Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
November 3, 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
Artricia K. Allen, Deputy Clerk
Randy Beck, Deputy Clerk

ROLL CALL

The clerk called the roll.

INVOCATION

Rabbi Levi Vogel, Chabad, gave the invocation.

PLEDGE OF ALLEGIANCE

Blair Craig, Lieutenant Colonel, United States Army, led the Pledge of Allegiance.

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PROCLAMATION RECOGNIZING NOVEMBER 8, 2026, AS ST. JOHNS COUNTY-ISRAEL FRIENDSHIP DAY

Commissioner Murphy presented the proclamation to Rabbi Sharfstein and his group. Sharfstein spoke on the importance of recognizing Israel Friendship Day. Rabbi Bella Bogart provided background on her family's history. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING NOVEMBER 11, 2026, AS VETERANS DAY

Commissioner Whitehurst presented the proclamation to Colonel Bill Dudley. Dudley spoke on the importance of recognizing Veterans Day. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING NOVEMBER AS ADOPTION MONTH

Commissioner Taylor presented the proclamation to Jen Keeney and the Health and Human Services Department. Keeney spoke on the importance of recognizing Adoption Month. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

RECOGNITION OF COMMISSIONER ARNOLD FOR HER YEARS OF SERVICE

Commissioner Whitehurst presented the recognition to Commissioner Arnold for her service in St. Johns County. Commissioner Arnold thanked the Governor and the county for the honor and privilege to serve St. Johns County. Shayna Keller, Assistant to the Board of County Commissioners, read the recognition.

ACCEPTANCE OF PROCLAMATIONS

Motion by Joseph, seconded by Taylor, carried 5/0, to approve the proclamations.

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

DELETIONS TO THE CONSENT AGENDA

Joseph requested that Consent Agenda Item 18 be moved to the Regular Agenda as Item 16.

Public Comment: There was none.

APPROVAL OF CONSENT AGENDA

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

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

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1. Motion to approve the Cash Requirement Report

2. Motion to adopt **Resolution No. 2026-351**, approving and authorizing the county administrator, or designee, to execute the Construction Agreement between St. Johns County and Northwood Properties of St. Augustine, LLC, in substantially the same form as attached hereto; recognizing and appropriating the payment of $131,024.94 into the Fiscal Year 2027 Budget for construction of the turn lane or an equivalent improvement at Holmes Boulevard and Norwood Drive

3. Motion to adopt **Resolution No. 2026-352,** approving and authorizing the county administrator, or designee, to execute Florida Transit Administration Award No. FL-2026-074, in substantially the same form as attached hereto; recognizing and appropriating $712,014 in unanticipated grant revenue into the Fiscal Year 2027 Transit Fund for the purchase of six replacement public transportation vehicles

4. Motion to adopt **Resolution No. 2026-353,** approving the terms and authorizing the county administrator, or designee, to execute a Non-Exclusive Permissive Use Agreement for temporary access across a portion of Rock Springs Park

5. Motion to adopt **Resolution No. 2026-354,** approving and authorizing the chair, or designee, to execute three easements between the Board of the Internal Improvement Trust Fund for State Lands necessary for beach restoration

6. Motion to adopt **Resolution No. 2026-355,** authorizing Toxicology Testing to Axis Forensic Toxicology, Inc., as the responsive and responsible bidder, and to execute a contract in substantially the same form and format as attached hereto

7. Motion to adopt **Resolution No. 2026-356,** authorizing No. IFB 2918; Purchase and Delivery of Carbon Dioxide, to Airgas USA, LLC, as the lowest, responsive, and responsible bidder and to execute a contract in substantially the same form and format as attached hereto

8. Motion to adopt **Resolution No. 2026-357,** authorizing the county administrator, or designee, to award IFB No. 2958; Four Mile Road and State Road 16 Intersection Improvements FDOT-FPN No. 210253-9-54-01, to Halifax Paving, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially same form and format as attached hereto, for the Total Lump Sum bid price of $1,220,000, in accordance with the contract

9. Motion to adopt **Resolution No. 2026-358,** authorizing the county administrator, or designee, to award RFQ No. 2916; Professional Engineering Services for Northwest Water Reclamation Facility Expansion to CDM Smith, Inc., and to execute a contract in substantially the same form and format as attached in the amount of $7,301,402, to perform the required services in accordance with the negotiated contract

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10. Motion to adopt **Resolution No. 2026-359,** authorizing the county administrator, or designee, to execute Contract Amendment No. 53 to Master Contract No. 21-MCC-VIL-14008 with Village Key and Alarm, Inc., dba VKA Security, in substantially the same form and format as attached hereto, extending the Master Contract until March 31, 2027, with an increased hourly rate of $90/hour and ratifying Contract Amendment No. 52

11. Motion to adopt **Resolution No. 2026-360,** authorizing the county administrator, or designee, execute purchase orders for the purchase of the vehicles and equipment budgeted in FY27 through the use of solicitations or piggyback of the Florida Sheriff's Association Contracts FSA25-VEL33.0, FSA25-VEH23.0 and FSA26-EQU24.0 and the State of Florida Term Contracts 25100000-26-STC and 25101600-21-STC, as appropriate, in order to serve the best interest of the County, without further Board approval

12. Motion to adopt **Resolution No. 2026-361,** authorizing the county administrator, or designee, to piggyback and utilize Seminole County Term Contract No. IFB-5222-26/LTT with Cornerstone Construction Services, Inc., for the Stratton Road Transfer Station Tipping Floor Repair project, and to execute a contract in substantially the same form and format as attached hereto; in an amount not to exceed $976,387.20

13. Motion to adopt **Resolution No. 2026-362,** authorizing the county administrator, or designee, to execute and issue Change Order No. 05 to Task Order No. 05 with Ardurra Group, Inc., for additional construction phase services for the Hastings WTP Improvements Project for an amount not to exceed $42,557.60, under RFQ No. 22-01; Continuing Contracts for As Needed Professional Services, Master Contract No. 22-PSA-ARD-16028.

14. 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

15. Motion to adopt **Resolution No. 2026-363,** authorizing the chair, or designee, to execute a contract between St. Johns County and JALA to provide legal aid services to indigent persons residing within St. Johns County

16. Motion to adopt **Resolution No. 2026-364,** approving the South Ponte Vedra Beach Conservation Management Plan and authorizing County staff to submit the approved plan, together with any required meeting documentation and public comment summary, to the State of Florida Department of Environmental Protection, Division of State Lands 24

17. Motion to adopt **Resolution No. 2026-365,** authorizing the chair to execute the Design Agreement between the Department of the Army and St. Johns County, Florida, for the Ponte Vedra Beach Coastal Storm Risk Management Project, and authorizing the county administrator, or designee, to execute any supplemental documents necessary to carry out the terms of the agreement, and authorizing a reserve transfer from the Tourist Development Category V Reserves fund to satisfy the $35,002 local match requirement, within the Fiscal Year 2027 budget

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18. Motion to adopt a Resolution authorizing the county administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto between St. Johns County and the St. Johns County Chamber of Commerce, providing for tourist-related services as specified

Consent Agenda Item 18 was moved to the Regular Agenda as Item 16.

19. Motion to adopt **Resolution No. 2026-366,** consenting to the issuance by the Florida Local Government Finance Commission of conduit revenue bonds on behalf of the Young Men's Christian Association (YMCA) of Florida's First Coast, Inc., to finance and refinance costs related to YMCA facilities located within the jurisdictional boundaries of St. Johns County

20. Motion to adopt **Resolution No. 2026-367,** consenting to the issuance by the Florida Local Government Finance Commission of conduit revenue bonds on behalf of the Presbyterian Retirement Communities, Inc. (PRC) to finance costs related to PRC facilities located within the jurisdictional boundaries of St. Johns County

21. Motion to adopt **Resolution No. 2026-368,** approving the waiving of library fines through the collection of non-perishable food items during the 2026 Library Food for Fines program

22. Motion to approve minutes of October 20, 2026, BCC Regular Meeting

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Taylor noted that Regular Agenda Items 2 and 3 were withdrawn.

APPROVAL OF REGULAR AGENDA

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

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

PUBLIC COMMENT

Ambia Peoples spoke on the need for animal advocacy.

Doug Brackett spoke on the need for animal advocacy.

Stephen Cobb spoke on statistics of animal euthanasia in St. Johns County.

Tracey Bryant spoke on fostering animals, rescue care, and euthanasia statistics.

Renee Lincoln spoke on the need for animal advocacy, the need for a commissioned oversight committee for animal shelters, building a formal rescue and foster program, and reviewing Ordinance No. 2017-36.

Deborah Campbell thanked members of the board for listening to the people of St. Johns County; spoke about the word radical and its meaning; and requested that the board set a date for the complete removal of Automated License Plate Reader cameras.

Heather Lane-Neville spoke about the background of "The Chief Project St. Johns" and invited the board to attend the event (Exhibit A).

Joe McAnarney spoke on current traffic impacts on St. Johns County roads (Exhibit B).

Kayliegh Masters spoke on her concerns with traffic on State Road 16 and spoke about Automated License Plate Reader cameras being placed without permits.

Sierra Hofstetter spoke on environmental concerns and the impact of future development.

Sherry Badger expressed concerns about recent flooding in Elkton and traffic concerns.

Justin Tahilramani spoke on the land development codes.

Tom George expressed concerns about the freshwater shortage in St. Johns County.

Ed Slavin spoke about the Broward County Humane Society, the need for St. Johns County to have a no-kill animal control shelter, government reform, and the Bayview nursing facility.

B.J. Kalaidi spoke on Flock cameras and Amendment 3 (Exhibit C).

Tom Reynolds thanked the animal advocates for speaking and spoke on Israeli Friendship Day (Exhibit D).

Tricia expressed concerns about animal shelters and euthanasia in St. Johns County.

1. Public Hearing - Public Hearing continued from October 20, 2026 - 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 Heekin, AICP, England-Thims and Miller, Inc., representing the applicant, presented the details of the request. Discussion ensued on the statutory requirement for the staff report.

Public Comment: There was none.

Motion by Joseph, seconded by Taylor, carried 5/0, to deny Agricultural Enclave Certification Application ENCERT 2026-12, finding that, based upon the competent substantial evidence contained in the record, the subject parcel(s) do not satisfy the statutory

definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification under Section 163.3162(4), Florida Statutes; and direct the Office of the County Attorney to prepare the final written order, including Findings of Fact and Conclusions of Law supporting the Board's determination, as required by Section 163.3162(4), Florida Statutes.

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

2. Public Hearing - ENCERT 2026-14, Osceola Lakes North. Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 103.29 acres of land. The subject property is located south of Wildwood Drive and north of Watson Road, approximately one mile west of US Highway 1 South

Regular Agenda Item 2 was withdrawn by the applicant.

3. Public Hearing - ENCERT 2026-15, Osceola Lakes South. Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 40 acres of land. The subject property is located south of Wildwood Drive and north of Watson Road, approximately one mile west of US Highway 1 South

Regular Agenda Item 3 was withdrawn by the applicant.

4. Public Hearing - MAJMOD 2025-12, Florida St. Augustine Inman Planned Unit Development (PUD). Request for a Major Modification to the Last Mile Distribution Facility PUD (Ordinance No. 2020-43, as amended), at 3960 Inman Road, to allow up to 250,000 square feet of light industrial/flex warehousing uses; rename the PUD to FL St. Augustine Inman; revise permitted/prohibited uses, setbacks, building heights, access, phasing, and the Master Development Plan (MDP) Text and Map. The Planning and Zoning Agency held public hearings on October 1 and October 15, 2026, with public concerns primarily related to traffic, roadway capacity, permitted uses, and compatibility with surrounding areas. The applicant submitted revisions on October 6, 2026, addressing prohibited uses, traffic circulation signage, and buffering. On October 15, a motion to recommend approval, subject to prohibiting all on-site Distribution Centers, was made and failed with a vote of 3-4. Perkins, Matovina, and Green supported the motion to recommend approval, while Hilsenbeck, Spiegel, Labanowski, and Olson opposed it. No further motions were made. Therefore, the decision is deemed as a recommendation for denial. Staff did not receive a subsequent application update to prohibit all on-site Distribution Centers. Additional information is available in the staff report packet

The Board disclosed ex parte communication.

Brad Wester, of Driver, McAfee, Hawthorne and Diebenow, representing the applicant, presented the details of the request and provided updated PUD text (Exhibit A). Discussion ensued regarding the property not being used as a distribution center and the dedicated easement.

Mike Roberson, Director of Growth Management, clarified the process.

Public Comment:

Tom George expressed concerns about the wetlands near the project.

Ed Slavin expressed concerns about the wetland near the project, having applications remanded back to the Planning and Zoning Agency when changes occur, and the need for transcripts from the Planning and Zoning Agency meetings on projects

Joe McAnarney expressed concerns that the Planning and Zoning Agency already disapproved of the project and raised traffic issues on State Road 16 with the project (Exhibit B).

Marge Grover expressed concerns about additional traffic with the project.

Beth Breeding spoke about the comprehensive plan.

Tom Reynolds spoke on water and traffic concerns about the project.

Jerry Doland expressed concerns about traffic on State Road 16.

Ron Bearcloth expressed concerns about traffic on Inman Road and State Road 16 with this project.

Discussion ensued with questions about State Road 16. Dick D'Souza, Assistant Director, Growth Management, responded to Commissioner Murphy's question about the Department of Transportation.

Motion by Taylor, seconded by Joseph, carried 4/1, with Arnold dissenting, to deny MAJMOD 2025-12, St. Augustine Inman PUD, based upon seven findings of fact as provided in the staff report.

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

Wester rebutted concerns about peak-hour traffic and the Comprehensive Plan and asked the Board to reconsider the request. He introduced Jack Holsberg, who provided details on the traffic study; Michael McNaughton, who discussed the business park and potential end users; and John Stevens, who provided background information on his family's property. Discussion ensued regarding traffic concerns, project timing in St. Johns County, and the rental of flex spaces.

