



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

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**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

**ROLL CALL**

The clerk called the roll.

**INVOCATION**

Lieutenant Curtis Taylor, Chaplain Fire Rescue, gave the invocation.

**PLEDGE OF ALLEGIANCE**

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

**PROCLAMATION: WALDRON FAMILY PARK NAMING CEREMONY**

Murphy presented the proclamation to the family of Commissioner Paul Waldron, who expressed gratitude to the community and Board for honoring the legacy of their father and grandfather and

thanked everyone for their support. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

### **ACCEPTANCE OF PROCLAMATION**

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

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

**Nay: None**

### **COASTAL INFRASTRUCTURE UPDATE**

Joe Giammanco PhD, Director of Emergency Management, presented the coastal infrastructure update.

### **DELETIONS TO THE CONSENT AGENDA**

There were none.

### **APPROVAL OF CONSENT AGENDA**

Public Comment: There was none.

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

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

**Nay: None**

1. Motion to adopt **Resolution No. 2026-58**, approving the terms of and authorizing the county administrator, or designee, to execute an Assignment and Assumption of Lease Agreement, for use of a County-owned parcel at the corner of East Cochran Avenue and North Orange Street in Hastings
2. Motion to adopt **Resolution No. 2026-59**, authorizing the county administrator, or designee, to execute the Memorandum of Understanding for participation in the Water First North Florida project
3. Motion to adopt **Resolution No. 2026-60**, approving and ratifying the Professional Services Agreement with McKim and Creed, Inc., under RFQ No. 1569, Utility SCADA Engineering and Planning Services, and authorization for Task Orders to be issued and executed in accordance with the Contract and St. Johns County Purchasing Policy
4. Motion to adopt **Resolution No. 2026-61**, authorizing the county administrator, or designee, to award IFB No. 2713, Pacetti Bay Park Improvements to K&G Construction Co., Inc., as the lowest, responsive, and responsible bidder, and to execute a contract in

substantially same form and format as submitted, for the Lump Sum Price of \$1,155,394 for the completion of the specified project

5. Motion to declare the attachment list as surplus and authorize the county administrator, or designee, to dispose of the same in accordance with Purchasing Policy Section 308 and Florida State Statute 274
6. Motion to adopt **Resolution No. 2026-62**, authorizing the county administrator, or designee, to execute Change Order No. 03 to Task Order No. 01, under Master Contract 24-MCA-CDM-20162 with CDM Constructors, Inc., in the not-to-exceed amount of \$4,449,577.80 to provide Guaranteed Maximum Price No. 2 package (GMP No. 2) Phase 2 Final Design, Construction, and Commissioning for the Northwest Wells NW-8 and NW-9 Design-Build Project
7. Motion to adopt **Resolution No. 2026-63**, authorizing the county administrator, or designee, to execute purchase orders for the purchase of bulk fuel for countywide vehicles and equipment from the State of Florida Contract No. 15100000-25-STC through December 30, 2028, with the option to renew contingent upon the State of Florida's renewal of the contract
8. Motion to approve a transfer in the amount up to \$50,789 from General Fund Reserves in order to make the required arbitrage payment related to the Special Obligation Revenue Note, Series 2022A
9. Motion to adopt **Resolution No. 2026-64**, naming the 31-acre park along the San Sabastian River to the Waldron Family Park
10. Motion to adopt **Resolution No. 2026-65**, amending the Fiscal Year 2026 Equitable Sharing Treasury Fund budget by recognizing fund balance of \$44 and interest earnings of \$41 and appropriating these receipts to the Fiscal Year 2026 Equitable Sharing Treasury Department; amending the Fiscal Year 2026 Equitable Sharing Justice Fund budget by recognizing fund balance of \$436 and appropriating these receipts to the Fiscal Year 2026 Equitable Sharing Justice Department; and approving a transfer of \$12,441.58 from Equitable Sharing Treasury Department Reserve, a transfer of \$33,428.57 from Equitable Sharing Justice Department Reserve, and a transfer of \$14,581.85 from the Law Enforcement Trust Fund for appropriation to the Sheriff's Office for use in accordance with federal guidelines to purchase ten Vyper Monocular night vision devices, ten Titan-T6 Thermal Monocular vision devices, and fifty Cejay Neptune multi-purpose infrared beacons
11. Motion to appoint Elizabeth Tate as the District 1 Representative to the Land Acquisitions and Management Program (LAMP) Conversation Board for a first four-year term, scheduled to expire on March 3, 2030; and to appoint Kevin Gamble as the District 3 Representative to the LAMP Conversation Board for a first four-year term, scheduled to expire on March 3, 2030

12. Motion to adopt **Resolution No. 2026-66**, approving the terms, conditions, provisions, and requirements of the State-Funded Grant Agreement 26.c.cf.900.977 with the Florida Department of State, authorizing the county administrator, or designee, to execute the agreement on behalf of the County and to recognize and appropriate \$1,000,000 in State Grant Funds within the Fiscal Year 2026 General Fund Budget
13. Motion to adopt **Resolution No. 2026-67**, approving and authorizing the county administrator, or designee, to submit a completed Florida Inland Navigation District grant application, on behalf of the St. Johns County Parks and Recreation Department, for dredging at Vilano Boat Ramp
14. Motion to adopt **Resolution No. 2026-68**, approving the terms of and authorizing the county administrator, or designee, to execute a contract with the PGA Tour for the County to provide public safety services which will be reimbursed by The Players at a total cost of \$152,460, during The Players professional golf event on the dates and times outlined in the contract
15. Motion to adopt **Resolution No. 2026-69**, approving a Permissive Use Agreement between St. Johns County and Coastal Conservation Group, and authorizing the county administrator, or designee, to execute the form as needed without further Board action
16. Motion to adopt **Resolution No. 2026-70**, authorizing the county administrator, or designee, to execute an amendment in substantially the same form as the submitted First Amendment to the Economic Development Grant Agreement with Publix Super Markets, Inc., on behalf of St. Johns County
17. Motion to approve minutes of the February 17, 2026, BCC Regular Meeting

#### **ADDITIONS/DELETIONS TO THE REGULAR AGENDA**

Whitehurst requested guidance from the County Attorney regarding continuing Regular Agenda Item 4. Kealey West, Deputy County Attorney, advised keeping the public hearing on the agenda and continuing it to a date certain once heard.

#### **APPROVAL OF REGULAR AGENDA**

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

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

**Nay: None**

#### **PUBLIC COMMENT**

Suzanne Clulow spoke on public input and urged the Board to consider public comment while making informed decisions for St. Johns County's residents.

McKenzie Frost spoke about the lives of St. Johns County Firefighters and urged the Board to consider schedules that supported greater family stability and presence at home.

B.J. Kalaidi spoke on the St. Johns County Sheriff's office online inmate search, City and County Home Rule, and cigar use on public beaches, Exhibit A. She thanked the Board for allowing public comment at the beginning of the agenda.

1. Recognition of the Northeast Florida Regional Council's Resolution on Service to the Board of Directors. A resolution was presented recognizing the service of Commissioners Murphy and Joseph on the Northeast Florida Regional Council (NEFRC)

Elizabeth Payne, CEO of the Northeast Florida Regional Council, and Andy Dance, Flagler County Commissioner, presented the resolution and thanked Commissioners Murphy and Joseph for their collaboration. Payne welcomed Commissioners Whitehurst and Taylor to the Board, and Joseph noted that the organization met with commissioners from other counties who had similar concerns.

2. Land Acquisition and Management Program Conservation Board Annual Property Ranking List for Consideration for Approval by the Board of County Commissioners. The Land Acquisition and Management Program (LAMP) Ordinance No. 2021-38 requires the LAMP Conservation Board to annually submit a Ranking List of the top five properties for consideration by the Board of County Commissioners (Board) for acquisition and conservation. The action for the Board was to consider the LAMP Recommended Properties Ranking List and to approve the Ranking List as is, approve the Ranking List with modifications, or deny the Ranking List with explanation and guidance to the LAMP Conservation Board. Upon approval of the Ranking List, County staff will proceed with initiating purchasing negotiations with the property owners. Once staff have secured a purchase price on the properties, a Purchase and Sale Agreement will be brought back to the Board for review and potential approval of the purchasing funding

Ryan Mauch, Growth Management, provided an overview and introduced Wayne Flowers, Chair of the Land Acquisition and Management Program Conservation Board, who spoke on the priority ranking list. Discussion ensued regarding the presentation, property conservation, appraisal value, the importance of maintaining LAMP funding, securing funding for Items 2-5, placing Item 1 on hold, and allowing public use of the property.

Public Comment:

Judy Spiegel spoke in support of the Rankings List.

Joe McAnarney spoke in support of the priority ranking list and thanked the Board for the scenic highways.

Clark Bailey thanked the Board for supporting the LAMP program, highlighted the benefits of land preservation, and expressed a willingness to collaborate on purchasing the property and creative financing.

Mike Adams expressed support for preserving land in the Fruit Cove area, including his own property, and emphasized the importance of public access and creative and collaborative financing.

Steve Glidden spoke on Picolata's historical significance and supported turning his property into a community center for educational and cultural programs.

Dean Campbell spoke in support of the land acquisitions and highlighted the Bartram Trail Society's efforts to create a trail system in St. Johns County.

Henry Dean thanked the Board for supporting the LAMP program and recognized Wayne Flowers and the LAMP Committee for their conservation efforts.

Discussion ensued on the LAMP Board's recommendations, support for keeping all five priorities on the list, recognition of Henry Dean's leadership, the importance of conservation, and pursuing creative funding sources and partnerships to help acquire the properties.

