



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
April 7, 2026 - 9:00 a.m.

CALL TO ORDER

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

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

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

ROLL CALL

The clerk called the roll.

INVOCATION

Pastor Jason Cullum, Christ's Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Shauna Holton, United States Navy Petty Officer 1st Class, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING SEXUAL ASSAULT AWARENESS MONTH

Arnold presented the proclamation to Alison Harshaw, Inez Perez, and Kelly Franklin. Hashaw spoke on the importance of sexual assault awareness and listed the upcoming awareness events in St. Johns County. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING CHILD ABUSE PREVENTION MONTH

Taylor presented the proclamation to Shawna Novak and staff. Novak and Jessie Wilson, from the Florida Department of Children and Families, spoke on the importance of Child Abuse Prevention. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

ACCEPTANCE OF PROCLAMATION

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

Yea: Joseph, Whitehurst, Taylor, Arnold, Murphy

Nay: None

DELETIONS TO THE CONSENT AGENDA

Jospeh requested that Consent Agenda Item 2 be pulled and added to the Regular Agenda as Item 10. Komando stated that the red folder item for Consent Agenda Item 11 had changes to the motion and should be moved to the Regular Agenda.

Public Comment: There was none.

APPROVAL OF CONSENT AGENDA

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

Yea: Whitehurst, Joseph, Arnold, Murphy, Taylor

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to approve a PFS AGREE 2026-01, and authorize the county administrator, or designee, to execute the Fountains East ILF Concurrency and Impact Fee Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code

Consent Agenda Item 2 was pulled and added to the Regular Agenda as Item 10.

3. Motion to adopt **Resolution No. 2026-98**, accepting a Grant of Utility Easement from Ponte Vedra Corporation, Inc., to St. Johns County required for the Ponte Vedra Boulevard Drainage Improvement Project
4. Motion to adopt **Resolution No. 2026-99**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the sewer system to serve Redeemer Church Utility Improvements
5. Motion to adopt **Resolution No. 2026-100**, accepting an Easement for Utilities, Bill of Sale with Schedule of Values, Release of Lien, and Warranty associated with the water, sewer, and reuse water systems to serve Silverleaf, Parcel 14A
6. Motion to adopt **Resolution No. 2026-101**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the sewer system to serve North Roscoe 6 Lots
7. Motion to adopt **Resolution No. 2026-102**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Terra Pines Reserve, Phase 4
8. Motion to adopt **Resolution No. 2026-103**, approving the terms, conditions, provisions, and requirements of a Railroad Reimbursement Agreement, Synchronization of Grade Crossing Traffic Control Devices agreement between Florida East Coast Railway, LLC, and St. Johns County for the West King Street synchronization agreement and authorizing the county administrator, or designee, to execute the Agreement on behalf of the County
9. Motion to declare the attachment list as surplus and authorize the county administrator, or designee, to dispose of the same in accordance with the Purchasing Policy Section 17.1 and Florida State Statute 274.06
10. Motion to adopt **Resolution No. 2026-104**, authorizing the county administrator, or designee, to execute Task Order No. 50 to G and H Underground Construction, Inc., for the provision of all labor, equipment, and materials required for improvements needed for San Julian Wetland Outfall, for an amount not-to-exceed \$1,125,607.79 under Bid No. 22-112, As-Needed Construction Services for Countywide Roadway Drainage and Infrastructure Maintenance (Master Contract No: 22-MCA-GHU-16966
11. Motion to adopt **Resolution No. 2026-105**, authorizing the county administrator, or designee, to execute a Consent to Assignment Agreement, in substantially the same form and format as submitted, providing for an assignment of Master Contract No. 25-PSA-CUS-21880, to Cushman and Wakefield Regional, LLC
12. Motion to declare the two Pharmaceutical Refrigerators from the Florida Department of Health as surplus, and authorize the county administrator, or designee, to donate the equipment to Wildflower Clinic, a non-profit 501(c)3 organization

13. Motion to adopt a resolution authorizing the county administrator, or designee, to utilize the Sourcewell Contract No. 020625-MOT, for Public Safety Communications Technology and Hardware Solutions to purchase radio consoles for St. Johns County Fire Rescue at a purchase price of \$2,589,504, and to authorize the use of General Fund Reserves in the amount of \$2,589,504 for the purchase

Consent Agenda Item 13 was pulled to the Regular Agenda as Item 11.

14. Motion to adopt **Resolution No. 2026-106**, authorizing the county administrator, or designee, to execute Change Order No. 05, to Task Order No. 07 for Bush Construction Company, Inc., to enclose the four bay pole barn at St. Johns County Fire Rescue, by a Lump Sum increase of \$206,774.22, under Master Contract No, 23-MCC-BUS-18066, under RFQ No. 23-17; as-needed Countywide Small-Scale Construction, Renovation, Maintenance, and Repair Services
15. Motion to adopt **Resolution No. 2026-107**, providing the County's express approval of the governing body for the Jacksonville Waves to use the County seal and/or logo in promotion of the Jacksonville Waves' May 15, 2026, home game
16. Motion to appoint Cindy Fraher to the North Coastal Design Review Board for a first full four-year term, scheduled to expire April 7, 2030
17. Motion to adopt **Resolution No. 2026-108**, authorizing the county administrator, or designee, to apply for the Selfless Love Foundation One Voice Impact Program 2026 Mini Grant Application, in an amount not-to-exceed \$3,500
18. Motion to adopt **Resolution No. 2026-109**, approving the terms, conditions, and requirements of Amendment One to contract P025-STJBCC, between St. Johns County Board of County Commissioners and ElderSource for the Emergency Home Energy Assistance Program, and authorizing the county administrator, or designee, to execute the amendment on behalf of the County
19. Motion to adopt **Resolution No. 2026-110**, approving the Major Impact Special Event application for the Pop Tennis Tournament to take place on May 23-25, 2026, at Butler Park East
20. Motion to adopt **Resolution No. 2026-111**, approving the Major Impact Special Event's application for the Game On Triathlon to take place at Mickler's Beach on May 3, 2026
21. Motion to adopt **Resolution No. 2026-112**, approving the Major Impact Special Event application for a Beach Baptism event scheduled for June 28, 2026, at Mickler's Landing
22. Motion to adopt **Resolution No. 2026-113**, granting a Certificate of Public Convenience and Necessity to Adventist Health System/Sunbelt, Inc., d/b/a Advenhealth EMS, authorizing the chair to execute said Certificate in substantially the same form as submitted
23. Motion to approve the minutes of the March 24, 2026, BCC Regular Meeting

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

There were none.

APPROVAL OF REGULAR AGENDA

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

Yea: Taylor, Joseph, Whitehurst, Murphy, Arnold

Nay: None

PUBLIC COMMENT

Sacha Martin spoke on traffic concerns, code enforcement, and the impacts and benefits of short-term rentals in St. Johns County.

Fran Windeler spoke on concerns from Vilano Beach to the South Ponte Vedra stretch, regarding infrastructure needs, and public safety; and urged the Board to enforce the master plan.

Kristyn Sheridan spoke on safety and infrastructure concerns in Vilano Beach at North Beach. She noted the lack of an emergency evacuation plan, and urged the Board to return the RV park to the commission for review, clarification, and enforcement.

Mary Sullivan spoke on safety, parking, and traffic concerns in Vilano Beach at North Beach Park (Exhibit A).

John McQuade spoke on safety concerns, the evacuation plan, and overdevelopment in North Vilano Beach.

Patty Slawson spoke on the RV park project on Coastal Highway in Vilano Beach and urged the Board to comply with the originally approved plan, county codes, and safety and environmental safeguards.

John Purdy spoke on the Publix in Vilano Beach, raising concerns about traffic, parking, and safety of residents.

Gayla Poythress spoke on safety concerns in Vilano Beach at the RV park.

Lisa Leighton spoke on the RV park mobile home project, expressing concerns about evacuation and project plans. She urged the Board to ensure transparency and accountability in this project to the community.

Denise Velsor spoke on safety concerns in Vilano Beach at the RV park.

Laura Winston spoke on bike safety concerns in Vilano Beach, including population impacts and lowering the speed limit, and urged the Board to enforce policy and install signage.

Rob Bruno spoke on safety concerns in Vilano Beach related to short-term rentals and urged the Board to protect residents in the community.

Debbie Dickinson urged the Board to bring back the RV park project as an agenda item.

Clift Dickinson spoke on safety and traffic concerns in Vilano Beach and suggested reducing the speed limit on A1A.

Linda La Cerva spoke on safety concerns in Vilano Beach, suggested restricting beach parking, improving traffic control, and increasing parking fees.

Tabitha Frost spoke on safety and traffic concerns in Vilano Beach (Exhibit B).

Elaine McCarthy spoke on safety concerns and suggested limiting the number of cars permitted to park at the beach.

Pat McCarthy spoke on safety and traffic concerns in Vilano Beach.

Dennis Kopit spoke on safety concerns and the importance of medical care services for residents in St. Johns County.

Richard Fenchel spoke on safety concerns at Vilano Beach and suggested limiting beach parking.

Robert Slawson spoke on infrastructure, safety concerns, and enforcing parking regulations at Vilano Beach

Richard Livingstone spoke on safety and traffic concerns in Vilano Beach and suggested installing traffic lights, limiting beach parking, and charging a parking fee.

Russell Phillips spoke on safety and traffic concerns in Vilano Beach.

Robert Greene spoke on traffic volume and safety concerns in Vilano Beach.

Maureen O'Connor spoke on safety and quality-of-life concerns regarding the proposed RV campground (Exhibit C).

Michael Cumpton spoke on the RV park project and urged the Board to develop a vision of the next three years.

Lee Miller spoke on the RV park project, urging the Board to consider density, resident crossings in Vilano Beach, a return to county jurisdiction, and a review of future plans.

Sherry Badger spoke on flood concerns in Rabbit Hill (Exhibit D).

Jane Norton spoke on safety, quality of life, and environmental impact concerns in Vilano Beach.

Ed Raffaniello spoke on safety concerns at Vilano Beach and suggested raising the daily parking rate, enforcing parking rules, prohibiting street parking, and implementing a moving-and-no-drinking policy.

Nancy Watson spoke on safety concerns at Vilano Beach and inquired about the number of cars towed from Vilano Road.

Douglas Clay spoke on the RV park project, questioned what would be permitted, and recommended forming a committee of Vilano residents to gather and present community concerns.

Brad Martin, Sunshine 811 Safety Education Representative, spoke about protecting infrastructure and highlighted the “Call Before You Dig” project as an educational service he could provide to St. Johns County.

Charlie Hunt spoke on overdevelopment in St. Johns County.

William Henessy spoke on the right-of-way at the Palmetto Road boat ramp.

B.J. Kalaidi spoke on the St. Johns County Sheriff’s Office online inmate search, the dates of Nights of Lights, and cigar use on public beaches. She thanked the Board for allowing public comment at the beginning of the agenda and also spoke about commissioners not living within the city limits.

Laura Freeman spoke on traffic and safety concerns related to emergency access at Vilano Beach.

Taylor thanked the residents for speaking about RV parks and asked for clarification on the Board's authority. Mike Roberson, Growth Management Director, explained the project had already been modified and approved, including ordinance and Planned Unit Development changes, while West outlined the Board’s authority.

Discussion ensued on illegal parking, right-of-way and traffic concerns, possible town hall meetings with the Sheriff in Vilano Beach, enforcement of existing laws, short-term rental rules, and limits from state law. Joseph requested *Board consensus to develop a traffic plan for Vilano Beach with the Sheriff’s Office*. **Consensus was given.**

1. Presentation of the St. Johns County Core Portfolio and Other Post-Employment Benefits (OPEB) Investment Portfolio. The St. Johns County Board of County Commissioners Investment Policy, Section XVII Reporting, and OPEB Trust Investment Policy, Section XV, requires the clerk, or designee, to prepare and submit a written report annually on all invested funds to the Board. Included in the report shall be a complete list of all invested funds, the name or type of security in which the funds are invested, the amount invested, the maturity date, income earned, the book value, the market value, and the yield on each investment. PFM Asset Management, a division of U.S. Bancorp Asset Management, Inc., is the County’s investment advisor and has prepared the annual reports for the year ended December 31, 2025

Brandon Patty, Clerk of the Circuit Court and Comptroller, introduced Richard Pengally, PFM Asset Manager, who provided an overview of the investment portfolio.

Discussion ensued on the dollar amount of the investment and the projected 2025 return to the County.

2. Public Hearing - PLNAPPL 2026-02, Shores Telecommunication Tower (TOWER 2024-04). Request to appeal the Planning and Zoning Agency's (PZA) denial of a Special Use Permit (TOWER 2024-04) to Section 2.03.26 of the Land Development Code to allow for the construction of a 170-foot monopole wireless communication tower and support facilities within the St. Augustine Shores Planned Unit Development (Ordinance 1974-16, as amended), located specifically on Shores Boulevard just south of its intersection with Bianca Circle. The Special Use Permit request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, December 18, 2025, and was denied with a vote of 6-1

The Board disclosed ex parte communication.

Brad Wester, Driver McAfee Hawthorne and Diebenow, representing the appellant, presented the details of the request.

Discussion ensued on an alternative compatible site, emails received in opposition to the compatibility of the use, relocating the tower farther from residents, and the use of relay systems. Dave Beth, CEO of NexTower Development Group, explained the need for the proposed tower to support 5G coverage, noted T-Mobile's use of mid-cell towers, and mentioned potential satellite use. Wester displayed nearby towers and compatibility (Exhibit A).

Public Comment:

B.J. Kalaidi spoke in support of upholding the Planning and Zoning Agency's denial.

Ronald Moody, Real Estate Appraiser, spoke in opposition to the cell tower request, stating it was not compatible with existing uses in the area and would impact property values (Exhibit B).

Elizabeth Michaels, Realtor, spoke in opposition to the proposed cell tower and urged the Board to uphold the denial of the request (Exhibit C).

Jody Caputo, Realtor, spoke in opposition to the proposed cell tower (Exhibit D).

Cindy Aiello spoke in opposition to the proposed cell tower and urged the Board to deny the appeal based on land-use, community impact, and long-term consequences.

Charlie Hunt spoke about the cell tower placement in Vilano Beach and raised concerns about whether a church would be placed on the property.

Denise Locke spoke on central services, the church's zoning, and satellites. She also expressed health and financial concerns.

Sue Chitwood spoke in opposition to the proposed cell tower and urged the Board to uphold the denial of the request (Exhibit E).

David Talbert spoke in opposition to the proposed cell tower.

Jeff Hewitt spoke in opposition to the proposed cell tower and suggested relocating it to a more visible location.

Deb Scogin spoke in opposition to the proposed cell tower (Exhibit F).

Rachel Goodkin spoke in opposition to the proposed cell tower.

Tonnya Albanese spoke in opposition to the proposed cell tower and urged the Board to deny the request.

Lynn Paggano spoke in opposition to the proposed cell tower, stating not opposed to the church, and urged the Board to uphold the PZA's denial of the request (Exhibit G).

Charles Moran spoke in opposition to the proposed cell tower and urged the Board to consider an alternative location.

Sarah Nowell spoke in support of the proposed cell tower (Exhibit H).

Chuck Labonowski spoke in opposition to the proposed cell tower and urged the Board to consider an alternative location (Exhibit I).

Wester provided rebuttal regarding cell services in the new development, spoke about the compared sales data, addressed meeting the criteria for a special use permit, summarized the appraiser's findings, referenced the comprehensive plan policy, and recommended relocating the tower to the south of the property, approximately 500 feet from adjacent properties (Exhibit J).

