



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
December 16, 2025 - 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 Allen, Deputy Clerk

A moment of silence was observed in remembrance of the life and service of Commissioner James Bennett of Baker County.

ROLL CALL

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

INVOCATION

Chaplin Kelly Kemp, St. Johns County Sheriff's Office, gave the invocation.

PLEDGE OF ALLEGIANCE

Ron Birchall, United States Army Lieutenant Colonel, led the Pledge of Allegiance.

DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment: There was none.

APPROVAL OF CONSENT AGENDA

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

Yea: Whitehurst, Taylor, Murphy, Joseph, Arnold

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2025-483**, approving the terms of, and authorizing the county administrator, or designee, to execute, a First Amendment to Lease Agreement with Northland Services, Inc., for office space
3. Motion to adopt **Resolution No. 2025-484**, approving the terms of, and authorizing the county administrator, or designee, to execute, a First Amendment to License Agreement with North Shores Improvement Association for office space
4. Motion to adopt **Resolution No. 2025-485**, approving the First Amendment to the World Golf Village Convention Center Operating Agreement between St. Johns County, Florida, and St. Augustine Lodging Associates, LLC; approving the Second Amendment Agreement to Air Rights Easement, County Operating Agreement Consent Agreement; and authorizing the county administrator, or designee, to execute, the amendment on behalf of St. Johns County, in substantially the same form as attached hereto
5. Motion to adopt **Resolution No. 2025-486**, accepting a Grant of Easement to St. Johns County for drainage, along Nature Walk Parkway
6. Motion to adopt **Resolution No. 2025-487**, accepting an Easement for Utilities from Elm Creek Homeowners Association, Inc., for a water line to be located between State Road 16 and Courtney Vista Drive
7. Motion to adopt **Resolution No. 2025-488**, approving a Termination and Vacation of Easement in connection with the Maplewood Development and authorizing the chair to execute the termination on behalf of the County
8. Motion to adopt **Resolution No. 2025-489**, authorizing the county administrator, or designee, to award IFB No. 2559, DeLeon Shores Park Improvements to K & G Construction Company, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in substantially the same form and format as attached hereto, for the base

bid price of \$1,976,559, for the completion of the specified project, and to approve a transfer of a not-to-exceed amount of \$207,399 from Tree Bank Fund Reserves

9. Motion to adopt **Resolution No. 2025-490**, approving the award of RFQ No. 2415 – Development and Design Services for the St. Johns County Fire Rescue Training Facility, to KMF Architects as the top ranked respondent, and authorizing the county administrator, or designee, to execute the agreement for completion services as negotiated, and authorization of Phase 1, for a not-to-exceed amount of \$297,986.25
10. Motion to declare the attached list as surplus and authorize the county administrator, or designee, to dispose of the same in accordance with the Purchasing Policy Section 308 and Florida State Statute 274
11. Motion to adopt **Resolution No. 2025-491**, authorizing the county administrator, or designee, to piggyback Sourcewell Contract No. 121923 and to execute PO No. 20260845 with SHI International Corporation, in the amount of \$707,097.53, to provide Microsoft 365 and related product subscriptions and licenses
12. Motion to adopt **Resolution No. 2025-492**, authorizing the county administrator, or designee, to execute Purchase Orders, with Ingram Library Services, LLC, for Library Books, Non-Print Library Materials, and Related Ancillary Services, through the utilization of a cooperative State of Florida Contract No. 55000000-23-NY-ACS (Alternate Contract Source) under Misc No. 2674
13. Motion to adopt **Resolution No. 2025-493**, authorizing the county administrator, or designee, to execute Contract Amendment No. 01, under the Design-Build Agreement with DiMare Construction Company, for completion of construction of the Silverleaf Fire Station No. 22 and Sheriff’s Operations Center, at a guaranteed maximum price of \$11,694,400, in accordance with RFQ No. 1710
14. Motion to appoint Commissioner Christian Whitehurst to the Northeast Florida Regional Council Board of Directors; and to appoint Commissioner Ann Taylor to the Northeast Florida Regional Council Board of Directors
15. Motion to nominate Charles Labanowski and Andrew Geisel, subject to Mr. Geisel meeting all requirements for to the North Florida Transportation Planning Organization (TPO) Citizen Advisory Committee, each to a first four-year term scheduled to expire on December 16, 2029, and to authorize their concurrent service on the Planning and Zoning Board and Affordable Housing Advisory Committee, respectively, pursuant to Rule 2.203 F, finding that their dual service is in the best interest of St. Johns County because both are in good standing on the Planning and Zoning Board and Affordable Housing Advisory Committee, respectively, as attested by the Board’s liaison, and their experience and service on the boards and committees will enhance and inform the advisory recommendations of the North Florida TPO Citizen Advisory Committee without creating conflicting duties or overlapping decision-making authority

16. Motion to adopt **Resolution No. 2025-494**, approving the St. Johns County Three-Year Transportation Plan update for years 2026- 2029 and to proceed with submission to the Florida Department of Children and Families for final approval by the Secretary of the Florida Department of Children and Families
17. Motion to adopt **Resolution No. 2025-495**, approving a Memorandum of Understanding (MOU) between St. Johns County, through its Community Based Care program, a division of the County's Health and Human Services Department, and LSF Health Systems; and authorizing the county administrator, or designee, to execute the MOU on behalf of the County
18. Motion to adopt **Resolution No. 2025-496**, granting a Certificate of Public Convenience and Necessity to Amerimed Emergency Medical Services, LLC, and authorizing the chair to execute said Certificate in substantially the same form as attached hereto
19. Motion to adopt **Resolution No. 2025-497**, amending the Fiscal Year 2026 General Fund budget by recognizing a donation of \$7,200 residing in the General Fund's fund balance and appropriating these funds to the 2026 Library Services department budget for enhancement of the Bartram Trail branch library
20. Motion to approve the minutes of December 2, 2025, BCC Regular meeting

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

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

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

PUBLIC COMMENT

Bruce Milliken opposed the proposed St. Augustine South Trail or sidewalk redesign efforts and suggested installing a "Share the Road" sign as an alternative. He encouraged redirecting any remaining funds to the San Sebastian Boat Ramp and Park.

Vicki Pepper, representative of Community Advocates for Racial Equity (CARE), spoke on the need for the Shore Drive Trail, urged the Board to establish a dedicated affordable housing fund and hold developers accountable for providing affordable housing to lower-income families, and noted that CARE would present a draft ordinance at a future meeting.

Judy Spiegel expressed holiday sentiments (Exhibit A).

Ed Slavin expressed holiday sentiments and spoke on safeguarding liberties, adhering to constitutional principles, and the need for a county charter.

Carter Lord spoke in opposition to the proposed Shore Drive Trail, noting that residents did not view it as a safety concern.

David Gangi spoke in opposition to the proposed Shore Drive Trail and expressed concerns about roadway standards, signage, and groundwater conditions. He urged the Board to reconsider the project and transfer the funding to boat ramp improvements.

Sherry Badger expressed concerns about the Board voting on items not listed on the agenda, questioned the ethics of the process, and developer input.

Jeff Tucker spoke on safety concerns on Sevilla Drive, noted signed petitions, and requested the creation of an access road.

Carol Gangi spoke in opposition to the Shore Drive Trail, citing safety, parking, and maintenance concerns. She questioned the need for the project and suggested redirecting the funding to the San Sebastian Boat and Park Project (Exhibit B).

Carey Anne Berdan spoke on the St. Augustine Shore Drive Trail, budget concerns, and public opposition. She suggested redirecting funds to the San Sebastian River Boat Ramp and Park for broader county benefit (Exhibit C).

David Williams spoke on the need to continue road improvements in Flagler Estates. He noted delays in accessing funds from the Flagler Estates Trust Fund and requested that the Board expedite the process to use the \$500,000 allocated for this year's budget.

Frank Spingola opposed the Shore Drive Trail, expressed e-bike safety concerns, and urged the Board to preserve green space.

Charlie Hunt expressed concerns about ethics, taxpayer funds related to County-sponsored events, and accountability in County actions.

Chuck Labonowski recognized Linda Robinson for her outstanding customer service on behalf of the Public Works Department.

Denise Long spoke on safety concerns on Sevilla Drive, the limited access to Shores Boulevard, and a GPS navigation issue. She reiterated the need for a cut-through and urged the Board to address the matter.

B.J. Kalaidi spoke on local crime and public safety concerns, the St. Johns County inmate search, commented on the December 8, 2025, City Commission meeting, and highlighted the remaining Nights of Lights timeline and perceived inconsistencies in the County's beach smoking rules (Exhibit D).

1. 2026 Roadway and Transportation Alternatives List of Priority Projects (LOPP). The Florida Department of Transportation (FDOT) and the North Florida Transportation Planning Organization (TPO) request project priorities from local governments for potential funding of new transportation projects to be considered for inclusion in the new fiscal year of FDOT's Work Program. This is an annual recurring request sent to local governments. The St. Johns County Board of County Commissioners is charged with prioritizing all projects within the county, including those within municipal boundaries. The Transportation Advisory Group (TAG), consisting of County staff, representatives of the City of St. Augustine, St. Augustine Beach, St. Johns County School District, St. Johns County Sheriff's Office, and the St. Augustine-St. Johns County Airport Authority, met on November 13, 2025, to review last year's priorities and recommend this year's priorities. The LOPP includes TAG's recommendations for both highway and alternative projects for Fiscal Year 2027/2028 - 2031/2032

Dick D'Souza, Assistant Director, Growth Management, Transportation, presented the details of the priorities list.

