



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
January 20, 2026 - 9:00 a.m.

CALL TO ORDER

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

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

Staff Present: Joy Andrews, County Administrator
Rich Komando, County Attorney
Brad Bradley, Deputy County Administrator
Jesse Dunn, Deputy County Administrator
Lex Taylor, Deputy County Attorney
Kealey West, Deputy County Attorney
Artricia Allen, Deputy Clerk

ROLL CALL

The clerk called the roll. Commissioners Joseph, Murphy, Whitehurst, Arnold, and Taylor were present.

INVOCATION

Rabbi Levi Vogel, Chabad St. Augustine, gave the invocation.

PLEDGE OF ALLEGIANCE

Bill Dudley, Lieutenant Colonel, United States Air Force Retired, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING HUMAN TRAFFICKING AWARENESS MONTH

Commissioner Arnold presented the proclamation to Catherine Alton. Alton spoke on the importance of Human Trafficking Awareness. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

ACCEPTANCE OF PROCLAMATION

Motion by Whitehurst, seconded by Taylor, carried 5/0, to approve the proclamation.

Yea: Whitehurst, Taylor, Murphy, Arnold, Joseph

Nay: None

CRITICAL INFRASTRUCTURE UPDATE

Andrews presented a video highlighting the 2025 Capital Projects and thanked the staff for their efforts. Dan Whitcraft, Director of Facilities Management, introduced the Infrastructure Leadership Team, who spoke on their completed, current, and upcoming projects. Ryan Kane, Public Works Director, spoke on 2025 and 2026 park and library projects; Greg Caldwell, Public Works Director, spoke on 2025 and 2026 roadway projects; Neil Shrinkre, Utility Director, spoke on 2025 and 2026 utility projects; Corey Bowen, Land Management Systems Director, spoke on land acquisition for the year in review; Joe Giammanco, Emergency Management Director, spoke on coastal projects for 2026; and Tom Tibbetts, ERP Systems Architect, spoke on technology infrastructure projects.

Discussion ensued on funding for the Permit Center and financial transparency.

DELETIONS TO THE CONSENT AGENDA

Whitehurst requested that Consent Agenda Item 26 be moved to the Regular Agenda as Item 9.

Public Comment:

Tom Reynolds spoke in support of the critical infrastructure update presentation (Exhibit A).

APPROVAL OF CONSENT AGENDA

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

Yea: Whitehurst, Taylor, Murphy, Arnold, Joseph

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to approve PFS AGREE 2025-02, and authorize the county administrator, or designee, to execute the Sebastian Oaks Concurrency and Impact Fee Agreement, finding the proposed agreement consistent with Section 11.09 of the Land Development Code
3. Motion to adopt **Resolution No. 2026-1**, authorizing the county administrator, or designee, to execute the Impact Fee Agreement with Carmen Properties, LLC, establishing a total road impact fee credit of \$276,746.42

4. Motion to adopt **Resolution No. 2026-2**, approving the transfer of road impact fee credits in the amount of \$157,792.42 from the Treaty Ground Planned Unit Development (PUD); and \$335,360 from the Brinkhoff Charter School to the Portofino Multifamily (St. Aug Shores PUD), and finding the request consistent with Florida Statute
5. Motion to adopt **Resolution No. 2026-3**, accepting a Bill of Sale with a Schedule of Values, a Release of Lien, and a Warranty for the water and sewer systems to serve Deerfield Estates
6. Motion to adopt **Resolution No. 2026-4**, accepting an Easement for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty associated with the water and sewer systems to serve Trailmark East, Parcel 3
7. Motion to adopt **Resolution No. 2026-5**, accepting a Bill of Sale with a Schedule of Values, Release of Lien, and Warranty for the water and sewer systems to serve Arbors at Lightsey, Clubhouse
8. Motion to adopt **Resolution No. 2026-6**, accepting a Bill of Sale with a Schedule of Values, Release of Lien, and Warranty for the water system to serve Plantation at Ponte Vedra Clubhouse Expansion and Pickleball Courts, Phase 2
9. Motion to adopt **Resolution No. 2026-7**, approving the terms and conditions of a Purchase and Sale Agreement for acquisition of a parcel, located in Summer Haven, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County and approving and authorizing a transfer in the amount of \$115,300, from General Fund Reserves to the Land Management Department for the required grant matching funds
10. Motion to adopt **Resolution No. 2026-8**, approving the terms and conditions of a Purchase and Sale Agreement for acquisition of a parcel, located in Summer Haven, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County and approving and authorizing a transfer in the amount of \$124,000, from General Fund Reserves to the Land Management Department for the required grant matching funds
11. Motion to adopt **Resolution No. 2026-9**, accepting the terms of, and authorizing the county administrator, or designee, to execute, a Temporary Access Easement for a telecommunication tower, to be located near the intersection of State Road 16 and Turnbull Creek Road
12. Motion to adopt **Resolution No. 2026-10**, authorizing the chair of the Board, on behalf of the County, to execute and deliver temporary easements to the State of Florida Department of Transportation, conveying easement rights over portions of certain County rights-of-way from Pope Road to Red Cox Drive
13. Motion to adopt **Resolution No. 2026-11**, accepting a Grant of Easement for Utilities associated with the sewer force main along North Roscoe Boulevard to serve the North Roscoe Subdivision

14. Motion to adopt **Resolution No. 2026-12**, accepting the terms of, and authorizing the county administrator, or designee, to execute, a Temporary Access Easement for a telecommunication tower, to be located near the intersection of Saint Johns Parkway and Longleaf Pine Parkway
15. Motion to adopt **Resolution No. 2026-13**, approving a First Amendment to Access Easement and authorizing the county administrator, or designee, to execute the amendment on behalf of the County, in connection with Accolade Avenue
16. Motion to adopt **Resolution No. 2026-14**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Non-Exclusive Permissive Use Agreement with the St. Augustine - St. Johns County Airport Authority for use of St. Johns County property for special events parking and shuttle bus services
17. Motion to adopt **Resolution No. 2026-15**, approving the terms of, and authorizing the county administrator, or designee, to execute, a Non-Exclusive Permissive Use Agreement with Fort Mose Historical Society for use of St. Johns County property, located at St. Johns County Health and Human Services parking lot, for parking and shuttle pick-up and drop-off
18. Motion to adopt **Resolution No. 2026-16**, approving the License Agreement between the County and St. Johns Parkway Land Trust allowing Fire Rescue to use a portion of St. Johns Parkway Land Trust's property, at no charge to the County, to park Fire Rescue vehicles during the renovation of Fire Station 17; authorizing the county administrator, or designee, to execute the agreement on behalf of the County
19. Motion to adopt **Resolution No. 2026-17**, authorizing the Utility Department to submit a grant application to the St. Johns River Water Management District for reuse storage tanks and pump stations
20. Motion to adopt **Resolution No. 2026-18**, setting the public hearing for March 3, 2026, for the potential adoption of the St. Johns County Utility Rate Tariff Document to accommodate changes to rates, deposits, charges, fees, and costs related to the use or availability of water and wastewater services
21. Motion to adopt **Resolution No. 2026-19**, authorizing the county administrator, or designee, to award RFQ No. 23-21R, Onboarding of New Contractors for Utility Rehabilitation/Construction Services, to the top ranked firms in each Work Category, as provided in the Notice of Intent to Award, to perform the work in accordance with RFQ No. 23-21R, Onboarding of New Contractors for Utility Rehabilitation/Construction Services, and to execute contracts in substantially the same form and format as submitted, to perform the required services on an as-needed basis for projects throughout St. Johns County, as provided in RFQ No. 23-21R
22. Motion to adopt **Resolution No. 2026-20**, authorizing the county administrator, or designee, to award RFP No. 2254, Countywide Dredging Services to C&M Dredging, Inc.,