**Motion by Taylor, seconded by Joseph, carried 5/0, to approve the LAMP Conservation Board Property Ranking List, finding the Property Ranking List consistent with the LAMP Ordinance and directing staff to proceed with negotiations for ranked properties for potential County acquisition.**

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

**Nay: None**

3. Public Hearing - REZ 2025-16, State Road 207/Wildwood. Request to rezone approximately 1.48 acres of land from Open Rural (OR) to Commercial General (CG) with conditions, located immediately east of the State Road 207 and Wildwood Drive intersection. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, February 5, 2026, and was recommended for approval, 7-0

The Board disclosed ex parte communication.

James Whitehouse, Esquire, representing the applicant, presented the details of the requested rezoning.

Public Comment: There was none.

**Motion by Murphy, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2026-4, approving REZ 2025-16, State Road 207/Wildwood, based on four findings of fact, as provided in the staff report.**

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

**Nay: None**

4. Public Hearing - MAJMOD 2025-10, WBL End Parcels. Request for a Major Modification to the Pirates Landing Planned Unit Development (Ordinance 1985-11, as amended) to

grant a portion of a 1.5-acre parcel to St. Johns County for proposed public beach access facilities, satisfying previous requirements of the original PUD ordinance, and to allow for one residential dwelling unit on each of the remaining parcels. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on February 5, 2026. The Agency made a motion to recommend approval, which passed 6-0. Member Green was absent

The Board disclosed ex parte communication.

James Whitehouse, Esquire, representing the applicant, presented the details of the requested modification.

Discussion ensued regarding ownership of the tunnel easement and the negotiation of additional property at the south parcel. Whitehouse clarified that the tunnel was an easement and not owned by the applicant, and that the owner may be open to selling additional land in the southern portion at fair market value.

Public Comment:

Tim Howard spoke in support of restoring beach access and single-family homes and in opposition to the proposed parking lot due to safety concerns on A1A.

Guy Rasch, President of the Beach Preservation Association, spoke in opposition to the request.

Bob Wagner spoke in support of the project and requested a sidewalk or pathway for beach access.

Renzo Zucconi spoke on the lack of beach access and recommended a sidewalk and a driveway along County property.

Morris Maple spoke in support of the project and urged the Board to approve the request.

Norma Rea spoke in support of the request and urged the Board to approve the beach access modification.

Fred Hempel spoke in support of the requested modification.

Bill Wehrle, President of the Condo Association, spoke in opposition to the project and recommended protective barriers, a Florida Department of Transportation review of the possible trolley stop, and strict enforcement of no-parking zones.

Greg Hagerman spoke in support of beach access and in opposition to the current proposal, urging the Board to postpone the project for further review.

Bruce Miller spoke in support of the request.

Fred Haiduk spoke in support of the proposed single-family homes and public beach access and expressed traffic and parking concerns.

Henry Dean, board member of South Ponte Vedra and Vilano Beach Association, spoke on balancing private property rights with public interest, the importance of advancing a costly federal project, and recommended that the Board consider a continuance for further review before making a decision.

B.J. Kalaidi spoke in support of a continuance to allow more facts to be considered before moving forward, urged the Board to remove the proposed parking lot, and emphasized the importance of in-person public input over email.

Whitehouse provided rebuttal to public concerns about a continuance and requested approval for two single-family homes at the PUD's ends. He emphasized the project's compatibility and staff support, noted the owner's voluntary dedication of property for beach access, and reiterated that the southern parcel could be sold to the County at fair market value without delaying approval.

Discussion ensued regarding safety on A1A, the north parking lot, maximizing beach access, staff involvement, project timelines, continuing the item, and negotiating the funding amount.

Dick D'Souza, Assistant Director of Growth Management, commented on Florida Department of Transportation access and traffic considerations. Joe Giammanco, Director of Emergency Management, commented on cost-share funding, lot sizes, and the proposed trolley.

**Motion by Taylor, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to postpone the item until the June 2, 2026, meeting.**

**Yea: Taylor, Whitehurst, Arnold, Murphy**

**Nay: Joseph**

5. Follow-up discussion from February 3, 2026, citizen-led presentation on Summer Haven Public-Private Partnership. At the February 3, 2026, Board of County Commissioners (BOCC) meeting, a citizen group presented a proposed Public-Private Partnership (P3) concept focused on dredging the Summer Haven River and improving long-term resiliency for properties located, along the southern end of the old A1A right-of-way within the Summer Haven South area. The group outlined a three-phase approach intended to address sediment accumulation, improve hydraulic function, and enhance shoreline and infrastructure resilience. Following the presentation, the Board directed staff to review and validate the proposed scope of work, evaluate the associated engineering and construction costs, and develop a recommended implementation plan for further Board consideration

Joseph Giammanco, PhD, Emergency Management Director, reviewed the details of the proposed Summer Haven Public-Private partnership. He explained that he broke the proposal into three projects, outlining the costs, challenges, and funding options for permitting, engineering and design (PED), and construction. Discussion ensued on resident participation, and funding sources, mainly federal grants and state funding.

*Murphy asked for consensus to direct staff to look for funding sources for phases 1 and 2 of the project; consensus was not given.*

*Motion by Murphy to direct staff to look for federal and state funding sources to continue the project. The motion failed for lack of a second.*

Whitehurst stated that he felt that resident tax dollars from the General Fund could be used for the PED on this project and that state and federal dollars were needed for construction, as the project would benefit all residents.

Public Comment:

Denise Cocrohan, Chair of the Summer Haven Resiliency Coalition (SHRC), said that the Summer Haven River and beaches were a huge asset to county residents and visitors, that SHRC supported the projects as presented, and that they were committed to assisting with finding funding sources.

Brian Love spoke on the benefits of the private-public partnership and felt that 100 percent participation was attainable.

Lynnette Hendricks said that the Summer Haven area was used by visitors from all over and thanked the Board for its support.

Linda Ginn, Friends of the Summer Haven River, said that restoring the river and rebuilding the dune system was a win-win situation for everyone.

Danielle Long thanked the Board for considering the project.

Jeff Fox reminisced about visiting the Summer Haven area as a young man.

Jay Ginn spoke on the history of and conditions at the Matanzas Inlet and River.

Walter Coker spoke about past restoration projects and was curious about what made this project different from past attempts to restore the river.

Doris Taylor commented on temporary fixes versus long-term solutions.

Millard Pate supported moving the project forward toward a permanent solution.

Eric Cochran spoke about beaches failing countywide, requiring constant renourishment, and addressed opposition to the plan.

Lehman Norman, a charter boat captain, spoke on the conditions and flow of the Summer Haven River and the inlet. He supported the proposed project.

Giammanco spoke about the plans to open the river, the retaining wall, and permanent solutions.

Discussion ensued on the likelihood of being reimbursed through grant funding.

**Motion by Whitehurst, seconded by Arnold, carried 5/0, to use General Fund Reserves in the amount of \$386,990.88, to fund the PED for Projects 1 and 2, and to direct staff to go out**

**for an RFQ for Project 3, knowing that federal and state funding were needed to construct the projects.**

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

**Nay: None**

Murphy recessed the meeting at 12:39 pm and reconvened at 1:10 pm, with Deputy Clerk Crystal Smith present.

6. Public Hearing - PLNAPPL 2025-04, 6951 Charles Street (Appeal of ZVAR 2025-12). Request to appeal the Planning and Zoning Agency (PZA) denial of a Zoning Variance (ZVAR 2025-12) to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of three feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage, and Section 2.02.04.B.12 of the Land Development Code to allow for a wall height of eight feet in lieu of the six foot requirement, specifically located at 6951 Charles Street. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, November 6, 2025, and was denied by a vote of 5-1

The Board disclosed ex parte communication.

Julie Kirk, Entire, Inc., representing the applicant, presented the details of the appeal.

Discussion ensued regarding the proposed use of the property, the eight-foot wall, the wall's impact on neighboring properties, and whether the wall requirement was self-imposed or a County requirement.

Patrick Heekin, Planning and Zoning, clarified the elevation change and confirmed that the wall variance and garage setback variance remained required as part of the request.

Public Comment:

Peggy Cook spoke regarding the unfinished concrete block wall and urged the Board to deny the variance request.

Pat Hamilton spoke in opposition, noting that the South Anastasia Community Association opposed the variance and that a letter had been sent to the Board.

Jon Belleville spoke about drainage concerns and the wall's height.

Bill Hamilton spoke in opposition and urged the Board to deny the variance request, Exhibit A.

Don Keeley spoke on the property's driveway and garage history and expressed concerns about traffic.

**Motion by Murphy, seconded by Joseph, carried 5/0, to deny PLNAPPL 2026-04, 6951 Charles Street, upholding the decision of the Planning and Zoning Agency and denying ZVAR 2025-12, based upon four findings of fact, as provided in the staff report.**

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

7. Public Hearing - Community Development District (CDD) AMD 2025-01, Greenbriar CDD. Pursuant to section 190.046, Florida Statutes, Greenbriar Community Development District filed a Petition with the County requesting to remove approximately 56.57 acres from the district boundary

Michelle Rigoni, with Kutak Rock, representing the Greenbriar CDD, presented the details of the boundary amendment request.

Public Comment: There was none.

**Motion by Whitehurst, seconded by Murphy, carried 5/0, to enact Ordinance No. 2026-5, approving CDD AMD 2025-01, Greenbriar CDD, based upon three findings of fact, as provided in the staff report.**

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

8. Public Hearing - PLNAPPL 2025-03, Nothing Putt Fun (Alcohol Sales). Request to appeal the Planning and Zoning Agency (PZA) denial of a Special Use Permit (SUPMAJ 25-15) to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a planned Entertainment Facility located on Commercial Highway and Tourist (CHT) zoning, specifically located at 7250 and 7280 US 1 North. The Special Use Permit request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, December 18, 2025, and was denied by a vote of 5-2

The Board disclosed ex parte communication.

