



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
February 3, 2026 - 9:00 a.m.

CALL TO ORDER

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

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

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

ROLL CALL

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

INVOCATION

Pastor Joshua Clay of Anchor Faith Church gave the invocation.

PLEDGE OF ALLEGIANCE

John Leslie, Commander United States Navy, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING BLACK HISTORY MONTH

Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

Commissioner Sarah Arnold presented the proclamation to Dwala Willis and Greg White, who thanked the Board for recognizing Black History Month.

ACCEPTANCE OF PROCLAMATION

Motion by Whitehurst, seconded by Arnold, carried 5/0, to accept the proclamation.

Yea: Joseph, Murphy, Whitehurst, Arnold, Taylor

Nay: None

DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment: There was none.

APPROVAL OF CONSENT AGENDA

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

Yea: Joseph, Murphy, Whitehurst, Arnold, Taylor

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution 2026-29**, 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 K-8 Academy QQ
3. Motion to adopt **Resolution 2026-30**, 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 system to serve Mercedes at World Commerce Center
4. Motion to adopt **Resolution 2026-31**, accepting a Bill of Sale with a Schedule of Values, Release of Lien, and Warranty for the water and sewer systems to serve The Selva Hotel
5. Motion to adopt **Resolution 2026-32**, accepting a Bill of Sale with a Schedule of Values, Release of Lien, and Warranty for the water and sewer systems to serve Secession Phase 2
6. Motion to adopt **Resolution 2026-33**, approving the terms and conditions of two Purchase and Sale Agreements for acquisition of parcels located in Summer Haven; and authorizing the County Administrator, or designee, to execute the agreements on behalf of the County, and approving and authorizing a transfer in the amount of \$304,500 from General Fund Reserves to the Land Management Department for the required grant matching funds

7. Motion to adopt **Resolution 2026-34**, authorizing the county administrator, or designee, to award IFB 2536, Countywide Pipe and Manhole Lining Renewal and Rehabilitation Services, to the responsive and responsible bidders, and to execute contracts with Atlantic Pipe Service, Inc., Cobra Environmental, Inc., Hinterland Group, LLC, Inliner Solutions, LLC, Insituform Technologies, LLC, RCM Utilities, LLC, Rowland (DE), LLC, and Vortex Services, LLC, in substantially the same form and format as submitted, for Countywide Pipe and Manhole Lining Renewal and Rehabilitation Services, as provided in IFB 2536
8. Motion to adopt **Resolution 2026-35**, amending the Fiscal Year 2026 budget to recognize and appropriate federal Equitable Sharing proceeds of \$14,032.98 within the Equitable Sharing Justice Trust Fund budget
9. Motion to adopt **Resolution 2026-36**, authorizing the county administrator, or designee, to execute a non-exclusive permissive use agreement in substantially the same form and format as submitted, authorizing Superior Construction's temporary use of Euclid Parking Lot and North Beach Park
10. Motion to adopt **Resolution 2026-37**, approving and authorizing the county administrator, or designee, to execute the Memorandum of Understanding between St. Johns County and Ring Power to allow dockage, including use of water and power for Fire Rescue vessels, in substantially the same form as submitted
11. Motion to adopt **Resolution 2026-38**, approving the terms and conditions of, and authorizing the Chair to execute the lease between the Bureau of Ocean Energy Management of the Department of the Interior, and St. Johns County regarding use of the outer continental shelf sand resources, in substantially the same form as submitted, for the South Ponte Vedra Beach Restoration project in St. Johns County
12. Motion to approve the minutes of the 1/20/26 BCC Regular Meeting
13. Proofs:
 - Notice of public hearing related to Mandatory Structural "Milestone" Inspections for Condominium and Cooperative Buildings, published on December 5, 2025, in *The St. Augustine Record*
 - Notice of public hearing amending Ordinance No. 2022-22, Purchasing Policy Ordinance, published on December 5, 2025, in *The St. Augustine Record*
 - Request for Bids, Bid No. 2667, Roadway and Infrastructure Improvements at Kings Estate Road and Hilltop Road - Phase 1, published on December 1, 2025, and December 8, 2025, in *The St. Augustine Record*
 - Request for Proposals, RFP No. 2338, Sports Courts Assessment and Repair, published on December 5, 2025, and December 12, 2025, in *The St. Augustine Record*
 - Request for Bids, Bid No. 2727, SR16 WWTF Reclaimed Water and In-Plant Reuse Pump Stations, published on December 12, 2025, and December 19, 2025, in *The St. Augustine Record*
 - Request for Bids, Bid No. 2713, Pacetti Bay Park Improvements, published on December 16, 2025, and December 23, 2025, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

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

Yea: Joseph, Murphy, Whitehurst, Arnold, Taylor

Nay: None

PUBLIC COMMENT

Pat Floyd commented on the Board leadership elections held last November.