Waterfront Property Services, LLC, d/b/a Gator Dredging, and In Depth, Inc., as the top-ranked Proposers, to perform the required services in accordance with RFP No. 2254

23. Motion to adopt **Resolution No. 2026-21**, authorizing the county administrator, or designee, to execute Contract Amendment No. 06 - GMP Amendment for Northeast Community Park Main Package under the Construction Manager Agreement No. 24-MCA-WHA-19753 with Wharton-Smith, Inc., in an amount not-to-exceed \$19,311,868, for performance of the work in accordance with the contract documents
24. Motion to adopt **Resolution No. 2026-22**, authorizing the county administrator, or designee, to execute and issue Change Order No. 02 to Task Order No. 06 with Ardurra Group, Inc., for additional engineering services during construction to complete the Barrier Island Lift Station Rehabilitation Project for an amount not-to-exceed \$205,553.10 under RFQ No. 22-01, Continuing Contracts for as-needed Professional Services, Master Contract No. 22-PSA-ARD-16028
25. Motion to declare the submitted list as surplus and authorize the county administrator, or designee, to dispose of same in accordance with Purchasing Policy Section 17.1 and Florida State Statute 274.06
26. Motion to adopt a resolution sunsetting the Northwest Communications Tower Citizen Advisory Board and transferring its duties and responsibilities to the Recreation Advisory Board

Consent Agenda Item 26 was pulled and moved to the Regular Agenda as Item 9, subsequently Item 6.

27. Motion to appoint Mayor Beth Sweeny to the Tourist Development Council as the City of St. Augustine Beach representative
28. Motion to re-appoint Stephen Lieberman as a regular member to the South Anastasia Design Review Board for a second full four-year term, scheduled to expire January 20, 2030
29. Motion to adopt **Resolution No. 2026-23**, granting a Certificate of Public Convenience and Necessity to St. Johns County Fire Rescue to provide emergency and non-emergency medical services that originate within St. Johns County, in substantially the same form as submitted
30. Motion to adopt **Resolution No. 2026-24**, approving and authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, the attached agreements between St. Johns County Fire Rescue and St. Johns County Sheriff's Office, in substantially the same form as submitted
31. Motion to authorize the Office of Intergovernmental Affairs to submit two grant applications for the Fiscal Year 2026 USDOT BUILD grant program for the State Road 16 Project and the County Road 210/County Road 2209 Project

32. Motion to adopt **Resolution No. 2026-25**, increasing the General Fund Library Donations budget by \$60 and appropriating to the Library Services Department Donation Expenditure account; and authorizing a General Fund Reserve transfer of library donations received in FY 2025 in the amount of \$2,035 to the Library Services Department
33. Motion to adopt **Resolution No. 2026-26**, recognizing the purchase and donation of outdoor furnishings by the Hastings Friends of the Library for the new Hastings Community Center and Library, and thereby creating asset inventory records for said furnishings
34. Motion to adopt **Resolution No. 2026-27**, accepting the donation of a mosaic art piece to be placed in the Children's Room at the new Hastings Community Center and Library, and thereby the creation of an asset inventory record
35. Motion to approve minutes for the December 16, 2025, BCC regular meeting
36. Proofs:
 - a. Proof: Notice of Special Meeting, the Board of County Commissioners will hold a special meeting to hold the annual reorganization of the Board of County Commissioners, published on November 4, 2025, and November 5, 2025, in *The St. Augustine Record*
 - b. Proof: Notice of Special Meeting, the St. Johns County Insurance Committee will hold a special meeting to discuss insurance issues and any other business of the committee, published on November 7, 2025, in *The St. Augustine Record*
 - c. Proof: Notice of Public Hearing, Amending Ordinance No. 2005-114, specifically Section 4, adding definitions, published on November 17, 2025, in *The St. Augustine Record*
 - d. Proof: Request for Bids, Bid No. 2536, County-wide pipe and manhole lining renewal and rehabilitation services, published on October 27, 2025, and November 3, 2025, in *The St. Augustine Record*
 - e. Proof: Requesting Qualifications for RFQ No. 2533, Construction Manager at Risk (CMAR) for the Medical Examiner's Office Expansion, published on November 7, 2025, and November 14, 2025, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Lex Taylor, Deputy County Attorney, requested that Regular Agenda Item 6 be postponed to the February 3, 2026, meeting.

APPROVAL OF REGULAR AGENDA

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

Yea: Whitehurst, Taylor, Murphy, Joseph, Arnold

Nay: None

PUBLIC COMMENT

Tom Reynolds spoke on the lawsuit filed against St. Johns County by the Robinson Improvement Company and the Douglas Law Firm.

Arthur Culbert spoke about St. Augustine Village.

Sunny Fatima spoke about St. Augustine Village and requested one-time startup funding support.

Maria Senese spoke about the existing support system at St. Augustine Village and requested funding for it (Exhibit A).

Chris Ranung spoke in opposition to the St. Augustine South Trail and its funding, suggesting that the funds be reallocated to the San Sebastian River boat ramp project.

Sherry Badger spoke on management companies issuing three-day legal notices to residents in West Augustine. She urged the Board to investigate (Exhibit B).

Elizabeth Seaten spoke in support of St. Augustine Village.

Nancy Murphy, representing Community Advocate of Racial Equity (C.A.R.E.), spoke in support of the Human Trafficking Awareness Proclamation, the national hotline, local agencies' work, and shared her experiences with St. Augustine Village.

Robin Thomas, Executive Director of Compassionate St. Johns, expressed concerns regarding the continued consideration of public funding for the St. Augustine Village initiative.

Salvatore Gintoli provided an update on SMA Healthcare services in St. Johns County and announced the grand opening of a reentry facility program in Putnam County in early February 2026 (Exhibit C).

Lindsay Sutliff spoke on the Board directing staff to enforce approved development conditions requiring the developer to bring Track 3F.9 into compliance, prior to any acceptance or approval (Exhibit D).

David Gangi spoke on the St. Augustine South Trail and requested that the funding for that project be allocated to the San Sebastian River boat ramp project.

Bruce Milliken spoke in support of allocating Shore Drive funds to the San Sebastian River boat ramp project.

Francis Lundberg spoke on St. Augustine South residents, preserving parks, and relocating the St. Augustine South Trail funding to the San Sebastian River boat ramp project.

Carol Gangi spoke on the South Shore Drive path and suggested allocating the funding to the San Sebastian River boat ramp project.

Susan Miller spoke on the St. Augustine South Trail and the St. Augustine South Improvement Association assessing the community's preferences regarding the Trail. She suggested reallocating funds for the project near Home Depot.

Carey Anne Berdan spoke regarding the population of St. Augustine South and the tentative 2026 Parks and Recreation budget. She requested that funds allocated for the St. Augustine South Trail be reallocated to the San Sebastian River boat ramp project (Exhibit E).

Vicki Pepper, representative of Community Advocate of Racial Equity (C.A.R.E.), spoke in support of the Shore Drive Trail and urged the Board to move forward with the plan.

Kane Anderson spoke in support of the Shearwater Parkway scenic wall project along County Road 16.

Vicki Blood spoke in support of the Shearwater Parkway scenic wall project along County Road 16.