Discussion ensued on visibility concerns, working with staff on reasonable conditions to reduce visual impact without compromising facility function, potential property value impacts near a cell tower, and the case's legality based on credible and substantial evidence.

Motion by Murphy, seconded by Joseph, carried 5/0, to deny PLNAPPL 2026-02, Shores Telecommunication Tower (TOWER 2024-04), Upholding the decision of the Planning and Zoning Agency and denying TOWER 2024-04, based upon ten findings of fact.

Yea: Murphy, Joseph, Taylor, Whitehurst, Arnold

Nay: None

Murphy recessed the meeting at 1:06 p.m. and reconvened the meeting at 1:45 p.m.

3. Public Hearing - PLNAPPL 2026-04, U-Haul Center Signs (NZVAR 2025-10). Request to appeal the Planning and Zoning Agency (PZA) denial of a Non-Zoning Variance (NZVAR 2025-10) to U-Haul of Mill Creek, located within the Bridle Ridge Planned Unit

Development (ORD. 2010-42, as amended) pursuant to Section 7.02.04.B.6 of the Land Development Code, to allow for an Advertising Display Area (ADA) of 636.14 square feet on Building A and 576.91 square feet on Building B in lieu of the required maximum of 200 square feet for wall signs per building, specifically located at 6235 County Road 16A. This application was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, January 15, 2025, and was denied with a vote of 4-2

The Board disclosed ex parte communication.

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

Discussion ensued on the entitled signs that would be on County Road 16A.

Public Comment:

Judy Spiegel spoke about awareness of the removal of the monument sign and expressed opposition to the appeal request.

Charlie Hunt spoke in opposition to the appeal request.

Whitehouse provided rebuttal regarding the signage and agreed to increase or add landscaping on the property.

Discussion ensued on the signage and the townhomes being built adjacent to the property.

Motion by Arnold, seconded by Whitehurst, carried 4/1, with Taylor dissenting, to approve PLNAPPL 2026-04, U-Haul Center Signs (NZVAR 2025-10), Overturning the decision of the Planning and Zoning Agency and approving NZVAR 2025-10, based upon eight findings of fact and five conditions and including the additional vegetation that was noted on the record that would be planted.

Yea: Arnold, Whitehurst, Murphy, Joseph

Nay: Taylor

4. Public Hearing - PUD 2025-05, Henry Orthodontics PUD. Request to rezone approximately 2.96 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 29,600 square feet of Neighborhood Business and Commercial uses, located at 5643 State Road 16 and 5645 State Road 16. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on March 5, 2026. The Agency recommended approval with a vote of 7-0. Support was made by members Perkins, Hilsenbeck, Matovina, Green, Spiegel, Labanowski, and Olson. During the hearing, discussions were made regarding the reduced development edge, the shape of the lot, the size of the orthodontics office in relation to the overall building, the differences between general store use and convenience store use, the timing of site construction in relation to roadway development on State Road 16, and the permitted sign height. Additionally, further discussions took place concerning area traffic and road

construction, with staff providing an update on the timelines for local road construction and planned connections. There were no public comments offered

The Board disclosed ex parte communication.

Mark Shelton, AICP, Kimley-Horn and Associates, Inc., presented the details of the rezoning request.

Public Comment:

Charlie Hunt spoke in opposition to the size and square footage of the orthodontics office and expressed traffic concerns.

Motion by Arnold, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2026-6, approving PUD 2025-05, Henry Orthodontics PUD, based upon nine findings of fact, as listed in the staff report.

Yea: Arnold, Whitehurst, Murphy, Taylor

Nay: Joseph

5. Public Hearing - Amending the Comprehensive Plan for Wellhead Protection - First Reading - Hearing Only. Since the original St. Johns County Land Development Code in 1999 and the Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, St. Johns County Utility Department proposes to bring the County Comp Plan and Land Development Code into compliance with State law and alignment with current best practices. This is the first reading and public hearing of the proposed Comp Plan Amendment. If approved to proceed through the public hearing process, the Comp Plan Amendment will be sent to the State for recommendations. It is anticipated that the second reading of the ordinance would be scheduled for public hearing at the June 6, 2026, Board meeting

Lex Taylor, Deputy County Attorney, presented the details of the comprehensive plan amendments.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to transmit the Comprehensive Plan to the State for review.

Yea: Murphy, Taylor, Arnold, Whitehurst, Joseph

Nay: None

6. Public Hearing - Amending and Restating the County Utility Ordinance - Second Reading - Final Public Hearing. 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 white paper's findings as a discussion item at a regularly scheduled Board meeting. On January 20, 2026, staff presented the BOCC findings from the white paper evaluating the feasibility of septic-to-sewer connections 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

Terry Shoemaker, St. Johns County Utility Chief Engineer of Development Services, presented the details of amending and restating the County Utility Ordinance.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to enact Ordinance No. 2026-7, amending County Ordinance No. 2022-37, as amended, concerning Septic-to-Sewer program enhancements and other administrative revisions.

Yea: Murphy, Taylor, Whitehurst, Joseph, Arnold

Nay: None

7. Award of Request for Proposal (RFP) No. 2476; Management of Solomon Calhoun Community Center Pool. Due to the expiration of the final term of the existing services contract, SJC Purchasing issued RFP No. 2476; Management of Solomon Calhoun Community Center Pool to procure a qualified and experienced contractor to provide any and all labor, materials, equipment, and supervision required to operate and manage the pool, facilitate and offer a variety of quality aquatic programs, and maintain the pool in a clean and operable condition. The RFP was advertised in accordance with the County's Purchasing Policy, and three responsive Proposals were received and forwarded to the Evaluation Committee for review and scoring. Planet Swim, LLC, was identified as the top-ranked proposer based upon evaluation of Proposals and presentations. Staff recommends Board approval to execute a contract with Planet Swim, LLC, in substantially the same form and format as attached, for performance of the services as specified in RFP No. 2476, and as negotiated. The negotiated contract shall be in place for a period of five calendar years, with the possibility of three one-year renewals, for exercise at the County's discretion, contingent upon satisfactory performance by the Contractor, continued need for the services, and availability of lawfully appropriated funds. Planet Swim, LLC, has agreed to utilize the current rate structure used under the current contract, and the County Fee Schedule, attached, is proposed to be revised to coincide, as the Fee Schedule does not currently reflect all of the rates. Planet Swim has also agreed to extend discounts to certain rates to residents within the West Augustine Community Redevelopment Agency, and has agreed to provide a 90-minute supervised free swim program each week for children who may not have a supervising adult present with them. Additionally, Planet Swim has

proposed to contribute to Capital Improvements made to the Solomon Calhoun Community Center, as well as remitting 15 percent of revenues generated by the programs to the County. Staff recommends Board approval to award RFP No. 2476 to Planet Swim, LLC, and to execute the negotiated contract, and approve the revisions to the County Fee Schedule

Jaime Locklear, Purchasing Director, presented the details of the proposal.

Discussion ensued on the program financial audit process and ensuring that all provisions in the contract would be enforced.

Public Comment:

Lori Moffet spoke on the importance of consistency with safety for the children and expressed her concerns with the limited number of swimming lessons for the children in the contract.

Greg White requested that the Board reconsider the Solomon Calhoun Community Center contract and noted concerns on services for the underserved residents in the community.

Frank Holden spoke in support of improvements to the pool, expanding programming, and requested that independent teams and current programs not be restricted or displaced.

Dwala Willis read a letter from her phone on behalf of Robert Nimmons.

Vicki Pepper, representative for Community for Racial Equity (CARE), spoke on her concerns with the limited ability Planet Swin, LLC, would provide to the community.

Irvin Bullock spoke about the West Augustine Community Redevelopment Agency (CRA) and requested to pause the contract until collaborating with the CRA.

Gustavo Jularo, Planet Swim, LLC, provided his personal and business background, including the project's mission and purpose. He stated that no formal endorsement had been received from the CRA, noting that it wasn't a requirement in the RFP, and provided clarification on the Jacksonville partnership.

Whitehurst requested that Joseph withdraw her original motion and requested to meet with the CRA and other residents in the community to discuss the contract. Discussion ensued regarding postponing the item due to concerns with the contract.

Locklear provided additional information on the purpose of the contract. Discussion ensued regarding funding concerns for the underserved community and the contract timeline.

Motion by Joseph, seconded by Taylor, carried 3/2, with Whitehurst and Arnold dissenting, to adopt Resolution No. 2026-114, authorizing the county administrator, or designee, to award RFP No. 2476; Management of Solomon Calhoun Community Center Pool to Planet Swim, LLC, as the top ranked Proposer, and to execute the negotiated contract for the performance of the required services in accordance with RFP No. 2476, and approving the revised County Fee Schedule for Pool Programs.

Yea: Joseph, Taylor, Murphy

Nay: Whitehurst, Arnold

8. Consider an appointment to the Land Acquisition Management Program (LAMP) Conservation Board. The LAMP Conservation Board was established by Ordinance No. 2021-38, and serves as an advisory board to the Board of County Commissioners on issues involving the acquisition, conservation, and management of environmentally sensitive lands, archaeological sites, recreational lands, and aquifer recharge areas. Currently, there is one vacancy due to the resignation of Shorty Robbins. This vacancy is for a regular member. An advertisement was posted and ran for 30 days. The Board reviewed and considered 18 applications: Anubhav Dahiya, Dist. 1; David Goldman, Dist. 1; Rhonda Lovett, Dist. 1; Jeffrey Parker, Dist. 1; David Scott, Dist. 1; Trista Brophy Cerquera, Dist. 2; Karen Gabriel, Dist. 2; Brittney Odom, Dist. 2; Ashley Sumners, Dist. 2; Seth Wingate, Dist. 2; Stacie Keller, Dist. 3; Peter Crolius, Dist. 4; Molly Newman, Dist. 4; Diane Solomon, Dist. 4; Peter McGoldrick, Dist. 5; Garrett Queener, Dist. 5; Amber Reeder, Dist. 5; and Amanda Ropp, 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 Murphy, seconded by Taylor, carried 5/0, to appoint Rhonda Lovett to the LAMP Conversation Board for a partial term, scheduled to expire on November 21, 2027.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph

Nay: None

9. Consider appointments to the Contractors Review Board (CRB). Currently, there are two vacancies on the Contractors Review Board due to the expired term of Corey Felton, a citizen representative, and a resignation by Tyler Watson, an Electrician representative. A vacancy ad was placed and ran for approximately 3 months. The Board reviewed and considered a letter of recommendation from the CRB and three qualified applications. Corey Felton, Dist. 2; Seth Wingate, Dist. 2; and Donna Dove, Dist. 5. However, the vacancy ad for an electrician would remain open, due to not receiving qualified applicants

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

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to re-appoint Corey Felton to the Contractors Review Board as a Citizen representative for a second full four-year term, scheduled to expire March 1, 2030.

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

10. PFS AGREE 2026-01 - Proposed Concurrency and Impact Fee Agreement

Formerly Consent Agenda Item 2.

Jan Trantham, Growth Management Assistant Director for Transportation, provided the details of the Agreement.

Discussion ensued on the percentage of traffic on the segment of County Road 2209.

Public Comment: There was none.

Motion by Taylor, seconded by Joseph, carried 5/0, to approve PFS AGREE 2026-01, and authorize the county administrator, or designee, to execute the Fountains East ILF Concurrency and Impact Fee Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code.

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

11. Sourcewell Contract No. 020625-MOT, for Public Safety Communications Technology and Hardware Solutions to purchase radio consoles for St. Johns County Fire Rescue

Formerly Consent Agenda Item 13.

Jamie Locklear, Purchasing Director, provided the contract details.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to adopt Resolution No. 2026-115, authorizing the county administrator, or designee, to utilize the Sourcewell Contract No. 020625-MOT, for Public Safety Communications Technology and Hardware Solutions to purchase radio consoles for St. Johns County Fire Rescue, at a purchase price of \$2,589,504, and to authorize the use of General Fund Reserves, in the amount of \$2,589,504, for the purchase.

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

COMMISSIONERS' REPORTS

Commissioner Arnold

No report.

Commissioner Joseph

Joseph presented commercials on St. Augustine, Ponte Vedra, and the Beaches.

Commissioner Whitehurst

No report.

Commissioner Taylor

Taylor reported on House Bill 399.

Commissioner Murphy

*Murphy requested Board consensus to have an E-bike ordinance workshop. **Consensus was given.** He also requested Board consensus to update the Board of County Commissioners' Rules and Regulations. **Consensus was given.** Discussion ensued with certain rules that needed to be updated.*

COUNTY ADMINISTRATOR'S REPORT

No report.

COUNTY ATTORNEY'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 3:26 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 637740-637784, totaling \$1,307,520.88, and Voucher Range, EFT, totaling \$10,092,557.16 (03/27/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 637785-637795, totaling \$7,347.52, and Voucher Range, EFT, totaling \$1,644.13 (03/27/2026)
3. St. Johns County Board of County Commissioners Check Register, Check No. 637796 totaling \$9,125 (04/01/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 637797-637801, totaling \$2,030.41 (04/03/2026)

5. St. Johns County Board of County Commissioners Voucher Range, EFT, totaling \$6,066.86 (04/06/2026)
6. St. Johns County Board of County Commissioners Voucher Range, EFT, totaling \$752,329.20 (04/02/2026)
7. St. Johns County Board of County Commissioners Check Register, Check No. 637886 totaling \$607 (04/07/2026)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 637887-637906, totaling \$57,841.61, and Voucher Range, EFT, totaling \$96,029.73 (04/02/2026)

CORRESPONDENCE:

There was none.

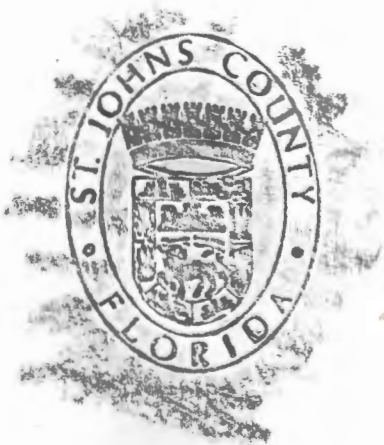
Approved April 21, 2026

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



Vilano / North Beach Residents Priorities



Our Vision

St. Johns County is a historic community with a thriving population and economy, offering world-class cultural and recreational opportunities and an exceptional quality of life.

Our Priorities



Community Trust

- County staff and commissioners are listening & supporting residents and community.
- Stop the growth so that recreational opportunities can actually be enjoyed.
- Provide the needed resources so that everyone can experience some quality of life.

Community Well-Being

- Provide essential resources such as beach security, resource officers, traffic enforcement, additional restroom facilities, additional bathrooms, additional waste receptacles to accommodate the 1,000's of vehicles and people visiting the beaches.
- Preserve the beaches so they can be enjoyed every day without added pollution.
- Code Enforcement 24/7 to provide safety for community. Our tax dollar resources are not available when they are needed at nights and on weekends.

Economic Prosperity

- Use monies from bed tax, daily beach fees, fines to provide additional staff & resources to provide a safe environment for all.

Enhance Conservation

- County needs to limit amount of vehicles parking on beaches for safety.
- Parking on bike lanes along A1A needs to stop. People aren't able to ride their bikes without having to weave in and out of traffic.