Vicky Pepper, Community Advocates for Racial Equity (C.A.R.E.), spoke about setting goals and funding for affordable housing, the International Charter for Compassion, and in support of the Shore Drive Trail project.

Carol Gangi spoke about legal ownership of the St. Augustine South Park, the reliability of the Trail survey results, and environmental conditions in the park. She suggested transferring the Trail budget to the San Sebastian Boat Ramp and Park project.

Margo Geer supported the proposed Shore Drive Trail project and addressed some of the misinformation posted online.

Bruce Milliken spoke about the St. Augustine South Shore Drive Trail project, safety and environmental issues related to the Trail, and the accuracy of the community survey data.

Frances Lungberg displayed a series of maps and deeds of the St. Augustine South subdivision to illustrate the deed restrictions and ownership of the park property (Exhibit A).

Carey Anne Berdan spoke on the costs associated with construction of the St. Augustine South Trail and the accuracy of the community survey results. She supported allocating the Trail's funding to the San Sebastian Park.

Chris Ranung spoke about the St. Augustine South Trail project, the integrity of the community survey, and the reallocation of Trail funding to the San Sebastian River Park project. He submitted "The 'South Votes' Campaign, Option 2" (Exhibit B).

Ingrid Jones supported the St. Augustine South Trail project over safety concerns. She suggested compromise and concessions to reach an agreement on the Trail.

Sherry Badger spoke about legal disputes concerning easements.

Tom Reynolds suggested an ordinance be enacted regarding the disposal of vape cartridges.

Dave Hankla spoke about the various iterations of the plan for the St. Augustine South Trail project and safety issues. He recommended an in-person survey.

Charlie Hunt commented on the Comp Plan, Blue Ribbon Projects, and the approval of funding for items not on the agenda during commissioner comments.

Sue Millerick felt that the entire St. Augustine South community should decide on the Trail project, not just a few select community members. She did not support the Trail project.

Bill Hennessey spoke about a driveway and mailbox that he believed were placed in the County right-of-way near the Butler Park boat ramp.

Justin Miller, President of the St. Augustine South Homeowner Improvement Association, reviewed the decision-making process that should have been followed regarding the St. Augustine South Trail project and the various plans for the Trail.

Jerri Sue Dawson addressed misinformation, safety, and liability issues related to the St. Augustine South Trail project.

David Gangi spoke on the St. Augustine South Trail project.

1. Consider appointments to the Contractors Review Board (CRB). There were two vacancies on the Contractors Review Board due to the resignation of Russell Scott, a citizen representative, and Tyler Watson, an Electrician representative. A vacancy ad was placed and ran for approximately 60 days. A letter of recommendation from the CRB and three applications were submitted for the Board's review: Kimberly Delisa, Dist. 3; Seth Wingate, Dist. 2; and Donna Dove, Dist. 5. The vacancy ad for an Electrician will remain open, due to not receiving qualified applicants

Shelby Romero, Senior Assistant to the Board of County Commissioners, reviewed the vacancies on the CRB.

Public Comment: There was none.

Motion by Whitehurst, seconded by Taylor, carried 5/0, to appoint Kimberly Delisa to the Contractors Review Board as a citizen representative for a partial term, scheduled to expire January 17, 2027.

Yea: Joseph, Murphy, Whitehurst, Arnold, Taylor

Nay: None

2. Urban Flex PV, LLC, Economic Development Incentive Request. The St. Johns County Economic Development Agency received an application from Urban Flex PV, LLC, for economic development incentives to develop a total of 23,914 square feet of speculative industrial/warehouse space located at 100 Hudson Way, Ponte Vedra, Florida. The project

scored 4 points under the speculative space category of the County's Business Incentive Program, which made it eligible for expedited permitting and an economic development incentive reimbursement of up to 50% of fees paid to the County by the Applicant (impact fees and water/sewer connection fees) and two years ad valorem taxes paid by the Applicant (general County portion) on capital improvements. Completion of the project is anticipated by the first quarter of 2027. With this schedule, the first annual incentive payment would be anticipated during FY28. The total estimated value of the incentive is \$49,362. The incentive is approximately a 4.6% reimbursement on all taxes and fees paid to the County over a 20-year period. In accordance with Program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners. Staff supported the incentive application

Christine Valliere, Director of Economic Development, presented the details of the economic development incentive request. A brief discussion ensued on the property's zoning; Joseph stated she supported the request.