Leona Penrod spoke in opposition to the St. Augustine South Trail and requested that the funding be allocated to the San Sebastian River boat ramp project.

Beth Breeding highlighted a report on workforce housing, essential worker categories, and the types of owners employed within each housing category (Exhibit F).

Charlie Hunt spoke on the new permitting building, noting that bond-funded park and library projects included unshown interest costs.

B.J. Kalaidi spoke on the withdrawal of a proposed methadone clinic in West Augustine's CRA, raised questions about public access to the new administration building, and transparency in inmate records. She suggested moving public comments earlier in the meetings, and thanked community members for voicing their concerns (Exhibit G).

Carter Lord spoke on community opposition to the proposed St. Augustine South Trail.

Ruth Hope spoke in support of the proposed St. Augustine South Trail and urged the Board to move forward with the project.

1. Public Hearing - 2050 Comprehensive Plan - Transmittal Hearing - Restrictive and Burdensome Revision; Statute Update. The 2050 Comprehensive Plan was heard at the Board of County Commissioners' meetings on May 20, 2025, June 3, 2025, and July 22, 2025, which was the original Transmittal Hearing. The 2050 Comp Plan received a unanimous vote to Transmit. Subsequent to the Transmittal to the State, the Florida Department of Commerce rejected St. Johns County's Comprehensive Plan due to alleged violations of Senate Bill 180 (SB180), which restricts a county or municipal government's ability to institute more restrictive or burdensome land development or comprehensive plan regulations. County staff, along with the Comprehensive Plan consultant, Inspire Place Making Collective, have revised the 2050 Comprehensive Plan to remove any language deemed more restrictive or burdensome, as well as language deemed potentially more restrictive or burdensome. Made part of this item is a quick reference guide providing all

restrictive and burdensome policies identified by the state, and the proposed action to correct; the majority of policies will revert to their original form as found in the current 2025 Comprehensive Plan. Also attached is the most recent draft of the 2050 Comprehensive Plan for Transmittal, restrictive and burdensome changes are highlighted in yellow. At the December 16, 2025, Board of County Commissioners meeting, staff received direction to provide additional information on state statute requirements as they related to the proposed 2050 Comprehensive Plan. Further information provided included a summary report of the required changes, the relevant state statute, and a spreadsheet documenting the specific changes made during the Comp Plan evaluation and appraisal

Michael Roberson, Director, Growth Management, presented the details of the Comprehensive Plan revisions.

Discussion ensued on delaying the Comprehensive Plan due to legislative changes, compliance, and infrastructure needs. The Board members expressed their positions, stating that the Plan should be transmitted now to comply with state requirements, with adjustments possible later.

Public Comment:

B.J. Kalaidi spoke on seeking outside input, split votes, and the need for unity and collaboration.

Vicki Pepper, representing C.A.R.E., urged preserving the County's updated Comprehensive Plan, delaying resubmission until legislative changes were made to address problematic provisions, and the commitment to resubmit the original Plan once the obstacles were removed.

Judy Spiegel spoke on supporting transmission of the Comprehensive Plan despite SB 180 and urged taking incremental steps to move the Plan forward.

Beth Breeding spoke on the conservation portions of the Plan, adhering to state rules, ensuring consistent population figures, and urging cooperation and support rather than seeking outside opinions.

Laura Long urged delaying the submission of the revised Comprehensive Plan to allow for state changes and local home rules, and to preserve the County's original Plan.

Charlie Hunt was opposed to prolonged delays followed by rushing to transmit the Plan after the state law passed.

Discussion ensued on the Board's unanimous support for the full Comprehensive Plan and the timing of submission, with commissioners committing to implement the original Plan once SB 180 allowed.

Motion by Whitehurst, seconded by Murphy, carried 3/2, with Taylor and Joseph dissenting, to transmit the St. Johns County 2050 Comprehensive Plan.

Yea: Whitehurst, Murphy, Arnold

Nay: Taylor, Joseph

2. Public Hearing - REZ 2025-11, Nothing Putt Fun. Request to rezone approximately 3.98 acres of land, located at 7250 and 7280 US 1 North, from Commercial Neighborhood (CN) to Commercial Highway and Tourist (CHT) with conditions. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, December 18, and was recommended for denial by a vote of 5-2

The Board disclosed ex parte communication.

Matt Lahti, President of the Gulfstream Design Group, representing the applicant, presented the details of the request. Discussion ensued on the inclusion of the Live Local Act, restrictions on vaping and adult entertainment, wetland impacts, and whether commercial buildings could be included in the project.

Public Comment:

Yvonne March spoke in opposition to the project.

Marti Venn spoke in opposition to the project.

Deb Scott spoke in opposition to the project.

Tommy Hammond spoke in support of the project and urged the Board's support.

Chris Hord spoke in opposition to the project and urged the Board to support the Planning and Zoning Agency's recommendation.

Karen Sands spoke in opposition to the project.

Charlie Hunt spoke about the property's ownership, the acreage to be developed, wetland impacts, the location, and traffic concerns.

Discussion ensued on building the proposed project and alcohol consumption on the property.

Lahti provided a rebuttal, noting that the project would be a one-story building with 10-foot trees, comply with noise and lighting regulations, have minimal wetland impacts, and that it was led by a private entrepreneur, not a corporate developer.

Barrett Tennant, with his son Cole, said that his family was the inspiration for the project, which would include family activities, noise and lighting controls, limited family-friendly alcohol service, location and traffic benefits, and senior citizen accommodations. He noted he had not yet purchased the property, as he was completing his due diligence.

Motion by Taylor, seconded by Murphy, carried 5/0, to enact Ordinance No. 2026-1, approving REZ 2025-11, Nothing Putt Fun, based on four findings of fact, as provided in the staff report.

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

3. Public Hearing - REZ 2025-13, James-Cogo Commercial. Request to rezone approximately 0.68 acres of land from Commercial General (CG) with conditions to Commercial Intensive (CI), specifically located south of Watson Road on U.S. Highway 1 South. This request was heard before the PZA at its regularly scheduled public hearing on Thursday, December 18, 2025, in which a motion to recommend approval was passed with a vote of 7-0

The Board members reported they had no ex parte communication to disclose.

Alex Acree, P.E. with DCCM, presented the details of the rezoning request.

Clint Lynch, Growth Management Chief Engineer, spoke about the zoning condition on the property.

Public Comment: There was none.

Motion by Murphy, seconded by Whitehurst, carried 5/0, to enact Ordinance 2026-2, approving REZ 2025-13, James-Cogo Commercial, based on four findings of fact, as provided in the staff report.

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

Murphy recessed the meeting at 12:20 pm and reconvened at 1:00 pm.

Murphy announced that Commissioner Joseph's husband, Ron, passed away in the last half hour. He recognized him as an Olympian and physician and asked for a moment of silence to recognize Commissioner Joseph and her family's loss.

At 1:02 p.m., Murphy recessed the Board of County Commissioners' meeting and convened the Community Redevelopment Agency.