Matt Lahti, P.E., Gulfstream Design Group, LLC, appellant, reviewed the project and presented the details of the appeal.

Public Comment: Tommy Hammond spoke in support of the request.

**Motion by Taylor, seconded by Joseph, carried 5/0, to approve PLNAPPL 2026-03, Nothing Putt Fun (Alcohol Sales), overturning the decision of the Planning and Zoning Agency and approving SUPMAJ 2025-15, based upon eight findings of fact and ten conditions, as provided in the staff report.**

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

9. FEMA Category G for Hurricane Milton in North Ponte Vedra Beach. Hurricane Milton inflicted severe impacts on Florida, resulting in a presidential declaration of federal assistance. FEMA's Public Assistance program is a Federal grant to aid State and Local governments in returning a disaster areas to pre-disaster conditions. The grant is primarily provided to address the repair and restoration of public facilities and infrastructure damaged or destroyed, or the restoration of services that were negatively impacted. This update is focused on FEMA's Category G Parks, Recreational, Other for the South Ponte Vedra Beach project. Specifically, eligibility, project design, and project execution

Joseph Giammanco, PhD, Emergency Management Director, presented the details of the project and funds transfer.

Public Comment: There was none.

**Motion by Joseph, seconded by Murphy, carried 5/0, to adopt Resolution No. 2026-71, approving the planning, design, permitting, project preparation, delivery, and execution cost of a North Ponte Vedra Beach FEMA Category G project in response to Hurricane Milton; to recognize and appropriate a Department of Homeland Security FEMA grant for up to \$19,786,690 and a State of Florida Division of Emergency Management grant for up to \$3,297,782; and authorizing the transfer of \$2,119,489 from PV Beach Restoration Department reserves and transfer \$1,178,293 from the PV Restoration Department appropriations to cover the County's share for the North Ponte Vedra Beach FEMA Category G project.**

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

10. Public Hearing - Public Hearing for the adoption of the attached preliminary schedules for certain rates, deposits, charges, fees, and costs relating to the use or availability of water and wastewater services pursuant to the St. Johns County Utility Ordinance for Fiscal Year 2027. St. Johns County Utility Department ("SJCUD") regularly reviews existing rates, charges, and fees to maintain affordability for customers and promote long-term financial viability. After a recent review of current and projected annual operating costs and capital investments, SJCUD is recommending adoption of certain rates, deposits, charges, fees, and costs related to the use or availability of water and wastewater services. The proposed recommendations will ensure continued affordability and allow for an appropriate recovery of costs that limit the overall impact on the customer's monthly bill. The additional revenue collected from the proposed adjustments will be utilized for securing long-term financing for water resources or mandatory growth and regulatory capital projects, not to exceed \$165,000,000

Neal Shinkre, P.E., Utilities Director, presented the details of the water and wastewater rate tariffs and spoke about unfunded state mandates related to SB64 and other legislation.

James Galley, Chief Financial Manager, Utilities, reviewed the financial aspects of the utility, explained that the current rate index was insufficient to meet future needs, and reviewed customer costs.

Discussion ensued regarding indirect potable reuse (IPR) and unfunded State mandates that must be done by 2032 and will cost \$250 million.

Public Comment: There was none.

**Motion by Whitehurst, seconded by Murphy, carried 5/0, to adopt Resolution No. 2026-72, {Resolution No. 2026-75} adopting the St. Johns County Utility Proposed Rate Schedule to accommodate changes to rates, deposits, charges, fees, and costs related to the use or availability of water and wastewater services with an effective date of October 1, 2026.**

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

**Nay: None**

**Motion by Whitehurst, seconded by Murphy, carried 5/0, to authorize the county administrator, or designee, to assemble a County financing team to present a financing package towards planned capital improvement projects to secure long-term water resources or mandatory growth and regulatory capital projects.**

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

**Nay: None**

**Motion by Whitehurst, seconded by Murphy, carried 5/0, {Resolution No. 2026-72} to approve the bond financing reimbursement resolution for related water, wastewater, and reclaimed water projects as eligible in the Utilities Capital Improvement Plan, not to exceed \$345,000,000.**

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

**Nay: None**

11. Public Hearing - Amending and Restating the County Utilities Ordinance – First Reading. This is a restatement of the existing Utility Ordinance to add language to Section 5 to allow for enhanced Septic to Sewer connections at greater distances from existing infrastructure, remove all new Capacity Commitments, grandfathering the eleven current residential parcels with Capacity Commitments, and removing the unnecessary Section 16 that allowed the County to cancel Capacity Commitments. Pursuant to direction from the Board of County Commissioners (BOCC) on October 7, 2025, staff prepared a white paper evaluating the feasibility of septic-to-sewer connections throughout the County Utilities service area. On December 2, 2025, the BOCC requested that staff present the findings of the white paper as a discussion item at a regularly scheduled Board meeting. On January 20, 2026, staff presented to the BOCC findings from the white paper that evaluated septic-to-sewer connection feasibility across the County Utilities service area. The discussion focused on existing policy, key barriers to participation, and proposed policy changes intended to improve affordability, equity, and homeowner participation while advancing environmental and State water quality goals. Included herein are redlines to the Utilities Ordinance to codify the white paper and previous BOCC discussion

Teri Shoemaker, P.E., PMP, Chief Engineer for Development Services, presented the details of the utility ordinance amendments related to the septic-to-sewer policy and other changes. Discussion ensued on the costs related to converting to sewer.

Public Comment:

Judy Spiegel praised the Utility Department's remarkable staff for their work.

Doris Taylor questioned how the conversion would affect residents in St. Augustine South.

Neal Shinkre, P.E., Utilities Director, spoke about residents' ability to connect to the sewer system.

12. Shore Drive Trail Project. At the February 3, 2026, Board of County Commissioners meeting, the Board directed that an item be placed on a future agenda for discussion and potential action to reallocate Shore Drive Trail project funds to the San Sebastian Park project

Ryan Kane, Director, Parks and Recreation, presented details of the Shore Drive Trail Project.

Public Comment:

Doris Taylor spoke in opposition to the project, citing concerns about views, accessibility, and increased traffic.

Bruce Milliken spoke in opposition to the project due to concerns with traffic, the toxicity of asphalt binders, and damage to greenery.

Carrie Amsterdam presented a survey conducted in the neighborhood, showing support and opposition to the Trail project, Exhibit A.

Andrea Lovinson spoke against the project and encouraged the Board members to use their hearts when voting.

The Director of the St. Augustine Shores Improvement Association (SASIA) spoke against the project, stating that it would violate the 1958 deed. She provided her public comment, Exhibit B.

Clark Monahan continued reading comments from the previous speaker, which stated the land could not be built upon and that the Director of SASIA was responsible for enforcing the restrictions.

Lise McKnight spoke in opposition to the project, citing concerns about the material to be used for the Trail. She displayed a photo, Exhibit C.

Margo Geer spoke about project funding and the fairness of the neighborhood survey.

Vicki Capone spoke about funding through the Rails-to-Trails program.

Nadine Hughey spoke in support of the project for people with disabilities and the elderly.

Matt Lahti spoke in support of the Trail and its safety benefits.

Rick Sykes spoke against the Trail, citing concerns about increased traffic.

Randal spoke against the Trail, citing concerns about increased congestion in the area.

Chris Ranung spoke against the Trail and the need for the community to come together to address accessibility and funding in the neighborhood.

A St. Augustine South resident spoke in support of the project for people with disabilities and for the safety concerns of those who use the roadways as sidewalks. She provided photos of the current situation in the neighborhood, Exhibit D.

Dave Hank spoke on the biased vote regarding the Trail project, in support of the trail for pedestrian safety, and in favor of the boat ramp.

Susan Clulow spoke in support of the Trail project, citing safety concerns, and encouraged residents to get along.

Carol Gangi spoke about the accuracy of the neighborhood survey and encouraged the Board to move forward with the motion.

Justin Miller voiced his concerns on the survey conducted for the Trail project and displayed a photo, Exhibit E.

Matthew Moss spoke on the biased survey that was conducted, and in support of the Trail project.

Arnold voiced her support for the project.

Whitehurst questioned the staff on whether the County had a legal right to build the Trail and voiced his concerns on a website called "Selling You Out." Discussion ensued.

Joseph spoke against the project.

Murphy explained his reasoning for supporting the project.

**Motion by Joseph, seconded by Taylor, carried 3/2, with Arnold and Whitehurst dissenting, to adopt Resolution No. 2026-73, authorizing the reallocation of Shore Drive Trail Project funds to the San Sebastian Park project.**

**Yea: Joseph, Taylor, and Murphy**

**Nay: Whitehurst and Arnold**

13. 52 Whatley Lane: Request for Code Enforcement Lien Release. Zachary Schwermer requested the full release of a code enforcement lien in the amount of \$17,600, plus interest

resulting from code violations at 52 Whatley Lane in Ponte Vedra. On June 19, 2024, a special magistrate found violations of the County's paver regulations and imposed a daily fine of \$50, plus interest. Mr. Schwemer requested relief from the accrued fines pursuant to St. Johns County Ordinance 2023-13. On August 18, 2025, the special magistrate found that the property had come into compliance and recommended reducing the fine accrual period to June 19, 2024, through March 6, 2025 (the date the Board adopted new paver regulations). Mr. Schwemer requested that the Board reject the special magistrate's recommendation and release the full amount of the lien

Jessica Cappock, Esquire, Gunther Legal, PLLC, representing the applicant, presented the details of the request. Kim Schwemer provided additional comments regarding the code enforcement fines, and Zachery Schwemer spoke on the financial aspects, including the daily fines and the hold on the property.