Public Comment:

Charlie Hunt suggested that businesses would still locate in St. Johns County without incentives.

Tom Reynolds asked if the business would bring new jobs to the county.

Motion by Joseph, seconded by Taylor, carried 5/0, to instruct the county attorney to draft an economic development incentive agreement for Urban Flex PV, LLC, and place the proposed incentive agreement for consideration by the Board on a future regularly scheduled meeting agenda.

Yea: Joseph, Murphy, Whitehurst, Arnold, Taylor

Nay: None

3. Public Hearing - NZVAR 2025-25, 189 Canal Blvd. Request for a Non-Zoning Variance to Section 6.04.05.C.3 of the Land Development Code to allow for more than one driveway connection, and relief to Table 6.03 to allow for reduced driveway construction standards for width and radius to allow for a pedestrian-only driveway access along S. Wilderness Trail

The Board members had no ex parte communication to disclose.

Ross Fanti, property owner, presented the details of the non-zoning variance request; discussion ensued about the drainage plan, parking, and maintenance of the culvert.

Clint Lynch, Growth Management Chief Engineer, addressed maintenance of the culvert. Fanti agreed to be responsible for maintaining the culvert and swale.

Kealey West, Deputy County Attorney, recommended that the Board enter into a Maintenance and Hold Harmless Agreement with the property owner for the maintenance of the culvert, which would run with the land.

Public Comment: There was none.

Motion by Joseph, seconded by Whitehurst, carried 5/0, to approve NZVAR 2025-25, 189 Canal Blvd., request for a Non-Zoning Variance to Land Development Code Sections 6.04.05.C.3 and Table 6.03 to allow for a secondary driveway of reduced width to connect to a County roadway based upon six findings of fact and four conditions, as provided in the Staff Report, as well as the amended condition of entering into a Maintenance and Hold Harmless Agreement with the property owner for the maintenance of the culvert and swale, which would run with the land.

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

4. Public Hearing - CPA(SS) 2025-09 845, County Road 13A South. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 7.91 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one single-family dwelling unit, located at 845 County Road 13A South. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on December 18, 2025, and recommended approval with a vote of 7-0. Support was made by members Perkins, Hilsenbeck, Matovina, Green, Spiegel, Labanowski, and Olson. Discussion at the hearing was limited, with no public comments. Two Agency members asked about the pond to the rear of the site. For clarification, the pond to the rear of the site was part of an approved two-acre fishpond in 2004, and then as part of an approved 14.2-acre agricultural pond in 2007

Robert L. Cooper, Jr., property owner, presented the details of the requested Comp Plan amendment. Murphy supported the request.

Public Comment: There was none.

Motion by Arnold, seconded by Whitehurst, carried 5/0, to enact Ordinance 2026-3, approving CPA(SS) 2025-09, 845 County Road 13A South, based upon four findings of fact with a text amendment, as provided in the staff report.

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

5. Citizen-led presentation for a public-private partnership to dredge the Summer Haven River and enhance resiliency for homes along the southern end of the Old A1A right of way at Summer Haven South. The citizen group has a three-phase approach that they explained in detail in their presentation. The citizen group will return to the Commission in the future, once they have more information regarding the Phase III work

Denise Cochran and Brian Love, representing the Summer Haven Resiliency Coalition, presented the multi-phase restoration, revitalization, and resiliency plan to address environmental issues in

the Summer Haven River, the Summer Haven and Summer House beaches, the Matanzas Inlet, Pellicer Creek, A1A, and the surrounding ecosystems. A video was shown to illustrate the conditions in the area.

- Phase 1: Excavate the southern Summer Haven River, and create a south beach berm and river berm on the east side of the river; projected cost \$250,000
- Phase 2: Excavate the mid- to northern Summer Haven River, create a North Summer Haven River berm, and continue beach dune renourishment; projected cost \$350,000
- Phase 3: Enhanced dune with armored core for the South Summer Haven and Summer House beaches, an enhanced river dune with armored core on the eastern shoreline, and creation of a public recreational park; projected cost \$350,000

They asked for the Board's support for the Summer Haven Adaptation Plan and an appropriation of \$250,000 for engineering, permitting, monitoring, and construction management for Phases 1 and 2.

Whitehurst said that the Adaptation Plan would need to be vetted by the County's professional staff. He asked that Joe Giammanco, Director of Emergency Management, review the Plan and report back to the Board. The Board members stated their support for reviewing the Plan and thanked the community for its efforts. Giammanco suggested bringing the item back at the first meeting in March. ***Consensus was given to direct staff to review the Plan and come back to the Board with a proposal and funding for the Plan.***

COMMISSIONERS' REPORTS

Commissioner Arnold

Arnold thanked the County's sponsors and staff for their work on the upcoming St. Johns County Legislative Day.