4. Interlocal Agreement - St. Johns County Community Redevelopment Agency (CRA) and Flagler Estates Road and Water Control District (District). In July 2025, County Staff conducted a visioning with the residents of the Flagler Estates Community Redevelopment Area, and the paving of roadways was identified as one of the primary priorities for the community. Paving roads is consistent with the approved Community Redevelopment Plan and will further improve the economic viability and overall development of the Flagler Estates CRA. However, roadway paving within the Flagler Estates CRA is overseen by the Flagler Estates Road and Water Control District, an independent special taxing district, duly organized and existing under the provisions of Chapter 98-528, Laws of Florida, and Chapter 298, Florida Statutes, as amended. In coordination with the community residents and the Flagler Road and Water Control District, a paving plan that improves over 4.5 miles of roads within the Flagler Estates CRA has been developed, and an interlocal

agreement would allow the St. Johns County Community Redevelopment Agency to utilize Tax Increment Financing (TIF) funds from the Flagler Estates Trust Fund to assist in the road paving projects. The Plan was presented at the December 18, 2025, Flagler Estates Road and Water Control District's meeting and was unanimously approved. The presented agenda item included a request for approval to execute an interlocal agreement with the Flagler Estates Road and Water District, a \$261,896 transfer of funds from reserves, and appropriation of \$761,896 of the Fiscal Year 2026 Flagler Estates TIF funds for the project

Tera Meeks, Director, Community and Destination Development, presented the details of the Interlocal Agreement to facilitate roadway paving.

Public Comment:

Shirley Lassiter, Secretary for the Flagler Estates CRA, excitedly supported the request. William Fisher, President of the Flagler Estates Road and Water Control District, supported the request.

David Williams spoke about the bidding process for the proposed roadwork.

Kealey West, Deputy County Attorney, explained that the District had its own procurement process.

Motion by Arnold, seconded by Whitehurst, carried 4/0, with Joseph absent, to adopt CRA Resolution No. 2026-1, amending the Fiscal Year 2026 Flagler Estates Community Redevelopment Agency budget for the Flagler Estates Road Improvement Project to increase the project budget from \$500,000 to \$761,896; transferring \$261,896 from the Flagler Estates Trust Fund Reserves; appropriating \$761,896 from the Flagler Estates Redevelopment Trust Fund to be used solely for eligible expenses associated with the Project; authorizing the chair to execute a Interlocal Agreement between the Agency and Flagler Estates Road and Water Control District in substantially the same form as attached hereto.

Yea: Whitehurst, Taylor, Murphy, Arnold

Nay: None

Absent: Joseph

Murphy adjourned the Community Redevelopment Agency and reconvened the Board of County Commissioners' meeting.

Murphy requested that Item No. 9 be renumbered and heard as Item No. 6.

Motion by Taylor to pull Item No. 7 and move it to a future meeting due to Commissioner Joseph's absence. The motion failed for lack of a second.

5. Septic-to-Sewer Connection Policy Discussion. Pursuant to direction from the Board of County Commissioners (BCC) on October 7, 2025, staff prepared a white paper evaluating the feasibility of septic-to-sewer connections throughout the County Utility service area. On December 2, 2025, the BCC requested that staff present the findings of the white paper

as a discussion item at a regularly scheduled Board meeting. Staff presented findings from the white paper evaluating the feasibility of septic-to-sewer connections across the County Utility service area. The discussion focused on existing policy, key barriers to participation, and proposed policy changes intended to improve affordability, equity, and homeowner participation while advancing environmental and State water quality goals

Neal Shinkre, P.E., Utilities Director, presented the findings and recommendations of the feasibility of the Septic-to-Sewer Connection Policy. Discussion ensued on a new advanced wastewater reclamation facility on State Road 207, having the choice to opt in, and gravity versus grinder systems.

Public Comment:

Judy Speigel supported the recommendations and said it would be beneficial for affordable housing.

Vicky Pepper with C.A.R.E. (Community Advocates for Racial Equity) supported the recommendations and suggested establishing a fund for low-income residents.

Shirely Lassiter was concerned about prohibitive costs and regulations.

Motion by Whitehurst, seconded by Taylor, carried 4/0, with Joseph absent, to adopt Staff's recommendation, including updating the ordinance.

Yea: Whitehurst, Taylor, Murphy, Arnold

Nay: None

Absent: Joseph

6. Discussion of sunsetting the Northwest Communications Tower Citizen Advisory Board and transferring its duties and responsibilities to the Recreation Advisory Board

Formerly Consent Agenda Item No. 26 and Regular Agenda Item 9.

Kealey West, Deputy County Attorney, explained the why of the transfer of responsibilities to the Recreation Advisory Board.

Public Comment: There was none.

Motion by Whitehurst, seconded by Murphy, carried 4/0, with Joseph absent, to adopt Resolution 2026-28, sunsetting the Northwest Communications Tower Citizen Advisory Board and transferring its duties and responsibilities to the Recreation Advisory Board.

Yea: Whitehurst, Taylor, Murphy, Arnold

Nay: None

Absent: Joseph

What was Regular Agenda Item No. 6, Urban Flex PV, LLC, Economic Development Incentive Request, was moved to the BCC meeting on February 3, 2026.

7. Land Acquisition and Management Program (LAMP) Funding. At the November 4, 2025, BCC meeting, the Board directed staff to identify potential funding opportunities to restore LAMP to its previous annual funding level of \$2 million; an increase of \$1.5 million above the current allocation of \$500,000. After reviewing potential funding sources for LAMP, staff have identified the Tree Bank and General Fund Reserves as options. Staff is seeking Board direction and/or approval of a budget transfer to LAMP for the acquisition of conservation lands

Kealey West, Deputy County Attorney, reviewed the options for LAMP funding for land acquisition. Taylor recommended using General Funds, as there would be no restrictions on their use. Whitehurst supported using Tree Bank funds.

Public Comment: There was none.

Motion by Whitehurst, seconded by Murphy, carried 3/1, with Joseph absent and Taylor dissenting, to approve a budget transfer of \$1.5 million from the Tree Bank Fund to LAMP for the acquisition of conservation lands.

Yea: Whitehurst, Murphy, Arnold

Nay: Taylor

Absent: Joseph

8. Median Opening - Shores Boulevard. The Board directed staff during the December 16, 2025, BCC meeting to provide safety information on the request to construct a full median opening on Shores Boulevard at the Sevilla Drive intersection

Clint Lynch, Chief Engineer, provided an overview of the request for a median opening at the Shores Boulevard and Sevilla Drive intersection, the ongoing improvements, and the construction costs to install the opening.

Public Comment:

Rae Coletti presented information on the location of other median openings in The Shores.

Juanita Yates was concerned about safety when accessing Sevilla Drive due to the median opening being removed.

Denise Locke spoke about safety concerns from the lack of a median opening at Shores Boulevard and Sevilla Drive.

Discussion ensued on the County's median opening spacing standards. Whitehurst said he supported Staff's recommendation of not opening the median.

Motion by Murphy to direct Staff to prepare and come back to the Board with a plan and costs related to the median cut-through. The motion failed for lack of a second.

COMMISSIONERS' REPORTS

Commissioner Arnold

Arnold thanked Staff for their hard work on the Critical Infrastructure Update presentation and wished everyone a Happy New Year.

Commissioner Whitehurst

Whitehurst said Bill Dudley from Veterans' Village contacted him requesting \$125,000 in grant funds.

Motion by Whitehurst, seconded by Arnold, carried 4/0, with Joseph absent, to suspend Board Rule 4.304, regarding funding limitations.

Yea: Whitehurst, Taylor, Murphy, Arnold

Nay: None

Absent: Joseph

Public Comment:

Charlie Hunt felt that the item should have been placed on an agenda, not brought up during Reports.

Judy Speigel supported the funding request.

B.J. Kalaidi commented on transparency.