Discussion ensued on whether a transcript was provided, Cappock referring to her client as a trailblazer, submitting reports, moving the walkway, achieving compliance, Special Magistrate James Bedsole's recommendation, and eliminating the fees. The Board members expressed their positions on the request.

Mike Roberson, Growth Management Director, addressed the costs of moving the walkway or pavers. Ryan Ross, Assistant County Attorney, clarified Bedsole's recommendation and emphasized that only the Board could remove fines. Discussion occurred regarding considerations for similar property owners and compliance requirements, and Magistrate Derri Lassiter Young recommended reducing the total fines, noting that other property owners were not accumulating fines as there was no initial order.

Public Comment: There was none.

**Motion by Murphy, seconded by Taylor, carried 4/1, with Arnold dissenting, to accept the special magistrate's recommendation and reduce the code enforcement lien to \$13,000 plus interest, contingent upon payment in full of the reduced amount within thirty days of this motion, and to approve the application for release of lien as modified by the special magistrate.**

**Yea: Murphy, Taylor, Whitehurst, Joseph**

**Nay: Arnold**

14. Adoption of an Updated County-wide Grant Administration Policy and Repeal of Section 203 Grant Procedures from the Administrative Code. The County routinely pursues grant funding from federal, state, local, and private sources. The proposed Grant Administration Policy provides internal standards, defines departmental roles and responsibilities, and ensures compliance with applicable contractual and regulatory requirements and County policies. The updated policy establishes a uniform, countywide framework governing the pursuit, acceptance, administration, and closeout of grant funding

Olga Rabel, Compliance Officer, presented the details of the policy updates.

Public Comment: There was none.

**Motion by Murphy, seconded by Taylor, carried 5/0, to adopt Resolution No. 2026-74, approving an updated Grants Administration Policy, directing the repeal of Section 203 Grant Procedures from the Administrative Code, and authorizing the county administrator to implement the new Grants Administration Policy.**

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

**Nay: None**

15. Consider appointment to the Health and Human Services Advisory Council (HHSAC). The Health and Human Services Advisory Council's purpose is to evaluate human services programs in the community to ensure the needs of the residents of St. Johns County are met. There was one vacancy due to the expired term of Howard Hitzel. A vacancy ad was placed and ran for 30 days. The Board reviewed and considered a letter of recommendation from the HHSAC and eight applications: Kimberly Beasley, Dist. 1; Rose Dimuzio, Dist. 3; Cynthia Simmons, Dist. 3; Molly Newman, Dist.4; Howard Hitzel, Dist. 5; Melissa Kramer, Dist. 5; Justin Oring, Dist. 5; Gloreatha Scurry Smith, Dist. 5

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

Public Comment: There was none.

**Motion by Arnold, seconded by Taylor, carried 5/0, to re-appoint Howard Hitzel to the Health and Human Services Advisory Council for a first four-year term, scheduled to expire March 3, 2030.**

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

**Nay: None**

## **COMMISSIONERS' REPORTS**

### Commissioner Arnold

Arnold said she was contacted by members of the Jewish community about the name "River-to-Sea Loop," which some groups may perceive as offensive. Taylor said that she spoke to Ryan Kane, who said that going forward, it would be referred to as the Sun Trail.

### Commissioner Joseph

Joseph reported visiting St. Gerard Campus and stated that the organization accepted donations of maternity clothes, diapers, and toys.

Commissioner Whitehurst

Whitehurst reported meeting with the Police Athletic League (PAL). *He requested Board consensus for staff to bring back an item to formalize waiving fees for PAL. Consensus was given.*

He also reported meeting with Joe McAnarney, President of the William Bartram Scenic Highway, regarding establishing a historical marker pathway along the Highway. *He requested Board consensus for staff to work with Joe McAnarney to determine the necessary steps to proceed. Consensus was given.*

Commissioner Taylor

Taylor reported that the St. Johns County Sheriff's Office S.W.O.R.D. (Sheriff's Wrap-Around Outreach Re-Entry Directive) operation for the unhoused was ongoing through the end of March.

She reported attending the National Association of Counties in Washington DC, where she met with representatives to discuss funding priorities. She expressed concern that the Blue-Ribbon Projects bill had passed and asked everyone to contact their legislators to express their concerns.

Commissioner Murphy

*Murphy requested consensus to add each commissioner's name to a letter to be submitted to the governor expressing full support for funding the Historic St. Johns County Police Athletic League Diamond of Dreams project. Consensus was given.*

Murphy reminded everyone that the county was under water preservation protocols due to drought conditions.

He reported attending the National Association of Counties in Washington DC, where he received strong verbal support for the federal BUILD (Better Utilizing Investments to Leverage Development) grants and other grant opportunities.

**COUNTY ADMINISTRATOR'S REPORT**

No report.

**COUNTY ATTORNEY'S REPORT**

Komando wished the State of Florida a happy 181st birthday.

With there being no further business to come before the Board, the meeting adjourned at 5:06 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 636915-636984, totaling \$796,400.99, and Voucher Range, EFT, totaling \$10,055,639.34 (02/18/2026)

2. St. Johns County Board of County Commissioners Check Register, Check Nos. 636985-636989, totaling \$1,452.20 (02/18/2026)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 636990-637005, totaling \$1,896.53, and Voucher Range, EFT, totaling \$1,349.66 (02/18/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 637006-637068, totaling \$37,542.91, and Voucher Range, EFT, totaling \$177,074.06 (02/18/2026)
5. St. Johns County Board of County Commissioners Check Register, Check No. 637069, totaling \$3,300 (02/12/2026)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 637085-637131, totaling \$420,957.49, and Voucher Range, EFT, totaling \$10,864,728.01 (02/20/2026)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 637132-637133, totaling \$22,006.49 (02/12/2026)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 637134-637143, totaling \$3,319.29 (02/23/2026)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 637144-637196, totaling \$528,237.60, and Voucher Range, EFT, totaling \$5,646,815.63 (02/24/2026)
10. St. Johns County Board of County Commissioners Check Register, Check No. 637197, totaling \$12,867.12 (02/24/2026)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 637199-637202, totaling \$11,751.34 (02/24/2026)
12. St. Johns County Board of County Commissioners Check Register, Check No. 637203, totaling \$439.80 (02/24/2026)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 637204-637223, totaling \$4,470.98, and Voucher Range, EFT, totaling \$609.85 (02/26/2026)
14. St. Johns County Board of County Commissioners Check Register, Check Nos. 637224-637267, totaling \$596,533.42, and Voucher Range, EFT, totaling \$8,514,834.15 (03/02/2026)
15. St. Johns County Board of County Commissioners Check Register, Check Nos. 637268-637284, totaling \$43,553.93, and Voucher Range, EFT, totaling \$106,311.93 (03/03/2026)
16. St. Johns County Board of County Commissioners Voucher Range, EFT, totaling \$891,560.15 (03/02/2026)
17. St. Johns County Board of County Commissioners Check Register, Check No. 637285, totaling \$5,776.51 (03/02/2026)

CORRESPONDENCE:

There was none.

Approved March 24, 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: Brandon J. Patty  
Deputy Clerk



**H O M E**

**R U L E**

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EXHIBIT A

BCC March 3, 2020  
Agenda Item No. Pubcom  
Presenter: B.J. Kaladi

**Jackie Williams**

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**From:** krissz21@aol.com  
**Sent:** Thursday, February 5, 2026 12:18 PM  
**To:** BOCC Office; Commissioner Ann Taylor; Jackie Williams; FAXPLANDEPT  
**Cc:** BOCC Office; FAXPLANDEPT; Jackie Williams; Commissioner Ann Taylor  
**Subject:** Formal Objection to Major Modification Request – Pirates Landing PUD (File No. MAJMOD-2025000010)

**Subject:** Formal Objection to Major Modification Request – Pirates Landing PUD (File No. MAJMOD-2025000010)

Whom It May Concern,

I am submitting this comment as a formal objection to the proposed Major Modification to the Pirates Landing Planned Unit Development (File No. MAJMOD-2025000010).

I am a resident of the subdivision located southwest of the subject property and within immediate proximity to the proposed modification area. The requested modification presents unacceptable risks to public safety and the coastal environment and is inconsistent with the intent of the original PUD approval.

### **Traffic and Public Safety Impacts**

Coastal Highway A1A is an overburdened and increasingly hazardous roadway, particularly during weekends and peak tourist seasons. Existing beach access points already contribute to congestion, frequent vehicle-pedestrian conflicts, and documented safety concerns. The addition of further public access facilities and residential development will measurably increase traffic volume, parking demand, and roadside activity along a corridor that is already operating at or beyond safe capacity.

This increase in congestion will directly endanger motorists, pedestrians, and cyclists, including residents who depend on A1A for daily ingress and egress. Proceeding without demonstrable evidence that these impacts can be mitigated would place public safety at unacceptable risk.

### **Environmental and Coastal Resource Impacts**

The proposed modification would intensify development within a highly sensitive coastal ecosystem containing fragile dune systems that provide essential storm protection and wildlife habitat. Increased foot traffic, vegetation loss, and site disturbance threaten dune stability and increase the likelihood of erosion and storm damage.

This area also serves as critical nesting habitat for protected sea turtles. Increased lighting, nighttime activity, and human presence associated with expanded development and public access are well-documented stressors that disrupt nesting behavior and disorient hatchlings. In addition, the site and surrounding uplands support gopher tortoises, a state-protected species whose survival depends on intact, minimally disturbed habitat and connected burrow systems. Construction activity and increased human use place these resources at significant risk.