Commissioner Joseph

Joseph asked Greg Caldwell to speak about the traffic lights at Sawgrass and A1A and the widening of A1A in Ponte Vedra. Greg Caldwell, Public Works Director, explained that the TPC Blvd. and A1A intersection was controlled by the DOT and that, per a 2024 study, no changes were recommended. However, the DOT agreed to re-examine the intersection following recent crashes; no widening was planned.

Joseph expressed her gratitude for the support she received for the recent loss of her husband.

Commissioner Whitehurst

Whitehurst requested that the March 17, 2026, Board meeting be moved to March 24, 2026, due to spring break. ***Consensus was given to reschedule the meeting.***

Whitehurst requested consensus for the county attorney's office to address what could be done about code violations at Amity Marina; ***consensus was given.***

Whitehurst reviewed an update from the Florida Association of Counties' Legislative Executive Committee, including the health of Senate President Ben Albritton, House Joint Resolution 213,

Senate Bill 1444, titled ‘Preemption to the State,’ the Blue Ribbon Bill, and House Bill 979 and its companion Senate Bill 1344.

Commissioner Taylor

Taylor said that she supported allocating funds from the Shore Drive Trail project to the San Sebastian Boat Ramp project.

Motion by Taylor, seconded by Joseph, to allocate the Shore Drive Trail funds to the San Sebastian Boat Ramp project. Taylor withdrew the motion.

Whitehurst suggested postponing the decision until after the February 11th community meeting, discussion followed.

Consensus was given to add a discussion on allocating the Shore Drive Trail funds to the San Sebastian Boat Ramp project to the next agenda.

Taylor commented on speaking out about proposed detrimental legislation in Tallahassee.

Commissioner Murphy

Murphy reported attending the dedication of the Lydia and Greg White health facility; traveling to Washington, DC, to raise support for BUILD grants for the four-laning of State Road 16, County Road 2209, and County Road 210 improvement projects; and attending the Florida Association of Counties Day in Tallahassee.

Murphy said that this Thursday was St. Johns County Day in Tallahassee.

COUNTY ADMINISTRATOR’S REPORT

Joy Andrews, County Administrator, said the Shore Drive survey would close on March 1, so the agenda item addressing its funding should be at the first meeting in March. She said that the current allocation for the San Sebastian Boat Ramp was \$4.5 million.

COUNTY ATTORNEY’S REPORT

Komando requested that an executive session be scheduled so the Board could address the Fire Union Collective Bargaining impasse; negotiations were ongoing. A tentative date of February 11, 2026, 12:00 pm to 1:30 pm was selected.

With there being no further business to come before the Board, the meeting adjourned at 11:26 am.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 636367-636368, totaling \$107.70 (1/14/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 636369-636378, totaling \$394,420.73, and Voucher Range, EFT, totaling \$3,525 (1/14/2026)

3. St. Johns County Board of County Commissioners Check Register, Check Nos. 636379-636387, totaling \$6,795 (1/14/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 636418-636435, totaling \$207,371.95, and Voucher Range, EFT, totaling \$33,336.85 (1/15/2026)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 636436-636454, totaling \$305,796.40 (1/14/2026)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 636455-636470, totaling \$5,472.55 (1/21/2026)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 636471-636472, totaling \$600 (1/21/2026)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 636473-636534, totaling \$37,459.03 (1/14/2026)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 636554-636567, totaling \$394,420.73 (1/23/2026)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 636550-636553, totaling \$807.61 (1/22/2026)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 636568-636594, totaling \$486,659.33, and Voucher Range, EFT, totaling \$1,677,488.66 (1/26/2026)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 636595, totaling \$36,095 (01/26/2026)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 636596-636600, totaling \$5,565.17 (1/27/2026)
14. St. Johns County Board of County Commissioners Check Register, Check Nos. 636601-636662, totaling \$544,602.18, and Voucher Range, EFT, totaling \$ 1,899,917.20 (1/30/2026)
15. St. Johns County Board of County Commissioners Check Register, Check Nos. 636663-636670, totaling \$1,403.99, and Voucher Range, EFT, totaling \$1,056.44 (2/02/2026)

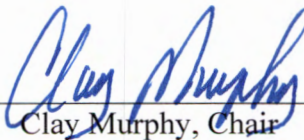
CORRESPONDENCE:

There was none.