Infrastructure

- Safety - County needs to provide additional deputies to monitor beaches.
- Safety - County needs to stop the growth until minimal needs are provided.
- Safety - Provide resources so that first responders can respond to emergencies in a timely manner.
- Safety - County able to provide proper utilities for community.
- Safety - Parks along A1A need to be monitored for parking. Emergency vehicles cannot access parks due to overflow parking on right of ways.

Organizational Excellence

- County staff and commissioners listening & supporting residents and community.
- County provides the resources so that our community and visitors can all enjoy the recreational opportunities and experience some quality of life.

EXHIBIT A

BCC April 7, 2026
Agenda Item No. Pubcom
Presenter: Mary Sullivan



EXHIBIT B

BCC April 7, 2016
Agenda Item No. pubcom
Presenter: Tabetha Frost

Maureen O'Connor; 4260 Myrtle St, St Augustine - District 5

RV Campground and its Potential Impact on surrounding communities' quality of life, property and safety (Picture)

North Beach and Vilano Beach are situated on essentially a barrier peninsula with direct access to beaches as well as the intracoastal waterway.

Quality of life in Florida is generally defined as natural beauty, diverse culture, outdoor recreational opportunities, booming economy and affordable cost of living,

Enjoyment of Property owners and tenants have the right to peacefully occupy and have use of the property without unreasonable disturbances such as anything that causes harm, annoyance or inconvenience, or interfering with a person's ordinary use and enjoyment of their property.

The proposed 170 Park Model homes, RV Campground directly on A1A from Intracoastal to the Ocean, seriously and directly interfere with Quality, Enjoyment and safety of our properties. (Picture)

Traffic: A1A is a two lane highway leading onto a two lane bridge leading onto a two lane street and then the peanut roundabout which is the only form of ingress and egress. Traffic is gridlocked during the summer season - add at least 170 more vehicles to the picture. Consider delays in Emergency Vehicles both arriving and leaving— a potential loss of life. (Pictures)

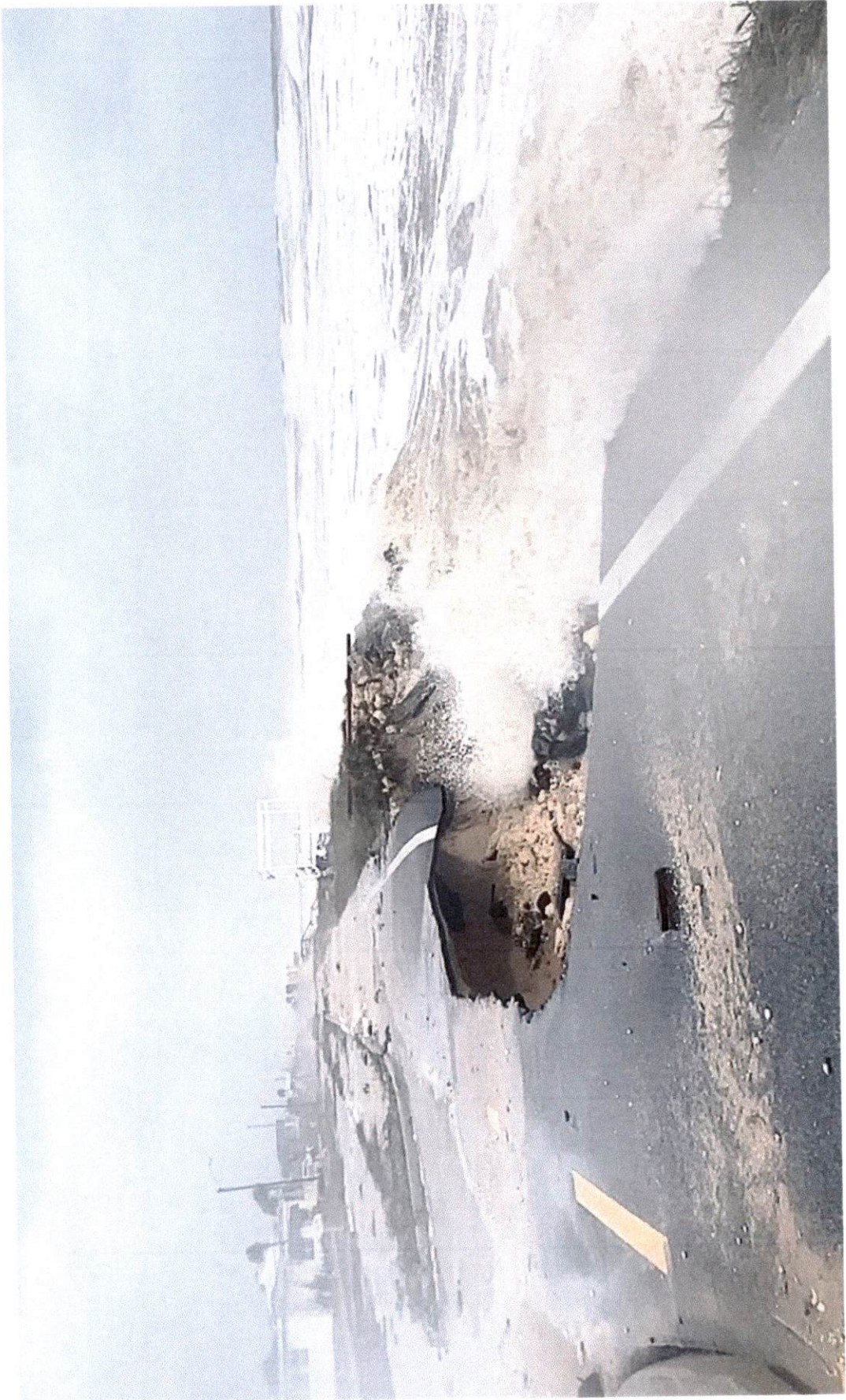
EXHIBIT C
BCC April 7, 2020
Agenda Item No. Pubcom
Presenter: Maureen O'Connor

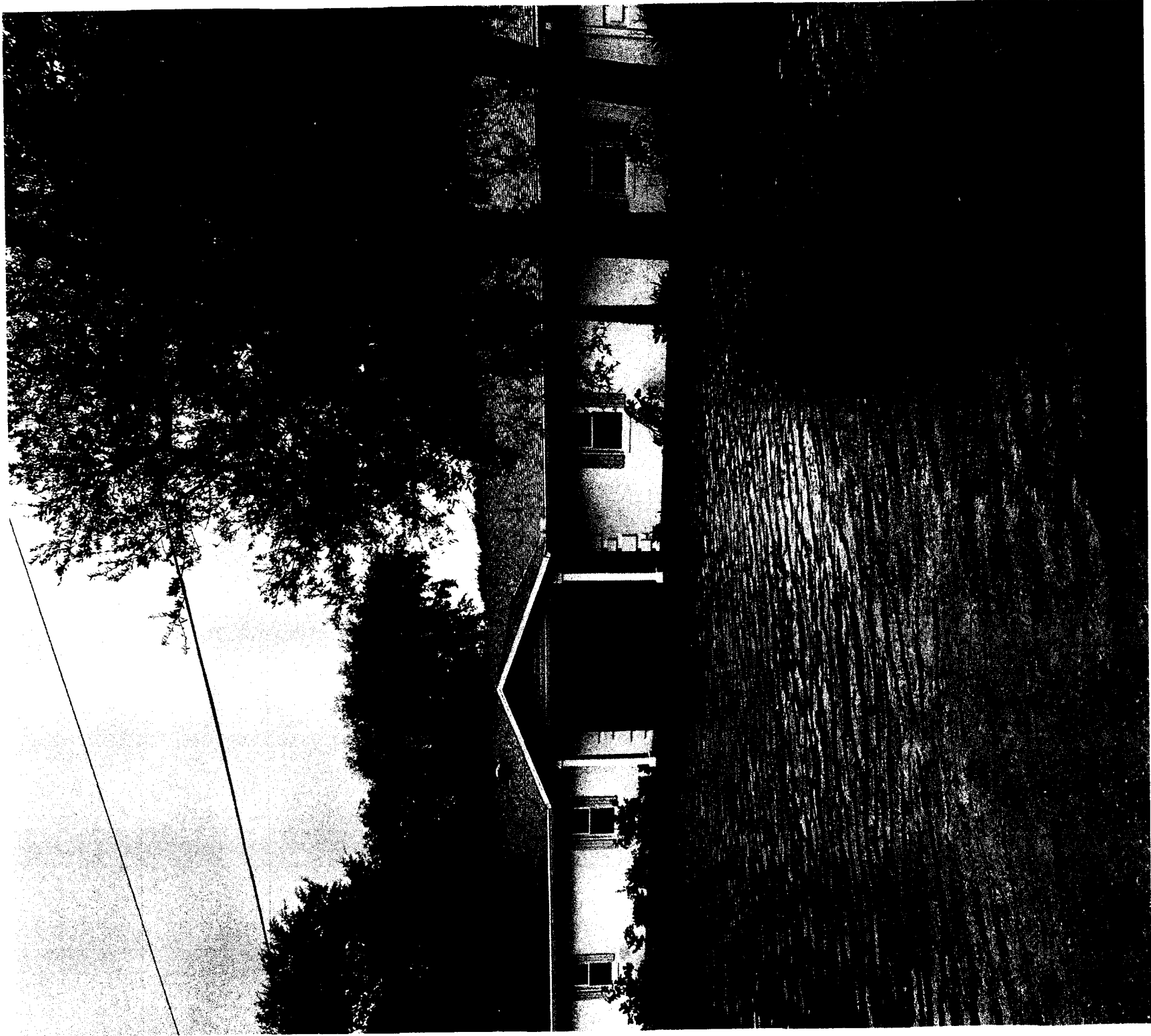
Maureen O'Connor; 4260 Myrtle St, St Augustine - District 5

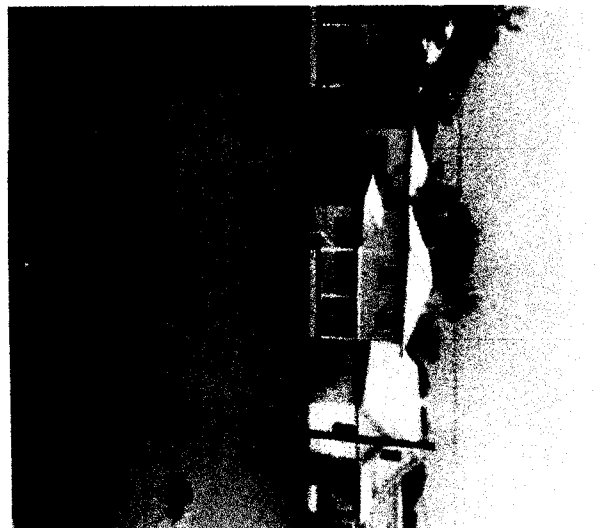
Safety: Evacuation - again - only a two lane highway and bridge leading onto a two lane street and then the peanut roundabout which affects all populations from Mickler to Porpoise Point - add another 170+ vehicles to that formula

Flooding - A nor'easter in 2021, Ian and Nicole in 2022 devastated Vilano Beach, Porpoise Point and North beach, with the main flood waters coming from the intracoastal, With mandatory higher elevations and paved surfaces, this development will definitely increase the likelihood of even more severe flooding in those same areas. The water has no where to go other than peoples' property - both land an homes. (pictures)

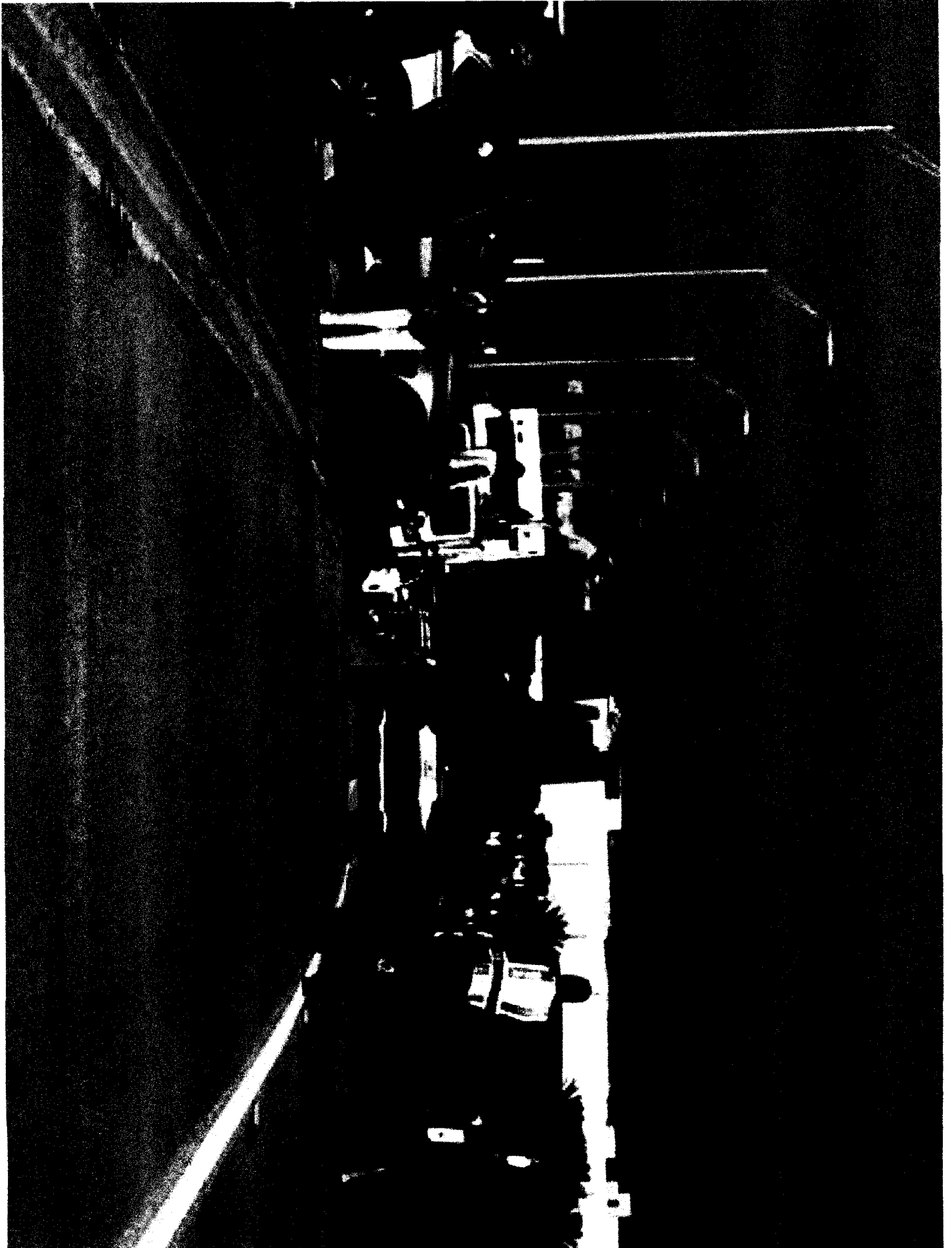
Conclusion: the BOCC must take into account all of the above issues when approving any variance, rezoning or major developments. Safety of citizens must take precedence over developers' profits.







#2





Updates on Tropical Storm Nicole >

A major coastal Florida road has partially collapsed, leaving residents stranded.