Motion by Taylor, seconded by Joseph, carried 4/1, with Arnold dissenting, to deny MAJMOD 2025-12, St. Augustine Inman PUD, based upon seven findings of fact as provided in the staff report.

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

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5. Public Hearing - CPA(SS) 2026-08, Fruit Cove Baptist Church of Jacksonville. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.5 acres of land from Agricultural-Intensive (A-I) to Community Commercial (CC) with a site-specific text amendment permitting a minimum 50-foot Development Edge along the western property boundary abutting Parcel No. 027981-0040, a minimum 20-foot Development Edge along the eastern property boundary adjacent to non-residential uses, and no Development Edge shall be required where the property is contiguous to lands under common ownership. This request was heard by the Planning and Zoning Agency (PZA) at its regularly scheduled public hearing on Thursday, October 15, 2026. The applicant requested an expedited public hearing before the Board of County Commissioners and has waived their right to an updated Staff Report. County staff will provide the Board of County Commissioners with a separate document summarizing the events of the PZA hearing as well as their recommendation

Regular Agenda Items 5 and 6 were presented together.

The Board disclosed ex parte communication.

Pastor Heath Woolman, Fruit Cove Baptist Church, provided an overview, and Casey Dendor, AICP, England-Thims and Miller, Inc., representing the applicant, presented the details of the request.

Public Comment:

Vanessa Sizemore expressed concerns about traffic due to a lack of turn lanes along State Road 16A (Exhibit A).

Charles Sizemore expressed concerns about traffic on State Road 16A and requested that the County conduct a traffic study.

Jonathan Wilson spoke in support of the project and expressed the church's commitment to serving the community.

Ed Slavin expressed support for obtaining a traffic study and recommended delaying the project until the study was completed.

Justin Tahilramani stated that the project should be subject to the same traffic-related standards as other businesses seeking approval along State Road 16.

David Fann spoke in support of the project and highlighted the church's longstanding commitment to serving the community.

Bob Kulpa spoke in support of the proposed zoning change and explained the request would allow the church to use or lease the property to support its ministry and serve the community.

Dick D'Souza, Growth Management Assistant Director, explained that a traffic study was not required at this stage, but a site access analysis would be conducted during construction planning.

Ellen Avery-Smith, Rogers Towers attorney, and Hugh Matthews discussed proposed turning lanes, traffic projections, and the anticipated impact of the First Coast Expressway, and displayed a map (Exhibit B).

Motion by Arnold, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2026-39, adopting CPA (SS) 2026-08, Fruit Cove Baptist Church of Jacksonville, based upon four findings of fact, as provided in the staff report.

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

6. Public Hearing - REZ 2026-16, Fruit Cove Baptist Church of Jacksonville. Request to rezone approximately 9.5 acres of land from Open Rural (OR) to Commercial General (CG) with a use-limiting condition. This request was heard by the Planning and Zoning Agency (PZA) at its regularly scheduled public hearing on Thursday, October 15, 2026. The applicant requested an expedited public hearing before the Board of County Commissioners and has waived their right to an updated staff report. County staff will provide the Board of County Commissioners with a separate document summarizing the events of the PZA hearing as well as their recommendation

Discussion occurred during Regular Agenda Item 5.

Motion by Arnold, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2026-40, approving REZ 2026-16, Fruit Cove Baptist Church of Jacksonville, based on four findings of fact, as provided in the staff report.

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

Murphy recessed the meeting at 12:15 p.m. and reconvened the meeting at 1:00 p.m.

7. Public Hearing - DRI MOD 2025-02, Bartram Park DRI. Request to modify the Bartram Park Development of Regional Impact (DRI) to add 42.3 acres of land located on the south side of Race Track Road, between East Peyton Parkway and State Road 9B, to the DRI boundary, and amend the Development Order to increase the maximum square footage for commercial land use to 500,000 square feet and convert 20,000 square feet of commercial entitlements to 169 residential dwelling units, increasing the total number of residential dwelling units from 646 to 815 with no additional external vehicular trips added. This request was heard by the Planning and Zoning Agency (PZA) at its regularly scheduled public hearing on Thursday, October 15, 2026, and was unanimously recommended for approval, 7-0

Regular Agenda Items 7, 8 and 9 were presented together.

The Board disclosed ex parte communication.

Casey Dendor, AICP - England-Thims and Miller, Inc., representing the applicant, presented the details of the request.

Public Comment: There was none.

Motion by Taylor, seconded by Whitehurst, carried 5/0, to enact Resolution No. 2026-369, approving DRI MOD 2025-02, Bartram Park DRI, based on five findings of fact, as provided in the staff report.

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

8. Public Hearing - CPA(SS) 2025-07, Bartram Grove. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 42.3 acres of land, located at 5404 Race Track Road, from Intensive Commercial to Mixed Use District with a Site-Specific Text Amendment Policy limiting the property to a maximum 90 multifamily and 90 single family dwelling units for a total of 180 dwelling units, and a maximum 50,000 square feet of retail/commercial and office uses that in combination do not generate more than 400 new, external p.m. peak hour trips. The current Site-Specific Text Amendment Policy (Ordinance 2017-14) limits the subject property to 175,000 square feet of recreational uses and 125,000 square feet of commercial uses that, in combination, do not generate more than 700 new, external p.m. peak hour trips for the previously approved development known as "Project Family". This request was heard by the Planning and Zoning Agency (PZA) at its regularly scheduled public hearing on Thursday, October 15th, and was unanimously recommended for approval, 7-0

Discussion occurred during Regular Agenda Item 7.

Motion by Taylor, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2026-41, approving the adoption of CPA(SS) 2025-07, Bartram Grove, based on four findings of fact, as provided in the staff report.

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

9. Public Hearing - MAJMOD 2025-08, Bartram Grove PUD. Request for a Major Modification to the Project Family PUD (Ordinance 2017-15) to rename the development "Bartram Grove" and allow for a maximum of 90 single family dwelling units, 90 multifamily dwelling units for an overall maximum of 180 dwelling units, and a maximum of 50,000 square feet of commercial and office uses. This request was heard by the Planning and Zoning Agency (PZA) at its regularly scheduled public hearing on Thursday, October 15th, and was unanimously recommended for approval, 7-0

Discussion occurred during Regular Agenda Item 7.

Motion by Taylor, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2026-42, approving MAJMOD 2025-08, Bartram Grove PUD, based upon six findings of fact, as provided in the staff report.

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

10. Public Hearing - VACROA 2026-05, Seminole Avenue and Owens Ave ROW Vacation - Public Hearing to vacate a portion of Seminole Avenue and Owens Avenue right-of-way. The subject of this Resolution is to hear a request for the vacation of portions of Seminole and Owens Avenue right-of-way (ROW). The unopened portions of Seminole and Owens Avenue right-of-way are not used for traffic circulation or access. The petitioner is the only affected property owner, the portions of ROW to be vacated currently segment the owner's property, therefore the applicant is requesting to vacate this portion of right-of-way for a more cohesive parcel. Based on staff review thus far, no party will be unreasonably affected by the requested vacation. An easement to the utility provider has already been deemed acceptable by Florida Power and Light

The Board disclosed ex parte communication.

Keto Burns, Applicant, presented the details of the item.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to adopt Resolution No. 2026-370, approving VACROA 2026-05, Seminole and Owens Avenue ROW Vacation- a petition to vacate a portion of Seminole Avenue and Owens Avenue right-of-way.

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

11. Public Hearing - MAJMOD 2026-13, Shoppes at Mill Creek Forest. Request for a Major Modification to the Shoppes at Mill Creek Forest Planned Unit Development (Ordinance No. 2018-45, as amended), to allow a land use exchange converting 120,000 square feet of permitted professional office space to 41,500 square feet of commercial/retail space based on equivalent vehicle trips, resulting in a maximum of 440,500 square feet of commercial/retail space and 15,000 square feet of professional office space; and to revise the Master Development Plan (MDP) Text and Map to reflect all proposed changes. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 1, 2026. Agency discussion focused on the proposed conversion of office uses to commercial/retail uses, roadway capacity and access, traffic impacts, site layout, and the applicable Floor Area Ratio (FAR). No members of the public spoke regarding the request. Following deliberation, the PZA recommended approval by a vote of 6-0. Members Perkins, Hilsenbeck, Matovina, Green, Spiegel, and Labanowski voted in support of the recommendation for approval. Member Olson was absent

The Board disclosed ex parte communication.

Blair Knighting, AICP - Kimley-Horn and Associates, Inc., representing the applicant, presented the details of the request.

Public Comment: There was none.

Motion by Whitehurst, seconded by Murphy, carried 5/0, to enact Ordinance No. 2026-43, approving MAJMOD 2026-13, Shoppes at Mill Creek Forest, based upon six findings of fact, as provided in the staff report.

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

12. Public Hearing - REZ 2026-08, St. Johns Commons Commercial. Request to rezone approximately 9.16 acres of land from Open Rural (OR) to Commercial General (CG), located on the north side of County Road 210 West with direct access from Saint John's Commons Road. This request was heard before the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, October 1, and was recommended for approval by a vote of 6-0

The Board disclosed ex parte communication.

Beth Breeding, Beth Breeding LLC, presented the details of the request.

Public Comment: There was none.

Motion by Taylor, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2026-44, approving REZ 2026-08, St. Johns Commons Commercial, based on four findings of fact, as provided in the staff report.

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

13. Temporary Planning Data Center Moratorium. Enactment of an Ordinance establishing a temporary planning moratorium regarding data centers effective November 15, 2026. On September 1, 2026, the Board of County Commissioners directed the Office of County Attorney to provide an Ordinance enacting a temporary planning moratorium regarding data centers for its consideration. This ordinance was presented to the Board on October 6, 2026, for the first presentation as required by BOCC Rule 3.103

Kealey West, Deputy County Attorney, presented the details on the moratorium. The Board members expressed their position on the request.

Public Comment: There was none.

Motion by Joseph, seconded by Taylor, carried 5/0, to enact Ordinance No. 2026-45, establishing a temporary planning moratorium regarding medium- and large-scale data centers, effective November 15, 2026.

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

14. Consider appointment to the Planning and Zoning Agency. Currently, there is one vacancy on the Planning and Zoning Agency due to the expired term of Greg Matovina. A vacancy ad was placed and ran for two 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; and Lorie Wilson, Dist. 5

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

Public Comment:

Krista Dube' thanked the board for considering her to be appointed to the Planning and Zoning Agency.

Motion by Taylor, seconded by Joseph, failed 2/3, with Murphy, Whitehurst and Arnold dissenting, to appoint Krista Dube' to the Planning and Zoning Agency for a full four-year term scheduled to expire on November 3, 2030.

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

Motion by Whitehurst, seconded by Arnold, carried 4/1, with Taylor dissenting, to appoint Beth Tate to the Planning and Zoning Agency for a full four-year term scheduled to expire on November 3, 2030.

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

15. Consider appointments to the Construction Board of Adjustment and Appeals. Currently, there are five vacancies on the Construction Board of Adjustment and Appeals due to expired terms and a resignation. A vacancy ad was placed in August of 2023 and was recently closed in July 2026. Please find attached for your review and consideration a recommendation letter from the Construction Board of Adjustment and Appeals and nine applications: Todd Marshall, Dist. 1; Ashley Sumners, Dist. 2; Shasta Ware, Dist. 2; Seth Wingate, Dist. 2; William Lanni, Dist. 3; Robert Blood, Dist. 5; Taly Brinzey, Dist. 5; Leonard Moscatelli, Dist. 5; and Thomas Walsh, Dist. 5

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

Public Comment: There was none.

Motion by Murphy, seconded by Whitehurst, carried 5/0, to appoint Ashley Sumners to the Construction Board of Adjustment and Appeals, as an alternate member, for a partial term scheduled to expire April 16, 2028.

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

Motion by Murphy, seconded by Whitehurst, carried 5/0, to appoint Todd Marshall to the Construction Board of Adjustment and Appeals, as an alternate, for a full-year term scheduled to expire November 3, 2030.

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

Motion by Murphy, seconded by Whitehurst, carried 5/0, to suspend Board Rule 2.203(C) and re-appoint William Lanni to the Construction Board of Adjustment and Appeals, as a regular member, for a full-year term scheduled to expire May 17, 2030.

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

Motion by Murphy, seconded by Whitehurst, carried 5/0, to re-appoint Thomas Walsh and Robert Blood to the Construction Board of Adjustment and Appeals, as a regular member, for a full-year term scheduled to expire May 17, 2030.

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

16. St. Johns County Chamber of Commerce Tourism Agreement. The agreement provides funding support for further tourism development in Ponte Vedra through continued implementation of the Ponte Vedra Tourism Product Development Plan, the Autism Certification Grants, and the Nights of Lights lighting expansion program. The continued partnership is expected to result in enhanced tourism opportunities in St. Johns County, which will increase overall visitor numbers as well as average length of stay for the area. The Chamber of Commerce agreement has an initial term of one year with renewal options for an additional two years, which provides total annual funding of $152,000 in the first year. The Tourism Development Council reviewed the request at its July 20, 2026, meeting and recommended that the services be continued through a new one-year agreement with funding of $152,000

Formerly Consent Agenda Item 18.

Tera Meeks, Director of Tourism, presented the details of the agreement. Discussion ensued on funding, the autism program, the recertification process, the $95,000 allocation, and the use of

the tourist development tax. Isabelle Renault, CEO of St. Johns County Chamber of Commerce, provided additional information on the program.

Public Comment:

Justin Tahilramani spoke in opposition to the request and requested a cost-share program for small businesses.

Ed Slavin spoke in support of Commissioners Murphy and Taylor tabling the item for a future Board of County Commissioners' meeting.

Discussion ensued on the Nights of Lights initiative at Ponte Vedra Beach.

Motion by Murphy, seconded by Whitehurst, carried 3/2, with Taylor and Joseph dissenting, to adopt Resolution No. 2026-371, authorizing the county administrator, or designee, to execute an agreement in substantially the same form and format as attached hereto between St. Johns County and the St. Johns County Chamber of Commerce, providing for tourist-related services as specified.