Approved February 17, 2026

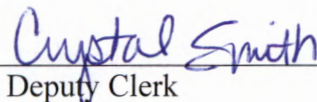
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____


Clay Murphy, Chair

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

By: _____


Deputy Clerk



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Parcel ID 2378200000
Location Address SHORE DR
 SAINT AUGUSTINE 32086-0000
Neighborhood St. Augustine South (647)
Tax Description* 8-51 ST AUG SOUTH UT 15 PARK AREA ALONG MATANZAS INLET DB250/611
**The Description above is not to be used on legal documents.*
Property Use Code County Owned (8600)
Subdivision St. Augustine South Unit No. 15-22
Sec/Twp/Rng 47-8-30
District St Augustine South Lighting (no port) (District 401)
Millage Rate 12.8285
Acreage 1.510

EXHIBIT A
 BCC 2/3/2026
 Agenda Item No. P.C.
 Presenter: Frances Lundberg

Homestead N

Owner Information

Owner Name [St Johns County Park](#) 100%
Mailing Address 500 SAN SEBASTIAN VW
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
County		\$18,000



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$18,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$18,000
Total Deferred	\$0
Assessed Value	\$18,000
Total Exemptions	\$18,000
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Transportation having already tentatively approved an entrance from U.S.#1 for this corner property. After discussion, motion was made by Commissioner Waldron, seconded by Commissioner Curtan and unanimously carried, to deny the access permit on Arapahoe.

259 Again, Building Inspector Powers asked for clarification regarding the drainage ditch near Fruit Cove and Mrs. Pearl Phillips' intended filling in of this ditch; after further discussion, motion was made by Commissioner Curtan, seconded by Commissioner Brubaker and unanimously carried, instructing the County Attorney to study the situation and if in his opinion a suit to enjoin them from filling that ditch or to establish prescriptive rights should be filed, to do so.

522 Attorney Sisco reported that County Judge Andreu is not going to suspend drivers' licenses for non-payment of parking tickets that is one provision in the county ordinance; and suggested that the Board delay any action until after the City of St. Augustine acts and study what they do and perhaps follow their lead; the Board concurred.

Commissioner Waldron was temporarily out of the meeting, returning within a few minutes.

Upon motion by Commissioner Curtan, seconded by Commissioner Brubaker and carried, the following Resolution No. 80-53 was adopted:

RESOLUTION NO. 80-53

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA

WHEREAS, Florida Speaks Corporation, by and through its corporate officers or trustees, as owner, had applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record subdivision plats known as St. Augustine South, Units #1 through #22 and resubdivision of Unit #9, and,

WHEREAS, the owner dedicated certain roads, rights-of-way, parks and easements to St. Johns County as shown on the subdivision plats, and,

WHEREAS, said plats have been approved by previous Boards of County Commissioners of St. Johns County, and have been recorded,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

The dedicated roads, rights-of-way, parks and easements shown on the above-described plats are accepted by the Board of County Commissioners of St. Johns County on behalf of the public. This acceptance shall not be deemed an acceptance for construction or maintenance of the roads, rights-of-way, parks or easements.

Recorded in Public Records St. Johns County, FL
Clerk # 94035459 O.R. 1079 F.G. 1028 02:46PM 10-28-94
Retyping 13.00 Surcharge 2.00

O. R. 1079 PG 1029

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 10th day of June, 1930.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: *Chester Binet*

Administrator Harrington reported request of the Sheriff's Department for purchase of a message conveyor system in the new Sheriff Communication Center; that quotations were obtained and the lowest was by Acme Visible Records for \$2770.63. Subsequently, Captain Bochenek of the Sheriff's Department was present and explained the need for this conveyor system; after which, motion was made by Commissioner Waldron, seconded by Commissioner Parks and unanimously carried, authorizing the purchase of the message conveyor system.

Upon motion by Commissioner Curtan, seconded by Commissioner Waldron and unanimously carried, the following Resolution No. 80-54 was adopted:

ST. JOHNS COUNTY RESOLUTION NO. 80 - 54

WHEREAS, St. Johns County Ordinance #80-7, created the Housing Finance Authority of St. Johns County, (the Authority), and,

WHEREAS, St. Johns County Resolution #80-25 appointed Janet Dugger as an initial member of the authority with the Board of County Commissioners constituting the remaining members, and,

WHEREAS, it is deemed by the Board of County Commissioners of St. Johns County that the Housing Finance Authority would be well served by appointing four non-Board members to the Authority,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

Section 1. The following individuals are hereby appointed as members of the Housing Finance Authority of St. Johns County for the term of years indicated opposite their names:

... reported the non-payment of that the Board do and perhaps... was temporary... Commissioner Curtan, ... 80-53 was adopted... RESOLUTION... OF THE BOARD OF ST. JOHNS... Corporation, as owner of St. Johns... plats known... resubdivided... roads, right-of-way shown on the... previous Board... been