0:45



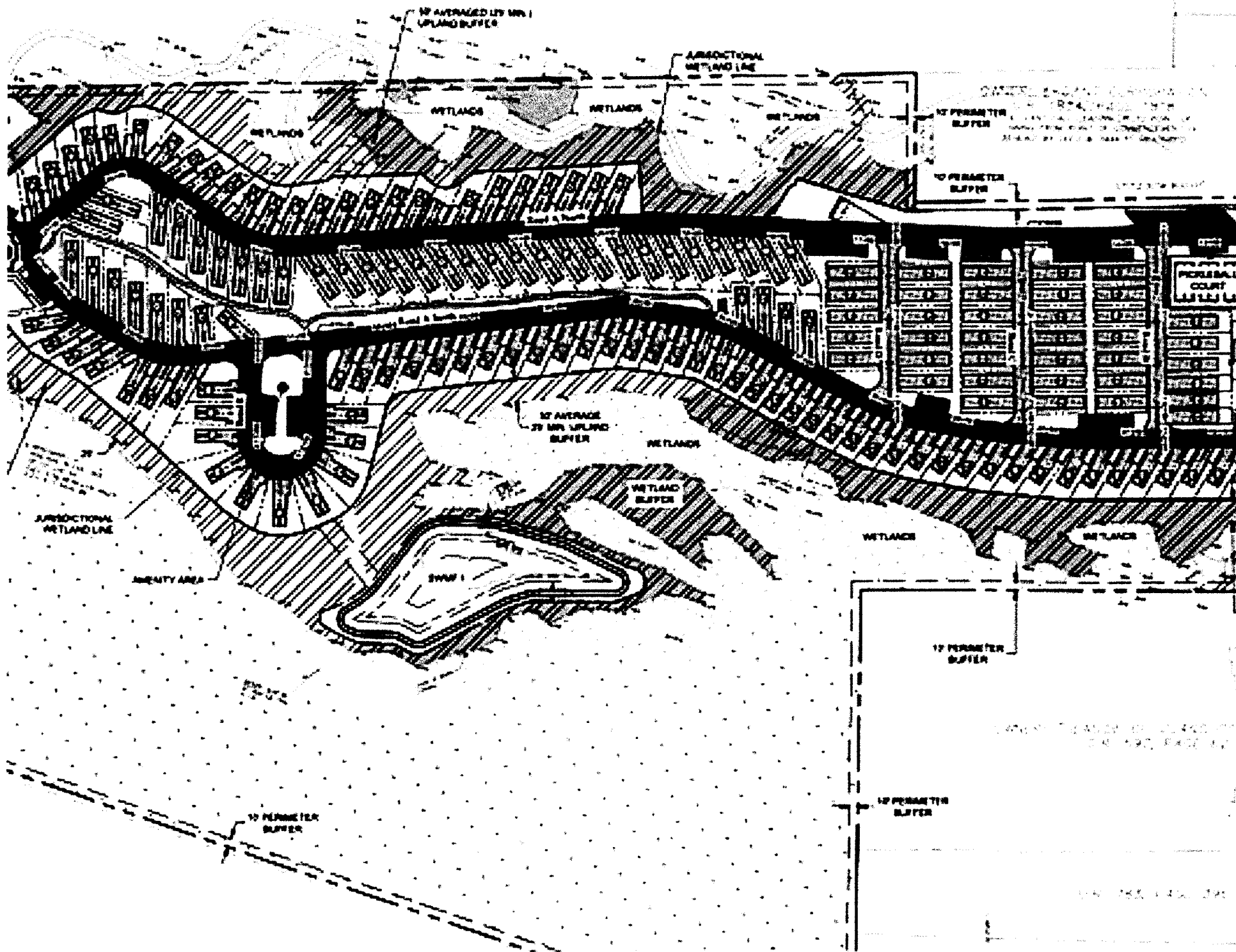
Nicole Damages Coastal Florida Highway, Stranding Residents

Storm surge triggered by Nicole caused portions of a major oceanside road to collapse.

Image by Mark Fetz



#1



DATE: 10/15/2010
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 PROJECT: [illegible]

DATE: 10/15/2010
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

DATE: 10/15/2010

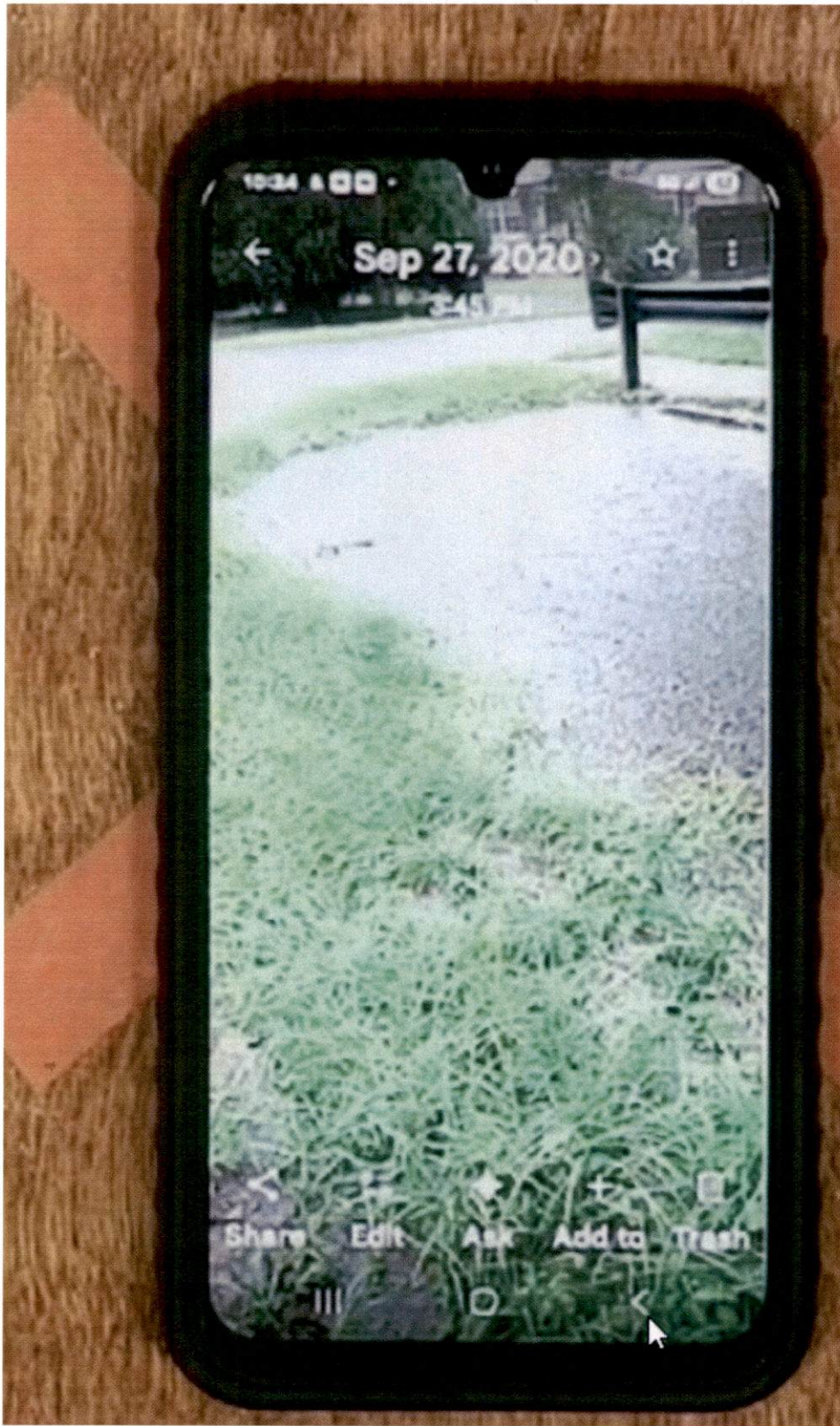
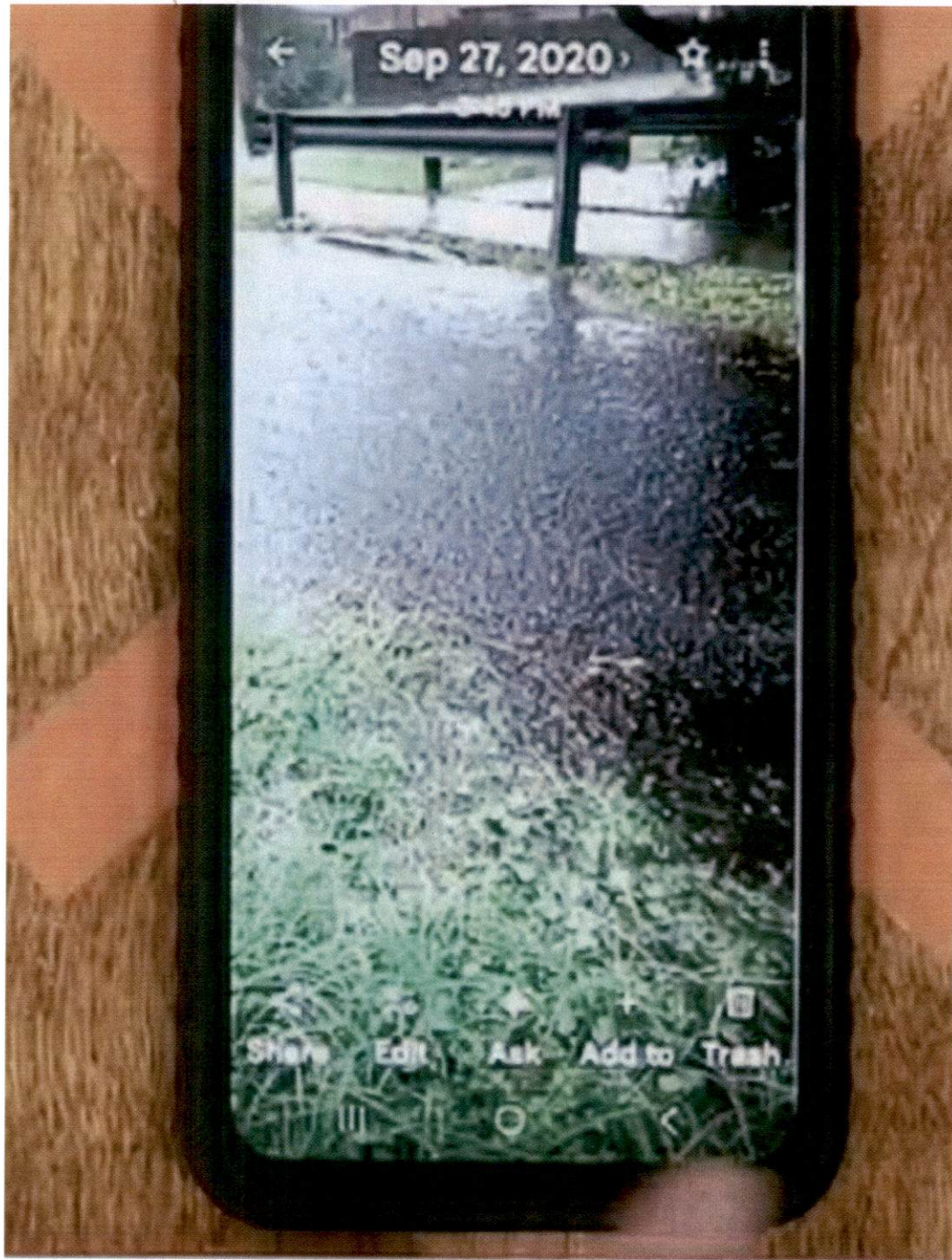
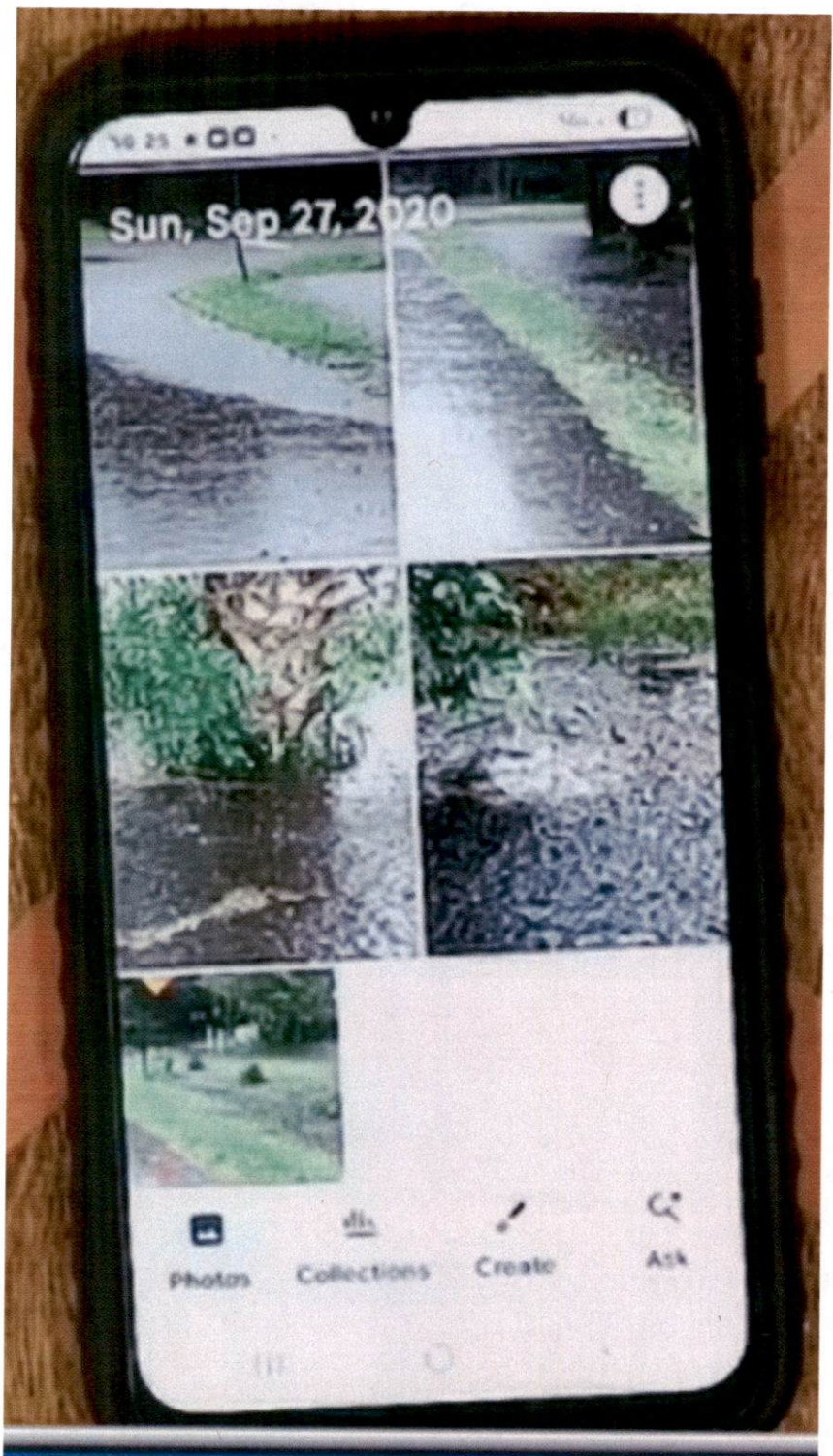