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

COMMISSIONERS' REPORTS

Commissioner Arnold

Arnold expressed appreciation for St. Johns County staff and said it was an honor and privilege to work with them.

Commissioner Joseph

No report.

Commissioner Whitehurst

Whitehurst requested *Board consensus to work with staff to amend the ordinance to reduce the number of billboards in St. Johns County.* **Consensus was given.**

Commissioner Taylor

Taylor reported on animal shelters being full, encouraged pet adoptions, and urged residents to vote.

Commissioner Murphy

Murphy requested *Board consensus to waive the fee for the Ron Parker Park Kickball Tournament*. **Consensus was given.**

COUNTY ADMINISTRATOR'S REPORT

Andrews thanked Commissioner Arnold for her service and contribution to St. Johns County.

COUNTY ATTORNEY'S REPORT

Komando thanked Commissioner Arnold for her service to St. Johns County and encouraged the residents to vote.

With there being no further business to come before the Board, the meeting adjourned at 2:20 pm.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 641488, totaling $95.25 (10/22/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 641489-641570, totaling $1,712,154.14, and Voucher Range, EFT, totaling $4,305,017.79 (10/23/2026)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 641571-641584, totaling $25,948.30 (10/27/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 641585-641594, totaling $3,356.52 (10/29/2026)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 641595-641699, totaling $3,462,785.33, and Voucher Range, EFT, totaling $19,186,521.75 (10/30/2026)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 641700-641703, totaling $2,202.61, and Voucher Range, EFT, totaling $1,175.39 (10/30/2026)
7. St. Johns County Board of County Commissioners Check Register, Check No. 641704, totaling $43,381.75 (10/30/2026)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 641705-641716, totaling $422,316.80 (11/03/2026)

CORRESPONDENCE:

There was none.

Draft

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









THE CHIEF PROJECT 1,800+ ACRES

Join us for a first of its kind public visioning process for private land in the heart of St. Johns County. Farm, utility, conservation, recreation, and economics.

THURS.NOV.12 4PM ~ 7PM

SEE 4:00 ~ 5:45
Open House, Representatives Available

LISTEN 5:45 ~ 6:00
The CHIEF Project Presentation

INTERACT 6:00 ~ 6:30
Interactive Planning Session

LEARN 6:30 ~ 7:00
The Future of Indianhead Exploration

Take the Su

EXHIBIT A
BCC November 3, 2026
Agenda Item No. PUBCOM
Presenter: Heather Lane-Neville

SOLOMON CALHOUN CENTER

www.TheCHIEFProjectSJC.com

St. Johns County Roads

How does this happen?

250%

200%

184%

EXHIBIT B

BCC November 3, 2026
Agenda Item No. PUBCOM
Presenter: Joe Mr. Barnes

St. Johns County Roads

Link 157 – **St. Johns Pkwy**
CR2209 to CR210

200%

St. Johns County Roads

Link 93.1 – **SR16**

I-95 to Inman Rd.

184%

St. Johns County Roads

Link 92.12 – **SR16**

St. Francis to West Mall

250%

St. Johns County Roads

35% of St. Johns County Roads

are Deficient

(over **100%**)

EXISTING TRAFFIC PERCENT SERVICE VOLUME UTILIZED	EXEMPT DEVEL. TRAFFIC	APPROVED CONC. TRAFFIC	TOTAL COMMITTED PK. HR. TRAFFIC	TOTAL COMMITTED PERCENT SERVICE VOLUME UTILIZED	TOTAL COMMITTED LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROVED PK. HR. SERVICE VOLUME
83.1%	109	347	3,430	95.8%	CRITICAL		3,580
90.6%	178	634	4,057	113.3%	DEFICIENT		3,580
86.8%	192	784	4,085	114.1%	DEFICIENT		3,580

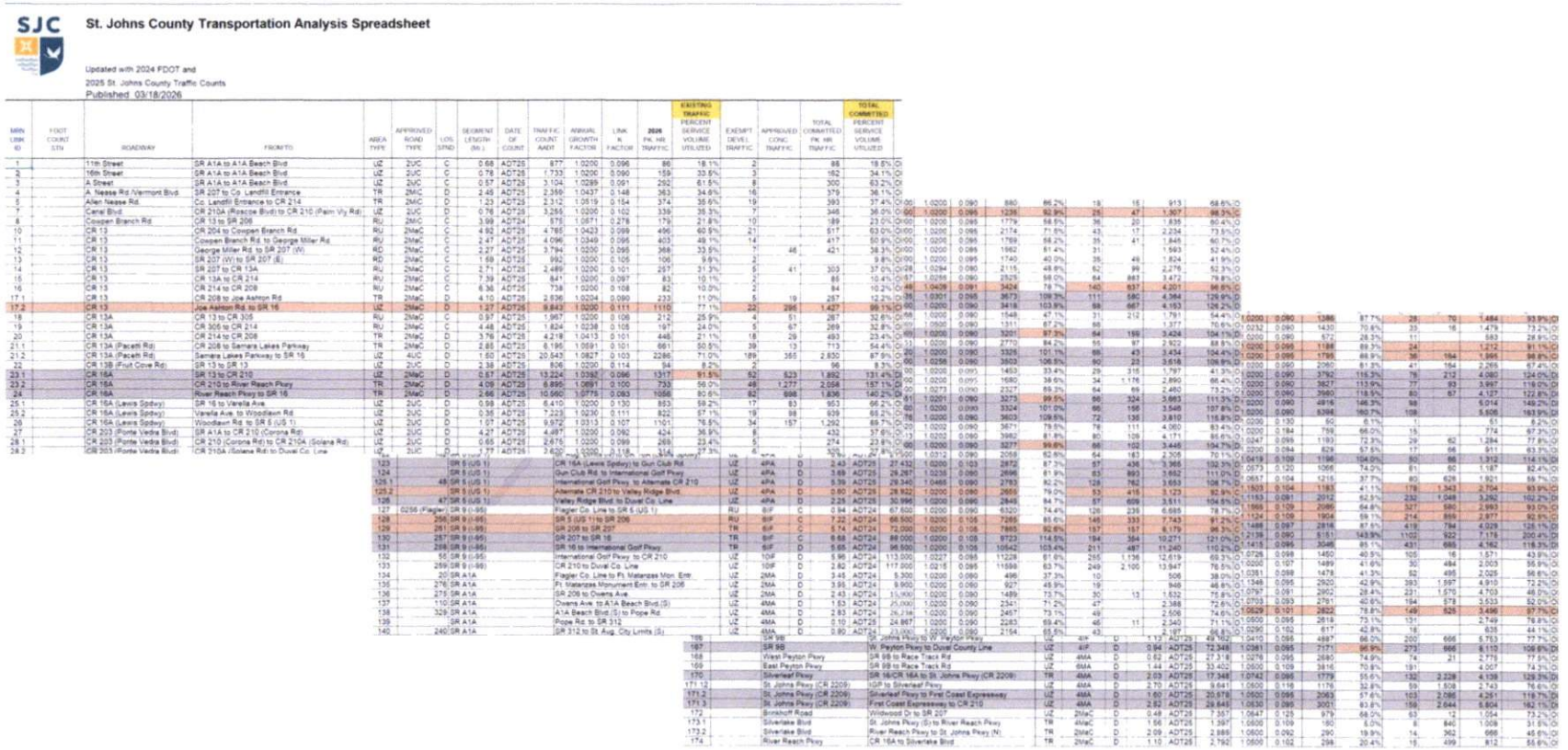
St. Johns County Roads

Critical = Over **90%** Total Committed

Deficient = Over **100%** Total Committed

EXISTING TRAFFIC PERCENT SERVICE VOLUME UTILIZED	EXEMPT DEVEL. TRAFFIC	APPROVED CONC. TRAFFIC	TOTAL COMMITTED PK. HR. TRAFFIC	TOTAL COMMITTED PERCENT SERVICE VOLUME UTILIZED	**TOTAL COMMITTED** LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROVED PK. HR. SERVICE VOLUME
83.1%	109	347	3,430	95.8%	CRITICAL		3,580
90.6%	178	634	4,057	113.3%	DEFICIENT		3,580
86.8%	192	784	4,085	114.1%	DEFICIENT		3,580

St. Johns County Roads



SJC

St. Johns County Transportation Analysis Spreadsheet

Updated with 2024 FDOT and
2025 St. Johns County Traffic Counts
Published 03/18/2026

MRN LINK ID	FDOT COUNT STN	ROADWAY	FROM/TO	AREA TYPE	APPROVED ROAD TYPE	LOS STND	SEGMENT LENGTH (Mi.)	DATE OF COUNT	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	LINK % FACTOR	2026 PK HR TRAFFIC	EXISTING TRAFFIC PERCENT SERVICE VOLUME UTILIZED	EXEMPT DEVEL TRAFFIC	APPROVED CONC TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	TOTAL COMMITTED PERCENT SERVICE VOLUME UTILIZED
1		11th Street	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.68	ADT25	877	1.0200	0.096	86	18.1%	2		88	18.6%
2		16th Street	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.78	ADT25	1,733	1.0200	0.090	159	33.5%	3		162	34.1%
3		A Street	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.57	ADT25	3,104	1.0289	0.091	292	61.5%	8		300	63.2%
4		A. Nease Rd /Vermont Blvd	SR 207 to Co. Landfill Entrance	TR	2MC	D	2.48	ADT25	2,359	1.0437	0.148	363	34.6%	16		379	36.1%
5		Allen Nease Rd	Co. Landfill Entrance to CR 214	TR	2MC	D	1.23	ADT25	2,312	1.0519	0.154	374	35.6%	19		393	37.4%
7		Canal Blvd	CR 210A (Roscoe Blvd) to CR 210 (Palm Vly Rd)	UZ	2UC	D	0.76	ADT25	3,255	1.0200	0.102	339	35.3%	7		346	36.0%
8		Cooper Branch Rd	CR 13 to SR 206	RU	2MC	C	3.99	ADT24	575	1.0671	0.278	179	21.8%	10		189	23.0%
10		CR 13	CR 204 to Cooper Branch Rd	RU	2MaC	C	4.92	ADT25	4,785	1.0423	0.099	496	40.9%	21		517	43.0%
11		CR 13	Cooper Branch Rd. to George Miller Rd	RU	2MaC	C	2.47	ADT25	4,096	1.0349	0.099	403	49.1%	14		417	50.9%
12		CR 13	George Miller Rd. to SR 207 (W)	RD	2MaC	C	2.27	ADT25	3,794	1.0200	0.095	368	33.5%	7	46	421	38.3%
13		CR 13	SR 207 (W) to SR 207 (E)	RD	2MaC	C	1.69	ADT25	992	1.0200	0.105	106	9.6%	2			9.8%
14		CR 13	SR 207 to CR 13A	RU	2MaC	C	3.71	ADT25	2,489	1.0200	0.101	257	21.3%	5	41	303	37.0%
15		CR 13	CR 13A to CR 214	RU	2MaC	C	7.39	ADT25	841	1.0200	0.097	83	10.1%	2		85	10.4%
16		CR 13	CR 214 to CR 209	RU	2MaC	C	6.36	ADT25	738	1.0200	0.108	82	10.0%	2		84	10.2%
17.1		CR 13	CR 208 to Joe Ashton Rd	TR	2MaC	D	4.10	ADT25	2,936	1.0204	0.080	233	11.0%	5	19	257	12.2%
17.2		CR 13	Joe Ashton Rd. to SR 16	UZ	2MaC	D	1.27	ADT25	9,843	1.0200	0.111	1110	77.1%	22	295	1,427	99.1%
18		CR 13A	CR 13 to CR 305	RU	2MaC	C	0.97	ADT25	1,967	1.0200	0.108	212	25.9%	4	51	267	32.6%
19		CR 13A	CR 305 to CR 214	RU	2MaC	C	4.48	ADT25	1,824	1.0238	0.108	197	24.0%	5	67	269	32.8%
20		CR 13A	CR 214 to CR 208	TR	2MaC	D	3.76	ADT25	4,218	1.0413	0.101	446	21.1%	18	29	493	23.4%
21.1		CR 13A (Pacetti Rd)	CR 208 to Samara Lakes Parkway	TR	2MaC	D	2.65	ADT25	8,195	1.0591	0.101	861	50.5%	39	13	913	54.4%
21.2		CR 13A (Pacetti Rd)	Samara Lakes Parkway to SR 16	UZ	4UC	D	1.50	ADT25	20,543	1.0827	0.103	2286	71.0%	189	365	2,830	87.9%
22		CR 13B (Fruit Cove Rd)	SR 13 to SR 13	UZ	2UC	D	2.38	ADT25	806	1.0200	0.114	94	8.2%	2		96	8.3%
23.1		CR 16A	SR 13 to CR 210	UZ	2MaC	D	0.57	ADT25	13,224	1.0392	0.096	1317	91.5%	52	523	1,892	131.4%
23.2		CR 16A	CR 210 to River Reach Pkwy	TR	2MaC	D	4.09	ADT25	8,895	1.0691	0.100	793	56.0%	49	1,277	2,068	187.1%
24		CR 16A	River Reach Pkwy to SR 16	TR	2MaC	D	2.66	ADT25	10,560	1.0778	0.083	1058	80.6%	82	698	1,838	140.2%
25.1		CR 16A (Lewis Spdwy)	SR 16 to Varella Ave.	UZ	2UC	D	0.98	ADT25	6,410	1.0200	0.130	853	59.2%	17	83	953	66.2%
25.2		CR 16A (Lewis Spdwy)	Varella Ave. to Woodlawn Rd	UZ	2UC	D	0.35	ADT25	7,223	1.0230	0.111	822	57.1%	19	98	939	65.2%
26		CR 16A (Lewis Spdwy)	Woodlawn Rd. to SR 5 (US 1)	UZ	2UC	D	1.07	ADT25	9,972	1.0313	0.107	1101	76.5%	34	157	1,292	89.7%
27		CR 203 (Ponte Vedra Blvd)	SR A1A to CR 210 (Corona Rd)	UZ	2UC	D	4.27	ADT25	4,497	1.0200	0.092	424	36.9%	8		432	37.6%
28.1		CR 203 (Ponte Vedra Blvd)	CR 210 (Corona Rd) to CR 210A (Solana Rd)	UZ	2UC	D	0.65	ADT25	2,676	1.0200	0.099	269	23.4%	5		274	23.8%
28.2		CR 203 (Ponte Vedra Blvd)	CR 210A (Solana Rd) to Duval Co. Line	UZ	2UC	D	2.77	ADT25	2,400	1.0200	0.118	346	27.3%	6		352	27.8%
123			SR 5 (US 1)														
124			SR 5 (US 1)														
125.1		48	SR 5 (US 1)														
125.2			SR 5 (US 1)														
126		47	SR 5 (US 1)														
127	0256	(Flagler)	SR 9 (I-95)														
128		256	SR 9 (I-95)														
129		261	SR 9 (I-95)														
130		257	SR 9 (I-95)														
131		258	SR 9 (I-95)														
132		55	SR 9 (I-95)														
133		259	SR 9 (I-95)														
134		20	SR A1A														
135		276	SR A1A														
136		275	SR A1A														
137		110	SR A1A														
138		329	SR A1A														
139			SR A1A														
140		240	SR A1A														
169			SR 9B														
167			SR 9B														
168			West Peyton Pkwy														
170			Silverleaf Pkwy														
171.1	12		St. Johns Pkwy (CR 2209)														
171.2			St. Johns Pkwy (CR 2209)														
171.3			St. Johns Pkwy (CR 2209)														
172			Brimhoff Road														
173.1			Silverlake Blvd														
173.2			Silverlake Blvd														
174			River Reach Pkwy														
			St. Johns Pkwy (S) to W. Peyton Pkwy	UZ	4UF	D	1.13	ADT25	49,184	1.0200	0.090	4560	94.1%	0	0	4,560	94.1%
			W. Peyton Pkwy to Duval County Line	UZ	4UF	D	0.94	ADT25	72,348	1.0381	0.095	7171	96.9%	273	666	8,110	106.8%
			SR 9B to Race Track Rd	UZ	4MA	D	0.62	ADT25	27,318	1.0276	0.095	2690	74.8%	74	21	2,775	77.6%
			East Peyton Pkwy	UZ	6MA	D	1.44	ADT25	33,402	1.0500	0.109	3816	70.8%	191		4,007	74.3%
			SR 16/CR 16A to St. Johns Pkwy (CR 2209)	TR	4MA	D	2.03	ADT25	17,348	1.0742	0.095	1779	55.6%	132	2,228	4,139	129.3%
			SR to Silverleaf Pkwy	UZ	4MA	D	2.70	ADT25	9,641	1.0500	0.118	1176	32.8%	59	1,508	2,743	76.6%
			Silverleaf Pkwy to First Coast Expressway	UZ	4MA	D	1.60	ADT25	20,578	1.0500	0.095	2063	57.6%	103	2,095	4,261	119.7%
			First Coast Expressway to CR 210	UZ	4MA	D	2.82	ADT25	28,643	1.0530	0.095	3051	93.8%	159	2,644	5,854	182.1%
			Wildwood Dr to SR 207	UZ	2MaC	D	0.48	ADT25	7,357	1.0647	0.125	979	68.0%	63	12	1,054	73.2%
			St. Johns Pkwy (S) to River Reach Pkwy	TR	4MaC	D	1.56	ADT25	1,397	1.0500	0.109	160	5.0%	8	840	1,008	31.5%
			River Reach Pkwy to St. Johns Pkwy (N)	TR	2MaC	D	2.09	ADT25	2,885	1.0500	0.102	290	19.9%	14	362	666	45.6%
			CR 16A to Silverlake Blvd	TR	2MaC	D	1.10	ADT25	2,792	1.0500	0.102	298	20.4%	15	499	812	55.6%