STATE OF FLORIDA

COUNTY OF ST. JOHNS

O.R. 1079 PG 1030

I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio, Clerk of the Board of County Commissioners of St. Johns County, Florida,

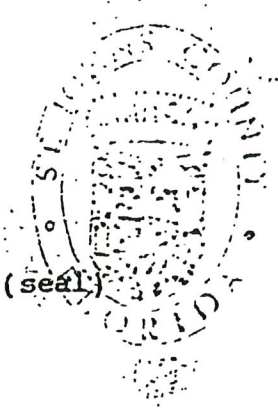
DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NO. 80-53

adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held June 10, 1980

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 26th day of October, 1994.



CARL "BUD" MARKEL,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County, Florida

By: Patricia DeGrande
Patricia DeGrande, Deputy Clerk



78551

DEED 250 PAGE 611

this shall



*be
a
fishpond
site
x water*

QUIT - CLAIM
DEED

• AUG 26, 1958 •

THIS QUIT-CLAIM DEED, Executed this 26th day of August, A.D. 1958, by ST. AUGUSTINE SOUTH, INC., a corporation existing under the laws of Florida, and having its principal place of business at St. Petersburg, Florida, first party, to THE ST. AUGUSTINE SOUTH IMPROVEMENT ASSOCIATION, a corporation not for profit under the laws of Florida, whose post office address is c/o Mrs. Ivan Sharp, Secretary, Route 1, Box 710, St. Augustine, Florida, second party,

WITNESSES: That the said first party, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lands situate, lying and being in the County of St. Johns, State of Florida, to-wit:

All of that portion of lands designated as "Park Areas" on Units 2, 3, 5, 6, 9, 12, 15, 16, 18, 20, 21 and 22 of Plats of St. Augustine South, filed in Map Book No. 8 in the County Records of St. Johns County, State of Florida and lying in Sections 31, 41 and 43 of Township 7 South, Range 30 East and Sections 37, 38, 47 and 51 of Township 8 South, Range 30 East, bounded as follows:

Beginning at the Northeasterly corner of lot #269 as shown on a Plat of St. Augustine South, Unit #2, filed in Map Book 8, Page 34 on July 13, 1954, said Point of Beginning being distant 34.35 ft. on a course South 89-41-40 East from a Permanent Reference Marker noted as PRM #1 on said Plat of Unit #2; thence along the Easterly side of said lot #269, South 0-18-20 West 112.12 ft. to the Northerly side of Shore Drive; thence along the Northerly, Easterly and Northerly side of Shore Drive, as it winds and turns, to a point distant 71.70 ft. on a course South 84-30-30 East from P.R.M. #17 as shown on said Plat of Unit #2; thence continuing along said Shore Drive to a point distant 70.00 ft. on a course North 80-08-40 East from P.R.M. #29 as shown on Plat of Unit #3; thence continuing along said Shore Drive to a point distant 70.00 ft. on a course South 89-55-00 East from P.R.M. #28 as shown on Plat of Unit #5; thence along said Shore Drive to a point distant 70.00 ft. on a course North 0-05-00 East from P.R.M. #39 shown on Plat of Unit #6; thence continuing along Shore Drive to a point distant 70.00 ft. on a course North 83-39-20 East from the Southeasterly corner of lot #2377 as shown on Plat of Unit #9; thence continuing along Shore Drive to a point distant 70.00 ft. on a course North 83-39-20 East from P.R.M. #55 as shown on Plat of Unit #12; thence along Shore Drive and Shore Drive (South) as they wind and turn through Plats of Unit #15 and #16 to a point distant 76.93 ft. on a course South 68-20-30 East from a concrete monument at the