Discussion ensued on the proposed removal of the County Road 305 extension recommended by the South Anastasia Communities Association (SACA) from the list, the Transportation Advisory Board's role, County Road 312 maintenance and construction costs, potential impacts on Flagler Estates and farming residents, and a vote on keeping the items on the list. The Board members expressed their position on the Transportation Alternatives List of Priority Projects.

Public Comment:

Ed Slavin questioned TAG's appointment process and spoke about ensuring balance and compliance. He highlighted the need for mass transit in St. Augustine.

David Williams, Vice Chairman of the Flagler Estates CRA, spoke in support of transportation improvements, highlighting Flagler Estates' growth, increasing population, affordable housing, and the need for better connectivity to St. Augustine and Jacksonville. He urged the Board to keep transportation projects on the list and consider creative solutions to better serve residents (Exhibit A).

Shirley Lassiter spoke on safety concerns in Flagler Estates, highlighted hazards on existing routes, expressed the need for safer transportation options, and submitted a petition supporting road safety improvements (Exhibit B).

Pat Hamilton spoke on local road safety, opposed constructing a major road through private rural land, noted the advisory group agreed to remove the 305 segments due to no immediate traffic concerns, and recommended keeping it off the Plan's priority list.

John Reagan thanked the Transportation Advisory Committee and explained that they recommended removing a road project from the priority list, noting high costs, minimal benefits, and conflicts with agricultural preservation, while leaving it in the long-term plan.

Bill Hamilton urged the Board to remove the 305 extensions from the priority list to protect agriculture and recommended focusing on safety improvements on existing roads instead.

William Fischer said that most residents opposed the 305 extensions due to concerns about increased development, stop signage, and delays. He recommended removing the project from the priority process.

Charlie Hunt spoke on the 305 extensions, stating it favored large developers over residents and farmers and urged the Board to consider the broader impact (Exhibit C).

Jen Lumbert explained that the proposed 305 extension would disrupt the Fishtail Swamp, worsening flooding in Flagler Estates and Deep Creek, expressed that the road would provide short-term convenience, increase traffic, and promote development on agricultural land, contradicting the County's goal of preserving farmland (Exhibit D).

B.J. Kalaidi expressed support for keeping the existing 305 extension for safety and noted that the developer's plan could change (Exhibit E).

Discussion ensued on past efforts to limit development, blocked infrastructure resulting in congestion, whether removing the 305 extensions would protect agricultural lands, and prioritizing safety without halting future development.

Motion by Whitehurst, seconded by Murphy, carried 3/2, with Joseph and Taylor dissenting, to retain the County 305 Extension on the list of local priority projects as number 9.

Yea: Whitehurst, Murphy, Arnold

Nay: Taylor, Joseph

Motion by Whitehurst, seconded by Arnold, carried 3/2, with Joseph and Taylor dissenting, to approve the 2026 St. Johns County Roadway and Transportation Alternatives List of Priority Projects (LOPP) with the amendment for transmittal to the Florida Department of Transportation and the North Florida Transportation Planning Organization.

Yea: Whitehurst, Arnold, Murphy

Nay: Taylor, Joseph

2. Public Hearing - 2050 Comprehensive Plan - Transmittal Hearing - Restrictive and Burdensome Revision. 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. Subsequently, 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. The most recent draft of the 2050 Comprehensive Plan for Transmittal has the restrictive and burdensome changes highlighted in yellow

Mike Roberson, Director of Growth Management, presented the details of the 2050 Comprehensive Plan. Discussion ensued on the timeline and implications of transmitting the comprehensive plan, the potential impacts of waiting, Senate Bill 180, and the requirement of some statutory updates to conform to state law.

Public Comment:

Ed Slavin spoke in opposition of moving forward and urged the Board to wait for greater legal clarity.

Vicki Pepper, representative of Community Advocates for Racial Equity (CARE), was concerned about the State's rejection of the County's updated Comprehensive Plan. She spoke about the need for preserving home rule, and she urged the Board to delay adopting revisions while awaiting potential legislative fixes.

Jen Lumbert spoke in opposition to moving forward with the revised Comprehensive Plan and urged the Board to wait until the legislative session concluded.

Discussion ensued on the Comprehensive Plan, which would expire at the end of the year, the need to submit the State-approved plan to avoid starting 2026 without a Plan, addressing portions removed by the State at a later time, resubmitting prior material, updating statutory requirements, and postponing further discussion to a future Board meeting.

Motion by Taylor, seconded by Joseph, carried 4/1, with Whitehurst dissenting, to postpone the St. Johns County 2050 Comprehensive Plan to the next Board meeting and to request further explanation regarding the statutory requirements that the Board is required to do at this time.

Yea: Taylor, Joseph, Murphy, Arnold

Nay: Whitehurst

3. Public Hearing - WH 2025-01, Sebastian Oaks. Request to amend the conditions of REZ 2023-16 (Ordinance 2024-09) to eliminate the requirement to construct a roundabout at the southern intersection of Old Lewis Speedway and Lewis Speedway and replace it with a condition that the developer shall adhere to St. Johns County's standard requirement for proportionate fair share transportation mitigation, as outlined within Part 11.09.00 of the Land Development Code. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on November 6, 2025. The Agency made a motion to recommend approval, which failed with a vote of 3/3. Support of the approval motion was made by members Spiegel, Matovina, and Perkins. Dissenting votes were made by members Olson, Hilsenbeck, and Labanowski. Member Green was absent. Discussion

from the Agency members and the public was centered on the history of the project and the proposed roundabout that was included with the approval of REZ 2023-16 on March 5, 2024. At its regularly scheduled Board of County Commissioners public hearing on December 2, 2025, the Board voted 4/1 to continue the item to the December 16, 2025, meeting to allow for additional information to be brought back to the Board. This information is generally related to the cost associated with the roundabout construction, along with potential proportionate fair share contributions

The Board disclosed ex parte communication.

Douglas N. Burnett, Esquire, St. Johns Law Group, representing the applicant, presented the details of the request.

Dick D'Souza, Growth Management Assistant Director, explained that approval would provide cash to fund an already identified capital improvement project, avoid overlapping construction zones on Lewis Speedway, and reduce extended traffic disruptions.

Public Comment:

Sherry Badger spoke about a private meeting held during the public meeting. Discussion ensued on whether there were legal requirements to announce or prohibit conversations during a public meeting.

Debbie James spoke in opposition to the request, stating that it was not a better plan and did not improve safety.

Charlie Hunt expressed concern about developers not following through on prior cost commitments, questioned the ethics of shifting financial responsibility to the County, the approval process, and developer influence (Exhibit A).

Ed Slavin spoke in opposition to the request, expressing concerns about background research and past litigation. He urged the Board to deny the request and retain the existing ordinance.

Burnett clarified that the project differed from Grand Oaks, noted KB Home was ready to fund its roadway obligations, and explained that staff recommended using the funds for an existing CIP. He said that the project would proceed and the client would finalize the agreement in January.

West clarified that approving the motion would remove the roundabout requirement; while denying it would retain the roundabout. Discussion ensued on developer accountability and reallocating the funds to another transportation project to better address safety, traffic flow, and impacts on nearby properties.

Motion by Taylor, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2025-47, approving WH 2025-01, Sebastian Oaks, based on four findings of fact and four conditions, as provided in the staff report.

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

4. Public Hearing - PLNAPPL 2025-03, Racioppi Family Pool (PVZVAR 2025-06). An Appeal of the Ponte Vedra Zoning and Adjustment Board (PVZAB) denial of a Zoning Variance (PVZVAR 2025-06) to Section VIII.M of the Ponte Vedra Zoning District regulations to allow for a maximum Impervious Surface Ratio (ISR) of 44 percent in lieu of the required 40 percent to accommodate placement of a swimming pool, located specifically at 502 Morning Side Drive. This item originally came before the Ponte Vedra Zoning and Adjustment Board and its regularly scheduled meeting on October 6, 2025, and was denied with a vote of 3-2

The Board disclosed ex parte communication.

James G. Whitehouse, Esquire, St. Johns Law Group, representing the applicant, presented the details of the appeal.

Discussion ensued on the proposed pool, questioning whether a smaller pool could meet guidelines given space constraints, flooding, and existing structures.

Public Comment:

Hunter Faulkner spoke in opposition to the variance, stating that the property met all zoning requirements, was not substandard, and did not present any exceptional hardship. He urged the Board to deny the appeal.

Craig Dolven spoke in opposition to the variance request, stating that there was no legitimate hardship and that the larger pool was a personal preference. He urged the Board to deny the request (Exhibit A).

Will Montero spoke in opposition to the variance request, stating that construction of adjacent homes had displaced water, resulting in drainage issues and flooding (Exhibit B).