EXHIBIT D

BCC April 7, 2026
Agenda Item No. pubcom
Presenter: Sherry Badger





Sun, Sep 27, 2020



Photos

Collections

Create

Ask

- Layer List Legend
- Quick Links:
 - Property Search
 - Tangible Property Search
 - View Map
- Layers:
 - Personal Property
 - Parcels
 - Parcel Numbers
 - Address Numbers
 - Yearly Sales
 - Roads
 - Railroads
 - Cities
 - Dimensions
 - Tax Districts
 - Special Taxing Districts
 - Voter Precincts
 - Water
 - Sec-Twn-Rng
 - Parks
 - Subs And Condos
 - Lots
 - Blocks
 - Zoning
 - Flood Map
 - County Outlines
 - Aerial Pictometry
 - 2026 Pictometry
 - 2025 Pictometry
 - 2024 Pictometry
 - 2023 Pictometry
 - 2022 Pictometry

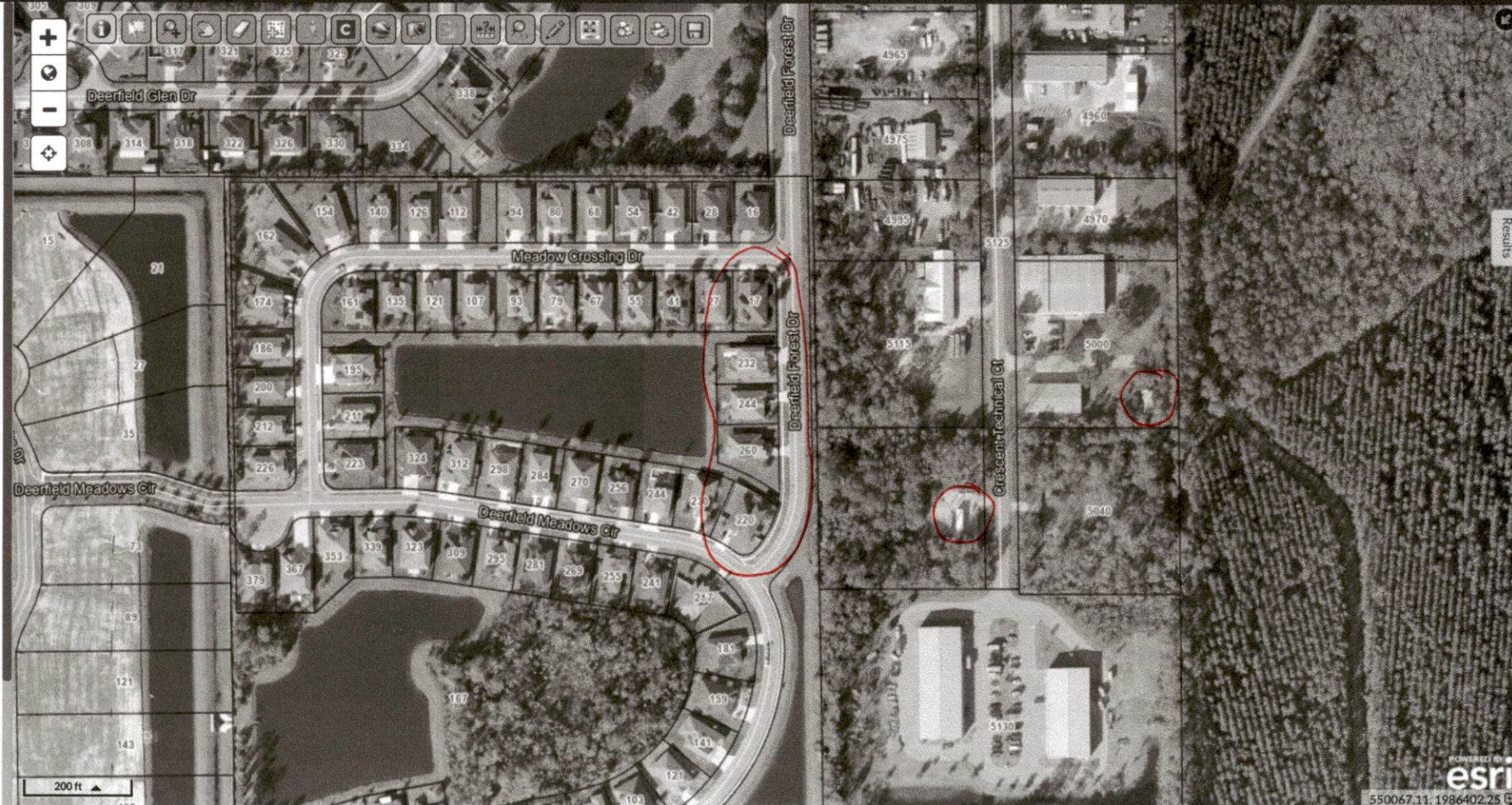


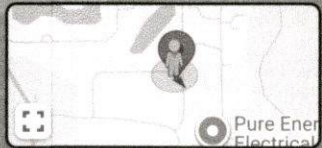
EXHIBIT A
BCC April 7, 2026
Agenda Item No. REG02
Presenter: Brad Wester

16 Meadow Crossing Dr
St Augustine Beach, Florida

Google Street View

May 2024 See more dates

Share

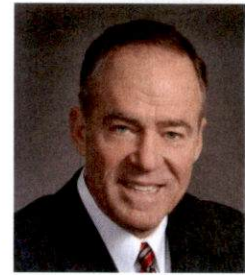


Pure Ener
Electrical

Google Maps

Qualifications of Ronald K. Moody, MAI, SRA

Founding Partner



PROFESSIONAL REAL ESTATE AFFILIATIONS

Founding Partner- Hotaling Moody & Associates, LLC (May 2023 – Present)
Chief Executive Officer – Moody Williams Appraisal Group, LLC (2020 – May 2023)
Past Chairman, Downtown Investment Authority (DIA), 2020/2021
DIA Recipient of Annual Dr. Klechak Award for 2023
President – Moody Appraisal Group LLC (2015 – 2019)
Senior Managing Director – Valbridge Property Advisors (2013-2014)
Chief Executive Officer – Broom, Moody, Johnson & Grainger, Inc. (1982-2013)
MAI - Appraisal Institute, Certificate 6469
SRPA Member, Society of Real Estate Appraisers, Certificate 902304
SRA Member, Appraisal Institute, Certificate 1088
State-Certified General Real Estate Appraiser RZ864
Graduate - University of North Florida, 1974, BBA Degree, Major - Land Economics
President of Society of Real Estate Appraisers, Jacksonville Chapter 72, 1983
President of the East Florida Chapter of the Appraisal Institute, 1997
Registered Real Estate Broker, State of Florida (BK231399)
Member of Jacksonville Board of Realtors
Member of Association of Eminent Domain Professionals (AEDP)
Instructor - Residential Valuation - American Institute of Real Estate Appraisers, 1981
Served as Special Magistrate - Tax Adjustment Board, 1983
Qualified as expert witness in Circuit and State Courts in the State of Florida
FNMA Approved Appraiser 1046710

APPRAISAL EXPERIENCE:

53 years' experience appraising many types of Real Estate, including:

- Office Buildings
- Shopping Centers
- Apartment and Condominium Projects
- Manufacturing Distribution Facilities
- Service Stations
- Mobile Home Parks
- Warehouses and Industrial Projects
- Residential Subdivisions
- Extensive Eminent Domain/Condemnation Appraisals
- Residential, Commercial and Industrial Land
- Single-Family and Multifamily Homes
- Hospitals and Nursing Homes
- Country Club Communities
- Market and Feasibility Studies
- Hotels/Motels
- Emergency Care Centers
- Mini-Warehouses
- Churches

EXHIBIT B
BCC April 7, 2026
Agenda Item No. BEG02
Presenter: Ronald Moody



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

DIVISION OF REAL ESTATE

THE BROKER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

MOODY, RONALD K

1300 RIVERPLACE BLVD SUITE 640
JACKSONVILLE FL 32207

LICENSE NUMBER: BK231399

EXPIRATION DATE: SEPTEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/25/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





The following Real Estate Courses and Seminars have been successfully completed (showing the last 10 years):

- Appraisal Institute – USPAP Update Course & Florida Core Law (2012)
- Appraisal Institute – Fundamentals of Separating Real Property, Personal Property etc. (2012)
- Appraisal Institute – Business Practice and Ethics (2012)
- Appraisal Institute – Analyzing Distressed Real Estate (2012)
- Appraisal Institute – Excel as an Appraisal Professional (2013)
- Appraisal Institute – Liability Issues for Appraisers Performing Litigation Other Non-lending work (2014)
- Appraisal Institute – 3-hour Florida Core Law & 7 hour USPAP Update Course (2014)
- Appraisal Institute – Behind the Headlines – the New Real Estate Economy (2014)
- Appraisal Institute – Analyzing Operating Expenses (2014)
- Appraisal Institute – Supervisor-Trainee (2015)
- Appraisal Institute – AI Connect 2015 (Leasehold Valuation, Fractional Interest Valuations, Expert in Trial-Mock Testimony, Contract or Effective Rent: Finding the Real Rent)
- Appraisal Institute – Real Estate Finance and Value (2016)
- Appraisal Institute – Developing a Supportive Work file and Tightening the Appraisal (2016)
- Appraisal Institute – National USPAP Update (2016-2017)
- Appraisal Institute – Florida Appraisal Laws and Regulations Update (2016)
- Appraisal Institute – The Tough One: Mixed-Use Properties (2017)
- Appraisal Institute – 2-4 Unit Small Residential Income Property appraisals (2017)
- Appraisal Institute – Online Cool Tools: New Technology for Real Estate Appraisers (2017)
- Appraisal Institute – Overview of Real Estate Appraisal Principles (2017)
- Appraisal Institute – Online Rates and Ratios: Making Sense of GIMs, OARs, and DCF (2017)
- Appraisal Institute – Eminent Domain and Condemnation (2017)
- Appraisal Institute – Online Business Practices and Ethics (2017)
- Appraisal Institute – 7 hour USPAP Update Course (2018, 2020)
- McKissock – Florida Appraisal Laws and Regulations (2018)
- McKissock – That’s A Violation (2018)
- McKissock – Introduction to Commercial Appraisal Review (2020)
- McKissock – The Basics of Expert Witness for Commercial Appraisers (2020)
- McKissock – Supervisor – Trainee Course for Florida (2020)
- Appraisal Institute – 7-Hour USPAP Update Course (2020)
- Appraisal Institute – Florida Appraisal Law (2020)
- McKissock – Residential Property Inspections: An Appraisers Perspective (2022)
- McKissock – Supervisor – Trainee Course for Florida (2022)
- A.I. – Florida Appraisal Law & USPAP Update (2022)
- CLE Int’l- Florida Eminent Domain (2021)
- A.I. Business Practices & Ethics (2022)
- McKissock - Journey from Analysis to Adjusting (2022)
- McKissock – Residential Property Inspections: An Appraisers Perspective (2022)
- McKissock – Appraisal of Fast Food (2024)
- McKissock – Ethics in the Age of Disruption (2024)
- McKissock – Florida Appraisal Laws & Regulations (2024)
- A.I. – Expand Your Practice: Arbitration Do’s & Don’ts (2024)
- A.I. – Appraiser’s Guide to Expert Witnessing (2024)
- A.I. – 7-hour USPAP Update Course (2024)



PARTIAL LIST OF CLIENTS

Academy Mortgage
Adams and Reese LLP
Akerman LLP
Alliant National Title Insurance
Alterra Group LLC
AMH Development LLC
Ashley Myers, P.A.
AT&T
Ameris Bank
Auld Vandergriff White II, LLC
Bailey Publishing & Communications, Inc.
Bank of America
BB&T
Beller & Bustamante, P.L.
Birchfield & Humphrey, P.A.
Boyer Tanzler & Sussman, P.A.
Cambridge Capital Group LLC
CenterState Bank
City of Jacksonville's Office of Economic Development (JAXUSA)
City of Jacksonville, Real Estate Division
City of Jacksonville Beach
Clay County Engineering & Public Works
Clay County School Board
Community First Credit Union
Davis, Schnitker, Reeves & Browning, P.A.
Davidson Development, Inc.
DHI Mortgage
Donahoo & McMenemy P.A.
Driver McAfee, Hawthorne, & Diebenow, PLLC
Duval County School Board
Everence Federal Credit Union
F3 Global Solutions, LLC
Farm Credit of Florida
Federal Housing Authority (FHA)
Fisher, Tousey, Leas & Ball, PC
Florida Memorial University
Foerster, Isaac & Yerkes, P.A.
Foley & Lardner, LLP
Gray Robinson, P.A.
Gunster
Heekin Litigation Group
Holland & Knight, LLP
iberia Bank
J. Demere Mason, P.A.
Jacksonville Port Authority (JAXPORT)
Jacksonville Transportation Authority (JTA)
JEA
The Liles Firm, P.A.



Mark M. Green P.A.
Marks Gray, P.A.
Milam, Howard, Nicandri, Gillam, & Renner, P.A.
Nationwide Mortgage Group, Inc.
Old Republic Title
Orange Park Medical Center
Regency Group, Inc.
Paradise Bank
PrimeSouth Bank
Presbytery of St. Augustine
Paul Harden, Attorney at Law
RM Domus Developers Corp
River City Contractors, Inc.
Roberts & Reiter, P.A.
Rogers, Towers, P.A.
Ryan Marks and Stromberg, Attorneys, LLP
Saalfeld Law
Sleiman Enterprises
Smith, Hulsey & Busey, P.A.
Summitbridge National Investments, LLC
SunTrust Mortgage, Inc.
Synovus Bank
State of Florida (Department of Environmental Protection)
State Farm Insurance Company
St. Denis & Davey P.A.
St. Johns County Land Management Systems; Real Estate Division
The Charles Skinner Company
The Cypress Group
The Hancock Bank
The Towers Group, Inc.
UF Health Jacksonville
University of North Florida
Valley National Bancorp d/b/a Valley Bank
Veterans Administration (VA)
VyStar Credit Union
Wells Fargo Bank
Zisser Law, PLLC

OF THE
NATIONAL ASSOCIATION OF REALTORS



This Certifies That
the American Institute of Real Estate Appraisers of the National Association of REALTORS
has awarded

Ronald K. Moody

the Professional Designation

subject to the limiting conditions of membership as set forth in the By-Laws and
Regulations of the American Institute of Real Estate Appraisers.

In Witness Whereof, the Governing Council of the American Institute
of Real Estate Appraisers has authorized this certificate to be signed
in its behalf by the President and Executive Vice President, and the
Corporate Seal to be hereunto affixed on this 10th day of May, 1982.

PRESIDENT

EXECUTIVE VICE PRESIDENT

Published Articles

1. The Appraisal Journal, Summer 2005

* 38% of Control group said a cell tower would reduce the price of their property by more than 20%

2. US Dept of Housing & Urban Development (HUD)
* Classifies all towers as "Hazzards and nuisances"

• Homes in close proximity of towers experience a decline in value

* decrease in property value > 20%

3. NAR Library (International Journal of Housing markets & Analysis : Nov. 6, 2024

"The results show a significant impact that proximity of CTPBS has on residential property sale prices. However, the impact of CTPBS' proximity on residential property prices depends on their distance from the residential properties. The closer a residential property is to the CTPBS, the greater the impact that the CTPBS will have on the selling price of the residential property."

Faint handwritten text at the top of the page, possibly a title or header.

Faint handwritten text in the upper middle section.

Faint handwritten text in the middle section.

Faint handwritten text in the middle section, possibly a list or notes.

A red wavy line drawn across the page, possibly a separator or a decorative element.