intersection of Wisteria Road and Shore Drive (South) as shown on Plat of Unit #16; thence continuing along Shore Drive (South) through Units #18 and #20 to the Southeast corner of lot #5985 as shown on Plat of Unit #20; thence South 73-07-00 West 100.00 ft. to the Southwesterly corner of said Lot #5985; thence North 16-53-00 West 880.00 ft. to the Northwesterly corner of Lot #6006 as shown on Plat of Unit #20; thence North 73-07-00 East 100.00 ft.; North 16-53-00 West 25.00 ft. and South 73-07-00 West 100 ft. to the Southwesterly corner of lot #6007 of Plat of Unit #20; thence North 16-53-00 West 1040.00 ft. to the Northwesterly corner of lot #6032 of Plat of Unit #20; thence North 73-07-00 East 100.00 ft.; North 16-53-00 West 25.00 ft.; South 73-07-00 West 100.00 ft.; North 16-53-00 East 1600.00 ft.; South 73-07-00 West 166.10 ft.; South 0-27-00 East 852.70 ft.; North 89-33-00 East 160.00 ft. and South 0-27-00 East 371.81 ft. to a P.R.M. at the Northwest corner of lot #6058 as shown on plat of Unit #21; thence North 89-33-00 East 100.00 ft. and South 0-27-00 East 800.00 ft. to the Southeast corner of lot #6077 of Plat of Unit #21 and the Northeast corner of lot #6117 of Plat of Unit #22; thence South 0-27-00 East 280 ft.; North 89-33-00 East 15.87 ft.; North 75-51-00 East 100.00 ft.; South 14-09-00 East 620.56 ft. and South 0-27-00 East 644.01 ft. to the Southeast corner of lot #6201 of Plat of Unit #22; thence South 89-33-00 West 100 ft. and South 0-27-00 East 34.74 ft. to the north line of Barnes Subdivision as shown on Plat filed in Map Book 8, Page 21; thence along the Northerly line of said Subdivision, North 89-06-00 East 281.41 ft. to P.R.M. #12 as shown on Plat of Unit #22 of St. Augustine South; thence continuing along the same course to the shore line of Moultrie Creek Inlet; thence along the shore line of Moultrie Creek Inlet, as it winds and turns to the shoreline of Matanzas Inlet as shown on Plat of Unit #16 of St. Augustine South; thence along the shore line of Matanzas Inlet, as it winds and turns to the North boundary line of Plat of Unit #2 of St. Augustine South; thence North 89-41-40 West to the Northeast corner of lot #269 and the Point of Beginning.

Also that additional portion of Park Area lying between the East line of Shore Drive as shown on Plat of Unit #9 and the East line of Shore Drive as shown on the Plat of the re-subdivision of Unit #9.

* Subject to the reservation of easement right for egress and ingress over ~~eight~~ 60 ft. strips extending through the Park Areas from Shore Drive and Shore Drive (South) to the high water line described as follows:

Parcel #1

Prolongation of Terrapin Road lying between lots #485 and #518 as shown on Plat of Unit #2.

Parcel #2

Area lying between the prolongation of the South line of lot #841 as the South boundary and the prolongation of the line bisecting lot #842 as the North boundary, said lots being shown on a Plat of Unit #3.

Parcel #3

Prolongation of Osage Road as shown on Plat of Unit #5.

Parcel #4

Prolongation of Magnolia Road as shown on Plat of Unit #9.

Parcel #5

Prolongation of Matanzas Road as shown on Plat of Unit #12.

Parcel #6

Prolongation of Hercules Road as shown on Plat of Unit #16.

Parcel #7

Prolongation of Queen Road as shown on Plat of Unit #18.

Parcel #8

Prolongation of King Road as shown on Plat of Unit #20.

Parcel #9

Prolongation of St. Augustine Drive as shown on Plats of Units Nos. 5 and 6.

* It is not intended to convey any right, title or interest in and to submerged lands lying between the high water mark and Matanzas River and Moultrie Creek nor to convey any alluvium, avulsion, reliction or accretions which now, heretofore or hereafter may belong to any of the lands conveyed by this deed, nor is it intended to convey any riparian or littoral rights now, heretofore or hereafter belonging to said land conveyed hereby, and said submerged lands, alluvium, avulsion, reliction and accretions, and said riparian and littoral rights, and also all privileges, rights, title and interests of the upland owner therein and thereto, are hereby expressly excepted and reserved from this conveyance.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

SUBJECT, however, to the following terms and conditions to which the party of the second part expressly agrees and consents by the acceptance of the within conveyance as a part of the consideration thereof, the terms and conditions being as follows, to-wit:

* (a) That the premises hereby conveyed are not to be built upon without the consent of the Grantor, its successors or assigns but are to be used by the property owners in the Subdivision known as St. Augustine South for park and recreational purposes only; and the Grantee hereby agrees to properly maintain said premises for such purposes.

(b) That the Grantee will keep said property conveyed hereby free and clear of all liens and encumbrances whatever, and further that said property shall not be sold, leased, mortgaged or otherwise disposed of or encumbered, without the consent in writing of the Grantor herein, its successors or assigns.