B.J. Kalaidi supported denying the variance. She expressed concerns about meeting procedures and speaking times.

Ed Slavin supported denying the variance and spoke about substantial evidence, local and countywide flooding concerns, and climate change impacts. He urged the Board to deny the request.

Clint Lynch, Growth Management Chief Engineer, explained that staff and the applicant had developed measures to direct stormwater from the roof and pool to the front of the property to help mitigate flooding.

Whitehouse noted that the applicant's representatives supported the variance. He stated that the small pool was for their children and would not worsen drainage, and that the lot's smaller size,

compared to adjacent lots, constituted a hardship. Erin Racioppi, owner, sought compliance with engineering requirements and a reasonable pool design that would not affect neighbors.

Motion by Arnold, seconded by Whitehurst, failed 2/3, with Murphy, Joseph, and Taylor dissenting, to approve PLNAPPL 2025-03, Racioppi Family Pool (PVZVAR 2025-06), overturning the decision of the Ponte Vedra Zoning and Adjustment Board and approving PVZVAR 2025-06, based upon four findings of fact and six conditions as provided in the staff report.

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

Motion by Joseph, seconded by Taylor, carried 3/2, with Whitehurst and Arnold dissenting, to deny PLNAPPL 2025-03 Racioppi Family Pool (PVZVAR 2025-06), upholding the decision of the Ponte Vedra Zoning and Adjustment Board and denying PVZVAR 2025-06, based on four findings of fact as provided in the staff report.

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

Murphy recessed the meeting at 12:28 p.m. and reconvened at 1:10 p.m.

5. Public Hearing - VACROA 2025-03, Maure Family Property - Public hearing to vacate a portion of Poinsettia Road right-of-way. The unopened portion of Poinsettia Road right-of-way does not contain any asphalt or sidewalk and is not used for traffic circulation or access; therefore, the applicant is requesting to vacate this portion of right-of-way. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation

James Whitehouse, Esquire, representing the applicant, presented the details of the vacation request.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to adopt Resolution No. 2025-498, approving VACROA 2025-03 Maure Family Property - a petition to vacate a portion of Poinsettia Road right-of-way.

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

6. Public Hearing - The annual review of the St. Johns County Affordable Housing Advisory Committee (AHAC) Annual Report. As required by Florida State Statute, St. Johns County's Affordable Housing Advisory Committee (AHAC) annually reviews established policies, procedures, ordinances, and the County's Land Development Code, and Comprehensive Plan, and makes recommendations on strategies to encourage or facilitate the development and/or preservation of affordable housing. On November 19, 2025,

AHAC conducted a noticed public hearing and, by affirmative vote of the majority of the AHAC membership, approved the final report

Joseph Cone, Assistant Director of Health and Human Services, provided an overview, thanked the volunteer advisory committee, Board, and Administration, and introduced Bill Lazar, Chair of the Affordable Housing Advisory Committee, who presented details of the annual review.

Public Comment:

Vicki Pepper, representative of Community Advocates for Racial Equity (CARE), thanked AHAC for its annual report and its efforts over the past year. She urged the Board to accept the AHAC report and to consider the committee's advice and recommendations in all housing-related decisions.

Alex Mansor spoke in support of the St. Johns County Affordable Housing Advisory Committee's Annual Report and urged the Board to support citizens seeking safe, affordable housing.

Judy Spiegel spoke on the Florida Housing Coalition's new Substack policy, Housing Action Lab, land trust, the importance of community education, and the need for citizen involvement (Exhibit A).

Greg Burk spoke about the Florida Housing Coalition advancing "missing middle" housing legislation and studying attainable housing for households at 80 percent AMI or below. He also addressed accessory dwelling units (ADUs), noting their various sizes and configurations.

Motion by Taylor, seconded by Whitehurst, carried 5/0, to adopt Resolution No. 2025-499, to accept the Affordable Housing Advisory Committee 2025 Incentives Review and Recommendations Annual Report.

Yea: Taylor, Whitehurst, Murphy, Joseph, Arnold

Nay: None

7. Public Hearing - Second Reading - LDCA 2025-09, Certified Recovery Residences. This amendment amends Land Development Code Article II (Zoning Districts and Special Uses) and Article IX (Administration) to comply with changes to State Statute that went into effect on July 1, 2025, with the enactment of Senate Bill 954. The bill requires the adoption of an ordinance to establish procedures for the review and approval of certified recovery residences and to provide a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit or unreasonably restrict the establishment of a certified recovery residence consistent with Section 397.487(15), Florida Statutes. The first hearing for this item took place at the Board of County Commissioners' meeting on November 18, 2025. There was no Board discussion. This is the second hearing for this item

Amy Ring, Special Projects Manager, presented the details of the amendment.

Public Comment: There was none.

Motion by Taylor, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2025-48, amending the Land Development Code for certified recovery residences to maintain consistency with Florida Statute.

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

8. Public Hearing - LDCA 2025-08, Land Development Code Revisions - Second Reading. On November 4, 2025, the Board of County Commissioners requested amendments to Land Development Code regulations for outdoor archery and development order application procedures. The first hearing of this item took place at the Board of County Commissioners' meeting on December 2, 2025. This is the second hearing.

Jacob Smith, Planning Division Manager, presented the details of the amendment.

Public Comment: There was none.

Motion by Whitehurst, seconded by Murphy, carried 5/0, to enact Ordinance No. 2025-49, amending the Land Development Code to add outdoor archery as a land use and amend development order application procedures, as presented.

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

9. Purchasing Policy Updates - Second reading of Ordinance amending Ordinance No. 2022-22. Based upon operational changes related to the implementation of Workday, the County's new Enterprise Resource Planning (ERP) Solution, and the inclusion of the procurement/contracting modules within Workday, changes to the Purchasing Policy are necessary to incorporate terms, definitions, and requirements which were previously not applicable. During the review for updates related to the ERP, some additional changes were made in order to address inconsistencies and/or clarify the parameters of the policy

Jaime Locklear, Purchasing Director, presented the details of the amendments to the purchasing policy.

Public Comment: There was none.

Motion by Taylor, seconded by Joseph, carried 5/0, to enact Ordinance No. 2025-50, amending the Purchasing Policy, St. Johns County Ordinance No. 2022-22.

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

Murphy recessed the Board of County Commissioners' regular meeting and convened the St. Johns County Community Redevelopment Agency (CRA) meeting.

10. St. Johns County Community Redevelopment Agency - Transfer of Tax Increment Financing Revenue for the West Augustine Health and Wellness Center within the Fiscal Year 2026 budget. Request to amend the Fiscal Year 2026 West Augustine Community Redevelopment Agency Budget and the associated list of identified redevelopment projects to add the West Augustine Health and Wellness Center as an approved and funded capital redevelopment project; to allocate a not-to-exceed amount of \$650,000 from the West Augustine trust fund to reimburse West Augustine Historical Community Development Corporation for eligible capital construction cost overruns; and authorize the execution of the attached funding agreement in substantially the same form as provided, for the construction of the Health and Wellness Center. The Health and Wellness Center has received funding by way of state appropriations, federal grants, and private investment; however, market cost increases and unanticipated underground construction costs have resulted in the project exceeding the original budget. The West Augustine CRA funding is being requested to complete the project on schedule and fulfill the remaining financial obligations for the Health and Wellness Center

Tera Meeks, Director, Community and Destination Development, presented the details of the requested funding transfer.

Public Comment:

Ed Slavin requested an analysis of cost overruns on County projects.

Judy Spiegel asked whether the \$1.3 million funding amount was a recurring annual allocation or a one-time expenditure.

Vicki Pepper, representative of Community Advocates for Racial Equity (CARE), spoke in support of the West Augustine Health and Wellness Center, acknowledged concerns about diverting funds from affordable housing, stated that CARE supported the project due to its importance to communities, and urged the Board to approve the request.

Discussion ensued on the project's cost overruns, clarification on the overages, and how the funding would be replenished.

Motion by Arnold, seconded by Murphy, carried 5/0, to adopt CRA Resolution No. 2025-2, amending the Fiscal Year 2026 West Augustine Community Redevelopment Agency Budget and the associated list of identified redevelopment projects; allocating a not-to-exceed amount of \$650,000 from the West Augustine Redevelopment Trust Fund to be used solely to reimburse for eligible capital construction costs associated with the West Augustine Health and Wellness Center; authorizing the chair to execute a Funding Agreement in substantially the same form as attached.

Yea: Arnold, Murphy, Taylor, Joseph, Whitehurst

Nay: None

Murphy adjourned the St. Johns County Community Redevelopment Agency meeting and reconvened the regular meeting of the St. Johns County Board of County Commissioners.

11. Public Hearing - St. Johns County Condominium and Cooperative Milestone Inspection Ordinance. During the 2022 Special Session, the Florida Legislature enacted Senate Bill 4-D, codified as Chapter 2022-269, Laws of Florida, establishing mandatory “milestone inspections” for condominium and cooperative buildings three stories or more in height to ensure the structural integrity of aging buildings throughout the State of Florida. In 2023, the Legislature adopted Senate Bill 154, codified as Chapter 2023-203, Laws of Florida, further clarifying the milestone inspection process and requiring coordination between building officials, professional engineers, and condominium and cooperative associations. In 2025, the Legislature enacted Chapter 2025-175, Laws of Florida, amending section 553.899, Florida Statutes, to require all counties and municipalities to adopt an ordinance by December 31, 2025, establishing specific timelines for scheduling and commencement of repairs following a Phase Two Milestone Inspection

Howard White, St. Johns County Building Official, presented the details of the ordinance.