Motion by Whitehurst, seconded by Arnold, carried 4/0, with Joseph absent, for Board approval for a one-time grant of \$125,000 in funding to Home Again St. Johns for Veterans' Village and to authorize the county administrator to enter into a funding agreement.

Yea: Whitehurst, Taylor, Murphy, Arnold

Nay: None

Absent: Joseph

Andrews clarified that the grant funding would come from General Fund Reserves.

Whitehurst reported that the opening day ceremony for Field of Dreams is January 31, 2026, at 11:00 am at Aberdeen Park.

Whitehurst reported that St. Johns County was the only county (with a population over 300,000) in the country to have no criminal homicides in 2025.

Commissioner Taylor

Taylor shared photos of two homeless camps that had been cleaned up. She reported that the Sheriff's Office Reentry Outreach Team initiated Operation S.W.O.R.D. to assist unhoused individuals.

Taylor commented on the St. Augustine Compassionate Village, which aids aging seniors. She asked for support for funding for the non-profit. ***Consensus was given for West to investigate and bring a funding agreement back to the Board.***

Taylor reported on the end of Nights of Lights and attending a Community Alliance meeting.

Taylor expressed condolences to Commissioner Joseph.

Commissioner Murphy

Murphy expressed condolences to Commissioner Joseph.

Murphy reported that he was in Washington D.C. last week. Two federal BUILD grants of \$25 million each were applied for; commitments for letters of support were received. The grants would be used for the widening of State Road 16 and the County Road 2209/CR 210 interchange.

COUNTY ADMINISTRATOR'S REPORT

Andrews reported that the Utility Department received a rating increase from Moody's Ratings. St. Johns County water and sewer bonds were upgraded to AA1.

Andrews expressed condolences to Commissioner Joseph.

COUNTY ATTORNEY'S REPORT

Komando expressed condolences to Commissioner Joseph and her family.

With there being no further business to come before the Board, the meeting adjourned at 2:38 pm.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 636153-636163, totaling \$77,703.18, and Voucher Register Nos. 93137-93139, totaling \$14,240.91 (12/23/2025)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 93140, totaling \$6,240.86 (12/23/2025)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 636164-636180, totaling \$437,075.67 (12/29/2025)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 636181-636323, totaling \$1,475,153.67, and Voucher Register Nos. 93141-93279, totaling \$7,229,852.54 (12/30/2025)

5. St. Johns County Board of County Commissioners Check Register, Check Nos. 636324-636353, totaling \$170,631.93, and Voucher Register Nos. 93280-93323, totaling \$4,023,367.71 (12/30/2025)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 636354-636366, totaling \$22,172.18, and Voucher Register Nos. 93324-93361, totaling \$108,689.35 (1/07/2026)

CORRESPONDENCE:

There was none.

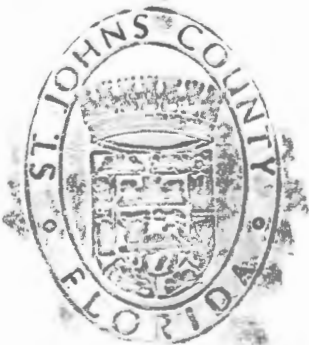
Approved February 3, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy
Clay Murphy, Chair

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

By: Crystal Smith
Deputy Clerk



The National Association of Counties' Code of Ethics for County Officials

From Tom Reynolds <thomasfreynolds@yahoo.com>
Date Mon 1/19/2026 6:07 AM
To The UPS Store #0939 <store0939@theupsstore.com>

CAUTION! This email originated from outside of the organization. Please do not open attachments or click links from an unknown or suspicious origin.

The National Association of Counties' Code of Ethics for County Officials

The Ethical County Official should:

1. Properly administer the affairs of the county.
2. Promote decisions which only benefit the public interest.
3. Actively promote public confidence in the county government.
4. Keep safe all funds and other priorities of the county.
5. Conduct and perform the duties of the office diligently and promptly dispose of the business of the county.
6. maintain a positive image to pass constant public scrutiny.
7. evaluate all decisions so the best service or product is obtained at a minimal cost without sacrificing quality and fiscal responsibility
8. Inject the prestige of the office in everyday dealings with public employees and associates.
9. Maintain a respectful attitude towards employees, other public officials, colleagues, and associates
10. Effectively and efficiently work with governmental agencies, political subdivisions, and other organizations in order to further the interest of the County.
11. Faithfully comply with all laws and regulations applicable to the county, applying impartiality to everyone
12. The ethical county official accepts the responsibility that his or her mission is that of the servant and steward to the public.

The ethical county official should not:

1. Engage in outside interests that are not compatible with the impartial and objective performance of his or her duties.
2. improperly influence or attempt to influence other officials to act in his or her own benefit.
3. Accept anything of value from any source which is offered to influence his or her actions as a public official.

EXHIBIT A
BCC January 20, 2026
Agenda Item No. Consent Pubcom
Presenter: Tom Reynolds

SJC Gov Watch Decorum Policy

From Tom Reynolds <thomasfreynolds@yahoo.com>
Date Mon 1/12/2026 12:32 PM
To The UPS Store #0939 <store0939@theupsstore.com>

CAUTION! This email originated from outside of the organization. Please do not open attachments or click links from an unknown or suspicious origin.

Legally ...
Lawfully ...
and
Always
Peacefully
Seek
Redress

Thomas F. Reynolds SJC Gov Watch
redressing Elected Officials in St Johns County since 2012

Good morning, commissioners.

My name is Maria Senese.

I am the vice president of St Augustine Village and a member of the Village.

I live at 506 Pescado Drive, Maderia in St Augustine I have lived in Florida for 20 years and in St Johns County for 10.

I am a retired school teacher who taught in both Duval and St Johns County.

I am divorce, have no children or siblings. I cared for my elderly parents in my home up to their death. So I have no close living

EXHIBIT A

BCC January 20, 2014
Agenda Item No. Pubcom
Presenter: Maria Senese

relatives.

I am blessed to have a lovely home, friends and economic resources. I look forward to enjoying all the fun and educational activities and gatherings St Augustine Village will offer.

I am a two time cancer survivor. I had double mastectomies with reconstructive surgery at the Mayo Clinic where I received excellent care.

My life is full but navigating my cancer alone while new to Florida and with no close family

was challenging and at times **heartbreaking**.

During my cancer event, I had the resources to hire help and a few casual friends who reached out but basically I was emotionally alone. It was a sad time. It was challenging to find rides to the hospital even on the morning of my mastectomies. When you hire its difficult to find people especially for 5am appointments.

St Augustine Village is not officially opened but I am happy to report, a support

system has already formed. As a supportive

Villager, I recently accompanied another

villager to the hospital for a biopsy at 6 A M.

I picked

him up, drove him to the hospital, waited

while his biopsy was taking place and stayed

with him until he was ready to be discharged.

When released I drove him home. When we

arrived at his house another villager brought

over homemade chicken soup which we

enjoyed together. I stayed until he felt well

enough to be alone. As I left his house I

thought how I much I would have benefited from this type of kindness when I was overwhelmed with my hospitalization and follow up appointments.

I am well, happy and strong today. I live an active fulfilled life but someday I will again need a friend to sit with me and drive me

when needed if you help us with

funding there will be a ST Augustine Villager

who will be there for me!

**THREE (3) DAY NOTICE TO PAY RENT OR VACATE
(PURSUANT TO FLORIDA STATUTES § 83.56 AND § 83.58)**

TO TENANT(S): Mary Russ, Eric Russ, and all other persons in possession.