The cumulative impacts of increased traffic, lighting, runoff, and human activity represent a permanent degradation of coastal resources that the original PUD ordinance was expressly designed to protect.

## **Conclusion**

Given the existing traffic hazards, the documented environmental sensitivity of the site, and the presence of protected species and fragile dune systems, approval of this major modification would be premature and contrary to sound planning principles. At a minimum, this request should be denied unless and until comprehensive traffic, environmental, and wildlife impact analyses are completed and demonstrate that impacts can be fully mitigated through enforceable conditions.

Thank you for the opportunity to submit this objection for the public record.

Sincerely,

Kristyn Sheridan  
Kingston Dune DBA Beachwalk Homeowners Association  
St. Johns County, Florida

## Jackie Williams

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**From:** Tish Sargis <tishsargis@bellsouth.net>  
**Sent:** Thursday, February 19, 2026 10:20 AM  
**To:** Commissioner Clay Murphy; Commissioner Ann Taylor; Commissioner Sarah Arnold; Commissioner Krista Joseph; BOCC Office; Jackie Williams; Jacob Smith  
**Subject:** Adding Beach Parking and walkways by the Serenata Ocean Villa Condos

Dear County Commissioners,

We have been residents at Serenata Ocean Villa Condos for over 20 years and have seen the area grow. By adding walkways and parking on the beach are harmful to the residents at Ocean Villa Condos and to the environment. There are over 176 residents in Ocean Villas.

Furthermore it represents a security issue where trespassers will have access to our pool, restrooms and our condos common area and that is not Fair and Secure for the over 176 residents.

Parking will also be a concern in the Summer and Holiday weekends.

It will also Obstruct the on going traffic and Represents a Safety issue for Ocean Villas and Ocean Grande Condos and St John's County.

There has been accidents here already and by altering the area will cause even more which may be deadly!

This is a Beautiful Area and want to keep it that way and Safe!

We Respectfully ask You to modify the Plans Preventing the use of Beach parking and walkways.

Best Regards

Residents for over 20 years

Ike and Tish Sargis

Sent from my i

## Jackie Williams

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**From:** billwehrle@aol.com  
**Sent:** Sunday, February 15, 2026 2:39 PM  
**To:** Commissioner Clay Murphy; Commissioner Ann Taylor; Commissioner Christian Whitehurst; Commissioner Sarah Arnold; Commissioner Krista Joseph  
**Cc:** BOCC Office; Jackie Williams; Sloane Stephens; Jacob Smith  
**Subject:** MAJMOD 2025 -10 Concerns

Dear St. Johns County Commissioners,

I own a condo in the Ocean Villas at Serenata Beach and also serve as President of the Board of Directors for our Ocean Villas Condo Association. I am writing because we have a few concerns with the proposed rezoning project that we are respectfully requesting to be addressed prior to approval of the project. Our concerns are as follows:

1. **Increased Safety and Security Risks.** Our Ocean Villas community has two swimming pools on our property, one on the north end and one on the south end. Both swimming pools are adjacent to the lots proposed for rezoning, and our pools are clearly visible from the adjacent lots, which poses a definite safety and security concern.

Over the years we've had several incidents of trespassers climbing over our locked pool fences to swim in the pools and even vandalize some of our pool furniture. This risk of this happening in the future will be significantly increased with a public parking lot or short-term rental house just a few feet past our property line. With our pools clearly visible from the adjacent lots on either end of our property, beachgoers could easily be tempted to "go take a dip" in the pool, especially if they've been partaking of adult beverages on the beach. Any trespassers climbing the pool fence risk getting injured while climbing the fence, particularly a head injury or broken bones if they fall to the concrete, as well as a drowning risk in the pool (significant risk if they've been drinking alcohol on the beach).

In order to reduce this safety and security concern, as well as the probability of an unnecessary injury on our property, Ocean Villas respectfully requests that an aesthetically pleasing wall or fence be included in the project and constructed along both of our north and south property lines. We further request that our Board be allowed to work with the County in order to provide input into the selection and design of such a fence or wall.

2. **Traffic and street crossing concerns.** Ocean Villas respectfully requests that a traffic safety study be completed prior to approving this project. The speed limit though this area is 50 mph, and there have already been a number of accidents involving drivers exiting and entering the South Ponte Vedra Ocean Club as well as Ocean Grande (across the street from Ocean Villas). A1A is curved through the entire stretch along our property, and vehicles routinely speed around the blind curves on either end at or greater than 50 mph, making it very difficult and dangerous to safely enter A1A with the limited visibility provided by the curves. This hazardous situation will only become worse with a 20-car parking lot at the northern curve, with cars entering and exiting with traffic moving at 50 mph or greater with limited visibility. Furthermore, any residents in the area who may elect to walk to the new beach walkover in the parking lot will be a new risk added to the mix, as there is no sidewalk to walk along A1A or crosswalk to assist with safely crossing the street. This situation invokes the adage "better safe than sorry", and we strongly request and recommend that the County support a detailed traffic and pedestrian safety review prior to approving this project. We understand this is an issue for the FDOT to consider, but feel strong

support by the County Commissioners is necessary to endorse such a safety review **proactively** in advance of the rezoning project, rather than wait for accidents to occur after the parking lot and/or homes are constructed.

3. **Overflow Parking on A1A.** During peak beach weather, especially in the summer or holiday weekends, it's not uncommon to see the public beach parking lots full and cars parked along A1A. For the public beach parking in Ponte Vedra Beach, these overflow parking situations occur on straight sections of road, which is much less dangerous than on a curved road. Any overflow parking resulting from this proposed rezoning project will occur on a totally **curved** section of road, adding to the visibility danger as well as pedestrians being partially hidden from view by drivers. As such, we are strongly recommending and requesting that a plan be developed to eliminate this hazardous situation with greatly increased SJC Sherriff's department patrols in this area. We further suggest that "tow away" signs be posted for any car parking along the side of A1A or in the grassy areas.

In summary, all of our concerns fall in the arena of "safety and security", which should NEVER be compromised, and we strongly and respectfully request that these concerns be considered, and the risks be reduced, **prior** to approval of this rezoning project. Should you have any questions prior to the March 3 meeting, please feel free to reach me by email or on my cell number provided below.

Thanks very much in advance for your consideration.

Respectfully,

**Bill Wehrle** (President, Ocean Villas Condo Association)  
240 N. Serenata Drive, Unit 813  
cell 248-320-8068

**From:** Carol thompson <[carolcthompson1@gmail.com](mailto:carolcthompson1@gmail.com)>

**Sent:** Friday, February 27, 2026 12:54 PM

**To:** Jacob Smith <[jsmith@sjcfl.us](mailto:jsmith@sjcfl.us)>

**Subject:** Proposed rezoning

To: St. John's County Commissioners:

We are owners of a condominium at Ocean Villas of Serenata Beach.

We are writing in reference to a rezoning project that is proposed and will be presented for your approval. Concerns of our residents have been outlined by our Association President but we want to register our individual concerns and respectfully ask that The County Commissioners consider each of these prior to deciding your vote.

1. We have swimming pools at the north and south end of our condominium development. The new proposal to have public parking proposes a safety and security threat. Details of our concerns have been outlined in our Association President's letter. We strongly agree with these safety risks and urge appropriate fencing to create a barrier to swimming pools on the north and south ends of our property. We believe safety risks will be reduced and security enhanced. Our residents would appreciate the opportunity to work together with those who would design this fence.

2. We also are concerned about the increased traffic of both cars and pedestrians wishing to use the beach access. Speeding cars, increased pedestrian traffic and reduced visibility because of the curved design of A1A

is a recipe for increased accidents and injuries. We believe a traffic study should precede approval of the project.

3. Increased access creates the potential for more vehicles than parking spaces and result in overflow parking along A1A. Again safety is compromised with reduced visibility. We respectfully request the Commissioners include increased signage to restrict parking along A1A as well as increased patrolling of the area to enforce the parking restrictions.

Thank you for your consideration of our requests and for your service to our community.

Carol and Joe Thompson  
231 Serenata Dr. S  
Ponte Vedra Beach, FL 32082

**From:** Tides Edge <[tidesedgehoaboard@gmail.com](mailto:tidesedgehoaboard@gmail.com)>  
**Sent:** Thursday, February 26, 2026 8:24 PM  
**To:** FAXPLANDEPT <[plandept@sjcfl.us](mailto:plandept@sjcfl.us)>  
**Subject:** File Number: MAJMOD-2025000010 WBL End Parcels

Dear Commissioners,

26 February 2026

The Tides Edge Homeowners Association oppose the proposal as outlined due to significant issues which pose an unnecessary risk to public safety. We respectfully request the Commissioners defer their decision until a traffic study is completed by the state.

The proposed public access location is sited at the only sharp curves on A1A . While sight lines from the proposed parking lot may be adequate for drivers exiting the lot, the sight lines for traffic approaching from both the north and south are obscured by the existing sharp curves to the north and south of the proposed site. This provides little time and distance for drivers to react to cars unexpectedly merging into the traffic flow, especially during periods of peak congestion.

Our neighbors frequently encounter drivers passing them, despite the no passing centerline, as they travel south and prepare to enter the deceleration lane into our community. Likewise, our neighbors are often caught off guard while turning north out of our community only to see a vehicle in their rearview mirror overtaking them at high speeds. The additional risks posed by: small children and pets using the proposed lot; the inevitable overflow parking along the road shoulders on each side further obstructing views; pedestrians crossing the road to and from that overflow parking; and, runners and bicyclists using the established bike lane, significantly exacerbates the dangerous conditions. Lighting would improve safety during limited visibility but also be counter to county light enforcement efforts for sea turtle nesting.