Discussion ensued on the impact of costly milestone inspections on condominium sales and affordability, a House bill proposing to raise building height limits, and the widespread effects on Florida residents.

Public Comment: There was none.

Motion by Taylor, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2025-51, the St. Johns County Condominium and Cooperative Milestone Inspection Ordinance to implement section 553.889, Florida Statutes establishing uniform local procedures for scheduling and completion of milestone inspections, commencement of repairs for substantial structural deterioration, written disclosure requirements for design professionals and contractors, and reporting by the County’s Building Department.

Yea: Taylor, Whitehurst, Joseph, Arnold, Murphy

Nay: None

COMMISSIONERS’ REPORTS

Commissioner Whitehurst

Whitehurst expressed holiday sentiments.

Commissioner Taylor

Taylor reported on improvements to Nights of Lights, shared business concerns about reduced activity, and stated that she supported extending the event through January to help employees and the local economy. She highlighted her attendance at the Northeast Florida Resource Recovery Utilities Summit, discussed biosolids management efforts, and noted she did not support further funding for the Shore Drive Trail, and expressed holiday sentiments.

Commissioner Joseph

Joseph reported that she attended the Palm Valley Boat Parade and Library Advisory Board meeting and noted that Ancestry.com was available to use for free at the library. She expressed holiday sentiments.

Commissioner Arnold

Arnold expressed holiday sentiments.

Commissioner Murphy

Murphy spoke about adding a median opening at Shores Blvd. and Sevilla Dr. He asked for consensus to add a median cut-through at a cost of no more than \$50,000 for planning and construction. Discussion ensued concerning the design of Shores Blvd. and why there was no opening there. The item will be brought back at a future meeting. Murphy wishes all a happy holiday.

COUNTY ADMINISTRATOR'S REPORT

Andrews thanked the Board for approving additional holiday time for employees and expressed holiday sentiments.

COUNTY ATTORNEY'S REPORT

Komando expressed holiday sentiments and thanked the Board for its support.

With there being no further business to come before the Board, the meeting adjourned at 2:21 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 635695-635707, totaling \$20,764.83, and the Voucher Register, Voucher Nos. 92527-92565, totaling \$100,551.94 (12/03/2025)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 635708 "Voided" (12/08/2025)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 635709-635828, totaling \$3,668,039.23, and the Voucher Register, Voucher Nos. 92566-92665, totaling \$4,581,408.72 (12/08/2025)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 635829-635837, totaling \$6,915, and the Voucher Register, Voucher Nos. 92666-92671, totaling \$6,620 (12/10/2025)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 635838-635841, totaling \$2,213.70, and the Voucher Register, Voucher Nos. 92672-92674, totaling \$14,240.91 (12/11/2025)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 92675-92676, totaling \$7,129.30 (12/11/2025)

7. St. Johns County Board of County Commissioners Check Register, Check Nos. 635842-635964, totaling \$2,497,512.04, and the Voucher Register, Voucher Nos. 92677-92820, totaling \$11,940,475.30 (12/15/2025)
8. St. Johns County Board of County Commissioners Check Register, Check No. 635965, totaling \$1,200 (12/16/2025)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 635966-636027, totaling \$37,459.03, and the Voucher Register, Voucher Nos. 92821-93026, totaling \$180,747 (12/17/2025)

CORRESPONDENCE:

There was none.

Approved January 20, 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





EXHIBIT A

BCC December 16, 2025
Agenda Item No. PUBCOM
Presenter: Judy Spiecki



EXHIBIT B

BCC December 16, 2025
Agenda Item No. 2025com
Presenter: Carol Garai

Shore Drive Trail

SJC Recreation Advisory Board
12/13/2023



EXHIBIT C

BCC: December 14, 2023
Agenda Item No. 10B000M
Presenter: Kaye Anne Berden

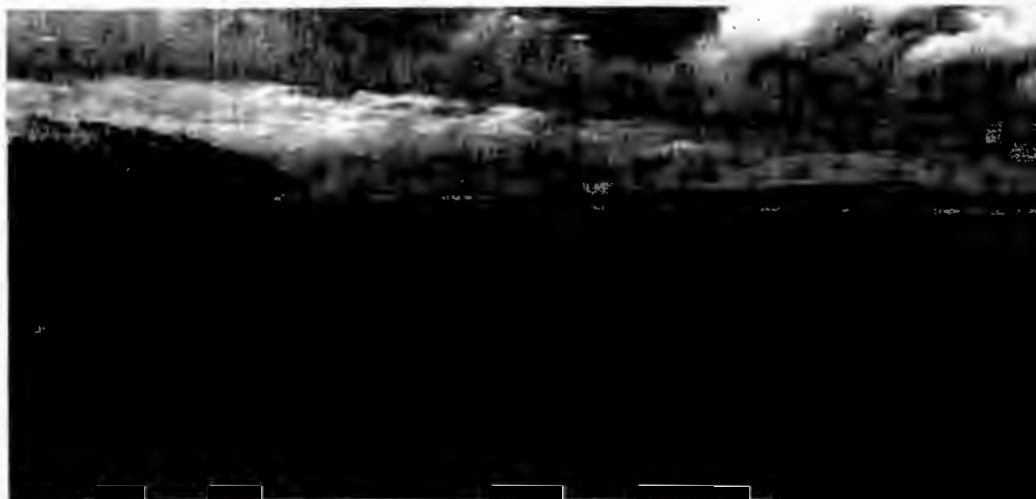
①

PRESENTATION AGENDA

Overview

Project Details

Status & Next Steps



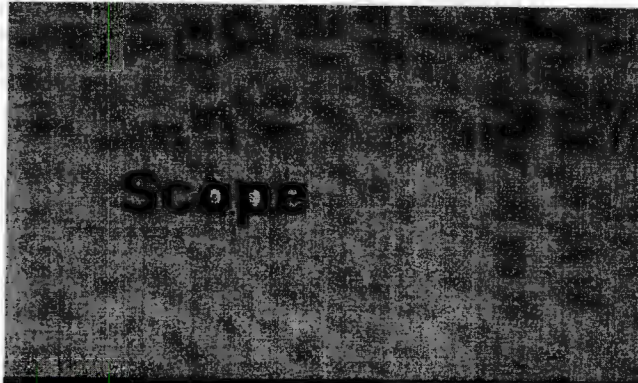
Overview

- Scope
- Purpose
- History





- ✱ TRAIL HEAD
- ★ BENCH
- ⊙ MILE MARKER



- +/- 3.25 mile Multi-use Trail
- Connect Doug Crane and Moultrie Creek boat ramps
- New drainage culverts
- Safety railings
- ADA accessibility



- Pedestrian Safety



Purpose



- Enjoyment of Waterfront Vistas


- Promoting Healthy & Active Lifestyle




5

- Original concept for trail developed in 2006.
- Walking & biking trails were identified as the top citizen priority from the 2019 Master Plan.
- Res. 2021-84 approved application for Recreational Trails Program Grant *(awarded)*.
- Funded in FY2022 & FY2024:
 - \$1,840,000 Park Impact Fees
 - \$400,000 RTP Grant
- Community Engagement
 - Attended multiple SASIA meetings
 - Two surveys conducted *(2022 results provided)*

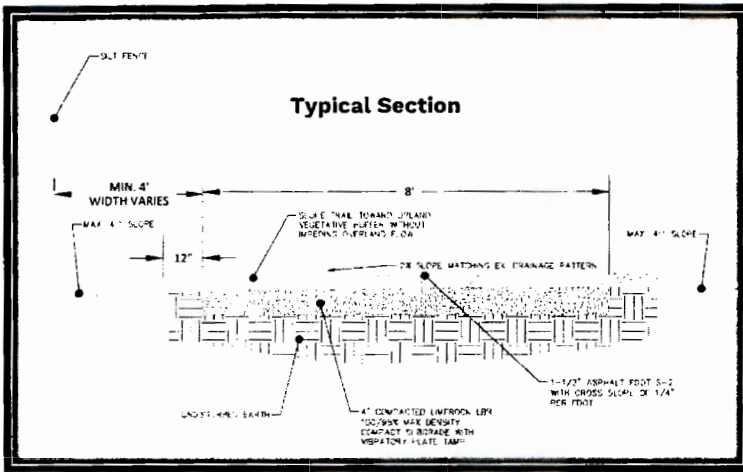
History



<u>Survey Participants</u> > 350 responses > 75% are residents of St. Augustine South	<u>Importance of Trail</u> > 65% Pedestrian Safety > 59% Promote healthy lifestyle / exercise > 45% peaceful retreat
<u>Anticipated frequency of use</u> > 52% more than 3x per week > 85% more than 3x per month	<u>Excitement level of trail construction</u> 3.79 stars out of 5 > 53% 5 out of 5 stars
<u>Amenities desired</u> > 75% benches > 40% picnic tables & swings	<u>Activities</u> > 80% walk/jog > 65% Bike > 55% Enjoy the views / relax