• Not Built on
• Prop. owner
• Maintain

(c) That every owner of property in the Subdivision known as St. Augustine South shall be entitled to membership in the grantee association, subject to the reasonable By-laws of the Association. ✓

(d) That the Grantee shall, at its own expense and responsibility, enforce the restrictions affecting the aforesaid area covered by this deed, subject to the right of the Grantor, its successors or assigns to determine any controversy that may arise between the Grantee and any lot owner in the Subdivision respecting the application or interpretation of such restrictions. ✓

All the foregoing covenants, terms and conditions shall be construed as conditions imposed on this conveyance, and any breach of any of said covenants, terms or conditions shall work a forfeiture and divest title to the land conveyed and revert the title to the Grantor, with the right of re-entry in the Grantor.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

ST. AUGUSTINE SOUTH, INC.

Anna Wagner
Asst. Secretary

By Willard Bleyer
President

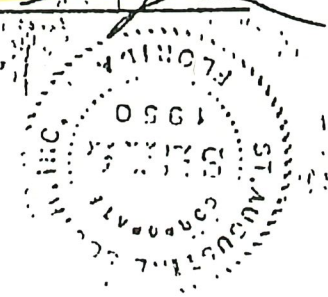
Signed, sealed and delivered in the presence of:

Betty Burke

Gene P. Phythian
As to Willard Bleyer

Rae Deany

Terrence F. Fields
As to Anna Wagner



STATE OF FLORIDA

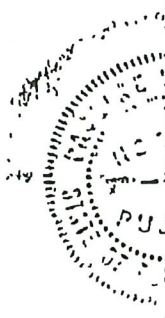
PINELLAS COUNTY

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared WILLARD BLEYER, well known to me to be the President of the corporation named as first party in the foregoing deed, and one of the officers who executed said deed, and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____ A.D. 1958.

June 15, 1958
My commission expires: June 15, 1962

Pauline W. Thayer
Notary Public, State of Florida at Large.



The "SouthVotes" campaign Option 2

1st week of January 2026 –

- Develop master list of all St. Augustine South households.
 - Street address / Name / Email or phone if available.
- January 5th - Send master list to Simply Voting.
- Provide Simply Voting with ballot language.
- If County chooses, send a mailer at County expense notifying all residents of the South about the upcoming vote opportunity.
- If County wants, schedule a community meeting prior to January 15th. Informational only.
- Pro-trail and opposing groups reach out to the community as they see fit throughout the month.

Mid-January –

- Simply Voting assigns each household an identifying number and password.
- January 12th - Simply Voting sends ballots by mail to everyone on the master list, including pre-paid return envelope.
- Anticipated arrival time in mailboxes – January 19th.
- Ballots returned via mail. Deadline to receive - January 30th.
- If telephone voting option is selected, additional time will be required to set up and test prior to mailing ballots. This could push the timeline back by approximately one week.

Results:

- Once online voting has ended the results are immediately tabulated by SV.
- February 2nd - Results published and can be viewed in the Election Manager along with various reports on voting activity.

EXHIBIT B

BCC 2/3/2006
Agenda Item No. PC
Presenter: Chris Ranung

- Results will be available to the public on the voting website and everyone will be able to verify the results by downloading a file containing votes and receipt codes.

Pricing examples:

Single election fee = \$975.00

Managed election fee = \$1000.00

Managed mailing for 2500 = 2375.00 *

Telephone voting option = 621.75 **

Total = \$4971.75

* Managed mailing rates are content and volume dependent. Final amount will be calculated on actual number of households in community

** Not selecting telephone voting option would require maintaining a drop-off location, probably at SASIA.

Simply Voting

<https://www.simplyvoting.com/online-voting/>

<https://help.simplyvoting.com/docs/en/election-manager>

Dedicated Online Voting Website

An exclusive voting website for your elections, branded with your logo and colors. Easy-to-use, cross-platform, accessible and professional.

Mass Emailing

Schedule initial invitations to vote and reminders to those who haven't voted. Our Email Blast has optimal delivery rates and optionally includes a direct voting link that automatically logs in the voter and takes them to their ballot.

Certified Results

An important advantage of having the experts power your election is trust. The Certified Results report displays the Simply Voting seal with instructions to the reader on how to contact Simply Voting to validate the report's authenticity.

Accessible Ballots

The voting interface is regularly audited against Section 508 and WCAG 2.1 accessibility requirements. This ensures voting websites are compatible with screen-reading technology such as JAWS.

Verifiable Voting

A printable receipt is provided to each voter. Should you opt to publish the final results, anyone will be able to download a file containing votes and receipt codes, allowing voters to verify that their vote was recorded as intended.

Security

<https://www.simplyvoting.com/security-reliability/>

- Communication between the voter's computer and our website is encrypted with TLS 1.3 and strong cipher suites to protect against current and future encryption attacks.
- The entire voting system database is encrypted at rest using AES-256 encryption.
- Our servers are "hardened" and are subjected to daily **Trust Guard PCI Compliance** security scans.