10,829,517,249

EXHIBIT C

BCC November 3, 2026
Agenda Item No. PUBCOM
Presenter: A. Khaidi

tentative millage rates and budget for Fiscal Year 2027, published on August 18, 2026, in the St. Augustine Record.

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.

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.

Proof: Request for Bids, Bid No.: 3034; CR 16A & Timberwolf Trail Intersection Improvements, published on August 12, 2026 and August 19, 2026, in the St. Augustine Record.

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.

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.

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.

Florida Department of Revenue
Property Tax Oversight

Jim Zingale
Executive Director

5050 West Tennessee Street, Tallahassee, FL 32399

floridarevenue.com

April 1, 2026

9,861,950,678

NOT PAY PROPERTY TAXES IN SAINT JOHNS COUNTY

		,924
		,930
	59,154,835,284	3,478,113,402,548
Exempt Amount	9,861,950,678	671,961,203,039
Population	348,131	23,269,152
Per Capita Taxable Value Average	169,921	149,473
Percentage of Assessed Value Exempt from Taxation	14.29%	16.19%
Millage	5.3603	
Sources: "Ad Valorem Data Book 2025" (DOR) and "Florida Estimates of Populations 2025" (BEBR)		

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

Property Tax Oversight, Research & Analysis

BS

Florida Department of Revenue
Property Tax Oversight

Jim Zingale
Executive Director

r 6/25/26

5050 West Tennessee Street, Tallahassee, FL 32399

floridarevenue.com

April 1, 2026

967,566,571

NOT PAY PROPERTY TAXES IN COSA

itage

		,924
		,930
Taxable Value	3,532,483,907	3,478,113,402,548
Exempt Amount	967,566,571	671,961,203,039
Population	16,548	23,269,152
Per Capita Taxable Value Average	213,469	149,473
Percentage of Assessed Value Exempt from Taxation	21.50%	16.19%
Millage	7.5000	
Sources: "Ad Valorem Data Book 2025" (DOR) and "Florida Estimates of Populations 2025" (BEBR)		

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

Property Tax Oversight, Research & Analysis

BS

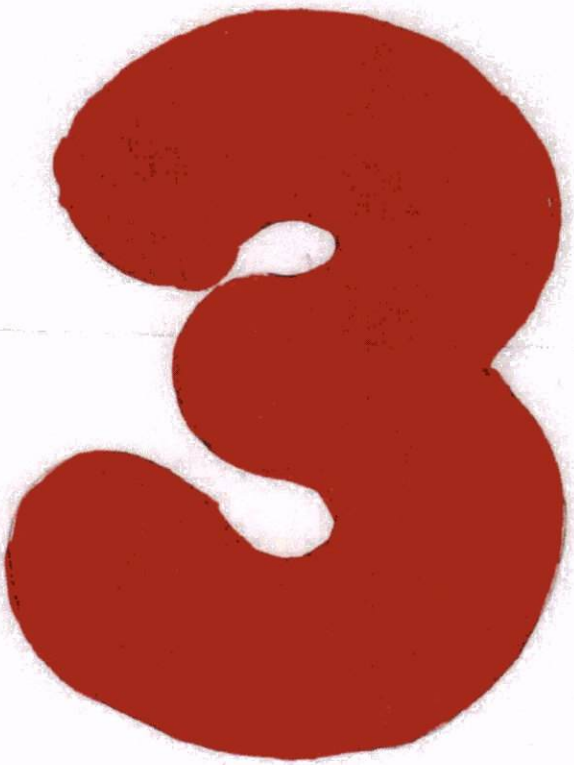
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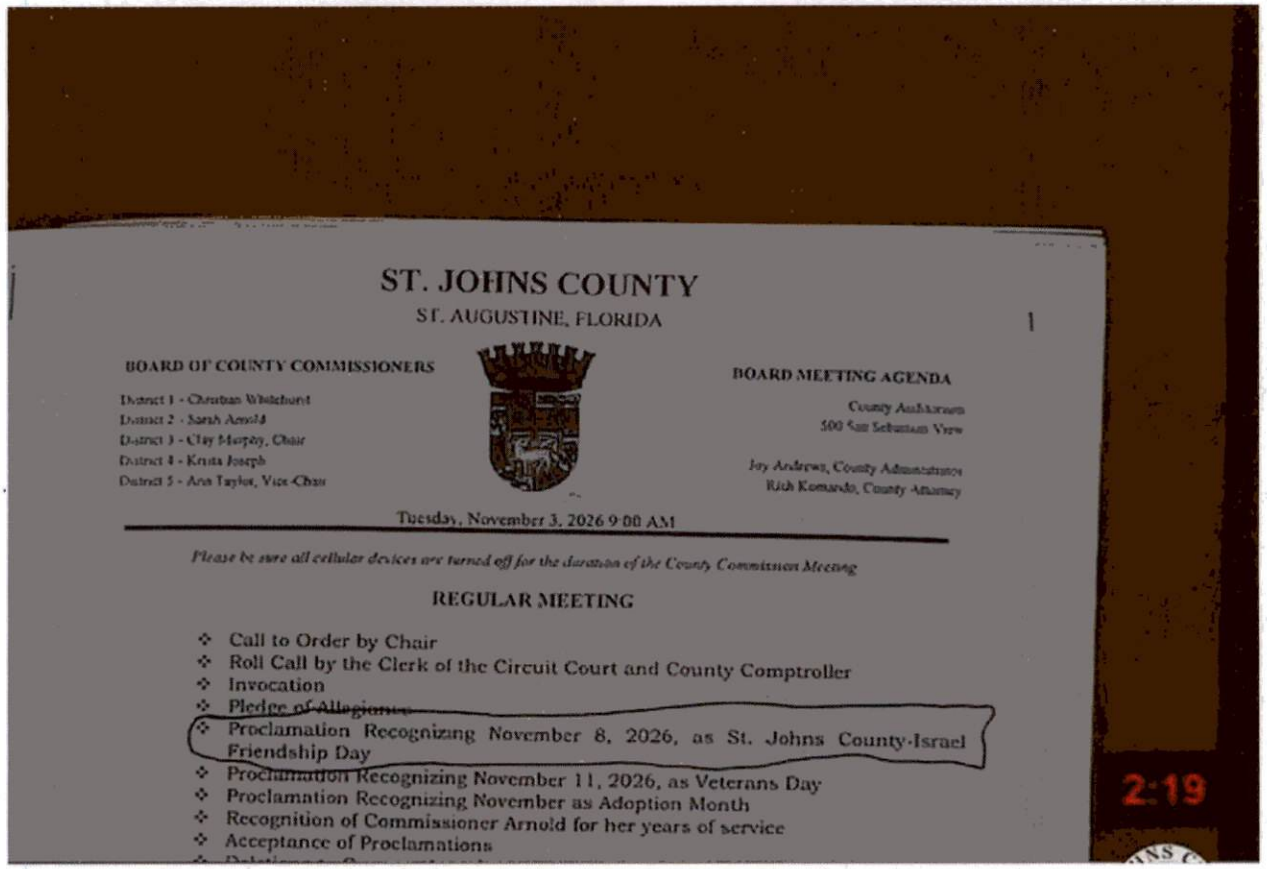
12.2026 WADE

VOTE

YES

ON





ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

1

BOARD OF COUNTY COMMISSIONERS

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

BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, County Administrator
Rich Komando, County Attorney

Tuesday, November 3, 2026 9:00 AM

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

REGULAR MEETING

- Call to Order by Chair
- Roll Call by the Clerk of the Circuit Court and County Comptroller
- Invocation
- Pledge of Allegiance
- Proclamation Recognizing November 8, 2026, as St. Johns County-Israel Friendship Day
- Proclamation Recognizing November 11, 2026, as Veterans Day
- Proclamation Recognizing November as Adoption Month
- Recognition of Commissioner Arnold for her years of service
- Acceptance of Proclamations

2:19

EXHIBIT A

BCC November 3, 2026
Agenda Item No. PUBCOM
Presenter: Tom Reinhold

ANIMAL WELFARE - SPEECH 1 | SAME GROUP, MORE VOICES

Good morning, Commissioners. My name is Ambia Peoples.

At our last meeting, I was our group's final speaker. Today, I'm the first. That is intentional.

We are the same group you heard before. Today, four new voices join me, representing a much larger community of residents, volunteers, rescues, and animal advocates throughout St. Johns County. And you will keep hearing from more of us. We are committed to showing up—not to create conflict, but to create meaningful change for animals who cannot speak for themselves.

Our approach has several layers: requesting public records, researching other counties' policies and outcomes, listening to neighbors, and raising awareness. Here, we choose respectful dialogue, five speakers at a time, because we want answers, not arguments.

We are not here to fight or point fingers. Animal Control has an incredibly difficult job. Staff and volunteers face heartbreaking situations, and they must operate under the ordinances and policies our county has established. That is precisely why we must examine those rules—not simply blame the people working under them.

If current policies contribute to troubling outcomes, we have a responsibility to review them. Our goal is better policy, meaningful accountability, and more humane outcomes for both cats and dogs.

But when residents cannot understand what happens after an animal enters the shelter, when procedures feel hidden, or when people fear questioning a decision, we must ask: **HOW CAN OUR COMMUNITY TRUST A PROCESS IT CANNOT SEE?**

Clay and Duval counties have foster, rescue, and community programs worth examining. We don't need to reinvent every solution. We can study what works and measure the results.

Last time, we brought many ideas. Today, we have focused them into four priorities:

1. MEANINGFUL OVERSIGHT
2. A THOROUGH REVIEW OF CURRENT PRACTICES
3. STRONGER FOSTER AND RESCUE PARTNERSHIPS
4. A REVIEW OF COUNTY ORDINANCES AFFECTING COMMUNITY ANIMALS

Same group. More voices. Same mission. Thank you.

ANIMAL WELFARE PLAN - SPEECH 2
WHAT HAPPENS BEHIND CLOSED DOORS?

Good morning, Commissioners. My name is Doug Brackett.