6



Project Details

- Design Team:
 - Landscape Architect (*primary*)
 - Environmental Scientist
 - Civil Engineer
 - Archaeologist
- 8' paved asphalt trail
FDOT minimum recommended width for shared use trails.
- Project Area
 - +/- 54.98 acres
 - +/- 27.11 acres of Wetlands





Project Details

• Permits & Approvals Required

- St. Johns County Development Review Committee
- St. Johns River Water Management District
- US Army Corps of Engineers
- Florida State Division of Historic Preservation

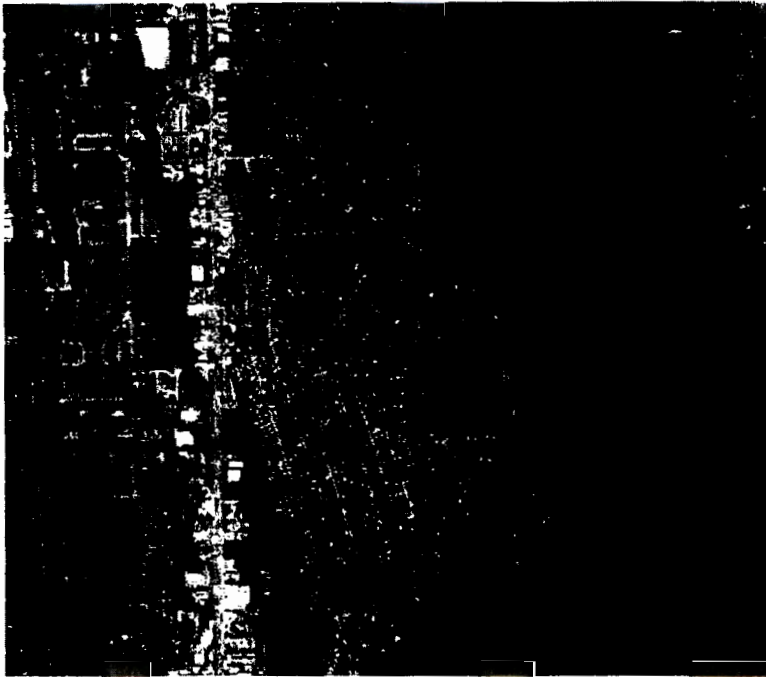
No construction will commence prior to permits and approvals being granted from all Authorities Having Jurisdiction over the project site.

• Environmental & Historical Considerations

No significant impacts to:

- Archaeological and Historical Sites
- Wetlands
- Water Quality
- Floodplains
- Threatened or Endangered Species

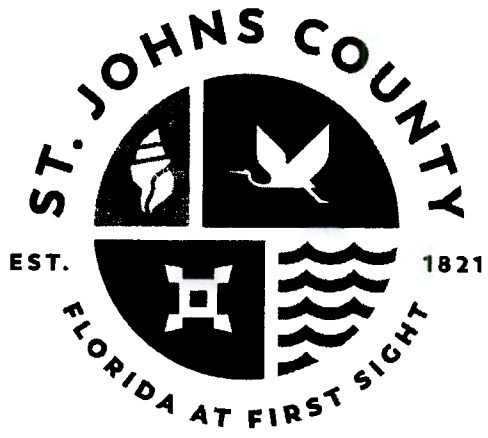




Status & Next Steps

- Construction Bids received
12/06/23 - \$1.8M
- Awaiting final approval of grant management plan from FDEP Grant Manager.
- Construction contract tentative to BCC for approval in early 2024.





SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025																																																																																																																														
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EXHIBIT D

BCC December 16, 2025
 Agenda Item No. POBcom
 Presenter: P. J. Kalaidi

305 Extention BLINDSIDED AGAIN!

2 messages

David Williams <chekr78@gmail.com>

Mon, Dec 15, 2025 at 10:20 PM

To: Commissioner Clay Murphy District 3 <bcc3cmurphy@sjcfl.us>, "Commissioner Sarah S. Arnold District 2" <bcc2sarnold@sjcfl.us>, Commissioner Krista Joseph District 4 <Bcc4kjoseph@sjcfl.us>, bcc5ataylor@sjcfl.us, Commissioner Christian Whitehurst District1 <bcc1cwhitehurst@sjcfl.us>, "Williams, David [US] (AS) (Contr)" <David.Williams@ngc.com>

Cc: Joy Andrews <jqandrews@sjcfl.us>

Bcc: Talisha Autry <talisha@repasspa.com>, Shirley Lassiter <shirleylassiter@att.net>

COMMISSIONERS: With short notice because of no communication about the meeting on November 13,2025 am I to retort all the myriad of charts and graphs of incomplete truths incomplete truths that the paid gun made conclusions on? SAFETY is and has been since I convinced the NTPO to place this item at #6 10 years ago.

Saint Johns has not made any improvements to the access roads in 15 years, unless you call filling potholes on JFlake or Cracker Swamp.

The safety of our children is most important. I raised an Autistic child here so he had specialized transportation he was picked up at the house, but for most , particularly middle schoolers, they have to be at a bus stop before dawn. we don't even have lighting at all bus stops. One youngser is still recuperating from being hit.

The majority of adults work full time and thus have to start to work very early. Getting out onto SR 207 predawn is difficult to enter from Morrison with headlights on which is on at about 30degree angle. I have asked the state hwy dept to consider an acceleration lane, but they denied the request.

NATURAL RESOURCES CONSIDERATIONS: It is estimated that that the saving of time would be 15 minutes each way for using a new, safe road that would also-would serve as an escape in case of hurricanes and catastrophic forest fires. How much gas would be saved and how much less pollutants would be put in the air? sion could be limited by agreement until such time that it might be decided that it has a better use. Many states have conservation and trust laws to protect it's use.

Nothing should be changed for now .I won't cost anything, but planning for an eventuality is easier when you don't have to start all over again over again. Thank you,David Williams

David Williams <chekr78@gmail.com>

Mon, Dec 15, 2025 at 10:25 PM

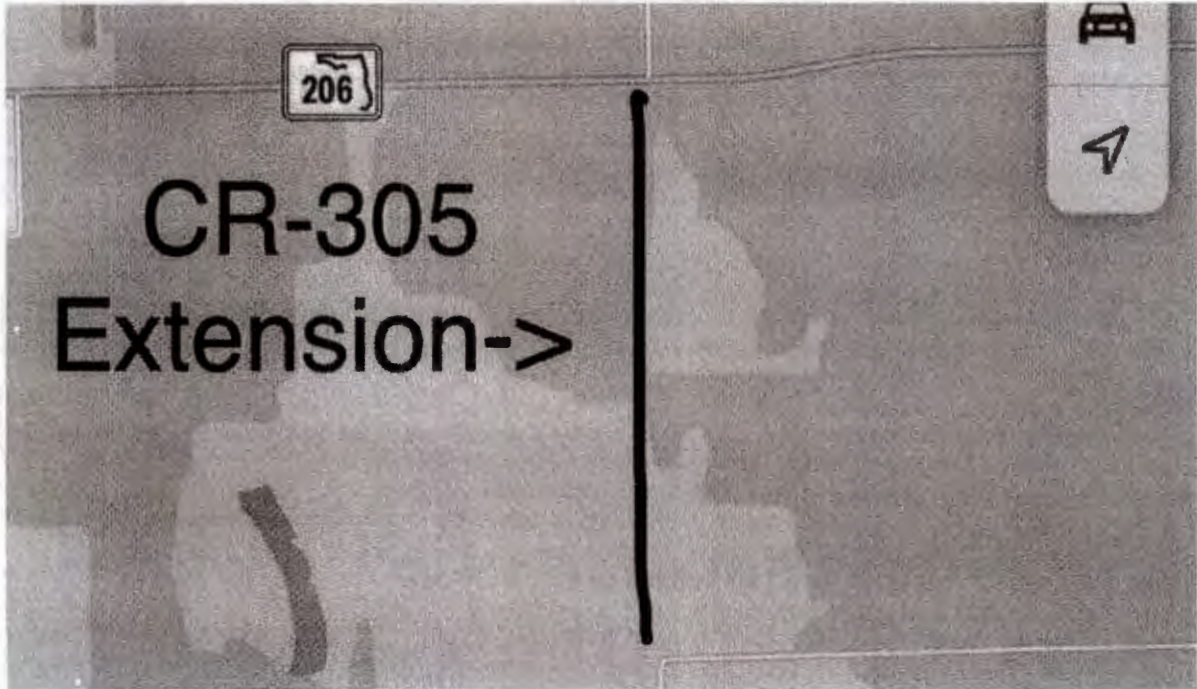
To: Commissioner Clay Murphy District 3 <bcc3cmurphy@sjcfl.us>, Commissioner Krista Joseph District 4 <Bcc4kjoseph@sjcfl.us>, "Commissioner Sarah S. Arnold District 2" <bcc2sarnold@sjcfl.us>, Commissioner Christian Whitehurst District1 <bcc1cwhitehurst@sjcfl.us>

[Quoted text hidden]

EXHIBIT A

BCC December 16, 2025
Agenda Item No. REG01
Presenter: David Williams

PETITION FOR ST JOHNS COUNTY BOARD OF COMMISSIONERS TO EXTEND CR-305



The Issue

Show your support of the CR-305 road extension from SR-206 to CR-13 with your signature on this petition.