To mitigate those risks and liabilities it is likely that a traffic study will demonstrate that auxiliary lanes will be needed for the proposed parking lot, as currently exist for every community and business located within that curved area of A1A. A deceleration lane for vehicles entering the lot from the south, and both a deceleration/turning lane and an acceleration lane for vehicles traveling south, would certainly be prudent. Again, our assessment is that a formal traffic study would conclude the same.

Finally, the additional inevitable dune erosion increases the risk of storm surge washing over A1A and flooding properties on the southern perimeter of our neighborhood. Storm surge from recent named storms have washed over several portions of A1A where the dunes were compromised, closing A1A to traffic and requiring subsequent remediation projects. Any non-permeable surface east of A1A further increases that risk. History and flood maps reinforce this assessment. Again, the proposed location is at a sharp curve where drivers have little reaction time to any flooding.

Respectfully,

The Tides Edge Homeowners Association

**From:** jane ziolkowski <[janeziolkowski@gmail.com](mailto:janeziolkowski@gmail.com)>

**Sent:** Saturday, February 28, 2026 12:45 PM

**To:** FAXPLANDEPT <[plandept@sjcfl.us](mailto:plandept@sjcfl.us)>; Commissioner Christian Whitehurst <[bcc1cwhitehurst@sjcfl.us](mailto:bcc1cwhitehurst@sjcfl.us)>; Commissioner Sarah Arnold <[bcc2sarnold@sjcfl.us](mailto:bcc2sarnold@sjcfl.us)>; Commissioner Krista Joseph <[bcc4kjoseph@sjcfl.us](mailto:bcc4kjoseph@sjcfl.us)>; Commissioner Clay Murphy <[bcc3cmurphy@sjcfl.us](mailto:bcc3cmurphy@sjcfl.us)>; Commissioner Ann Taylor <[bcc5ataylor@sjcfl.us](mailto:bcc5ataylor@sjcfl.us)>

**Subject:** PLNAPPL-2025000004 6951 Charles St.(ZVAR 2025-12)

As a beneficiary of 6975 Charles St I dislike coming over to the house and seeing an illegally built 8" concrete block wall. The thought of seeing this wall for the rest of my life is something I do not want to do. Something needs to be done about the wall and a variance after the fact is just wrong. The owner and/or builder should have to take the wall down to 6" and have both sides of the wall finished. The wall and the fill dirt that have been put in on the property illegally should be addressed and fixed according to the current statutes not ask for a variance after the fact.

Thank you for your time, Jane Ziolkowski

PEGGY R COOK Adjacent Property  
6975 Charles St.

FILE NUMBER: PLNAPPL-2025000004 6951 Charles Street (ZVAR 2025-12)  
Correspondence is a part of the public records and will be provided to the Agency / Board and applicant.

Comments: (please attach additional pages if necessary) The Builders have built a very unsightly 8' concrete BLCK WALL on Property Line. They should have requested a Variance before constructing Wall. They have brought in fill so that Wall looks to be 6' on their side but is 8' on my side. This is in affront to SJC Zoning Regulations which are in place to protect other homeowners. This Variance should be DENIED. Also requesting a Variance for garage setback should also be denied as it would cause major Traffic congestion at the turn from Gray St to Charles St.

Signature: *Peggy R Cook*

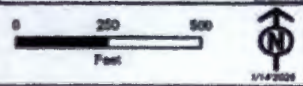
Address: 6975 Charles St.

Adjacent PROPERTY TO SOUTH



Location Map

PLNAPPL 2025-04  
6951 Charles Street (Detached Garage)



1/14/2025

Gary Brice

Beneficiary, 6975 Charles St.

St. Augustine, FL 32080

Gebriice@aol.com

904-891-7725

Date: 03.02.2026

**St. Johns County Board of County Commissioners**

500 San Sebastian View

St. Augustine, FL 32084

\*\* PLNAPPL-2025000004

\*\* Re: Appeal of Denied Variance – ZVAR 2025-12

Properties at 6951 Charles St. and Adjacent Parcel at 6975 Charles St.\*\*

Dear Commissioners,

I am writing as the long-standing property owner and beneficiary of 6975 Charles St., St. Augustine, Florida 32080, which directly borders the property located at 6951 Charles St., St. Augustine, FL 32080. This letter serves as my formal statement and objection regarding the appeal before you concerning Variance ZVAR 2025-12, previously reviewed and denied by the Planning and Zoning Agency.

**Background and Concerns:**

The Planning and Zoning Agency rightfully denied the request to reduce the required second front-yard setback to accommodate what was presented as a detached garage. Subsequent inspection revealed that the structure has been built and used as living space, inconsistent with the original representation. Photos were sent for first variance meeting please see that file for visual context and locations of setback with traffic patterns and designated road to enter property that they totally disregarded and are turning garage to face 6975 Charles Street which is also being built as a mother in law suite without property approval and owner and builder have told zoning it will be a garage only. They are

attempting to build and ask for forgiveness later and not have the county make them tear down. Please stop them from continuing to break the rules.

Additionally, the property owner and builder constructed an eight-foot (8') concrete block wall, despite the county's clear and long-established maximum of six feet (6'). This wall was built without prior approval, in violation of county building codes, and outside the required setback lines.

To date, the builder and homeowner have not complied with the county's directives requiring removal or correction of the illegally constructed wall or the setback encroachments.

#### **Pattern of Behavior by the Builder and Owner**

As a resident and taxpayer of St. Johns County for 43 years, I have witnessed many development projects, but I am deeply troubled by the conduct in this case. The builder has:

**Continued construction ahead of inspections,**

**Built structures not disclosed accurately,**

**Requested forgiveness rather than permission,**

**Ignored county requirements even after the PZA's denial, and**

**Demonstrated repeated disregard for both county regulations and neighborhood impact.**

It is widely understood that this house is being built as a speculative property, with the intent to convert it to a short-term rental. This will only further disrupt a long-established residential area and negatively affect community character, stability, and safety.

#### **Impact on the Community and County Integrity**

St. Johns County cannot maintain its reputation for responsible growth and rule-based development if builders and developers are allowed to knowingly violate building codes and then appeal for exceptions after the fact.

An 8-foot wall has never been permissible under county code without a variance, nor should a variance be granted retrospectively to excuse an intentional code violation. Allowing such a practice would set a harmful precedent and undermine the authority of the county's own planning and zoning processes.

The Planning and Zoning Agency have already reviewed this matter thoroughly and determined that the variance should be denied, based on both regulatory standards and the builder's conduct. I respectfully urge the Board of County Commissioners to uphold the PZA's decision and require full compliance, including removal of the illegal wall and enforcement of proper setback standards.

#### **Conclusion**

As the adjacent property owner and a committed member of this community for over four decades, I am requesting that the Board protect the interests of long-standing residents, uphold the integrity of the county's development standards, and affirm the Planning and Zoning Agency's denial of Variance ZVAR 2025-12.

Thank you for your attention and for your service to our county. I am available to provide any additional information you may need.

Respectfully submitted,

Gary Brice

Beneficiary - 6975 Charles St.

St. Augustine, FL 32080

904-891-7725

**John Brice**

**Beneficiary, 6975 Charles St.**

**St. Augustine, FL 32080**

**JBB\_0@aol.com**

**904-347-3894**

**Date: 03.02.2026**

**St. Johns County Board of County Commissioners**

**500 San Sebastian View**

**St. Augustine, FL 32084**

**\*\* PLNAPPL-2025000004**

**\*\*Re: Appeal of Denied Variance-- ZVAR 2025-12**

**Properties at 6951 Charles St. and Adjacent Parcel at 6975 Charles St.\*\***

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attempting to build and ask for forgiveness later and not have the county make them tear down. Please stop them from continuing to break the rules.

Additionally, the property owner and builder constructed an eight-foot (8') concrete block wall, despite the county's clear and long-established maximum of six feet (6'). This wall was built without prior approval, in violation of county building codes, and outside the required setback lines.

To date, the builder and homeowner have not complied with the county's directives requiring removal or correction of the illegally constructed wall or the setback encroachments.

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#### **Impact on the Community and County Integrity**

St. Johns County cannot maintain its reputation for responsible growth and rule-based development if builders and developers are allowed to knowingly violate building codes and then appeal for exceptions after the fact.