When an animal enters county care, we expect humane treatment and a fair chance.

Imagine a family searching for their missing dog. A neighbor finds it and brings it to Animal Control, believing the shelter is the safest place. Or someone brings in a frightened mother cat and her kitten, trusting they will be protected.

But what happens after those doors close?

Residents have shared troubling accounts: animals reportedly euthanized soon after intake, concerns about kennel conditions and medical care, and uncertainty about after-hours procedures.

These are serious concerns—not proven findings. That is precisely why we need records, transparency, and independent review.

Who examines a sick dog overnight? Is veterinary care available for an animal in pain? Who decides treatment or rescue is no longer an option? Are animals fed, cleaned, and monitored after public hours?

And when someone reports a nuisance cat, do they understand what could happen after pickup? They may want the cat removed—not killed. A complaint should not automatically lead to euthanasia.

We also hear from rescue volunteers who fear that speaking up could jeopardize their ability to help animals. Whether those fears are justified or not, trust needs rebuilding.

That is why we ask for a commissioner-supported oversight committee—with meaningful cooperation from county departments—to review records and procedures, observe operations with safeguards, hear concerns, and report findings publicly.

This is not about punishment or taking sides. It is about ensuring every lost dog, frightened cat, and injured animal receives the care and consideration it deserves.

We are asking for answers our entire community can trust.

Thank you.

ANIMAL WELFARE - SPEECH 3

THE NUMBERS, THE RECORDS, AND THE QUESTIONS

Good morning, Commissioners. My name is Steve Cobb

According to St. Johns County's published reports for January through September 2026, Animal Control recorded 534 cat euthanasia outcomes and 51 dog euthanasia outcomes.

Those numbers demand attention. But totals cannot tell us why each animal died, whether a dog was critically ill, or whether a kitten had a foster or rescue option.

That is why our group requested the underlying records under Florida's public records law. We paid the $360 production charge, and we are prepared to raise more funds to obtain answers the public deserves.

The county's monthly reports also show zero year-to-date field-release or TNR outcomes. Does that mean no community-cat work occurred, or was it recorded elsewhere? We need to know.

We ask you to examine Ordinance 2017-36 and explain how nuisance complaints, cat confinement, impoundment, and humane return options work in practice.

We need a thorough review of intake, holding periods, veterinary care, rescue transfers, fostering, TNR, and euthanasia decisions—not simply a glance at a website.

Other counties offer lessons. Clay County reported a 91.96% live-release rate in 2025 and 1,196 trap-neuter-vaccinate-return surgeries. Jacksonville has described its foster network and an approximately 87% overall save rate. These measures differ, but their programs deserve examination.

We are asking for an authorized, independent review of the actual records and procedures, with findings shared publicly.

If St. Johns County is doing something well, recognize it. If another county has a better approach, learn from it. This is not about embarrassment. It is about giving our leaders the facts to make better decisions—for animals and our community.

Thank you.

ANIMAL WELFAR PLAN - SPEECH 4

GIVE DOGS AND CATS MORE CHANCES

Good morning, Commissioners. My name is Tracey Bryant

I want to talk about something hopeful: the people in St. Johns County who are already willing to help animals.

Rescues, foster families, TNVR volunteers, and nonprofits give their time and money to care for dogs and cats. They provide veterinary care, bottle-feed kittens, and find loving homes.

Our county's dog and cat euthanasia numbers deserve closer examination. County-supported foster programs and carefully managed trap-neuter-vaccinate-return, or TNVR, could offer more appropriate alternatives. Nearby counties have programs we can study.

But some rescue groups report difficulty working with Animal Control. We need clear, practical answers:

When kittens arrive, are approved fosters notified? If a rescue has space, whom do they call? Is there a consistent process for community cats eligible for TNVR?

We also heard concerns about wild birds at the last meeting. Those concerns matter. Outdoor cats can harm wildlife, while habitat loss and other pressures also contribute to bird declines. We should protect sensitive habitats while evaluating humane, evidence-based cat management. TNVR needs monitoring and appropriate safeguards; it is not a one-size-fits-all solution.

Not every animal can be released, fostered, or adopted. Health and safety matter. But reasonable options should be considered and documented before final decisions.

Our request is a formal partnership process connecting Animal Control with qualified rescues, TNVR organizations, and a county-supported foster network.

We do not have to agree on everything to work together. This community is ready to help. Let's give that help a real place at the table.

Thank you.

ANIMAL WELFAR PLAN - SPEECH 5

Good morning, Commissioners. My name is Renee Lincoln

You have heard the concerns, the numbers, and the unanswered questions. Now we are asking for action and solutions that St. Johns County can be proud of.

We are a prosperous, growing county - with residents and rescue organizations ready to help. Yet families still search for lost pets with fear that animal control has picked them up, rescuers struggle to get answers from our county shelter because everything is done in secret, and animals get a death sentence within days because we do not have any other solutions in place. We need facts, accountability, and a fair examination of humane alternatives

Today, we have THREE specific requests for our County Commissioners to approve:

1. CREATE A COMMISSION-BACKED OVERSIGHT COMMITTEE for our St Johns County Animal Control/Pet Center

Give it clearly defined authority, require cross-departmental cooperation, and allow it to review records and observe operations of our Animal Control/Pet Center. Review intake, housing, veterinary care, euthanasia decisions, and rescue outcomes. Compare neighboring counties and publish findings.

2. BUILD FORMAL RESCUE AND FOSTER PARTNERSHIPS and PROGRAMS that are county supported for our St Johns County Pet Center

Create a clear process connecting qualified rescues, TNVR groups, and foster families with animal intake and placement. Explore a county-supported dog and cat foster network.

3. REVIEW ORDINANCE 2017-36.

Ask county legal counsel to examine nuisance complaints, cat confinement, and lawful TNVR or return-to-field options. A frightened cat should not be judged solely by its behavior in confinement.

- St. Johns County has the resources.
- It has the community involvement.It has neighboring examples to learn from.
- What we need now is the political will to make animal welfare a priority.
- A county should not be judged only by the wealth it creates, the homes it builds, or the growth it attracts.

It should also be judged by what it chooses to protect. Commissioners, we are here because we believe St. Johns County can do better. The question is whether you are willing to lead that change. Thank you!

INMAN ROAD RECORD – AS OF NOVEMBER 3, 2026

1. PZA Hearing – October 1, 2026
   a. Staff Report PZA
   b. PowerPoint Presentation
   c. Hearing – GTV Video Link
2. PZA Hearing – October 15, 2026
   a. Staff Report PZA
   b. PowerPoint Presentation
   c. Hearing – GTV Video Link
3. BCC Hearing – November 3, 2026
   a. Staff Report BCC
   b. PowerPoint Presentation
   c. Hearing – GTV Video Link
4. Application
   a. Staff Comments
   b. Application Resubmittals
   c. Application Submittal Management
5. Application Submittal Management for Current and All Prior Applications

⊟ **MASTER-2005000264 Inman Road**
⊟ **IDR-2006000005** The Floridian PUD
⊟ **CONAGREE-2006000004** Floridian Proposed PUD/Sebastian Cove PUD
⊟ **CONMAJ-2005000025** Inman Road Condos
CONMAJ-2011000002 Floridian PUD/Inman Road Condos (Expired)
DOE-2011000052 Inman Road Condos (HB 7207) (Sent) (1st HB 7207)
⊟ **PUD/PRD PA-2005000038** The Floridian PUD @ St. Augustine PUD
⊟ **PUD-2005000043** The Floridian at St. Augustine PUD
SMADJ-2007000086 The Floridian
MULTIFAM-2007000003 The Floridian Phase 1 (Admin Closed)
DOE-2011000079 Floridian at St Augustine (PUD) (Sent)
DOE-2012000179 The Floridian at St. Augustine, PUD (PUD)
⊟ **PUD/PRD PA-2014000018** The Fountains of St. Augustine PUD
⊟ **MAJMOD-2014000016** The Fountains of St Augustine PUD (Florida PUD)
COMM-2017000023 Fountains RV Park Phase 1A (Withdrawn)
CONMINPDRA-2014000013 The Fountains of St Augustine PUD (Closed)
⊟ **MCPR-2014000013** Fountains Construction Entrance and Sales Trailer **Clrsht (1)**
MODCP-2017000007 The Fountains of St Agustine (Landscape)
⊟ **MODCP-2015000024** Fountains RV Park (Multiple Changes)(Expired)
⊟ **MODCP-2015000143** Fountains Construction Entrance **Clrsht (1)**
ASBULT-2017000024 Fountains Construction Entrance & Sales Trailer (expired)
NDRCSTPL-2016000090 Fountains of St Augustine Entrance **Clrsht (1)**
⊟ **MAJMOD-2020000009** Last Mile Distribution Facility PUD
⊟ **PREAPP-2021000133** Inman Warehouses
⊟ **PREAPP-2024000112** Inman Road North
⊟ **PREAPP-2025000080** Inman Road North
CLTR-2025000162 Inman Road (086510-0000/086520-0130)

EXHIBIT A

BCC November 3, 2026
Agenda Item No. REG 04
Presenter: Board Master

INMAN ROAD RECORD – AS OF NOVEMBER 3, 2026

SMADJ-2020000065 Last Mile Distribution Facility PUD
COMM-2020000076 Last Mile Distribution Facility (Expired) **Clrsht (1)**
MAJMOD-2025000012 FL St Augustine Inman
DOE-2017000024 The Floridian at St. Augustine, PUD (PUD)
PUD/PRD PA-2005000037 The Floridian II PUD
PREAPP-2020000055 Ryan Companies DJX6
PREAPP-2018000047 The Fountains of St Augustine

6. Staff Comments for All Prior Applications
7. PZA Staff Reports for All Prior Projects
8. BCC Staff Reports for All Prior Projects
9. Ordinances for All Prior Applications, including 2020-43, 2015-12, 2006-136, etc.
10. Resolutions for All Prior Applications
11. Small Adjustments for All Prior Applications
12. MDP Maps for All Prior Applications
13. All Public Records of the BCC and PZA
14. Hearings – GTV Links for Application and All Prior Applications

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MULTIFAM-2007000003 The Floridian Phase 1 (Admin Closed)

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PUD/PRD PA-2014000018 The Fountains of St. Augustine PUD

MAJMOD-2014000016 The Fountains of St Augustine PUD (Florida PUD)

COMM-2017000023 Fountains RV Park Phase 1A (Withdrawn)

CONMINPDRA-2014000013 The Fountains of St Augustine PUD (Closed)

MCPR-2014000013 Fountains Construction Entrance and Sales Trailer **Clrsht (1)**

MODCP-2017000007 The Fountains of St Agustine (Landscape)

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MODCP-2015000143 Fountains Construction Entrance **Clrsht (1)**

ASBULT-2017000024 Fountains Construction Entrance & Sales Trailer (expired)

NDRCSTPL-2016000090 Fountains of St Augustine Entrance **Clrsht (1)**

MAJMOD-2020000009 Last Mile Distribution Facility PUD

PREAPP-2021000133 Inman Warehouses

PREAPP-2024000112 Inman Road North

PREAPP-2025000080 Inman Road North

CLTR-2025000162 Inman Road (086510-0000/086520-0130)
SMADJ-2020000065 Last Mile Distribution Facility
PUD
COMM-2020000076 Last Mile Distribution Facility (Expired) **Clrsht (1)**
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Inman
DOE-2017000024 The Floridian at St. Augustine, PUD
(PUD)
PUD/PRD PA-2005000037 The Floridian II PUD
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ALMOND
ENGINEERING
www.AlmondEngineering.com
904-306-0162

PROJECT:_____

DESCRIPTION:_____

BY:_____ DATE:_____

CHECKED:_____ DATE:_____

IMESON AMAZON SJRWMD PERMIT

Permit # 109382-8

ORDINANCE NO. 2018- 44

ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RELATING TO STANDARDS FOR TRANSPORTATION CONCURRENCY AND TRANSPORTATION ACCESS STANDARDS IN THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY AND IN OVERLAY DISTRICTS; AMENDING ARTICLES VI AND XI OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMEN DED; PROVIDED FOR AMENDMENTS TO ARTICLE VI, PART 6.04.00 FOR AMENDED ACCESS MANAGEMENT STANDARDS; PROVIDING FOR AMENDMENTS TO ARTICLE XI, IN RELATION TO EXEMPTION OF TRANSPORTATION CONCURRENCY FOR NON-RESIDENTIAL DEVELOPMENTS FOR ECONOMIC DEVELOPMENT AND JOB CREATION; PROVIDING FOR AN AMENDMENT TO APPRAISALS; PROVIDING FOR AN AMENDMENT FOR IMPACT FEE CREDITS; AND PROVIDING FOR OTHER RELATED TRANSPORTATION CONCURRENCY AMENDMENTS; PROVIDING FOR RELATED AMENDMENTS TO APPENDIX A OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, local land development regulations require evaluation and revision to address public health, safety and welfare issues that may occur during the implementation of land development regulations such as the provision of clear design standards for permissible uses; and

WHEREAS, St. Johns County shall encourage recruitment of businesses and industries to enhance the County's economic base and to create jobs; and

WHEREAS, the County believes that exempting transportation concurrency for non-residential development would encourage economic development; and

WHEREAS, the County believes that a detailed site access and operation analysis should be submitted prior to construction plan approval to identify needed roadway improvements within a developments immediate project impact area to provide for safe and efficient access to a proposed development; and

WHEREAS, the County believes that Articles VI and XI of the County's current Land

Development Code, Ordinance No. 99-51, as previously amended, can be further improved by modifications herein; and

WHEREAS, it is found that the hereinafter Ordinance provisions are consistent with, and restore and implement provisions of the 2025 Comprehensive Plan Amendment of St. Johns County as adopted and enacted on August 17, 2010;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY:

Section 1. Legislative Findings of Fact: The above Recitals and WHEREAS clauses are hereby adopted as legislative findings by the St. Johns County Board of County Commissioners and incorporated and made a part of this Ordinance.