This road extension has the potential to facilitate a quicker emergency response time, lessen travel times to transport students to SJC schools, and decrease commuter times.



Shirley Lassiter
Petition Starter



EXHIBIT B

BCC December 16, 2025
Agenda Item No. REG 01
Presenter: Shirley Lassiter

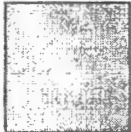
Decision Makers: St. Johns County Commission

PETITION FOR ST JOHNS COUNTY BOARD OF COMMISSIONERS TO EXTEND
CR-305



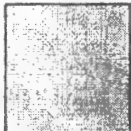
Clay Murphy

St. Johns County Commission - District 3



Ann Taylor,

St. Johns County Commission - District 5



Krista Keating-Joseph

St. Johns County Commission - District 4



Christian Whitehurst

St. Johns County Commission - District 1



Sarah Arnold

St. Johns County Commission - District 2

Supporter Voices

"As this community grows the traffic cannot be supported without this alternate route. Please do the right thing for this area." Rita Frere

Verified Signatures

	<u>Name</u>	<u>City</u>	<u>State</u>	<u>Postal Code</u>	<u>Country</u>	<u>Signed On</u>
1	Shirley Lassiter	Hastings	FL	32145	United States	2023-02-13
2	Alexandria Cameron	St. Augustine	FL	32084	United States	2025-12-14
3	Stacy Vaughn	Hastings	FL	32145	United States	2025-12-14
4	Hannah Kennerly	Hastings	FL	32145	United States	2025-12-14
5	Susan Essuman	Hastings	FL	32145	United States	2025-12-14
6	Diana Whitaker	Hastings	FL	32145	United States	2025-12-14
7	James Lassiter	Hastings	FL	32145	United States	2025-12-14
8	Paula Williams	Hastings	FL	32145	United States	2025-12-14
9	Nicole Forostoski	Hastings	FL	32145	United States	2025-12-14
10	Steven Terrell	Hastings	FL	32145	United States	2025-12-14
11	Melissa Rock	Hastings	FL	32145	United States	2025-12-15
12	Wesley DeGrande	Hastings	FL	32145	United States	2025-12-15
13	Brandon Morris	Hastings	FL	32145	United States	2025-12-15
14	Bree Draisey	Palm Coast	FL	32137	United States	2025-12-15
15	Amanda Roupp	Hastings	FL	32145	United States	2025-12-15
16	Lisa Platt	Hastings	FL	32145	United States	2025-12-15
17	Trenatee Wilson	Hastings	FL	32145	United States	2025-12-15

18	Robert Cross	Hastings	FL	32145	United States	2025-12-15
19	Rita Frere	Hastings	FL	32145	United States	2025-12-15
20	Kathryn Paton	Hastings	FL	32145	United States	2025-12-15
21	Frances Edwarfs	Hastings	FL	32145	United States	2025-12-15
22	Daniel I Paton Jr	Hastings	FL	32145	United States	2025-12-15
23	David A Poslusny	Hastings	FL	32145	United States	2025-12-15
24	Melissa Pitcock	Hastings	FL	32145	United States	2025-12-15
25	Steven Kaulfers	Hastings	FL	32145	United States	2025-12-15
26	Jonathan Dewar	Hastings	FL	32145	United States	2025-12-15
27	APRIL SIKES	Hastings	FL	32145	United States	2025-12-15
28	Robert Linen	Hastings	FL	32145	United States	2025-12-15
29	Brittaney White	Hastings	FL	32145	United States	2025-12-15
30	Christina Donato	Hastings	FL	32145	United States	2025-12-15
31	Anita Brettin	Hastings	FL	32145	United States	2025-12-15
32	Linda Wilder	Hastings	FL	32145	United States	2025-12-15
33	Barbara Miller	Hastings	FL	32145	United States	2025-12-15
34	John ONEIL	Hastings	FL	32145	United States	2025-12-15
35	Teresa Lago	Palm Coast	FL	32137	United States	2025-12-15
36	Leslie Coates	Hastings	FL	32145	United States	2025-12-16
37	Ashley Moore	Hastings	FL	32145	United States	2025-12-16
38	jamie keen-alford	St. Augustine	FL	32148	United States	2025-12-16
39	savino sanchez	st augustine	FL	32145	United States	2025-12-16

40	Kim Steinmetz	Elkton	FL	32033	United States	2025-12-16
41	Vanessa Smith	Hastings	FL	32145	United States	2025-12-16
42	DAYANE KAULFERS	Hastings	FL	32145	United States	2025-12-16



Flagler Estates

1:53

Safari

35%

Search here

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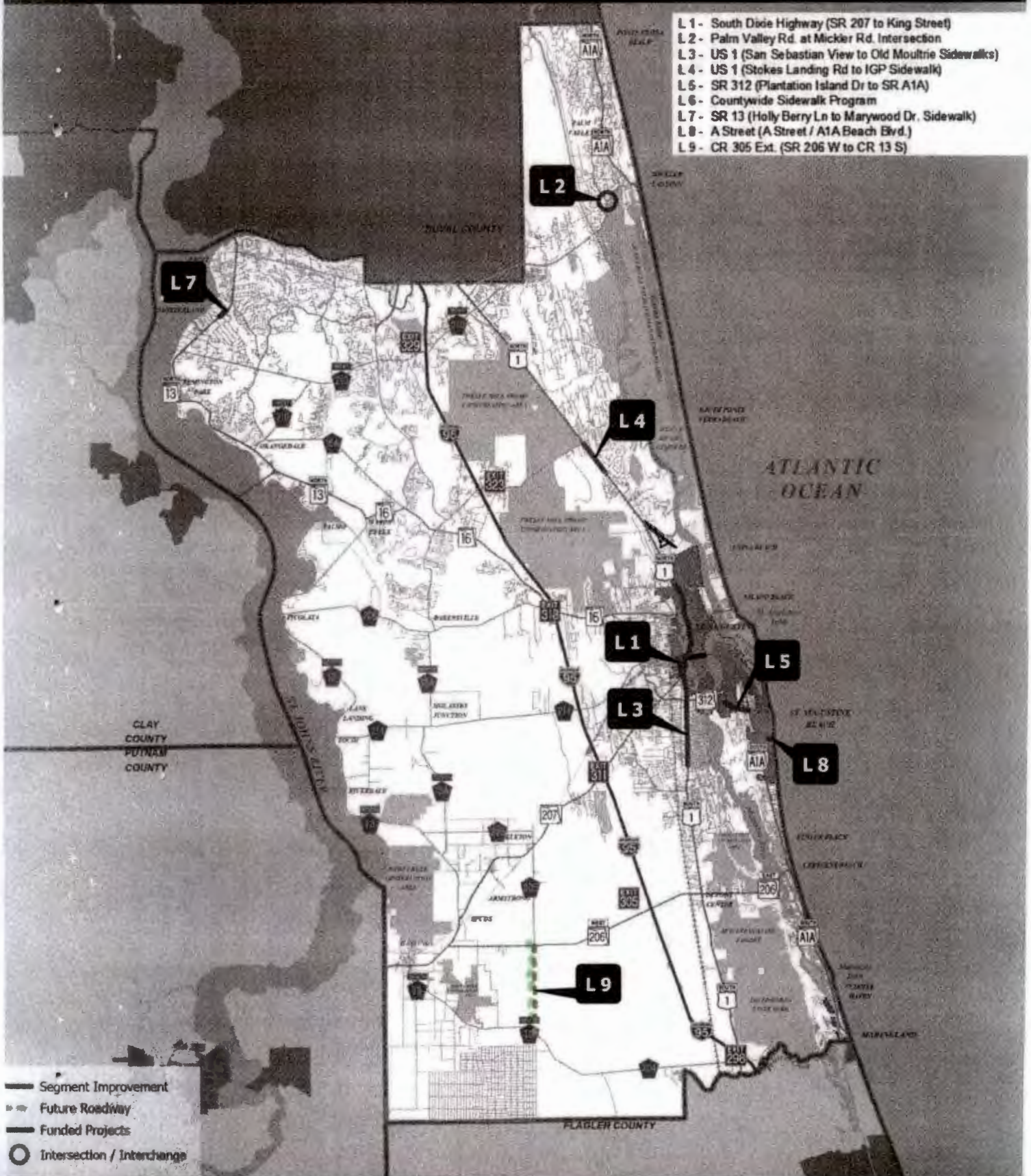
Contribute