Faint handwritten text in the lower middle section, possibly a paragraph or notes.

Faint handwritten text in the lower middle section.

Faint handwritten text in the lower middle section.

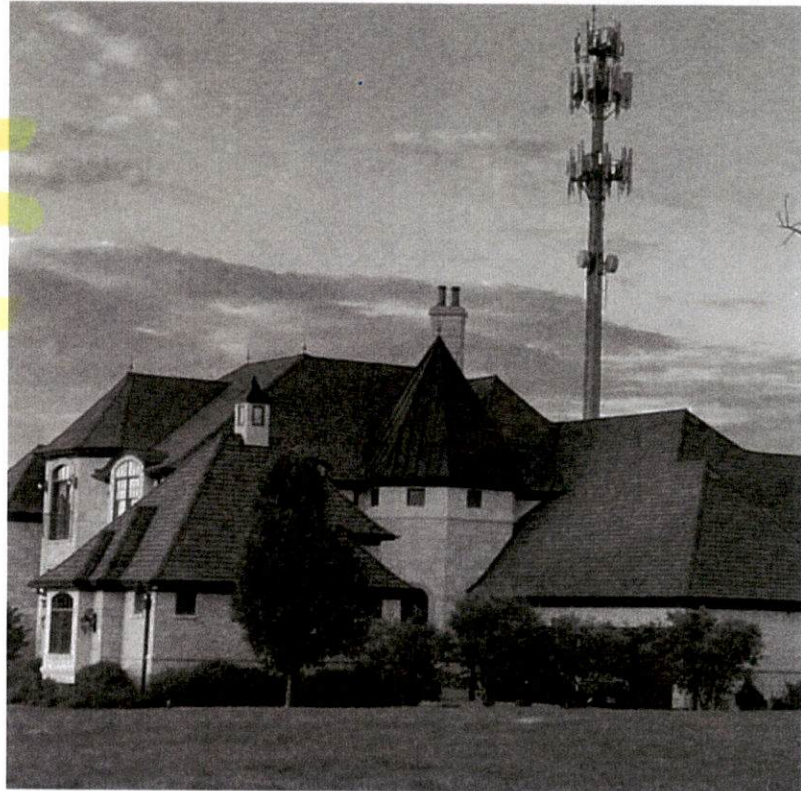
Faint handwritten text in the lower section, possibly a conclusion or final notes.



CELL TOWERS DROP PROPERTY VALUES
Realtor Evidence and Published Research on Market Impacts

WOULD YOU BUY A HOME NEAR A
CELL TOWER?

- 1 Realtors say visible towers can cut home values by up to 20%, with surveys showing 94% of buyers say they would pay less or avoid such properties.
- 2 Regulatory filings to the FCC by counties and coalitions representing over 1,800 communities warn of cell towers' significant negative impacts on aesthetics and property values.
- 3 Peer-reviewed studies across the U.S., Australia, and South Africa find statistically significant price declines near towers.



“While the magnitude of the impact varies, the studies uniformly indicate that there is a significant impact on residential property values from installation of cell phone towers...”

-Report and Declaration for the Smart Communities Siting Coalition

by David E. Burgoyne, ASA,
SR/WA Certified General Real Estate Appraiser

Realtors on Cell Towers Near Homes

“Buyers are extremely hesitant to purchase homes located near cell towers, and in many cases, homes next to towers take longer to sell and ultimately sell for less.”

“In my professional experience, a visible cell tower in close proximity to a property can reduce its value by as much as 20%.”

“As realtors working in this market, we consistently see that towers negatively impact demand, creating stigma that directly translates into lower property values.”

[Oakland, MI Realtor Letters](#)
[Wappinger, NY Realtor Letters](#)

Text is hyperlinked to source



REALTORS ON CELL TOWERS

“Cellphone towers bring extra tax revenue and better reception to a section of the city, but many are skeptical because of the potential health risks and the impact on property values. Increasing numbers of people don't want to live near cell towers. In some areas with new towers, property values have decreased by up to 20%.”

- *National Business Post*, “Your new neighbor, a cell tower, may impact the value of your home”

“An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna.”

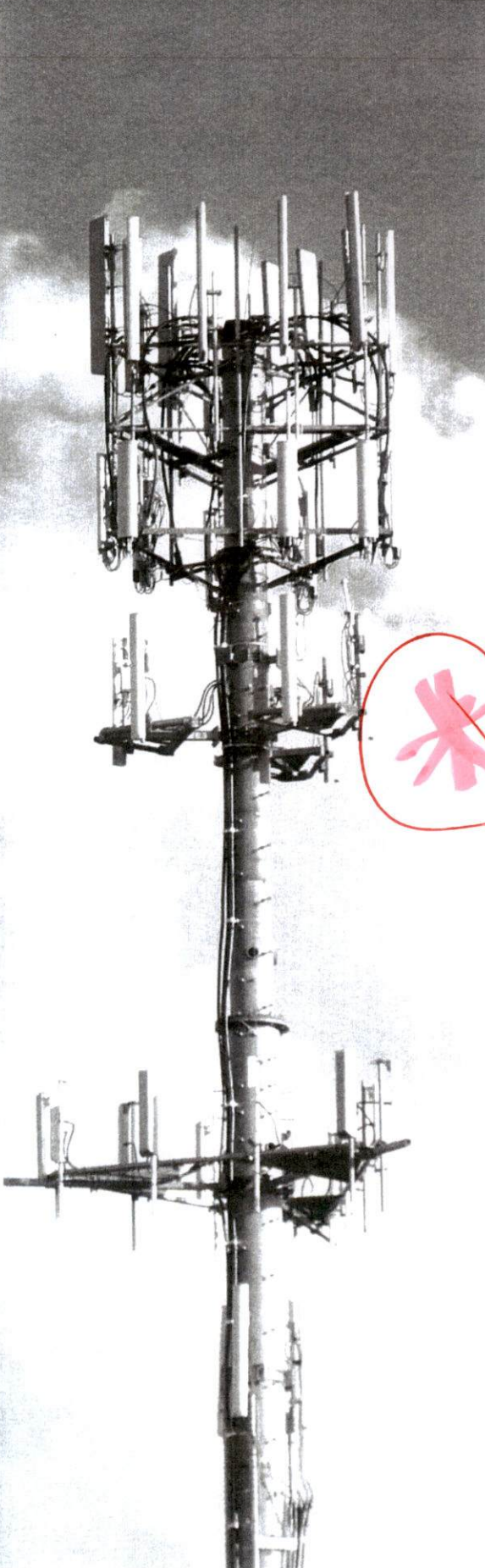
“Of the 1,000 survey respondents, 79% said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90% said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood.”

- *REALTOR Magazine*, “Cell Towers, Antennas Problematic for Buyers”

“Wireless companies are installing boxes in front of homes as part of their 5G network rollout. But homeowners aren't pleased, calling the chest freezer-sized boxes a big eyesore in their front yards.”

“Wireless companies do not need to get permission from homeowners before installing the boxes. They don't even need to notify them beforehand because the boxes are installed on a public right-of-way. This land is owned by the county, even if it does appear in a person's front yard.”

- *National Association of Realtors Magazine*, “Homeowners Complain About ‘Ugly’ 5G Boxes in Their Yards”





CELL TOWERS DROP PROPERTY VALUE Published Analysis

Text is hyperlinked to source

The impact of cell phone towers on house prices: evidence from Brisbane, Australia by Rajapaksa, D. et al. *Environmental Economics and Policy Studies* (2018).

“Property transaction data collected from two suburbs within the Brisbane City Council were analysed adopting the spatial hedonic property valuation model. The estimated models were statistically significant and were largely in line with theoretical expectations. The results revealed that proximity to cell phone towers negatively affects house values, decreasing as the distance from the tower increases. A suitable compensation programme for nearby property owners is, therefore, suggested as being an appropriate policy response.”

Impact of proximity to cell phone tower base stations on residential property prices in the City of Johannesburg, South Africa by Cheruiyot, K. et al. *International Journal of Housing Markets and Analysis* (2024).

“Findings: The results show a significant impact that proximity of [cell phone tower base stations (CTPBS)] has on residential property sale prices. However, the impact of CTPBS’ proximity on residential property prices depends on their distance from the residential properties. The closer a residential property is to the CTPBS, the greater the impact that the CTPBS will have on the selling price of the residential property.”

Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis by Affuso, E. et al. *Journal of Real Estate Finance and Economics* (2018).

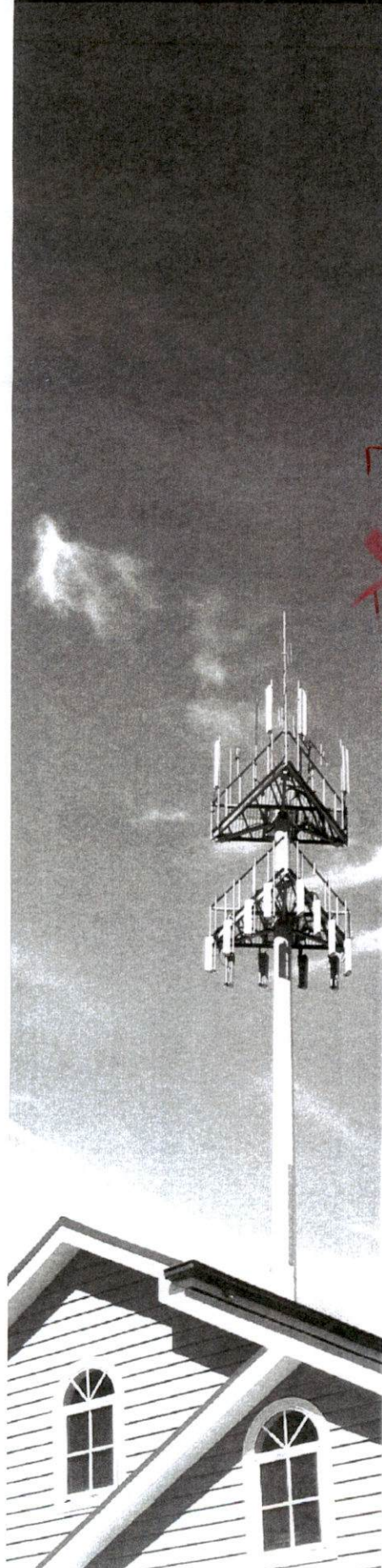
“For properties located within 0.72 kilometers of the closest tower, results reveal significant social welfare costs with values declining 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range; in aggregate, properties within the 0.72-kilometer band lose over \$24 million dollars.”

The Cost of Convenience: Estimating the Impact of Communication Antennas on Residential Property Values by Locke, S. & Blomquist, G. *Land Economics* (2016).

“We take advantage of a rich dataset of residential housing sales from central Kentucky that contains an extensive set of structural housing characteristics and precise location information. This allows us to overcome endogeneity issues caused by unobservable characteristics correlated with antenna location. The best estimate of the impact is that a property with a visible antenna located 1,000 feet away sells for 1.82% (\$3,342) less than a similar property located 4,500 feet away. The aggregate impact is \$10.0 million for properties located within 1,000 feet. (JEL Q51, R21)”

The effect of distance to cell phone towers on house prices (Florida case study) by Bond, S. *The Appraisal Journal* (2007).

“The research on the possible effect of cell towers on property values is extensive. In general, proximity to a cell tower appears to have a negative effect on property values. A study from the University of South Alabama analyzed over 23,000 home sales in Mobile County, Alabama relative to their proximity to cell towers. The researchers found that homes within 0.72 km of a cell tower decreased in value an average of 2.65%. In addition, if the cell tower was visible from the property, then the properties decreased an average of 9.78%. A similar study in Kentucky found that properties within 1,000 feet of a cell tower sold for 1.82% less than a similar property located 4,500 feet away.”

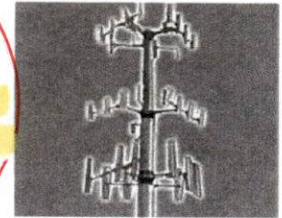


EMF Real Estate Survey Results: “Neighborhood Cell Towers & Antennas—Do They Impact a Property’s Desirability?”



The National Institute for Science, Law and Public Policy's survey “Neighborhood Cell Towers & Antennas—Do They Impact a Property’s Desirability?” initiated June 2, 2014, has now been completed by 1,000 respondents as of June 28, 2014. The survey, which circulated online through email and social networking sites, in both the U.S. and abroad, sought to determine if nearby cell towers and antennas, or wireless antennas placed on top of or on the side of a building, would impact a home buyer’s or renter’s interest in a real estate property.

The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna.



- 94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.
- 94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.
- 95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.
- 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.
- 88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.
- 89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.

The National Institute for Science, Law and Public Policy (NISLAPP) was curious if respondents had previous experience with physical or cognitive effects of wireless radiation, or if their concern about neighborhood antennas was unrelated to personal experience with the radiation. **Of the 1,000 respondents, 57% had previously experienced cognitive effects from radiation emitted by a cell phone, wireless router, portable phone, utility smart meter, or neighborhood antenna or cell tower, and 43% had not experienced cognitive effects. 63% of respondents had previously experienced physical effects from these devices or neighborhood towers and antennas and 37% had not experienced physical effects.**

The majority of respondents provided contact information indicating they would like to receive the results of this survey or news related to the possible connection between neighborhood cell towers

Sign The Petition

Home

Take Action

Overview

Property Value Impacts

Aesthetic Impacts

Nature and Pet Impacts

Community Impacts

Lack of Need

Alternate Sites

Governance Considerations

Safety Risks

Health Impacts

The Application

Application Process

Application Denials

Property Details

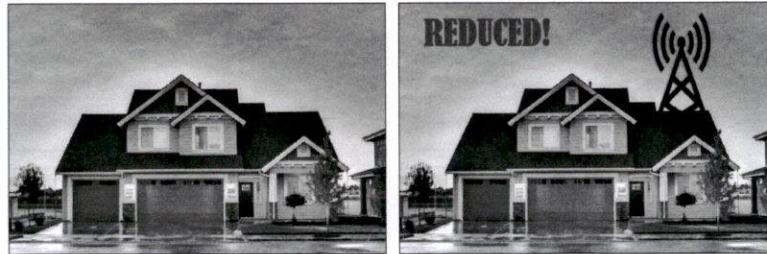
About Us

Contact

Preserve Orlando's Neighborhoods

Support Responsible Citing of Cell Phone Towers

Cell Phone Towers Impact Property Values:



5 bdr, 2.5 bath, new appliances, fully wired great family home

\$629,999

5 bdr, 2.5 bath, new appliances, great 5G reception, motivated seller

\$503,999

(20%)

The U.S. Department of Housing and Urban Development (HUD) classifies cell towers as "hazards and nuisances." Homes in close proximity to these towers often experience a decline in value, a well-documented reality for homeowners, real estate agents, and appraisers.

Research suggests that the proximity of a cell tower can lead to a significant decrease in property value, potentially exceeding 20%. In the case of Meridian Parks, where homes are currently listed at \$400,000 to over \$800,000, even a conservative estimate of a 2% impact on a \$500,000 home results in a loss of \$10,000 for homeowners. Additionally, the community may face a real estate tax collection loss of \$100-\$150 per property per year.

These financial implications do not account for the broader impact on property allure and interest. The presence of a cell tower will result in reduced property viewership, diminished buyer interest, and prolonged listing durations.

To illustrate the adverse effects of cell tower placement on property values, we find it most compelling to reference excerpts from relevant sources. The examples provided below serve as representative instances that unmistakably highlight the detrimental impact on property values. Appraisers and real estate agents attest the negative impacts of cell towers near residences and decreased interest in properties.