Section 2. Access Management Standards. Article VI of the Land Development Code Ordinance No. 99-51, as previously amended is hereby amended by amending Part 6.04 of the Land Development Code as depicted in the attached **Exhibit A**, incorporated herein and made part of this Ordinance.

Section 3. Concurrency Amendments. Article XI, Concurrency Management of the Land Development Code, Ordinance 99-51, as previously amended is hereby amended to read as follows in the attached **Exhibit B,** incorporated herein and made part of this Ordinance.

Section 4. Traffic Impact Study. Appendix A, Traffic Impact Study Methodology and Procedures of the St. Johns Land Development Code Ordinance 99-51, as previously amended is hereby amended to read as follows in the attached **Exhibit C,** incorporated herein and made part of this Ordinance.

Section 5. The remaining portions of the St. Johns County Land Development Code, Ordinance 99-1, as amended, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 6. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed with the Clerk to the Board.

Section 7. Inclusion and Codification into the Land Development Code. It is the intent of the St. Johns County Board of County Commissioners that the provisions of this Ordinance shall be codified and made part of the St. Johns County Land Development Code, Ordinance No. 99-51, as previously amended, and that the sections and attachments of this ordinance may be renumbered, reorganized, relettered, and appropriately incorporated into the Land Development Code in order to accomplish such intentions.

Section 8. Severance Clause. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent

jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

Section 9. Effective Date. This Ordinance shall take effect upon its being filed with the Department of State of Florida.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 7th day of August, 2018 .

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk of Court

By: _____
Deputy Clerk

Effective Date: SEP 17 2018

RENDITION DATE AUG 09 2018

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
"FL St. Augustine Inman PUD"

Section 5.03.02 (G) (1)

a. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development

This PUD is proposed on behalf of the FL St. Augustine Inman, LLC ("Owner"), and requests a Major Modification (MAJMOD) to Planned Unit Development (PUD) Ordinance 2020-43. The proposed PUD is located approximately ½ mile north of SR-16 on the east side of the terminus of Inman Road and will modify the existing approved Warehouse/Distribution use, to a flex industrial type use for the purpose of developing the site as generally depicted on the Master Development Plan (MDP) map. The previous PUD was approved September 15, 2020, but the site remains vacant and undeveloped, except for previous limited agricultural uses and infrastructure.

It is anticipated that the design, character and architectural style of the proposed flex industrial uses demonstrate an innovative, unified, cohesive and compatible plan of development in that it will:

- Provide an environment, which is compatible with the surrounding land use fabric and compliments the commercial and industrial uses in the area, as well as service and employment opportunities for the residents of the area and greater St. Johns County.
- Permit a creative approach for the development of this site to accomplish a more desirable plan than would be possible through the strict application of the standard LDC requirements.
- Allow for site design, architectural style and low impact development principals in keeping with the latest technology and functional aspects of a modem distribution facility and infrastructure.

b. The total number of acres included within the project requested in the application.

58.74 acres (+/-).

c. ***The total number of Wetland acres included within the project as requested in the application.***

There are 32.38 (+/-) acres of wetlands.

d. ***The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this Code.***

The total site area is 58.74 acres (+/-). The wetlands total 32.38 (+/-) acres and will remain as-is with no impacts or fill. Total upland area is 25.33 (+/-) acres. There will be approximately 1.03 (+/-) acres of Other Surface Waters (OSW) impacted and filled as part of the proposed development, pursuant to State and Federal regulations.

e. ***The total number of residential dwelling units and density of the project, the projected population, and projected population of elementary and high school age children that may reside within the project.***

This PUD will have no residential use, and the applicant waives rights to potentially develop as a Live Local Act residential project pursuant to the Florida Statutes.

f. ***The total square footage and intensity of non-residential development.***

A maximum of 250,000 square feet of flex industrial uses. Flex industrial is meant to generally describe the facilities and infrastructure that can be used and adapted over time for various tenants and will include light industrial and business/commercial park uses commensurate with the Industrial Warehousing and Commercial Warehouse zoning districts in the St. Johns County Land Development Code (LDC), except for the following list of uses, which shall not be allowed in this PUD.

1. Restaurants,
2. Retail Sales (Except Ancillary to a Primary Allowed Use),
3. Brewpubs,
4. Psychics, Astrologists, Palmists,
5. Financial Institutions,
6. Funeral Homes, Crematoriums, Mortuaries,
7. Convenience Stores,
8. Gas Stations, Car Wash Facilities, Auto/Oil Change Facilities,
9. Alcoholic Beverage Sales,
10. Adult Arcade Amusement/Electronic Game Promotions,
11. Automobile Sales/Service/Rental Facilities,
12. Large Scale Discount Centers,
13. Supercenters,

14. Big Box Retailers,
15. Outdoor Plant/Garden Supply Centers,
16. Vocational/Technical Trade Schools,
17. Taverns, Bars, Lounges, Clubs,
18. Adult Uses,
19. Agricultural Stands,
20. Arenas/Rodeo Grounds,
21. Kennels and other Animal Boarding Facilities,
22. Storage of Garbage/Waste Haulers,
23. Flea Markets,
24. Truck Stops,
25. Hotels/Motels,
26. Vegetable Food Processing,
27. Lumberyards,
28. Biomass Processing/Transfer Facilities,
29. Newspaper Printing Operation/Distribution,
30. Vehicle Recycling Facilities,
31. Composting/Yard Waste Facilities,
32. Outdoor Seasonal Sales, Farmers Markets,
33. Any Use Emitting Noxious Odors,
34. Last Mile Distribution Facilities,
35. Data Centers,
36. Livestock Auction Facilities,
37. Airport, Heliport Facilities,
38. Electric Substations,
39. Large Scale Printing Plants,
40. Racetracks (auto, dog, kart, horse, moto),
41. Limited Paramutual Permit Holder,
42. Heavy Industrial Uses per LDC 2.02.01.K.
43. Distribution Centers.

g. ***The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the project and the maximum height of all structures.***

The development will adhere to the following minimum site development standards listed below and as depicted on the MDP Map:

1. Structure Setbacks: 15' front, 15' side and 15' rear; similar to IW Zoning District.

2. Parking: Shall meet applicable requirements of the LDC.

3. Building Height: Shall not exceed 35'.

4. Accessory Structures: Shall meet applicable requirements of the LDC.

5. Signage: Shall meet applicable requirements of the LDC.
6. Maximum ISR: 75%;
7. Maximum FAR: 70%;
8. Lighting: Shall meet applicable requirements of the LDC.

h. The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will he provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.

Drainage

Drainage will be provided by way of pipe, ditch and/or culvert to storm water management facilities either, which may include ponds, swales and or subsurface systems on site to treat storm water runoff. All storm water facilities will adhere to St. Johns County and St. Johns River Water Management District regulations. Pursuant to Comprehensive Plan Policies D.3.2.13 and E.2.6.8, storm water ponds will be designed and constructed, wherever feasible, to use natural vegetation, trees, understory plantings and groundcover to create wildlife habitat and passive recreation areas.

Access & Interconnectivity

A 20' right-of-way reservation area is provided and depicted on the MDP map.

Vehicle access and circulation will be provided on site connecting to Inman Road for parking and loading as depicted on the MDP map, including five (5) ingress/egress points for employees, customers, and truck ingress/egress. Inman Road shall be improved to County Minor Collector standards from the project's northerly point of access to the area just south of Outlet Centre Drive where County ownership of the roadway begins.

Intersection improvements at Inman Road and SR 16 will comply with the FDOT and St. Johns County Requirements, as determined by the traffic analysis.

The unimproved portion of Inman Road will be improved to St. Johns County standards as a Minor Collector, or other standard as determined, to serve as a roadway for the PUD and existing adjacent uses. Pedestrian access and interconnectivity will be made possible by a 5' sidewalk along the western road frontage to connect existing uses and developments abutting to the north and south. A 4' internal sidewalk is proposed along the parking frontage within the 10' perimeter buffer for employees connecting the parking area to other areas of the development as depicted on the MDP map.

Signs shall be provided on the property prohibiting any business-related vehicle 'through-traffic'

on Outlet Center Drive, and to only use Inman Road.

Open Space & Recreation
The minimum open space will be provided throughout the PUD per the requirements of the LDC as depicted on the MDP Map. No recreation is planned as part of this PUD.

Utilities & Solid Waste
Water and sewer will be a centralized system provided by St. Johns County Utility Department. Solid waste will be provided by the licensed franchisee in the area.

Fire Protection
Fire protection will comply with LDC Part 6.03.00 and meet the current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

i. ***The amount of water and sewer use based upon the project population and the public utility providers, if applicable.***

St. Johns County Utility Department (SJCUD) will be able to meet the water and sewer plant capacity for a new 250,000 square foot flex industrial development with a total anticipated usage of 6,000 gallons per day of water and 6,000 gallons per day sewer. The water and sewer service will be provided by the CR 214 Water Treatment Plant and SR16 Wastewater Treatment Plant, respectively.

All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.

Utility connection points shall be installed as listed in the Availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in the public right-of-way shall require an easement/restoration agreement.

No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipes.

j. ***The type of underlying soils and its suitability for development of the proposed project***

The ECS Florida, LLC report, included with this application, describes the site to generally have Smyrna-Smyrna Wet Fine Sand, Ona-Ona Wet Fine Sand, St. Johns Fine Sand, and

Tomoka Muck. A detailed analysis and geotechnical exploration of soil structure for development purposes will be conducted during the engineering and construction plan phase.

k. ***The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application submittal.***

Pursuant to the ECS Florida, LLC report, the site includes 58.74 (+/-) acres of Mixed Hardwood-Coniferous (1400), Urban Open Land (1821), High Intensity Urban (1822), Industrial (1822), Mixed Hardwood-Coniferous Swamps (2200), and Cypress (2211) FLUCCS land use types.

l. ***The type and extent of any significant natural communities habitat as defined by this code***

A protected wildlife species survey and habitat assessment were conducted over the property on July 29, 2025, by ESC Florida, LLC. Protected wildlife species are defined as those listed as Threatened, Endangered, or Species of Special Concern by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). The Project area was surveyed for potential threatened and endangered species of St. Johns County, Florida. There are no known or documented species of special concern or significant natural communities' habitat on site.

m. ***Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply***

There are no known or observed historic resources on site. The archaeological review is complete pursuant to the PREAPP 2025-080 comment from Megan Wright. However, if archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division, Historic Resource Management office contacted immediately (Objective A.1.4.6, St. Johns County Comprehensive Plan).

n. ***The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.***

A minimum 10' perimeter buffer and 10/A screening standards shall be provided along the PUD boundary, including a masonry screening wall of minimum height of 8' along the North property boundary abutting the existing FOP outdoor shooting range lanes, as described and depicted on Exhibit C MDP Map as part of this PUD. A 20' reservation for future ROW expansion will be provided along the western property boundary abutting Inman Road. An enhanced landscape buffer with additional trees and shrubs beyond the minimum standards, and will include

evergreen species trees which are not less than 6" inches DBH and 20' in height with an 8' spread, and not more than 15' apart blended with a Viburnum species hedge no less than 4' high, will be provided along the western property boundary abutting Inman Road across from the existing residential homes to provide additional screening and buffering.

An average 25' undisturbed upland buffer, plus a 25' building setback is required between developed areas and contiguous wetlands. However, all interior drive and parking areas, infrastructure and accessory uses are allowed in the setback.

o. ***PUDs located in special districts as defined by Article III of this Code shall include a statement identifying the particular special district and referencing the requirements to comply with provisions of such special districts.***

Not applicable.

p. ***The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.***

Temporary signage shall be allowed within the Property and shall comply with LDC Section 7.02.00. Provided a permit for construction or development has been issued, pursuant to LDC Section 2.02.05.B.5, temporary construction trailers may be utilized and placed on the site in the location shown on the construction plans. Temporary construction trailers will be allowed to remain until completion of the last building and must be removed no later than thirty (30) days of approval of the certificate of occupancy for the last building. Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot with a driveway apron that meets the LDC requirements.

q. ***The use and location of accessory uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, set- backs, swimming pools, fencing, and similar uses.***

Accessory structures will meet the applicable requirements of the LDC.

r. ***A phasing schedule, including at a minimum, the amount of residential and non- residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent complete, before the next phase may proceed. The phasing schedule between the commencement dates and completion date may be modified pursuant to LDC Section 5.03.05. The phasing schedule shall also provide for a PUD progress report as required by Section 5.03.07.***

Construction is planned to commence within one (1) year from approval of this PUD Ordinance. Commencement of construction shall be deemed to have occurred upon final construction plan approval for any portion of the horizontal infrastructure improvements. Construction shall be completed in accordance with the applicable expiration date(s) of construction plan approvals, which may be extended upon County approval pursuant to applicable provisions of the LDC. It is anticipated construction to be complete within two (2) years from date of commencement. Completion of construction is defined as receipt of approval from the County of the post-construction infrastructure as-built surveys or the certification of completion by the licensed Professional Engineer of Record. The construction commencement and/or completion dates contained herein may be extended upon approval by the County pursuant to LDC Section 5.03.05.

s. ***The projected impact of the project upon St. Johns County, an explanation of the project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the project.***

The Major Modification from PUD to PUD Zoning will allow for a development compatible with the existing Mixed-Use Future Land Use designation in an appropriate location adjacent to and integrated into the existing mixed-use nodal interchange development at I-95 and SR-16. This development will provide opportunities for commercial growth, service to the surrounding residential communities, economic development and employment generation within St. Johns County.