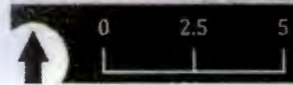
St. Johns County

2026 Local Priority Roadway Projects for North Florida TPO/ FDOT

- L 1 - South Dixie Highway (SR 207 to King Street)
- L 2 - Palm Valley Rd. at Mickler Rd. Intersection
- L 3 - US 1 (San Sebastian View to Old Moultrie Sidewalks)
- L 4 - US 1 (Stokes Landing Rd to IGP Sidewalk)
- L 5 - SR 312 (Plantation Island Dr to SR A1A)
- L 6 - Countywide Sidewalk Program
- L 7 - SR 13 (Holly Berry Ln to Marywood Dr. Sidewalk)
- L 8 - A Street (A Street / A1A Beach Blvd.)
- L 9 - CR 305 Ext. (SR 206 W to CR 13 S)



- Segment Improvement
- Future Roadway
- Funded Projects
- Intersection / Interchange



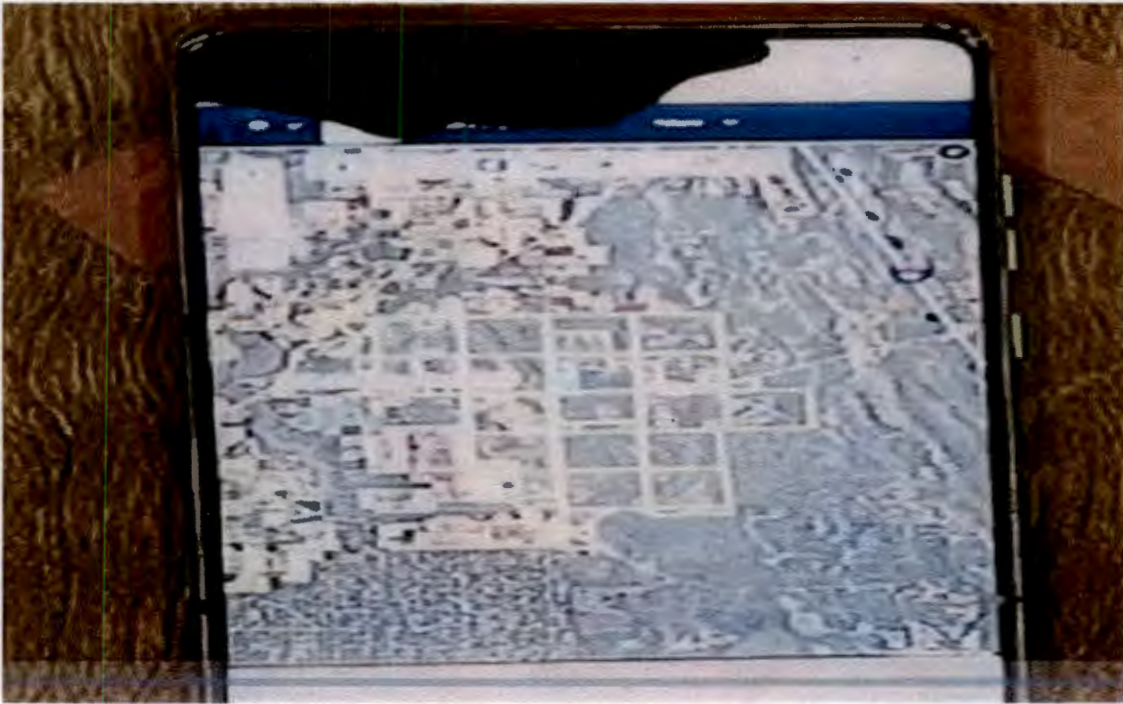
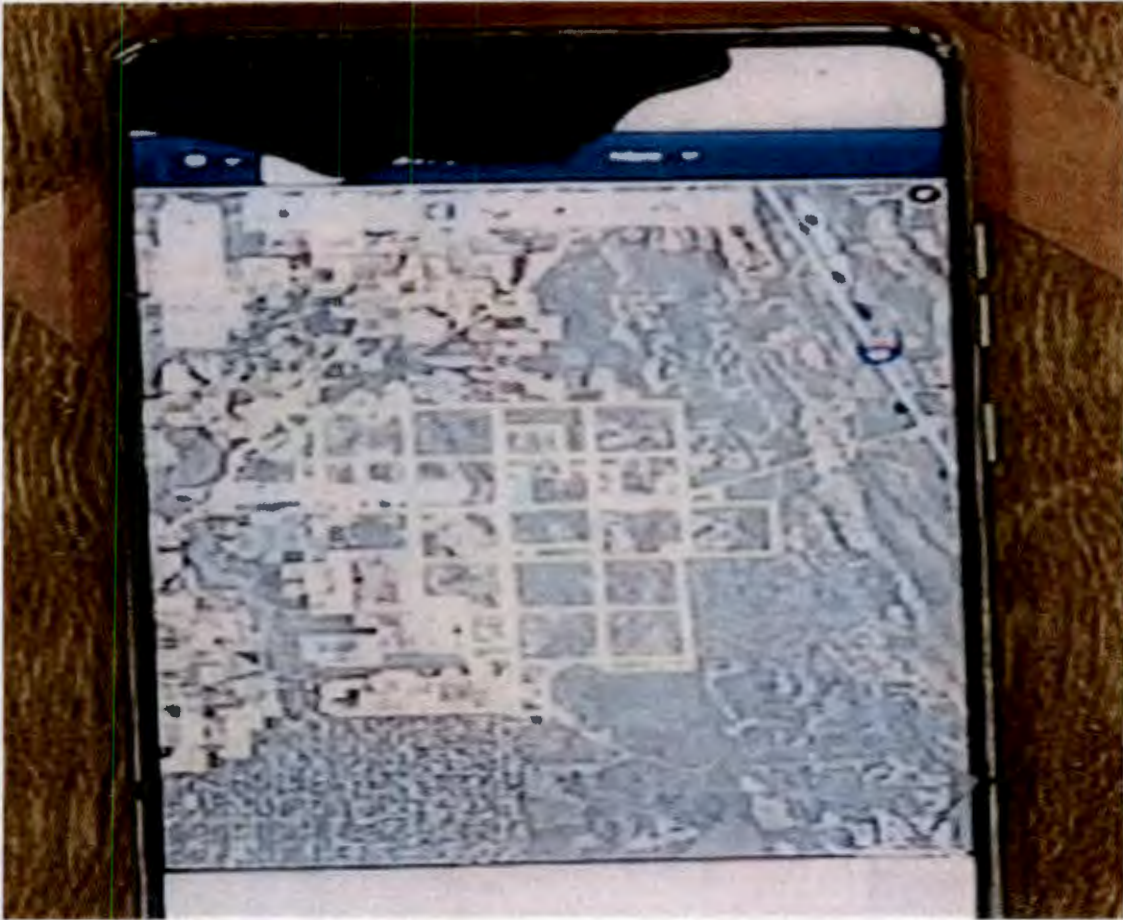