PREMISES: 20 Rollins Avenue
Saint Augustine, FL 32084

YOU ARE HEREBY NOTIFIED that you are indebted to the Landlord, HARRISON HOLDING PROPERTIES LLC, in the sum of **\$1,600.00** for the rent and use of the premises noted above.

This amount represents the deficiency in the required Double Rent for the holdover period of January 2026, calculated as follows pursuant to Section 1.27 of your Residential Lease Agreement and Florida Statutes § 83.58:

Item	Amount
January 2026 Holdover Rent (Calculated as 200% of \$1,600.00 Base Rent)	\$3,200.00
Less Payments Received (01/05/2026)	(\$1,600.00)
TOTAL AMOUNT DUE	\$1,600.00

DEMAND FOR PAYMENT OR POSSESSION: The Landlord demands that you pay the rent deficiency in full or quit and vacate the premises within three (3) days (excluding Saturdays, Sundays, and legal holidays) from the date of delivery of this notice.

Payment must be made **on or before Monday, January 12, 2026.**

PAYMENT INSTRUCTIONS: Payment must be made to the Landlord's agent, Superior Real Estate Services, LLC, at the following address:

Superior Real Estate Services, LLC
142 King Street, Suite A
St. Augustine, FL 32084
Phone: (904) 810-5758

OR via the Tenant Portal at:
https://superiorservices.appfolio.com/connect/users/sign_in

EXHIBIT B

BCC January 20, 2026
Agenda Item No. Pubcom
Presenter: Sherry Badger

STATUTORY WARNING: YOU ARE HEREBY NOTIFIED THAT THE LANDLORD ELECTS TO DEMAND DOUBLE RENT FOR THE PERIOD DURING WHICH YOU REFUSE TO SURRENDER POSSESSION OF THE PREMISES. FAILURE TO PAY THIS AMOUNT OR VACATE THE PREMISES WITHIN THE TIME SPECIFIED MAY RESULT IN THE LANDLORD COMMENCING LEGAL ACTION TO EVICT YOU AND RECOVER POSSESSION OF THE PREMISES, PLUS DOUBLE RENT, COURT COSTS, AND ATTORNEY'S FEES.

LANDLORD / AGENT: Marcus Thompson, Esq., Trinity Law & Title, Attorney for the Landlord, Harrison Holding Properties LLC

DATED this 7TH day of January, 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Three (3) Day Notice to Pay Rent or Vacate was served upon the above-named Tenant(s) on this 7TH day of January, 2026, by:

Personal Delivery: Handing the notice strictly to the Tenant(s).

Posting: Posting the notice in a conspicuous place on the premises (e.g., the front door) because the Tenant was absent from the premises.

SERVED BY:

TRINITY LAW & TITLE



MARCUS THOMPSON, ESQ.

Trinity Law & Title

142 King Street, Suite B

St. Augustine, FL 32084

Phone: (904) 478-8188

Email: marcus@trinitylawfl.com



SUPERIOR

REAL ESTATE SERVICES, LLC

142 King Street Suite A Saint Augustine, FL 32084

Phone (904) 810-5758 Fax (904) 829-2676

www.BuySuperiorRealEstate.com

Wednesday, November 26, 2025

Eric & Mary Russ
20 Rollins Ave
Saint Augustine, FL 32084

RE: NONRENEWAL NOTICE

Dear Eric & Mary Russ,

This letter serves as official notice that, in accordance with the terms of your lease agreement, the owner of 20 Rollins Ave. has decided not to renew your lease. Your lease is scheduled to expire on December 31, 2025.

Please be advised that we will not be offering a lease renewal, nor will you have the option to remain as a month-to-month resident. You must make all necessary arrangements to vacate the premises at 20 Rollins Ave., St. Augustine, FL 32084, no later than December 31, 2025, by 5:00 PM. Should you find a property prior to the end of your lease, please get in touch with our office to discuss an early termination.

If you fail to vacate the property and turn in all keys by the specified date of December 31, 2025, we will have no choice but to refer this matter to our attorney to proceed with legal action to regain possession of the unit.

In accordance with Section 83.58 of the Florida Statutes, please be advised that if you remain in the unit as a holdover resident beyond your lease expiration, the landlord is entitled to demand double your monthly rent for the duration of your unauthorized occupancy.

We strongly encourage you to begin making moving arrangements as soon as possible to ensure a smooth transition. Should you have any questions regarding this notice, please contact our office at (904) 810-5758 or Keely@superiorsold.com.

Sincerely,

Sammy Hale

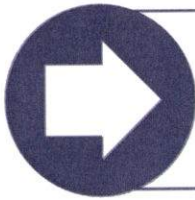
Property Manager

Samuel W. Hale III, Broker

ST JOHNS COUNTY

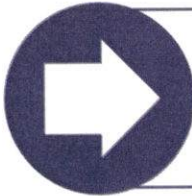
24/7 SMA Helpline | 800-539-4228

PREVENTION



Walk-In Screenings
Primary Care (Coming Soon)
Outreach & Prevention Services
24/7 Helpline

OUTPATIENT



Adult, Adolescent, and Child Outpatient Therapy Services
Case Management
Psychiatric Medication Management

RESIDENTIAL



Not offered by SMA in St. Johns. Offered by SMA Healthcare in other counties of service.

CRISIS



Not offered by SMA in St. Johns. Offered by SMA Healthcare in other counties of service.



For more information on these services scan here.