The Property is in a constantly growing part of St. Johns County. This development will complement the growth and activity near the Interstate 95 and SR-16 interchange area that has taken place since the mid-1980s based on market demand and its prime location factors. Numerous changes to the commercial and industrial warehouse zoning districts have occurred to accommodate development to serve St. Johns County, including almost every parcel of land along Inman Road, SR-16 and 15 modifications to the St. Augustine Centre mixed-use PUD since its adoption.

t. ***A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.***

1) A waiver from LDC Sections 6.06.04.A&B for a reduction of the buffer and screening standard from Type 30/B to 10/A around the perimeter of the property, except as previously described in Section n of this PUD. The western property line abuts the 60' Inman Road right-of-way; the northern property line abuts an existing shooting range and lodge owned by the St. Johns County Fraternal Order of Police (FOP); the eastern property line abuts approximate 22,000 acre Twelve Mile Swamp Conservation Area owned by the SJRWMD/FDEP that acts as a buffer from development, the southern property line abuts public land owned and operated by St. Johns County's Utility Department as a warehouse and storm water pond. Based on the aforementioned surrounding property data, the normal buffer and screening standard would constrain and burden the needed internal vehicular use

areas and parking infrastructure needed to serve the flex industrial facility.

2) A waiver from LDC Sections 6.04.05, 6.04.05.C.2.b and 6.04.05.H.1.a.l for the use of an access road to serve a portion of the site, to allow up to five (5) driveway connections to accommodate the separate vehicle parking, staging and loading areas required for the development, and eliminate the right turn lane requirement on Inman Road. An access easement will be provided, if needed, with the roadway improvements to assure continued access to the abutting property owners. The frontage of the property is approximately 2,250 linear feet, combined along Inman Road and the unimproved roadway, and the developable portions of the property are uniquely shaped and generally split into two, a northern portion and southern portion. As such, the normal access and driveway connection standards would hinder the ability to develop the site with proper circulation and access.

3) A waiver from LDC Section 5.03.03.B.2 for a reduction from 20' to 15' for the commercial setback from a right-of-way line. The 15' setback is commensurate with the majority of commercial, office and industrial zoning categories in St. Johns County. Furthermore, the previous PUD (Ord. 2020-43) was adopted with 15' setbacks along the same right-of-way line and accounted for the increased distance based on the reservation area across Inman Road to the nearest adjacent residential area to the west.

u. ***A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.***

The Applicant hereby stipulates and agrees to proceed with the descriptions listed in this MDP text in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD. Changes to the MDP map pursuant to final engineering and permitting requirements imposed by local or State agencies related to civil infrastructure, utilities and/or storm water management systems will be allowed by way of an administrative Small Adjustment concurrent with construction plan review and approval as long as the overall spirit and intent of the MDP text is met for this PUD.

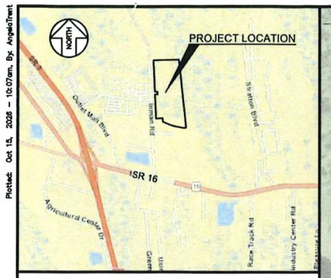
v. ***When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each land use designation.***

Not applicable. The entire property has a Comprehensive Plan FLUM designation of Mixed-Use.

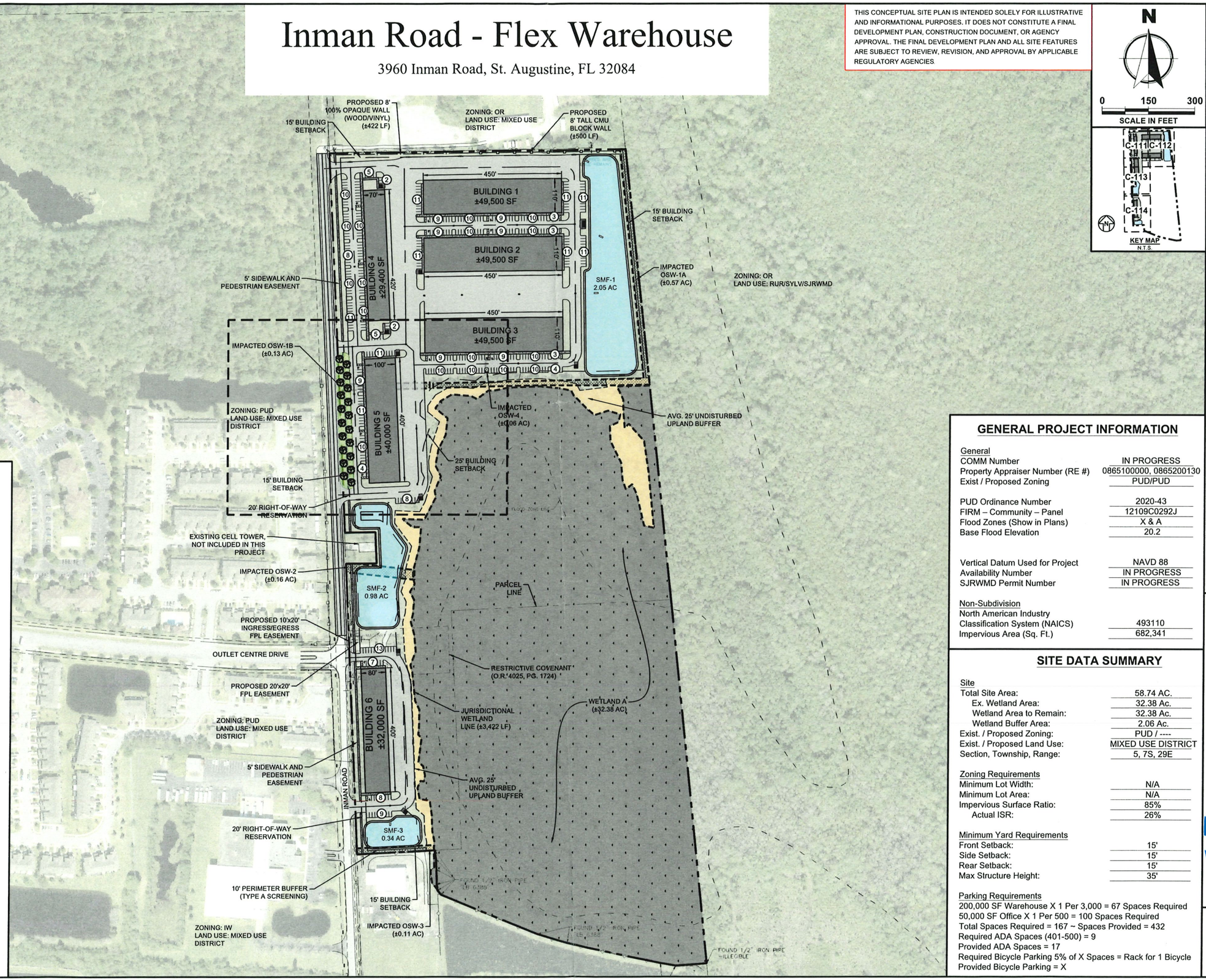
Inman Road - Flex Warehouse

3960 Inman Road, St. Augustine, FL 32084

THIS CONCEPTUAL SITE PLAN IS INTENDED SOLELY FOR ILLUSTRATIVE AND INFORMATIONAL PURPOSES. IT DOES NOT CONSTITUTE A FINAL DEVELOPMENT PLAN, CONSTRUCTION DOCUMENT, OR AGENCY APPROVAL. THE FINAL DEVELOPMENT PLAN AND ALL SITE FEATURES ARE SUBJECT TO REVIEW, REVISION, AND APPROVAL BY APPLICABLE REGULATORY AGENCIES.



VICINITY MAP
NTS



N

0 150 300
SCALE IN FEET

PROJECT CONTACTS:

OWNER:
Inman Road Properties, LLC
1102 A1A North, Suite 202
Ponte Vedra Beach, FL 32082

DEVELOPER:
Inman Road Properties, LLC
1102 A1A North, Suite 202
Ponte Vedra Beach, FL 32082

CIVIL ENGINEERS:
Almond Engineering, P.A.
6279 Dupont Station Court
Jacksonville, Florida 32217
904.306.0162

Attn: Eric J. Almond, P.E.
ealmond@almondengineering.com

Attn: William J. Byers, P.E.
wbyers@almondengineering.com

Attn: David O. Dostie, P.E.
ddostie@almondengineering.com

ENVIRONMENTAL SCIENTIST:
ECS Florida, LLC
11554 Davis Creek Court
Jacksonville,FL 32256
904.977.8478
Attn: Joe Brinson, PWS

SURVEYOR - TOPO:
Johnson Associates Surveying and Mapping
11911 S. Curley Street
San Antonio, FL 33576
352.588.2768
Attn: Andrew Getz

SUBSURFACE UTILITY INVESTIGATION:
TBD

LANDSCAPE ARCHITECT:
A & K Land Planning
416 Tortoise Trace
Jacksonville, FL 32259
904.476.9692
Attn: Kris Reed

GENERAL PROJECT INFORMATION

General	
COMM Number	IN PROGRESS
Property Appraiser Number (RE #)	0865100000, 0865200130
Exist / Proposed Zoning	PUD/PUD
PUD Ordinance Number	2020-43
FIRM – Community – Panel	12109C0292J
Flood Zones (Show in Plans)	X & A
Base Flood Elevation	20.2
Vertical Datum Used for Project	NAVD 88
Availability Number	IN PROGRESS
SJRWMD Permit Number	IN PROGRESS
Non-Subdivision	
North American Industry Classification System (NAICS)	493110
Impervious Area (Sq. Ft.)	682,341

SITE DATA SUMMARY

Site	
Total Site Area:	58.74 AC.
Ex. Wetland Area:	32.38 Ac.
Wetland Area to Remain:	32.38 Ac.
Wetland Buffer Area:	2.06 Ac.
Exist. / Proposed Zoning:	PUD / ----
Exist. / Proposed Land Use:	MIXED USE DISTRICT
Section, Township, Range:	5, 7S, 29E
Zoning Requirements	
Minimum Lot Width:	N/A
Minimum Lot Area:	N/A
Impervious Surface Ratio:	85%
Actual ISR:	26%
Minimum Yard Requirements	
Front Setback:	15'
Side Setback:	15'
Rear Setback:	15'
Max Structure Height:	35'

Parking Requirements
200,000 SF Warehouse X 1 Per 3,000 = 67 Spaces Required
50,000 SF Office X 1 Per 500 = 100 Spaces Required
Total Spaces Required = 167 ~ Spaces Provided = 432
Required ADA Spaces (401-500) = 9
Provided ADA Spaces = 17
Required Bicycle Parking 5% of X Spaces = Rack for 1 Bicycle
Provided Bicycle Parking = X

10/15/2026

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE

AE JOB NO.: 25-80
DESIGN: EBB/DOD
DRAWN: ANT
CHECKED: CAK
PLOT DATE: 10/15/2026

MASTER SITE PLAN

INMAN ROAD - FLEX WAREHOUSE
3960 INMAN ROAD
ST. AUGUSTINE, FL 32084

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-010

FULL SIZE = 22x34
HALF SIZE = 11x17

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Plotted: Oct 15, 2026 – 10:07am, By: AngelaTrent
P:\AE Projects\2025\25-80 Inman Road – Reed\plan\Design\BASE\SITE-BASE_25-80.dwg

FL St. Augustine Inman PUD

Today's decision . . .

Look at **options** and choose the

"Best of the Worst"

or

Deny

them all

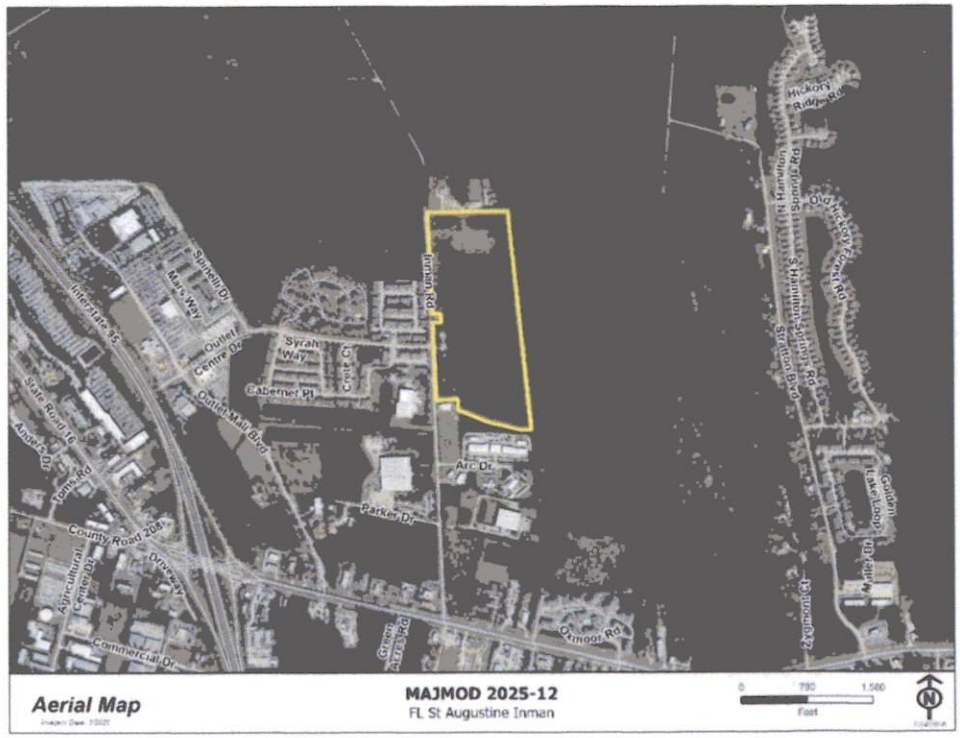
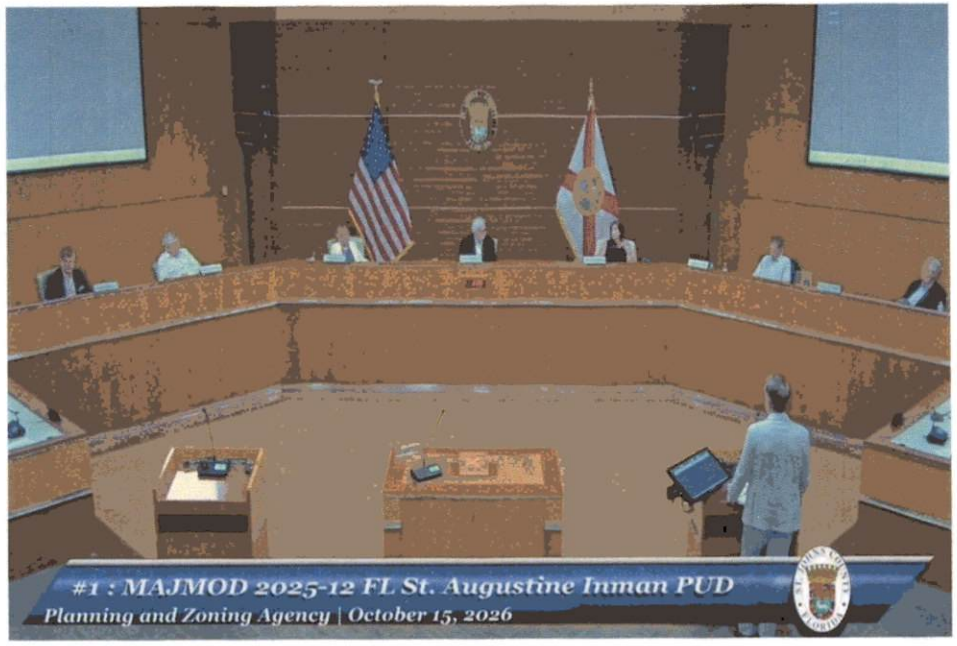


EXHIBIT B

BCC November 3, 2026
Agenda Item No. REG 04
Presenter: Joe McAnarney

FL St. Augustine Inman PUD

Remember also
that
your PZA
heard presentations
and voted
4-3
to recommend
DENIAL!