**An 8-foot wall has never been permissible under county code without a variance, nor should a variance be granted retrospectively to excuse an intentional code violation. Allowing such a practice would set a harmful precedent and undermine the authority of the county's own planning and zoning processes.**

**The Planning and Zoning Agency have already reviewed this matter thoroughly and determined that the variance should be denied, based on both regulatory standards and the builder's conduct. I respectfully urge the Board of County Commissioners to uphold the PZA's decision and require full compliance, including removal of the illegal wall and enforcement of proper setback standards.**

**Conclusion**

**As the adjacent property owner and a committed member of this community for over four decades, I am requesting that the Board protect the interests of long-standing residents, uphold the integrity of the county's development standards, and affirm the Planning and Zoning Agency's denial of Variance ZVAR 2025-12.**

**Thank you for your attention and for your service to our county. I am available to provide any additional information you may need.**

**Respectfully submitted,**

**John Brice**

**Beneficiary - 6975 Charles St.**

**St. Augustine, FL 32080**

**904-347-3894**

**Stephanie Brice**

**Beneficiary, 6975 Charles St.**

**St. Augustine, FL 32080**

**Gbrice@aol.com**

**904-891-7725**

**Date: 03.02.2026**

**St. Johns County Board of County Commissioners**

**500 San Sebastian View**

**St. Augustine, FL 32084**

**\*\* PLNAPPL-2025000004**

**\*\*Re: Appeal of Denied Variance – ZVAR 2025-12**

**Properties at 6951 Charles St. and Adjacent Parcel at 6975 Charles St.\*\***

**Dear Commissioners,**

**I am writing as the long-standing property owner and beneficiary of 6975 Charles St., St. Augustine, Florida 32080, which directly borders the property located at 6951 Charles St., St. Augustine, FL 32080. This letter serves as my formal statement and objection regarding the appeal before you concerning Variance ZVAR 2025-12, previously reviewed and denied by the Planning and Zoning Agency.**

**Background and Concerns:**

**The Planning and Zoning Agency rightfully denied the request to reduce the required second front-yard setback to accommodate what was presented as a detached garage. Subsequent inspection revealed that the structure has been built and used as living space, inconsistent with the original representation. Photos were sent for first variance meeting please see that file for visual context and locations of setback with traffic patterns and designated road to enter property that they totally disregarded and are turning garage to face 6975 Charles Street which is also being built as a mother in law suite without property approval and owner and builder have told zoning it will be a garage only. They are**

attempting to build and ask for forgiveness later and not have the county make them tear down. Please stop them from continuing to break the rules.

Additionally, the property owner and builder constructed an eight-foot (8') concrete block wall, despite the county's clear and long-established maximum of six feet (6'). This wall was built without prior approval, in violation of county building codes, and outside the required setback lines.

To date, the builder and homeowner have not complied with the county's directives requiring removal or correction of the illegally constructed wall or the setback encroachments.

#### **Pattern of Behavior by the Builder and Owner**

As a resident and taxpayer of St. Johns County for 43 years, I have witnessed many development projects, but I am deeply troubled by the conduct in this case. The builder has:

Continued construction ahead of inspections,

Built structures not disclosed accurately,

Requested forgiveness rather than permission,

Ignored county requirements even after the PZA's denial, and

Demonstrated repeated disregard for both county regulations and neighborhood impact.

It is widely understood that this house is being built as a speculative property, with the intent to convert it to a short-term rental. This will only further disrupt a long-established residential area and negatively affect community character, stability, and safety.

#### **Impact on the Community and County Integrity**

St. Johns County cannot maintain its reputation for responsible growth and rule-based development if builders and developers are allowed to knowingly violate building codes and then appeal for exceptions after the fact.

An 8-foot wall has never been permissible under county code without a variance, nor should a variance be granted retrospectively to excuse an intentional code violation. Allowing such a practice would set a harmful precedent and undermine the authority of the county's own planning and zoning processes.

The Planning and Zoning Agency have already reviewed this matter thoroughly and determined that the variance should be denied, based on both regulatory standards and the builder's conduct. I respectfully urge the Board of County Commissioners to uphold the PZA's decision and require full compliance, including removal of the illegal wall and enforcement of proper setback standards.

### Conclusion

As the adjacent property owner and a committed member of this community for over four decades, I am requesting that the Board protect the interests of long-standing residents, uphold the integrity of the county's development standards, and affirm the Planning and Zoning Agency's denial of Variance ZVAR 2025-12.

Thank you for your attention and for your service to our county. I am available to provide any additional information you may need.

Respectfully submitted,

Stephanie Brice

Beneficiary - 6975 Charles St.

St. Augustine, FL 32080

904-891-7725



St. Johns County Growth Management Department, Planning & Zoning Division  
 4040 Lewis Speedway, St. Augustine, Florida 32084  
 Phone: (904) 209-0620  
 Email: [planning@stjohns.net](mailto:planning@stjohns.net)

**ADJACENT PROPERTY OWNER NOTICE**

You have received this notice because you own property within a 300-foot radius of the subject property below. This is notice of a public hearing scheduled for the request as described below. For additional information please email [planning@stjohns.net](mailto:planning@stjohns.net) or call (904) 209-0620 ext. 2.

**NOTICE OF PUBLIC HEARING:** Notice is hereby given that a Public Hearing will be held on 3/2/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider the described application.

**REQUESTED CHANGE:** Request to appeal the Planning and Zoning Agency (PZA) denial of a Zoning Variance (ZVAR 2025-12) to Section 6.01.03 F.3 of the Land Development Code to allow for a reduced second front yard setback of three (3) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage, and Section 2.02.04.H.12 of the Land Development Code to allow for a wall height of eight (8) feet in lieu of the six (6) foot requirement, specifically located at 6951 Charles Street

**LOCATION OF PROPERTY:** 6951 Charles Street

**SUBJECT:** File number: FLNAPPL-2025000004  
 6951 Charles Street (ZVAR 2025-12)

**APPLICATION FILED BY:** Zak Adams  
 235 Arriola Avenue  
 St. Augustine, FL 32080

The application is on file with the Planning & Zoning Division and is open to public review and inspection during regular business hours Monday through Friday 7:30 AM to 4:30 PM.

Not less than 15 days in advance of this hearing date, signs will be posted on the subject property on each street side of the property. If no street frontage is available, signs will be posted on the nearest street frontage with a note providing the location of the subject property. In the event that no signs are observed, citizens are asked to notify the Planning & Zoning Division.

Please be advised you may attend the meeting indicated in the notice and state your opinions, or you may reply by e-mail to [planning@stjohns.net](mailto:planning@stjohns.net). If you choose to reply by mail and use this form, please send it to St. Johns County Planning & Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida 32084. If needed, additional pages may be included. Please note: any correspondence will be included in the public record, staff packet and provided to the applicant.

This matter is subject to court imposed quasi-judicial rules of procedure. Decisions must be made on Competent Substantial Evidence, which are fact-based testimony and evidence presented as a part of the hearing. Acceptable citizen testimony includes, but is not limited to: first-hand knowledge of the issue, observed changes in condition or quality of life of a neighborhood over time; location and density of nearby development; or personally observed noise, vibrations and other nuisance.

In accordance with the Americans Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0620 or visit St. Johns County Facilities Management 2416 Dobbins Rd 32086, no later than 5 days prior to the date of this meeting. Hearing impaired persons, call Florida Relay Services (1-800-955-8770).

EXHIBIT A

BCC March 3, 2026  
 Agenda Item No. BCCDU  
 Presenter: Bill Hamilton

FILE NUMBER: PLNAPP1-202500004 6951 Charles Street (ZVAR 2025-12)  
Correspondence is a part of the public records and will be provided to the Agency / Board and applicant.

Comments: (please attach additional pages if necessary)

Signature:

Address:











# BALLOT

## Shore Drive Trail

(Construction Plans dated 11/11/2025)

Please do NOT build this Trail \_\_\_\_\_

Please build this Trail \_\_\_\_\_

Address \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Signature	FULL ADDRESS
	204 141 Pelican Rd, Saint Augustine, FL 32084
	145 Pelican Rd, Saint Augustine, FL 32084
	148 Pelican Rd, Saint Augustine, FL 32084
103	150 Pelican Rd, Saint Augustine, FL 32084
E	109 Pompano Rd, Saint Augustine, FL 32086
	121 Pompano Rd, Saint Augustine, FL 32086
355	104 Pompano Rd, Saint Augustine, FL 32086
	103 Pompano Rd, Saint Augustine, FL 32086
	111 Pompano Rd, Saint Augustine, FL 32086
	112 Pompano Rd, Saint Augustine, FL 32086
	114 Pompano Rd, Saint Augustine, FL 32086
234	120 Pompano Rd, Saint Augustine, FL 32086
357	121 Pompano Rd, Saint Augustine, FL 32086
	122 Pompano Rd, Saint Augustine, FL 32086
	123 Pompano Rd, Saint Augustine, FL 32086
	124 Pompano Rd, Saint Augustine, FL 32086
	125 Pompano Rd, Saint Augustine, FL 32086
	126 Pompano Rd, Saint Augustine, FL 32086
	127 Pompano Rd, Saint Augustine, FL 32086
54	130 Pompano Rd, Saint Augustine, FL 32086
	132 Pompano Rd, Saint Augustine, FL 32086
NV	143 Pompano Rd, Saint Augustine, FL 32086
	NV 49 Pompano Rd, Saint Augustine, FL 32086
	149 Pompano Rd, Saint Augustine, FL 32086
352	153 Pompano Rd, Saint Augustine, FL 32086
	155 Pompano Rd, Saint Augustine, FL 32086
167	156 Pompano Rd, Saint Augustine, FL 32086
351	161 Pompano Rd, Saint Augustine, FL 32086
	165 Pompano Rd, Saint Augustine, FL 32086
	166 Pompano Rd, Saint Augustine, FL 32086
161	171 Pompano Rd, Saint Augustine, FL 32086
	173 Pompano Rd, Saint Augustine, FL 32086
	102 Forpeia Rd, Saint Augustine, FL 32086
	_____ Rd, Saint Augustine, FL 32086

EXHIBIT A

BCC March 3, 2026

Agenda Item No. 12

Presenter: Carrie Amperdam

**332 NO**

**79%**

**89 YES**

Commissioners,

I am speaking as a Homeowner

I am ~~not~~ as a Director of SASIA today, because our 1958 Deed imposes a mandatory duty on our association to enforce those **1958 Deed Restrictions**. (d) While there may be divided opinions in our neighborhood, The **Law of the Land** is not a matter of opinion, it is a matter of record. The county cannot accept a Dedication in 1980 that was legally deeded to a private association in 1958.

By voting for this today, you are violating :

\*The **No Construction**  
Mandate in our title.