- Paul Harris. Phone masts blight house sales. The Guardian. May 2003.
 - With such restricted employment, the value of their bungalow in the Shropshire countryside was a vital part of their retirement plans. But now that value has been almost halved by the phone mast outside their home. 'We tried to sell and everyone who came around would see what a lovely home we had and then see the mast so close to us and just leave,' Mrs Watts said. Their estate agent told them the mast would prevent them from selling their house at anything like the £189,000 it had been valued at. 'She said that if we wanted a quick sale, we would have to take our

Sign The
Petition

Home

Take Action

Overview

Property Value
Impacts

Aesthetic
Impacts

Nature and Pet
Impacts

Community
Impacts

Lack of Need

Alternate Sites

Governance
Considerations

Safety Risks

Health Impacts

The Application

Application
Process

Application
Denials

Property
Details

About Us

Contact

asking price down by £70,000-£80,000. That was just heartbreaking,' Mrs Watts said.

- Sandy Bond. Ko-Kang Wang. The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods. The Appraisal Journal. 2005.
 - "The results of the sales analysis show prices of properties were reduced by around 21% after a CPBS was built in the neighborhood."
 - "Even buyers who believe that there are no adverse health effects from CPBSs, knowing that other potential buyers might think the reverse, will probably seek a price discount for a property located near a CPBS."
- EMF Real Estate Survey Results: "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?". National Institute for Science, Law and Public Policy's survey. 2014.
 - "overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it."
 - "90% of respondents said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood, generally."
 - "79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna."
- David E. Burgoyne. "Impact of Communication Towers and Equipment on Nearby Property Values; Burgoyne Appraisal Company. March 7, 2017.
 - "As a general matter, assuming two generally comparable areas, aesthetics will have the most significant impact on property values."
 - "As a general matter, visible utility structures do adversely affect property values."
 - "The impact will generally be related to the size of the facility, the characteristics of the facility, its location (including proximity), and visibility. That is to say, I would expect a tower or other structure that is larger than existing structures to have a greater impact on property values than a structure that is similarly sized and in keeping with other structures."
 - "In 32 years of experience as a Real Estate Appraiser specializing in detrimental conditions, takings, adverse impacts and right-of-way, I have found that aesthetics (or rather the adverse impact on aesthetics) of externalities routinely has the largest impact on property values. As a result, proximity to towers of all types (cell, wind turbine, and electric transmission) has an impact on property values."
- Ermanno Affuso, J. Ried Cummings, Huubinh Le. Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis. The Journal of Real Estate Finance and Economics. May 2018 Issue. Published 18 February 2017. Pages 653–676.
 - "For properties located within 0.72 kilometers of the closest tower, results reveal significant social welfare costs with values declining 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range."

- Sign The Petition
- Home
- Take Action
- Overview
- Property Value Impacts
- Aesthetic Impacts
- Nature and Pet Impacts
- Community Impacts
- Lack of Need
- Alternate Sites
- Governance Considerations
- Safety Risks
- Health Impacts
- The Application
- Application Process
- Application Denials
- Property Details
- About Us
- Contact

- Jason Beck. The Disamenity Value of Cellular Phone Towers on Home Prices in Savannah, Georgia. The Empirical Economics Letters. 2019.
 - "Results suggest proximity to cell phone towers can reduce selling price up to 7.6%."
- Lyle Laver. Your new neighbor, a cell tower, may impact the value of your home. The National Business Post. March 29, 2022.
 - "Cellphone towers bring extra tax revenue and better reception to a section of the city, but many are skeptical because of the potential health risks and the impact on property values. Increasing numbers of people don't want to live near cell towers. In some areas with new towers, property values have decreased by up to 20%."
 - "In 2021, Moira Hahn and Mark Hotchkiss, who have lived at their Long Beach, Calif., address for the last 21 years, received notice from an AT&T subcontractor that a wireless facility would be installed 25 feet from their home. They said they were more concerned about the emissions than the tower's size and appearance. But five local licensed realtors told them the tower would lower their property's value by between 20% and 35% or more."

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

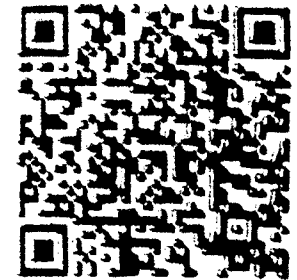
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF REAL ESTATE

LICENSE NUMBER: SL671631

EXPIRATION DATE: SEPTEMBER 30, 2026

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

MICHAELS, ELIZABETH SCOTT
635 SHORES BLVD
SAINT AUGUSTINE FL 32086



ISSUED: 03/17/2026

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

EXHIBIT C
BCC April 7, 2026
Agenda Item No. REG02
Presenter: Elizabeth Michaels



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

DIVISION OF REAL ESTATE

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

CAPUTO, JODY PATRICE

87 VERA PLACE
SAINT AUGUSTINE FL 32086

LICENSE NUMBER: SL3219457

EXPIRATION DATE: SEPTEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/29/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



EXHIBIT **D**
BCC April 7, 2024
Agenda Item No. **DF 602**
Presenter: **Jody Caputo**