BCC January 20, 2020
Agenda Item No. 10
Presenter: Salvatore Cinthii

EXHIBIT

2

In Fiscal Year 2024-25

ST JOHNS COUNTY

SMA HEALTHCARE PROVIDED
TREATMENT SERVICES TO

1,853
CLIENTS

OUTPATIENT

1,697

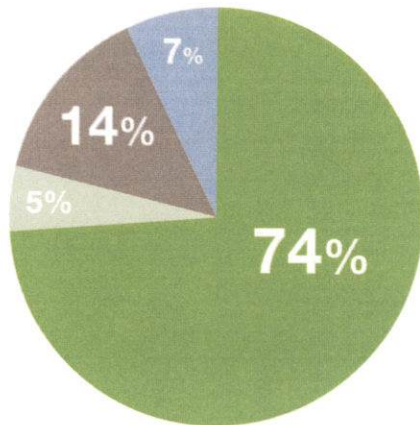
CRISIS

137*

CASE MANAGEMENT

19

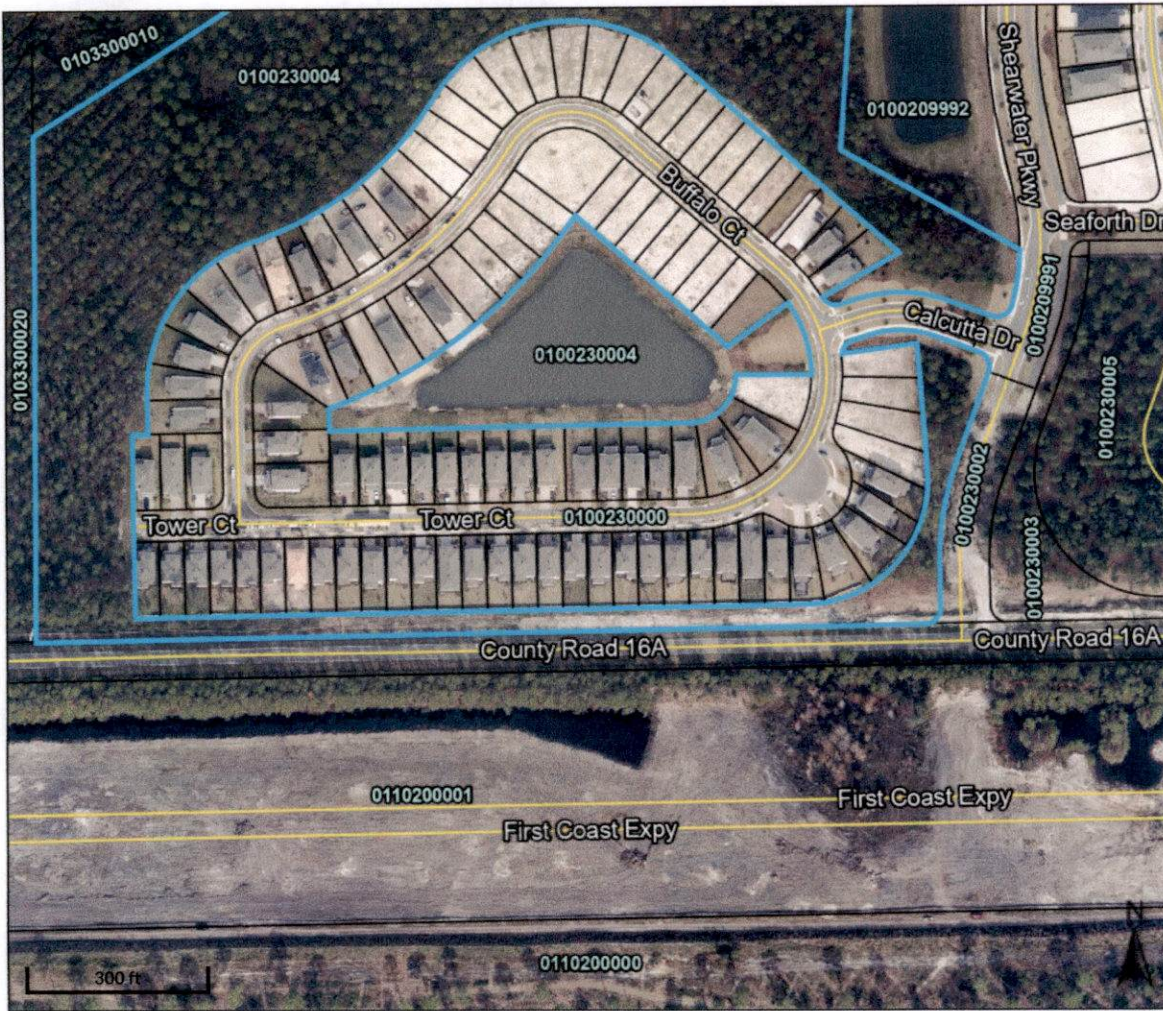
St. Johns County Revenue



St. Johns County
Employs **45**
Team Members



*Number Includes Emergency Screenings



Overview



Legend

□ Parcels

Parcel ID	0100230004	Physical Address	23 CALCUTTA DR SAINT AUGUSTINE	Building Value	N/A	Last 2 Sales			
Property Class	0900 - Vacant Residential Common Elements	Mailing Address	WFC ASHFORD MILLS OWNER VII LLC	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	Trout Creek Community Development District	Address	500 BOYLSTON ST STE 1870 BOSTON MA 02116-0000	Total Land Value	N/A	n/a	0	n/a	n/a
Acres	16.32			Just Value	N/A	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	N/A				
				Total	N/A				
				Exemptions					
				Taxable Value	N/A				

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

Date created: 1/20/2026
Last Data Uploaded: 1/19/2026 4:18:40 AM

Developed by SCHNEIDER
GEOSPATIAL

EXHIBIT **D**

BCC January 20, 2026
Agenda Item No. PUBCOM
Presenter: Lindsay Sutliff

CURRENT STATUS FOR REQUEST 2503930:

Date Requested: 5/22/2025
Date Completed:
Address: 23 CALCUTTA DR
Location: The area directly behind the homes on Tower Court in Shearwater Phase 3F, along CR 16A in St. Johns County. This section was previously a natural 30-foot scenic buffer, located behind addresses including 63 Tower Court, and has been cleared by FPL for utility relocation and turn lane construction.
Request: I am reporting a likely violation of St. Johns County Land Development Code §6.06.04, which requires a 30-foot scenic buffer along designated roadways, including CR 16A. Behind our homes on Tower Court in Shearwater Phase 3F, a previously approved natural buffer has been cleared. The area was approved in its natural state during the 2023 County inspection. However, Florida Power & Light (FPL) recently removed the buffer to relocate utilities as part of a turn lane construction project—allegedly with County approval. To date, no replanting has occurred, and the proposed remedy from the developer, Freehold Communities, includes only sparse shrubbery with no plan to restore a meaningful vegetative barrier. This falls far short of the original buffer's density and height, and contradicts the LDC requirements. Residents were not notified about these changes, and the result has been a complete loss of privacy, increased noise pollution, and a clear degradation of community aesthetics and home value. Please investigate this code violation and enforce the County's buffer requirements. Supporting photos and a formal complaint have already been submitted to the Growth Management Department.
Forwarded to: Code Enforcement Department
 Permit Center
 4040 Lewis Speedway
 St. Augustine FL 32084
 Ph: (904) 209-0734 Fax: (904) 209-0608
 Email: codenf@sjcf.us

ACTIONS TAKEN

Dept	Action Date	Comments
CODENF	12/5/2025	Assist as needed.
CODENF	10/22/2025	See Environmental notes for updates. Assist as needed.
EVRPL	7/22/2025	staff is continuing to work with the site owner and developer to meet compliance.
EVRPL	8/5/2025	Staff emailed the Landscape Architect, Tim O'Reilly, to advise of the impacts to the Scenic Edge within Phase 3F. The roadway construction of the Shearwater Parkway/CR 16A connection has not been completed or passed final inspections. We will tie the planting of the Scenic Edge within phase 3F to the RWCONST 24-10 plans. ASBULT approval and final inspections will not be granted for the roadway connection until phase 3F has been satisfactorily planted and passed the environmental inspection. The email sent included a request for an update on the timing of the completion of the roadway construction.
EVRPL	5/30/2025	Staff conducted a site inspection on 5/29/2025 for the purpose of verifying the condition of the Scenic Edge along CR 16. Based on this inspection it is evident that most of this area has been cleared of trees and understory vegetation, sometime after the County's final Environmental inspection that occurred in May of 2024. Review of street view imagery also indicates at the time of the County's inspection this area contained existing pine trees and native understory vegetation that was intended to remain preserved to meet the Scenic Edge standards of the LDC. Note that this area has been mostly cleared, it shall be re-planted per LDC Section 6.06.02.G. "a. Shall consist of all native evergreen canopy trees planted every twenty (20) to thirty (30) foot on center. b. All native non-canopy trees shall be planted every ten (10) to twenty (20) foot on center. c. Shrubs shall be of native species and be planted between every five (5) to fifteen (15) foot on center and appropriately staggered. d. Native groundcover shall be planted every three (3) to five (5) foot on center". Staff will coordinate with Code Enforcement on next steps and will be making contact with the Developer and Landscape Architect to inform them of the violations. The timing of installation will be coordinated with the completion of the turn lane.
CODENF	5/23/2025	Assist as needed.
EVRPL	5/27/2025	SUBCON 21-55 shows the Scenic Edge to remain natural along SR 16. If this area has now been cleared it shall be replanted per the LDC Section 6.06.02.G and needs to be landscaped per the following requirements: a. Shall consist of all native evergreen canopy trees planted every twenty (20) to thirty (30) foot on center. b. All native non-canopy trees shall be planted every ten (10) to twenty (20) foot on center. c. Shrubs shall be of native species and be planted between every five (5) to fifteen (15) foot on center and appropriately staggered. d. Native groundcover shall be planted every three (3) to five (5) foot on center. Environmental staff will need to do a site visit to inspect the condition of the Scenic Edge and will touch base with Code Enforcement from there.
PNZ	5/27/2025	Will assist as needed.