\*The **Private Use**  
Restrictions for our residents

\*The **Forfeiture Clause** that  
Could end our associations'  
Ownership of the waterfront entirely,  
and return it, to the the Grantor's Successors.

In our Specific Chain of title, (DB212/184 and DB250/611) the Grantor is the entity that originally "gave" the land to SASIA:  
**Florida Speaks Corporation** ( and its Trustee Willard Bleyer)

\***The original Developer: Florida Speaks Corp.** was the developer of St Augustine South . When they deeded the "Park Area" to SASIA in 1958, they didn't give it away "for free" forever; they gave it **Conditionally**.

\***Successors and Assigns:** Because the deed mentions "successors and assigns" the right to take the land back now belonging to the **legal heirs or successors** of Florida Speaks Corp or Willard Bleyer's .Now fighting private individuals who have a much stronger legal claim .

EXHIBIT B  
BCC March 3, 2020  
Agenda Item No. 12  
Presenter: Director, SASIA

**Conclusive Reliance Clause** { DB212/184 } It states that any grantee -SASIA — Shall be required to look into the accuracy of validity... but may rely Entirely on the Deed

**Under Florida Statute 689.071**, this is a ‘Shield’. It means that in 1958 the transfer of this “park Area” became absolute. The county cannot ‘look behind’ this deed to 1954 Trust Rules to invalidate it today. This Deed stripped the Developer of all the interest, leaving nothing for the County to ‘accept’ in 1980. You cannot accept a gift that was already given to someone else.

**Section ( A ) &( C) The Private use mandate**, is a **Restrictive Covenant** that runs with the land. It states the premises are **NOT to be built upon**, and are for the use of St Augustine South property owners **ONLY**. Action ( C.) confirms this is a **Private Grant** .

**As a SASIA Board Director**, I am bound by Section (D) of this deed to enforce these restrictions This land is private, The Deed Is Superior. I may be standing here alone today , but Im here as a Steward for every family that has called St Augustine South Home since 1954. This isn’t just a technically in a record book, - it is the legacy the Willard Bleyer and the original residents specifically designed to be private and protected.

Commissioners, this Deed was written in 1958 to protect the vision of the Families who built this neighborhood with their own hands. For 70 years, we have followed these rules . We have maintained this land, We have respected the “No Construction” mandate. I am here to ensure that their hard work and their Diligence to the Deed aren’t wiped away by 2026 project that ignores our records history.

Please honor the families of St Augustine South and respect our Title. Halt this project & Reallocate the funds.

Back in 2021, Shore Dr Trail promoter Mr Waldron Stated:



**IF WE DON'T GET THE GRANT WE**  
**WOULDN'T DO THE TRAIL AT ALL**  
BOCC meeting February 16, 2021

EXHIBIT C

BCC March 3, 2020  
Agenda Item No. 12  
Presenter: Lise McKnight

# THE SHORE DRIVE TRAIL WILL COST YOU \$1,500-\$4,700 EVERY YEAR

You moved here for the quiet waterfront. **They're paving it for future profit at your expense.**

WHAT YOU'LL PAY	PER YEAR
Higher property taxes (trail = higher assessment)	\$400-\$1,200+
Higher flood insurance (less buffer, more risk)	\$600-\$1,800+
Trail maintenance fees (you pay to maintain it)	\$200-\$500+
Increased liability insurance	\$200-\$600+
<b>YOUR TOTAL — EVERY SINGLE YEAR</b>	<b>\$1,500-\$4,700+</b>

### WHAT YOU LOSE — PERMANENTLY

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>X Your quiet street</li> <li>X Your backyard privacy</li> <li>X The natural shoreline</li> </ul> | <ul style="list-style-type: none"> <li>X Control over your waterfront</li> <li>X The neighborhood you chose</li> <li>X Any say in what happens next</li> </ul> |
|---|--|

**35 of 46 speakers** opposed this trail at the public hearing.  
**500+ residents** signed petitions against it.  
 The county approved it anyway. **Now it's back**

### YOU HAVE UNTIL MARCH 1 TO STOP THIS

**TONIGHT:** Feb 11, 5:30 PM — Open House at 709 Royal Road. Show up.  
**BEFORE MARCH 1:** Take the county survey. Your silence = their permission.

They're calling it a "*community improvement*."  
 Ask yourself: **Whose community? Whose improvement?**

## Do you Know what they're planning next for your neighborhood?

See the details and learn more at

[www.sellingyouout.com](http://www.sellingyouout.com)

EXHIBIT   D  

BCC   March 3, 2024    
 Agenda Item No.   12    
 Presenter:   Resident



Recent photograph, on Shore Drive

Mother with young  
children and dog  
On Shore Dr





Ruth exercises her dogs on Shore Dr every day. She cannot walk on the grass without looking at her feet as she has peripheral neuropathy as do many diabetics and other older people.

She used to walk from Lewis Point to Doug Crane Boat ramp every morning but stopped after **the *second* time** she was run off the road and ended up muddied on the ground. She now walks in loops round the roads south of San Jose



In January when Maureen was walking with her Rollator on Shore Drive (with her son and family) she was run off the road by a car and ended up on the ground.



Maureen's late husband was wheelchair bound. They could only walk up and down Neptune Rd as Maureen could not push the chair onto the greenway.



Jennifer Collins, District 3 member and current chair of the SJC School Board, uses a mobility scooter. She lives in St Augustine South but cannot access the greenway on her scooter



**STOP THE SHORE DRIVE TRAIL**

**COMMUNITY MEETING**

**WEDNESDAY FEB 11 AT 5:30 PM**

**SASIA CLUBHOUSE - 709 ROYAL RD**

**[StAugSouthNews.com](http://StAugSouthNews.com)**

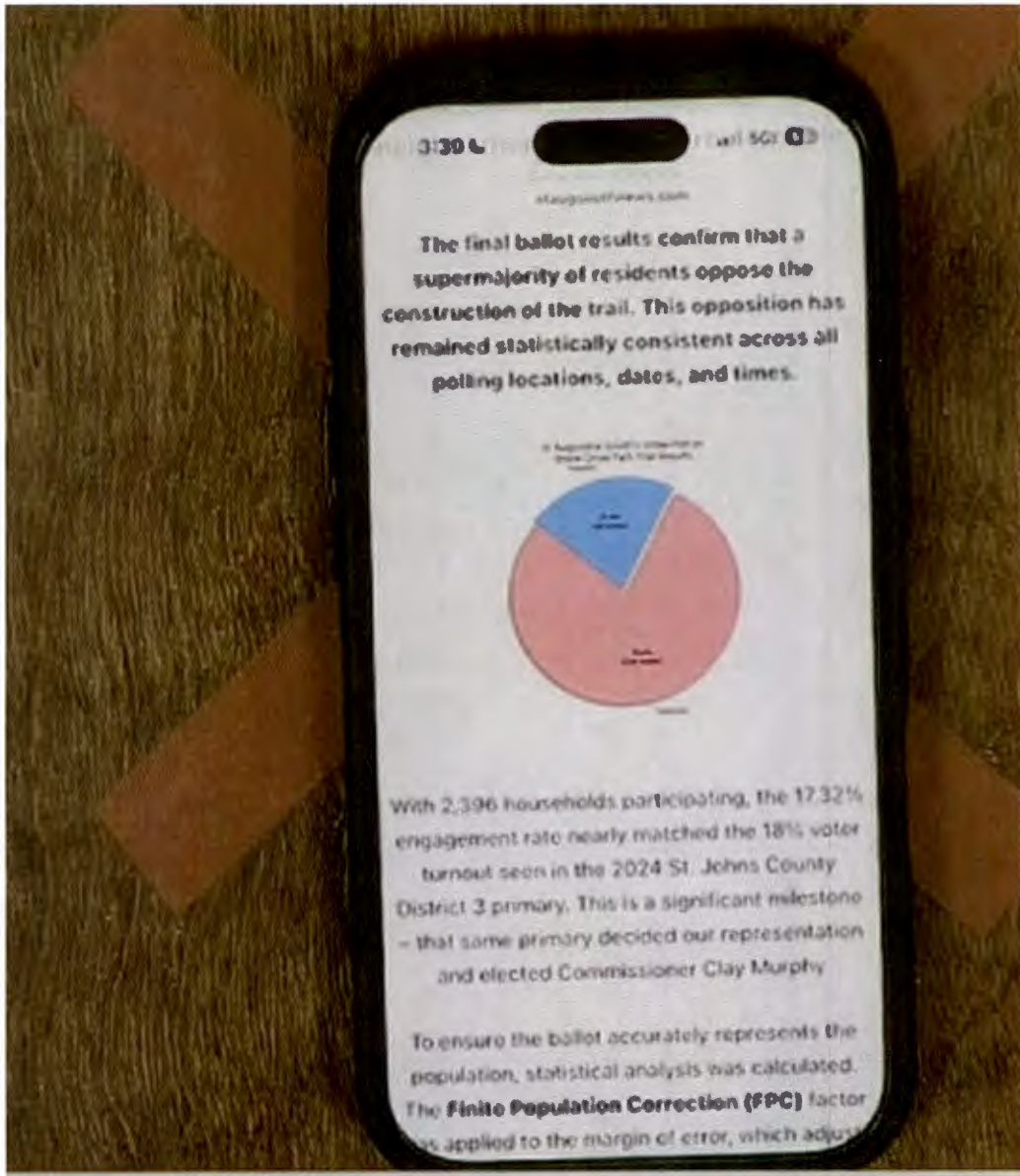


EXHIBIT E

BCC: March 3, 2026

Agenda Item No. 1a

Presenter: Justin Miller