FL St. Augustine Inman PUD

Foremost among PZA concerns was that **SR16 at Inman Road** is at

184%

184%

FL St. Augustine Inman PUD

And while there is
justification for denial
if Residential
were proposed,

so too would there be
justification for denial
if non-residential
were proposed.

It's all about TRAFFIC!!

184%

FL St. Augustine Inman PUD

The applicant has given us one document to review . . .

And says **250,000 sf** of **flex warehouse** will add

85 trips

at PM Peak Hour

(and says this is less than Amazon)

TRIP GENERATION COMPARISON
INMAN ROAD INDUSTRIAL

LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	TOTAL	IN	OUT	TOTAL	IN	OUT
Currently Approved Use Distribution Center	125 ksf	1,480	1	0	1	91	61	30
Proposed Development Industrial Park	250 ksf	1,512	85	69	16	85	19	66
Trip Differential (Proposed Minus Approved)		***32***	***84***	***69***	***15***	***-6***	***-42***	***36***

Trip Generation Rates:

Daily

Distribution Center	Based on End-User Provided Employee Shift Schedule	
Industrial Park	[ITE 130]	Ln(T) = 0.52 Ln(X) + 4.45 (50% in, 50% out)

AM Peak Hour

Distribution Center	Based on End-User Provided Employee Shift Schedule	
Industrial Park	[ITE 130]	T = 0.34(X) (81% in, 19% out)

PM Peak Hour

Distribution Center	Based on End-User Provided Employee Shift Schedule	
Industrial Park	[ITE 130]	T = 0.34(X) (22% in, 78% out)

FL St. Augustine Inman PUD

Intended Plan of Development: The applicant intends to develop a maximum amount of 250,000 sq. ft. of flex industrial space. The proposed development is estimated by staff to generate 1,318 average weekday trips with 154 trips occurring during the weekday P.M. peak hour (4 P.M. to 6 P.M.) based on 250,000 sq. ft. of industrial park space (ITE LUC 130).

The directly accessed roadway segments, Link 93.1 (SR 16 from I-95 to Inman Road) and Link 93.2 (SR 16 from Inman Road to Four Mile Road), are currently operating at 126.2% and 131.3% of capacity, respectively, based on existing 2026 P.M. peak hour traffic; and 184.3 % and 179.3% of capacity, respectively, based on total committed peak hour traffic.

But our Transportation Dept. says **250,000 sf** of **flex warehouse** will add **154 trips** at PM Peak Hour

FL St. Augustine Inman PUD

Our Transportation Dept.
also says that
Amazon traffic
is NOT included
in the 184% !!

And therefore,
neither is the flex
warehouse traffic!!

184%

FL St. Augustine Inman PUD

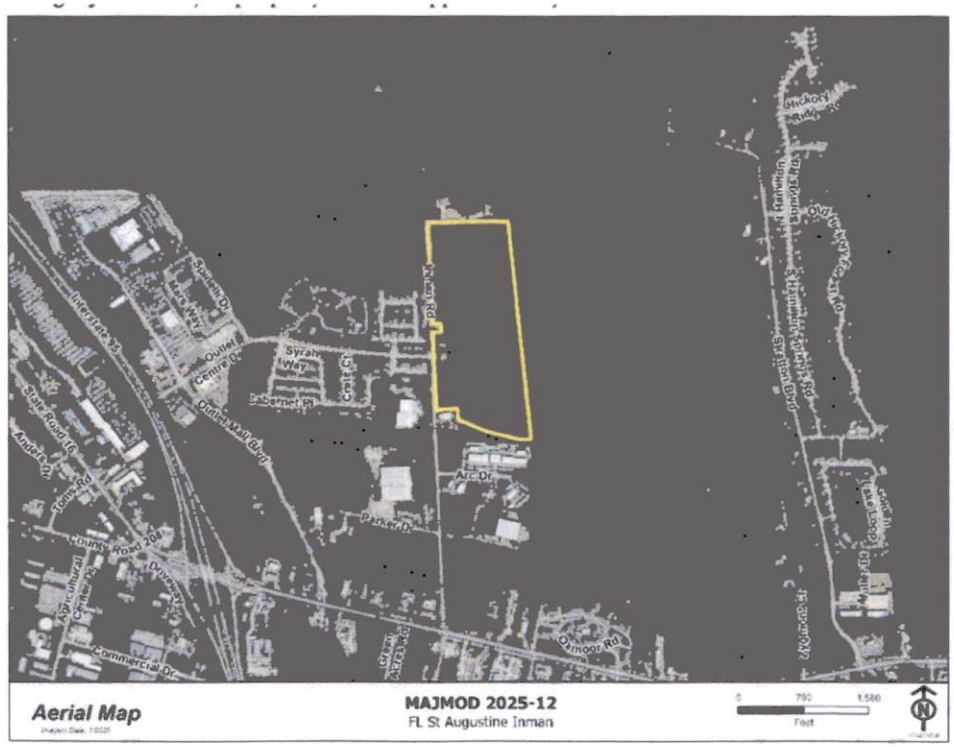
Choices??

250,000 sf
Flex Warehouse . . . **189%**
(154 trips PM Peak)

125,000 sf
Flex Warehouse . . . **186%**
(77 trips PM Peak)

342 Apartments . . . **188%**
(13 units / ac, 118 trips PM Peak)

Deny All **184%**



Existing Future Land Use: The subject property and several of its surrounding properties have a Future Land Use Map (FLUM) designation of Agricultural-Intensive (A-I). Within the vicinity, there are properties that are designated as Rural/Silviculture, Residential-A, Residential-B, Residential-C, Commercial, Rural Commercial, and Community Commercial.



FIRST COAST EXPRESSWAY

Proposed Future Land Use: The applicant is requesting to change the subject property's FLUM designation from Agricultural-Intensive (A-I) to Community Commercial (CC).

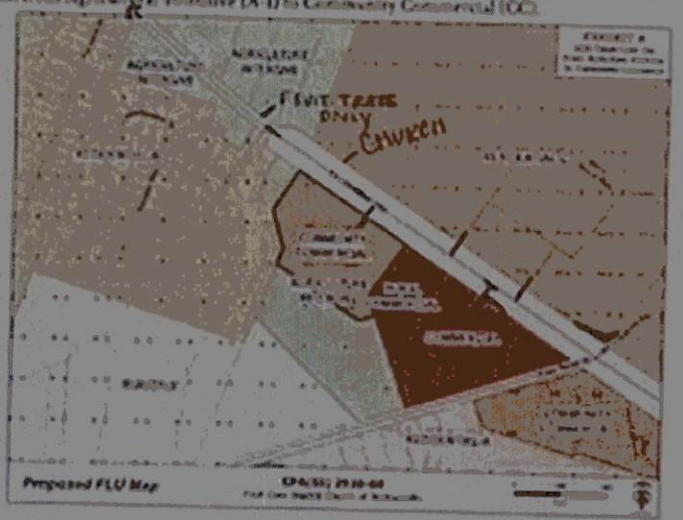


EXHIBIT A

BCC November 3, 2026
Agenda Item No. REG 05 & 06
Presenter: Vanessa Sizemore

Proposed Use Restrictions

Proposed Prohibited Uses

- Billiards / pool parlors
- Bed & breakfast
- Mini warehouse / personal storage
- RV / boat storage
- Brewpub / microbrewery
- Psychics / astrologists / palmists
- Community marinas
- Outdoor storage
- Bail bonds
- Treatment facilities with housing
- Package liquor sales
- On-site liquor consumption
- Live Local Conversion

Uses Limited to Parcel A – East

- Gas stations
- Car wash facilities
- Tire sales and service
- Oil change facilities

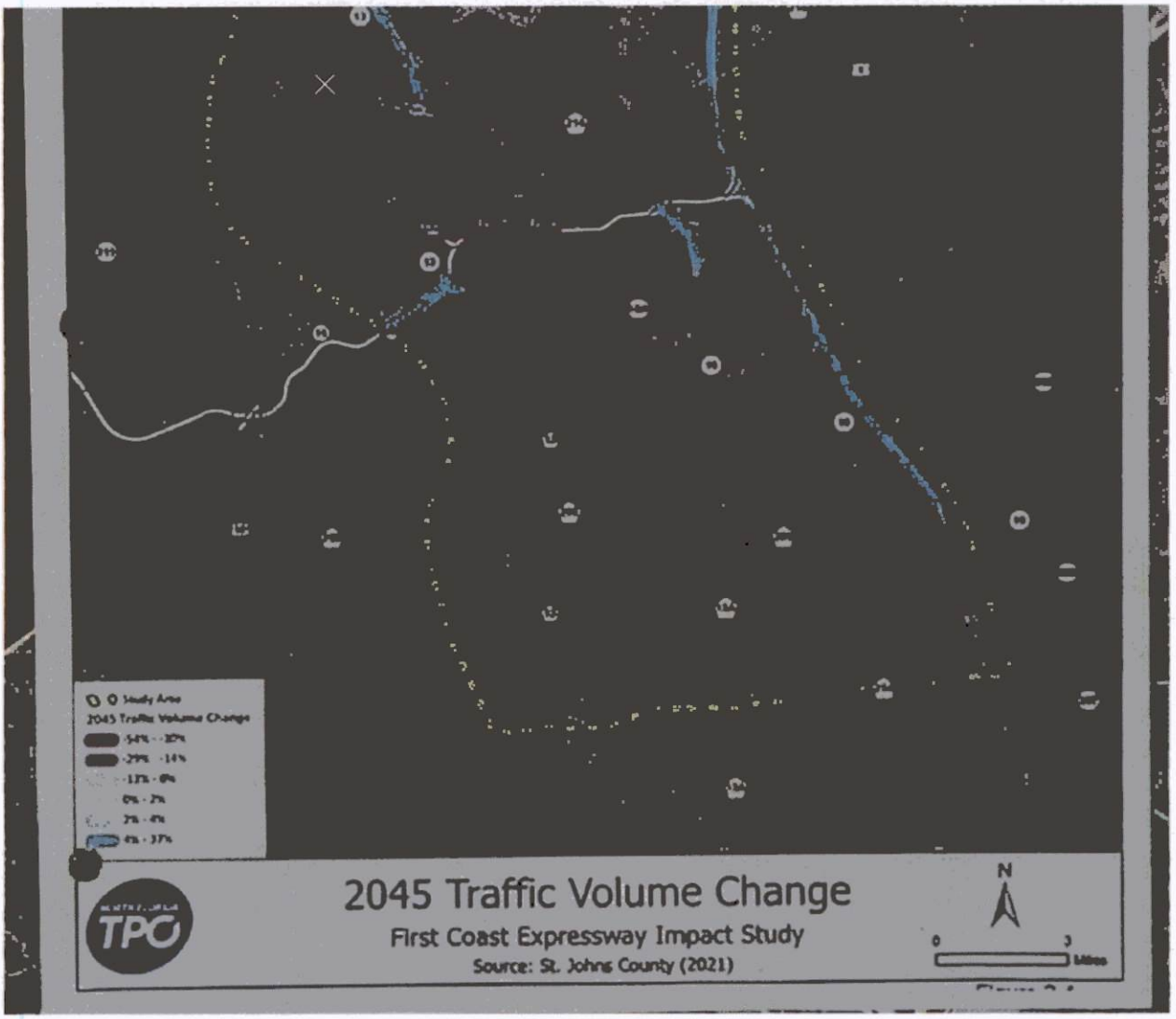


EXHIBIT B

BCC November 3, 2026
Agenda Item No. REG 050 06
Presenter: Aaron Smith & Matthew


Silverleaf Master Plan
CR 16A
30' Scenic Edge
30' Scenic Edge
Silverleaf
Mixed Use
Parcel
Bridle Creek
PUD Commercial Uses
20'
50'
35'
Access Road
195'
255'
Arbor Mills
U-HAUL
TURNER HOMES
ACE
Hardware


Silverleaf Master Pl
CR 16A
30' Scenic Edge
30' Scenic Edge
Silverleaf
Mixed Use
Parcel
Bridle Creek
PUD Commercial Uses
20'
50'
35'
Access Road
195'
255'
220'
Arbor Mills
U-HAUL
No Development Edge


2045 Traffic Volume Change
First Coast Expressway Impact Study
Source: St. Johns County (2021)
TPO
N
0
3
Miles