EXHIBIT C

BCC December 10, 2025
Agenda Item No. BEG 01
Presenter: Charlie Hunt

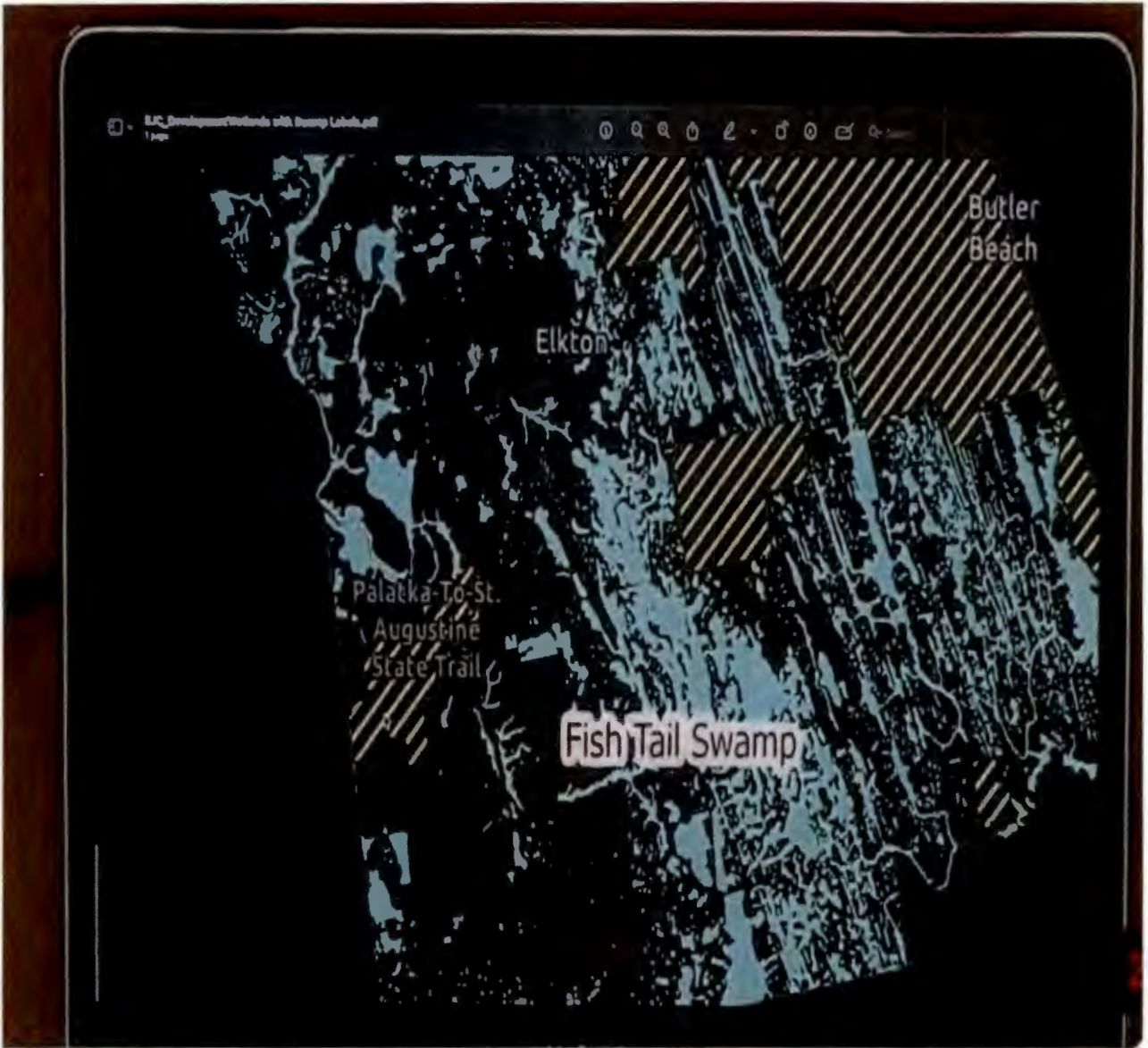


EXHIBIT D

BCC December 16, 2025
Agenda Item No. REC 01
Presenter: Ten Lambert

18	Robert Cross	Hastings	FL	32145	United States	2025-12-15
19	Rita Frere	Hastings	FL	32145	United States	2025-12-15
20	Kathryn Paton	Hastings	FL	32145	United States	2025-12-15
21	Frances Edwards	Hastings	FL	32145	United States	2025-12-15
22	Daniel I Paton Jr	Hastings	FL	32145	United States	2025-12-15
23	David A Poslusny	Hastings	FL	32145	United States	2025-12-15
24	Melissa Pitcock	Hastings	FL	32145	United States	2025-12-15
25	Steven Kauifers	Hastings	FL	32145	United States	2025-12-15
26	Jonathan Dewar	Hastings	FL	32145	United States	2025-12-15
27	APRIL SIKES	Hastings	FL	32145	United States	2025-12-15
28	Robert Linen	Hastings	FL	32145	United States	2025-12-15
29	Brittaney White	Hastings	FL	32145	United States	2025-12-15
30	Christina Donato	Hastings	FL	32145	United States	2025-12-15
31	Anita Brettin	Hastings	FL	32145	United States	2025-12-15
32	Linda Wilder	Hastings	FL	32145	United States	2025-12-15
33	Barbara Miller	Hastings	FL	32145	United States	2025-12-15
34	John ONEIL	Hastings	FL	32145	United States	2025-12-15
35	Teresa Lago	Palm Coast	FL	32137	United States	2025-12-15
36	Leslie Coates	Hastings	FL	32145	United States	2025-12-16
37	Ashley Moore	Hastings	FL	32145	United States	2025-12-16
38	Jamie Keen-Afford	St. Augustine	FL	32148	United States	2025-12-16
39	Savino Sanchez	St. Augustine	FL	32145	United States	2025-12-16

BCC December 14, 2025
 Agenda Item No. PCC 01
 Presenter: P. S. Palaidi

EXHIBIT

E

Supporter Voices

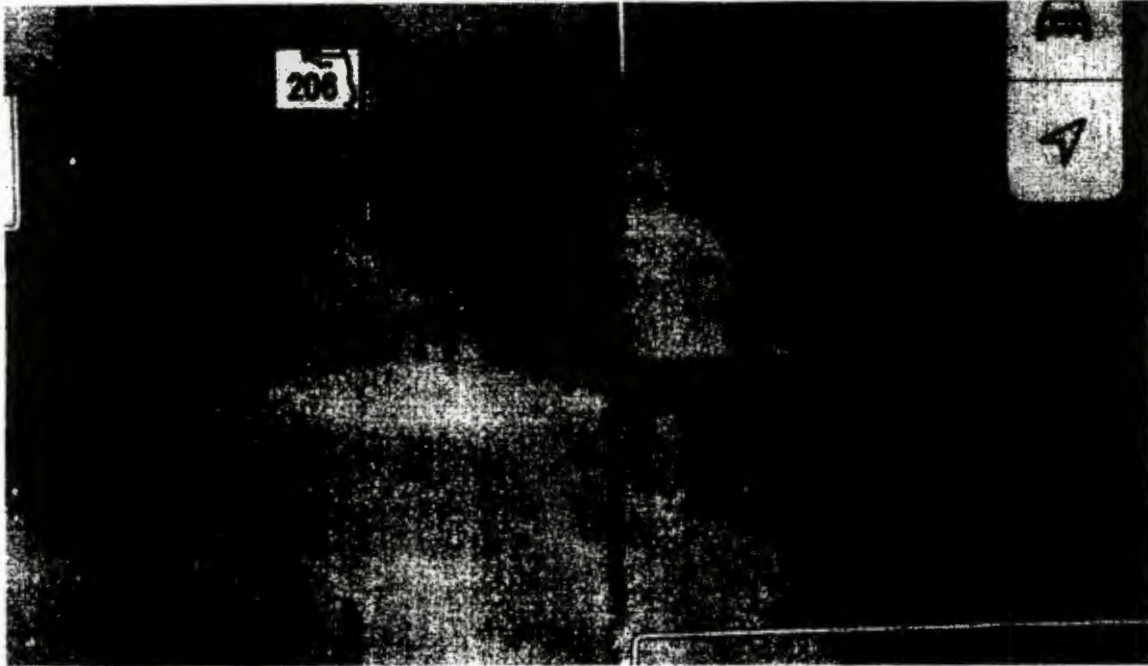
"As this community grows the traffic cannot be supported without this alternate route. Please do the right thing for this area." Rita Frere

Verified Signatures

	<u>Name</u>	<u>City</u>	<u>State</u>	<u>Postal Code</u>	<u>Country</u>	<u>Signed On</u>
1	Shirley Lassiter	Hastings	FL	32145	United States	2023-02-13
2	Alexandria Cameron	St. Augustine	FL	32084	United States	2025-12-14
3	Stacy Vaughn	Hastings	FL	32145	United States	2025-12-14
4	Hannah Kennerly	Hastings	FL	32145	United States	2025-12-14
5	Susan Essuman	Hastings	FL	32145	United States	2025-12-14
6	Diana Whitaker	Hastings	FL	32145	United States	2025-12-14
7	James Lassiter	Hastings	FL	32145	United States	2025-12-14
8	Paula Williams	Hastings	FL	32145	United States	2025-12-14
9	Nicole Forostoski	Hastings	FL	32145	United States	2025-12-14
10	Steven Terrell	Hastings	FL	32145	United States	2025-12-14
11	Melissa Rock	Hastings	FL	32145	United States	2025-12-15
12	Wesley DeGrande	Hastings	FL	32145	United States	2025-12-15
13	Brandon Morris	Hastings	FL	32145	United States	2025-12-15
14	Bree Draisey	Palm Coast	FL	32137	United States	2025-12-15
15	Amanda Roupp	Hastings	FL	32145	United States	2025-12-15
16	Lisa Platt	Hastings	FL	32145	United States	2025-12-15
17	Trenatee Wilson	Hastings	FL	32145	United States	2025-12-15

40	Kim Steinmetz	Elkton	FL	32033	United States	2025-12-16
41	Vanessa Smith	Hastings	FL	32145	United States	2025-12-16
42	DAYANE KAULFERS	Hastings	FL	32145	United States	2025-12-16

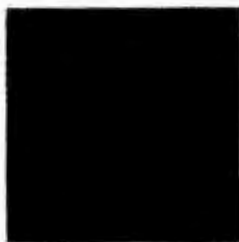
PETITION FOR ST JOHNS COUNTY BOARD OF COMMISSIONERS TO EXTEND CR-305



The Issue

Show your support of the CR-305 road extension from SR-206 to CR-13 with your signature on this petition.

This road extension has the potential to facilitate a quicker emergency response time, lessen travel times to transport students to SJC schools, and decrease commuter times.



Shirley Lassiter
Petition Starter



Federal court backs St. Johns County in dispute with developer of Grand Oaks

“This ruling reaffirms our commitment to hold developers accountable and ensure that promises made to our residents are kept.” “The developer’s attempt to alter the terms years later was a breach of trust. We stood firm for our community. This decision sends a clear message that we expect all parties to honor their commitments.”

County Commission Chair Sarah Arnold

EXHIBIT A
BCC December 16, 2025
Agenda Item No. REG03
Presenter: Charlie Hund



EXHIBIT A

BCC December 16, 2025

Agenda Item No. REG 04

Presenter: Craig Solven















EXHIBIT B
BCC December 14, 2025
Agenda Item No. Recall
Presenter: Will Montero



























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- Resiliency
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- & much more

<https://flhousingactionlab.substack.com/>



BCC December 16, 2015
Agenda Item No. BCC011
Presenter: Andy Spurge



FLORIDA HOUSING COALITION