New Search Return

St. Johns County Florida
Board of County Commissioners, Divisions, Departments, & Information
www.sjcf.us | P: (904) 209-0655 | TF: 1-877-475-2468 | E: info@sjcf.us



At Time of Purchase





At Time of Purchase



MAP SHOWING BOUNDARY SURVEY OF LOT 7 BLOCK - AS SHOWN ON MAP OF SHEARWATER PHASE 3F

AS RECORDED IN MAP BOOK 120 PAGES 41-50 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

CERTIFIED TO: KYLE SUTLIFF, LINDSAY SUTLIFF, NVR MORTGAGE, NVR SETTLEMENT SERVICES, INC.

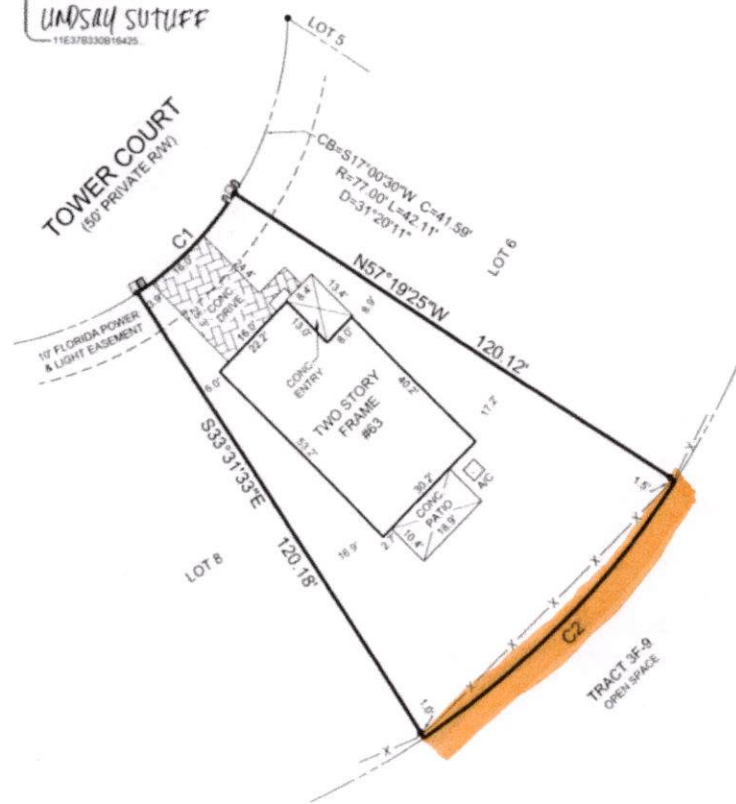
STEWART TITLE GUARANTY COMPANY, NVR INC, DBA RYAN HOMES



[Signature]
DocuSigned by:
EDCAA052170848A

DocuSigned by:
LINDSAY SUTLIFF
11E37B330B16425

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.98'	77.00'	23°47'45"	S44°34'31"W	31.75'
C2	81.89'	197.00'	23°48'59"	N44°32'13"E	81.30'



NOTE: ALL FENCES 6" VINYL (EXCEPT WHERE OTHERWISE INDICATED)

UTILITY LEGEND	
	WATER METER
	RECLAIM METER
	CABLE VAULT

MONUMENTATION LEGEND	
	FD 1/2" IP "CLARY"
	FD 1/2" IP #6715 (WITNESS) 2' OFFSET

*EXCEPT WHERE OTHERWISE INDICATED

FINAL SURVEY WITH SET GRADES: 06-13-2024, W.O. #2023-3174-5
SET GRADES: 04-19-2024, W.O. #2023-3174-4
FOUNDATION SURVEY: 02-15-2024, W.O. #2023-3174-3

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE WLY LINE OF LOT 7 AS S33°31'33"E, PER PLAT
 - THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
 - UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
 - THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 125147-0164J, DATED 12-07-2018

LEGEND	
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
C.L.	CENTERLINE
R.W.	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
O.L.	ON LINE
B.L.	BREAK LINE
F.F.E.	FINISHED FLOOR ELEVATION
R	RADIUS

Δ or θ	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
RL	LINE RADIAL TO CURVE
A/C	AIR CONDITIONER
CONC.	CONCRETE
FD	FOUND
IP	IRON PIPE
M	MEASURED
D	DEED
(C)	CALCULATED
(P)	PLAT
X	FENCE



SCALE 1"=30'
02-07-2024
DATE OF FIELD SURVEY

[Signature]
NATHAN P. PERRET, FLA. CERT NO. 6900

LB ~ 6715

343,516 - Total Population St Johns County (US Gazeteer a/o July 1, 2025)

5,030 - Population Saint Augustine South (US Gazeteer a/o July 1, 2025)

5,030/343,516 = 1.46%

\$25,810,697 - Parks & Recreation FY2026 Tentative Budget

\$1,640,000 - Parks & Recreation funds allocated to Shore Drive Trail –

\$1,640,000/\$25,810,697 = 6.3%

EXHIBIT E

BCC January 20, 2026
Agenda Item No: PURCOM
Presenter: Carey Anne Berdan

Workforce Housing Zoning, Part 5.11 of the current St Johns County Land Development Code

Part 5.11 of the LDC was created to try to serve some of essential workers who serve and protect us and our families. It allows increased density and other simplified standards in exchange for a 2-year deed restriction on 30% of the homes in the neighborhood. The deed restriction required that buyers be owner occupants, and their initial home sales price cannot exceed \$260,000.

Employment Categories Targeted by the Current Workforce Housing Ordinance: Below are owners by category in Ravenswood Village, Stokes Landing and Cordera who purchased homes between November 2023 through May 31, 2025:

Category	Homeowners Employed per Category
Law Enforcement	11
First Responders	7
Education	32
Government	29
Health Care	58
Hospitality	14
Total	151

Although not targeted by the St Johns County ordinance, we recognize that there is a shortage of housing attainable by retirees or others on fixed incomes. In addition to the targeted jobs above, 26 homes were purchased using Social Security or pension as the only source of income.

Other notable employers:

Betty Griffin Center
Saint Augustine Society Inc
Vicars Landing
Awaken City Church
Lutheran Social Services of Northeast Florida
K9s for Warriors
Jewish Family Community Services
Adams Acres Group Homes
Church on the Rock Ministries

EXHIBIT F

BCC January 20, 2026
Agenda Item No. PUBCOM
Presenter: Beth Breeding



SHERIFF'S OFFICE
ST. JOHN'S COUNTY
ROBERT A. HARDWICK, SHERIFF

Public Records Requests:
By Appointment Only
Call: 904.810.6610
Email: SJSORrecords@sjsso.org
Visit: www.sjsso.org

Need a Law Enforcement Officer?
Call: 904.824.8304 | Emergency? Dial 911



EXHIBIT 6

BCC January 20, 2020
Agenda Item No. PUBCOM
Presenter: B.J. Kalaidi