastructure, neighborhoods, and commercial centers of St. Johns County. I would be privileged to bring my technical skills, professional objectivity, and deep-rooted passion for thoughtful community planning to the agency.

Thank you for your time, consideration, and your continued leadership of St. Johns County.

Sincerely,

Kyle Sawchuk, R.A

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 9/8/2026 1:30:40 AM Expires: 9/8/2027 1:30:40 AM

First Name: James

Last Name: Galloway

Address: 918 Shoreline Cir

City, State Zip: Ponte Vedra Beach, FL 32082

Home Phone: (904) 708-7353

Cell Phone: (904) 708-7353

Work Phone: (904) 473-4890

Email: jamesgallowayesq@gmail.com

District: 4

Most Recent Occupation/Employer:

Managing Attorney / Galloway Law Firm of Ponte Vedra Beach PLLC

Past Work Experience/Employers:

Federal Contracts Attorney / James E. Krause, P.A.
Associate Attorney / Law Offices of Carol M. Galloway, P.A.

Civic Clubs, Organizations:

The Florida Bar
St. Johns County Bar Association
Jacksonville Bar Association
National Contract Management Association
State Bar of Texas
American Immigration Lawyers Association
Sons of Our Lady (SOOL) Men's Rosary Club

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:** Not Applicable

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:** Not Applicable

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Florida Coastal School of Law - J.D.
Florida State University - B.A.
Florida Alliance to End Human Trafficking Training Certificate

References:

Name	Relationship	Phone
Miguel Rosasa	Colleague	(904) 476-9322
Paul Cain	Colleague	(904) 497-1001
Daniel Hughes	Friend	(904) 540-2464

Additional Information:

I am a Florida and Texas licensed attorney and the Managing Attorney of Galloway Law Firm of Ponte Vedra Beach, PLLC. I have lived in St. Johns County since 2019 and have been actively involved in my community, including serving for four years on the Board of Directors of the Summer House in Old Ponte Vedra Condominium Association, with three years as President. My legal practice has provided substantial experience analyzing statutes, regulations, contracts, evidence, and administrative procedures and applying legal standards to complex factual circumstances.

In 2026, I was a candidate for the St. Johns County Board of County Commissioners, District 4. That experience gave me an even greater appreciation for the importance of responsible growth, infrastructure planning, property rights, environmental stewardship, transparency, and adherence to the County's Comprehensive Plan and Land Development Code. I would welcome the opportunity to continue serving St. Johns County by bringing a legal, analytical, and community-focused perspective to the Planning and Zoning Agency.

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 1/17/2026 2:49:09 PM Expires: 1/17/2027 2:49:09 PM

First Name: Taly

Last Name: Brinzey

Address: 35 Gabacho Ct

City, State Zip: St Augustine, FL 32095

Home Phone: (904) 608-1344

Cell Phone: (980) 253-5661

Work Phone: (980) 253-5661

Email: taly@brinzeyoryan.com

District: 5

Most Recent Occupation/Employer:

CEO and Broker in Charge of the following Summit Properties International/Brinzey O'Ryan Business Brokers/Summit Properties International FL LLC

Past Work Experience/Employers:

Civic Clubs, Organizations:

St. Johns County Chamber of Commerce,

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

Yes **Details:** Own my own business that is subject to County regulations for tax and zoning purposes

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Broker in Charge, FL, NC, SC
Certified Business Broker (in process)
Certified International Property Specialist (CIPS)
Bachelors in Business Administration

References:

Name	Relationship	Phone
David Permenter	Friend	(904) 808-5301
Elizabeth Scarborough	Friend	(913) 634-2839
Gregory Lord II	Friend	(904) 687-4747

Additional Information:

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 11/24/2025 11:39:04 AM Expires: 11/24/2026 11:39:04 AM

First Name: Karen

Last Name: Gabriel

Address: 169 hickory pine dr

City, State Zip: St augustine, FL 32092

Home Phone:

Cell Phone: 5613719760

Work Phone:

Email: Kay1gee@aol.com

District: 5

Most Recent Occupation/Employer:

Federal government dept of labor

Past Work Experience/Employers:

Drpt of Labor
American savings a nd loan
Security natl bank
Chemical bank
Colorado bv/bs

Civic Clubs, Organizations:

Florida federation of garden clubs
Wellington senior club
Zonta international

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:**

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Executive bba/management
Master public administration
Working on master gardener accreditation

References:

Name	Relationship	Phone
Vicki angelini	Friend	5613194111
Marsha garcia	Friend	9045023071
Fran faiola	Friend	5616942805

Additional Information:

I have built my own house as a general contractor no m a jor issues in the 30 plus yrs I lived in it...I have a ve been the legislative and environmental chair for ffgc for the past year...I coordinated and organized a sizes all group trips for the 650 Wellington seniors.. I supervised and recruited 1509 employees in q990.....i have held the position of treasurer.

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date:	10/18/2025 12:23:24 PM Expires: 10/18/2026 12:23:24 PM
First Name:	Rebecca
Last Name:	Gallardo
Address:	634 Market Street
City, State Zip:	St Augustine, FL 32092
Home Phone:	(904) 377-6426
Cell Phone:	(904) 377-6426
Work Phone:	(904) 940-8591
Email:	rgallardo@marriott-wgvr.com
District:	5

Most Recent Occupation/Employer:

Renaissance World Golf Village
ADOS and Catering

Past Work Experience/Employers:

Wyndham Resort Virginia Beach
AGM/DOS

Civic Clubs, Organizations:

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:**

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Bachelors/OT

References:

Name	Relationship	Phone
Christian Joransen	Employers	(904) 940-8000
Stevan Boudreaux	Employer	(904) 940-8000
Deborah Adams	Friend 20 years	(904) 540-0756

Additional Information:

Application

Board/Committee Name: Planning and Zoning Agency

Submit Date: 7/22/2026 2:59:23 PM Expires: 7/22/2027 2:59:23 PM

First Name: Lorie

Last Name: WIlson

Address: 130 Ronald Rd

City, State Zip: Saint Augustine, FL 32095

Home Phone: (904) 501-4802

Cell Phone: (904) 501-4802

Work Phone: (904) 501-4802

Email: wlorie30@bellsouth.net

District: 5

Most Recent Occupation/Employer:

International Golf Realty - Real Estate Broker Associate, Property Manager and Accounting Manager

Past Work Experience/Employers:

May Management - Community Association Manager
St Johns County - Zoning Technician
Proprietor - Hospitality Cleaning Services and Retail Florist

Civic Clubs, Organizations:

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Masters of Business Administration
Licensed Real Estate Broker
Licensed Community Association Manager
Assocaites Degree, Paralegal

References:

Name	Relationship	Phone
Marilyn Golden	Broker/Colleague	(904) 687-6439
Sandy Bennett	Colleague	(904) 864-3343
Victoria Tiffany	Colleague	(904) 814-6465

Additional Information:

St. Johns County Board of County Commissioners

500 San Sebastian View

St Augustine, FL 32084

Commissioners,

The Planning and Zoning Agency held their regularly scheduled meeting on October 15, 2026. During this meeting, the Agency reviewed and considered an appointment to the Planning and Zoning Agency due to the expired term of the following Agency member:

- Mr. Greg Matovina (District 1) second full four (4) year term on November 01, 2026.

The Agency expressed gratitude for Mr. Greg Matovina for his service to the County, stating his experience was invaluable.

This position was most recently advertised for the required thirty (30) days. The Agency reviewed and considered eighteen applications.

Therefore, after careful review and consideration, the Planning and Zoning Agency recommends Krista Dube' with six votes supporting and one dissenting vote by Mr. Green.

The Agency expressed thanks to all those who applied and asked they continue to apply for appointed boards, committees, and agencies the Board of County Commissioners may need in the future.

Sincerely,

Jacob Smith, Planning Division Manager
Planning and Zoning Agency Staff Support