EXHIBIT E

BCC: April 7, 2026
Agenda Item No. PC002
Presenter: Sue Hartwood





EXHIBIT F
BCC April 7, 2024
Agenda Item No. REG02
Presenter: Deb Scogin



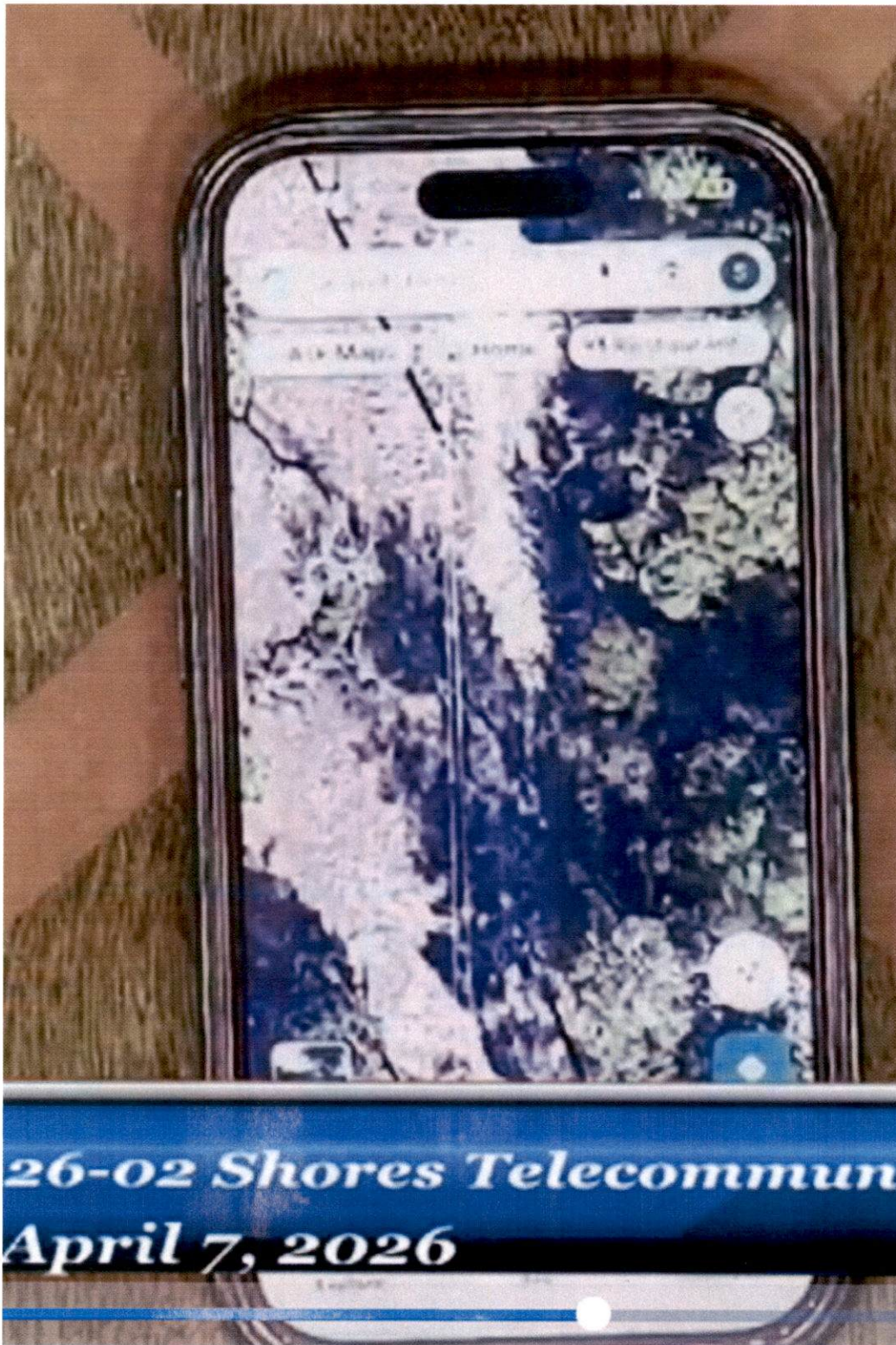


EXHIBIT H

BCC April 7, 2026
Agenda Item No. BCC 02
Presenter: Sarah Nowell



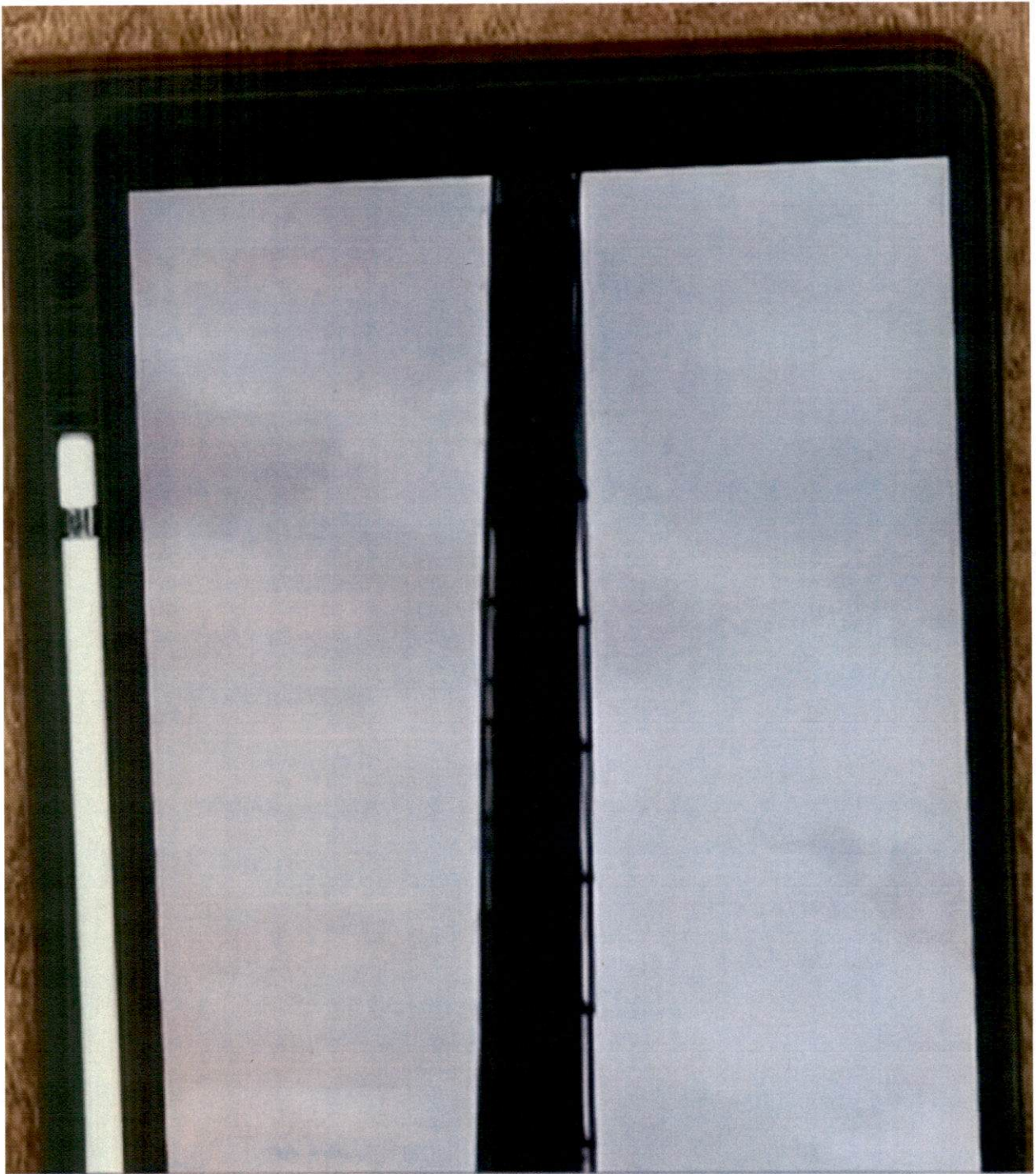


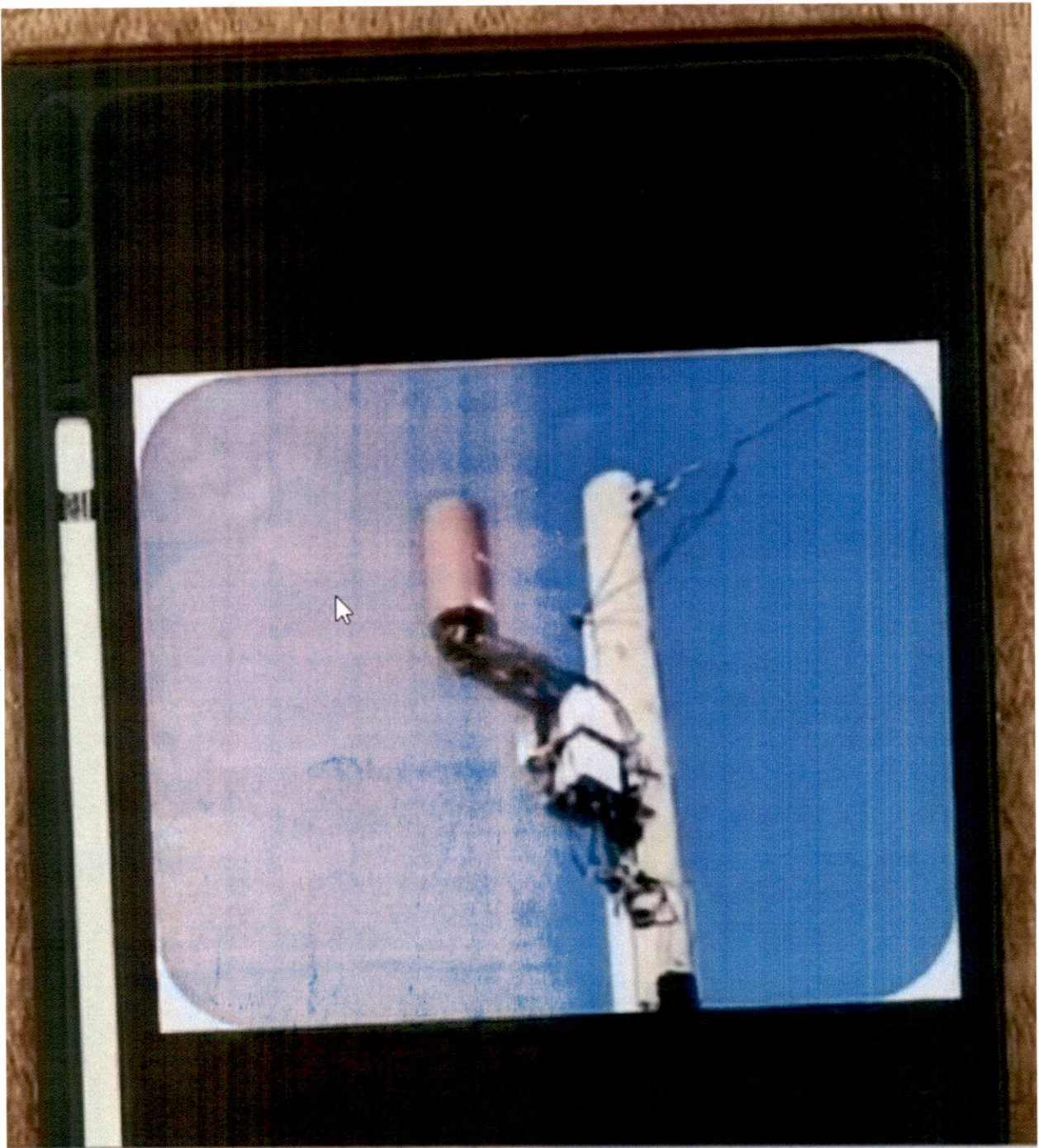
EXHIBIT I

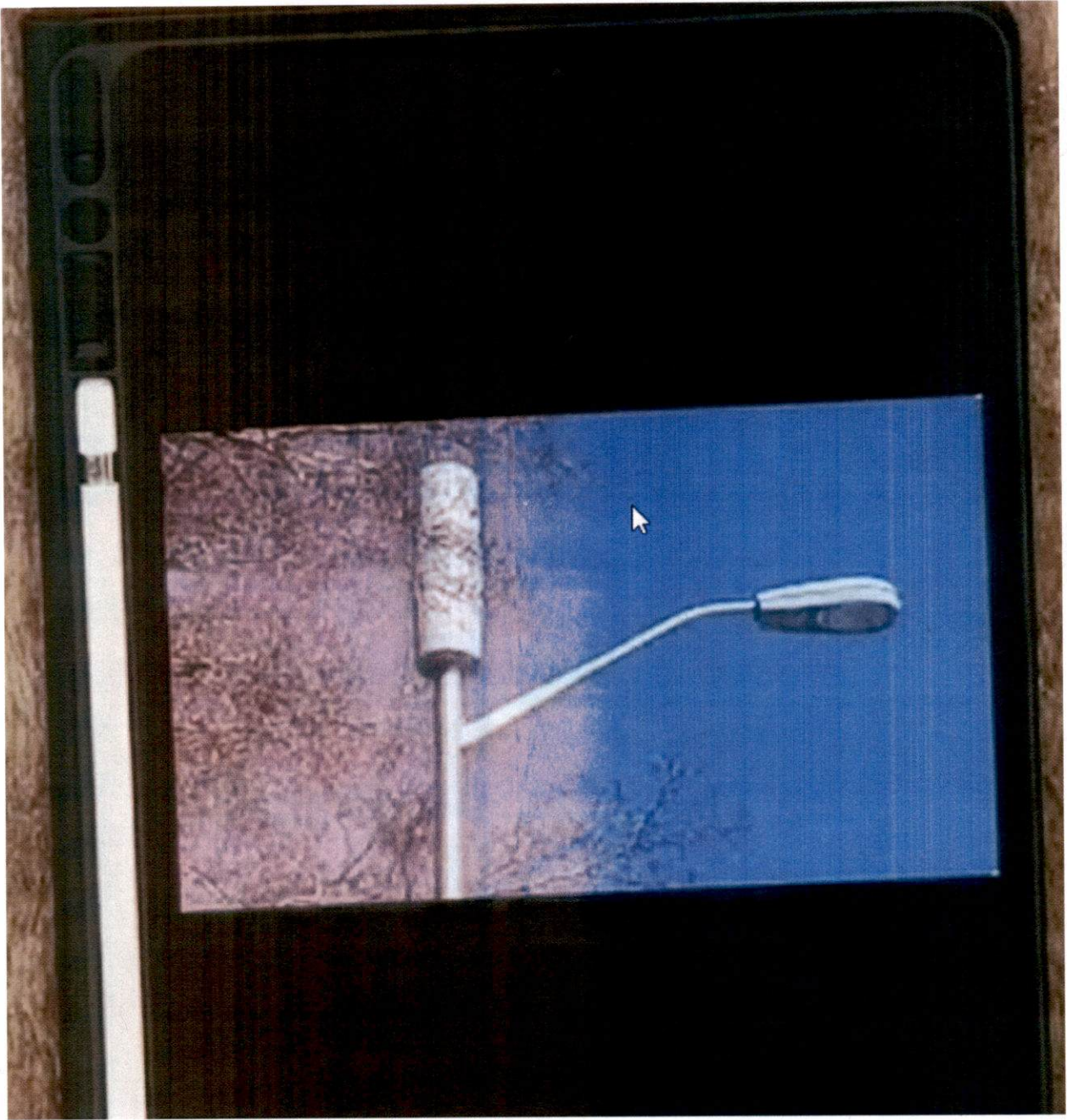
BCC April 7, 2024

Agenda Item No. DECO2

Presenter: CHIRK Labontowski





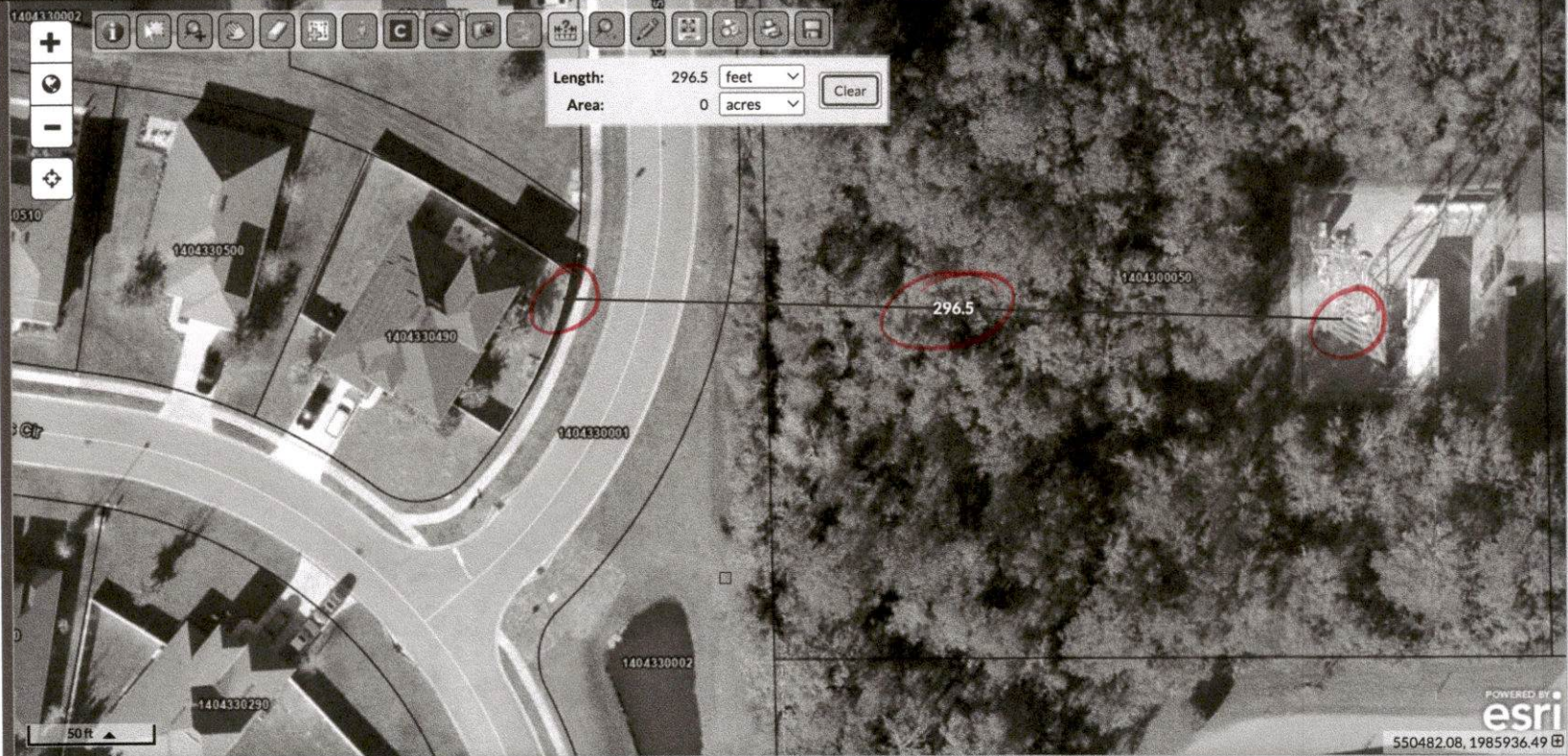








- Layer List Legend
- Quick Links:
- Property Search
 - Tangible Property Search
 - View Map
- Layers:
- Personal Property
 - Parcels
 - Parcel Numbers
 - Address Numbers
 - Yearly Sales
 - Roads
 - Railroads
 - Cities
 - Dimensions
 - Tax Districts
 - Special Taxing Districts
 - Voter Precincts
 - Water
 - Sec-Twn-Rng
 - Parks
 - Subs And Condos
 - Lots
 - Blocks
 - Zoning
 - Flood Map
 - County Outlines
 - Aerial Pictometry
 - 2026 Pictometry
 - 2025 Pictometry
 - 2024 Pictometry
 - 2023 Pictometry
 - 2022 Pictometry



Length: 296.5 feet
Area: 0 acres

Results:

Parcel ID - 1404330710
Address - 17 MEADOW CROSSING DR
Owner - MORDEN CHRISTOPHER JOHN,NENA SHERYL
MORDEN NENA SHERYL
Acres - 0.19
Sale Date - 5/28/2021
Sale Price - 457000
View: Report | Tax Estimator | 360° View | Homestead Fraud | Sales Questionnaire | Property Valuation Review | Google Maps

Parcel ID 1404330710 Physical Address 17 MEADOW CROSSING DR
Property Class 0100 - Single Family SAINT AUGUSTINE
Taxing District County Mailing Address MORDEN CHRISTOPHER JOHN,NENA SHERYL
Acres 0.19 17 MEADOW CROSSING DR
SAINT AUGUSTINE FL 32086-0000

Building Value \$418,730
Extra Feature Value N/A
Total Land Value \$80,000
Just Value \$498,730
Total Deferred \$4,468
Assessed Value \$494,262
Total Exemptions \$51,411
Taxable Value \$442,851

Last 2 Sales

Date	Price	Reason	Qual
5/28/2021	\$457000	01	Q
9/24/2018	\$5858100	05	Q

EXHIBIT J
BCC April 7, 2020
Agenda Item No. 2020
Presenter: Brad Westerv

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

2024 TRIM Notice

Summary

Parcel ID 1404330560
Location Address 312 DEERFIELD MEADOWS CIR
 SAINT AUGUSTINE 32086-0000
Neighborhood Deerfield Meadows (2612.76)
Tax Description* 90/20-29 DEERFIELD MEADOWS LOT 56 OR5119/167 &
 5840/1994 & 5851/1852(C/D)
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Deerfield Meadows
Sec/Twp/Rng 24-8-29
District County (District 300)
Millage Rate 13.4686
Acreage 0.180
Homestead Y

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



Owner Information

Owner Name Banks Guy Franklin, Deborah Jean 100%
 Banks Deborah Jean 100%
 Fortner Kellie J 0%
 Campbell Melinda E 0%
 Banks Guyla M 0%
 Lowe Christy A 0%
Mailing Address 312 DEERFIELD MEADOWS CIR
 SAINT AUGUSTINE, FL 32086-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$26,411
Homestead		\$25,000

Map



Valuation Information

Assessed Year	2026
Building Value	\$333,416.00
Extra Features Value	\$3,281.00
Total Land Value	\$80,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$416,697.00
Total Deferred	\$96,540.00
Assessed Value	\$320,157.00
Total Exemptions	\$51,411.00
Taxable Value	\$268,746.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$352,222	\$3,390	\$80,000	\$0
2024	\$350,371	\$3,463	\$80,000	\$0
2023	\$329,304	\$3,572	\$91,000	\$0
2022	\$275,295	\$0	\$72,800	\$0
2021	\$210,864	\$0	\$60,000	\$0
2020	\$0	\$0	\$55,000	\$0
2019	\$0	\$0	\$55,000	\$0
2018	\$0	\$0	\$5,000	\$0

Building Information

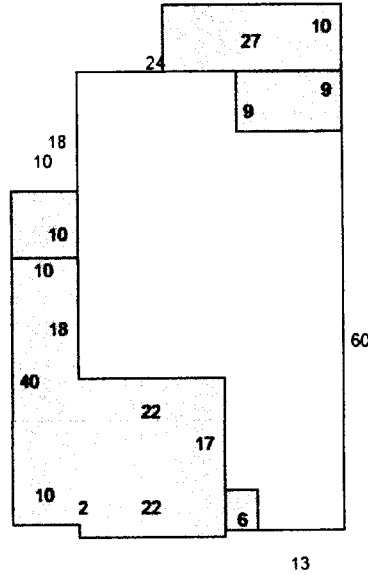
Building	1
Building Value	\$333,416
Year Built	2020
Actual Area	3552
Conditioned Area	2080
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Siding

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3

Description	Square Footage
PATIO/SLAB	100
BASE AREA	2080
FINISHED GARAGE	928
PATIO/SLAB	270
FINISHED SCREEN PORCH	144
FINISHED OPEN PORCH	30
Total SqFt	3552

Sketch Information

Room Type
FINISHED OPEN PORCH
FINISHED SCREEN PORCH
FINISHED GARAGE
Base
PATIO



Extra Feature Information

Code Description	Status	Value
Screen Enclosure - Good (Mix)		3281

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$80,000

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/3/2023	11/2/2023	\$100.00	CORRECTIVE DEED	5851	1852	U	I	BANKS GUY FRANKLIN,DEBORAH JEAN	BANKS GUY FRANKLIN,DEBORAH JEAN
10/13/2023	10/12/2023	\$100.00	WARRANTY DEED	5840	1994	U	I	BANKS GUY FRANKLIN,DEBORAH JEAN	BANKS GUY FRANKLIN,DEBORAH JEAN
12/8/2020	11/12/2020	\$305,500.00	WARRANTY DEED	5119	167	Q	I	RICHMOND AMERICAN HOMES OF FLORIDA LP	BANKS GUY FRANKLIN,DEBORAH JEAN
7/16/2019	6/14/2019	\$0.00	WARRANTY DEED	4759	1390	U	V	DEERFIELD HOLDINGS LLC	RICHMOND AMERICAN HOMES OF FLORIDA LP
7/12/2019	6/14/2019	\$218,714.00	WARRANTY DEED	4758	558	Q	V	DEERFIELD HOLDINGS LLC	RICHMOND AMERICAN HOMES OF FLORIDA LP



[View Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 4/6/2026, 3:53:10 AM

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Sales Questionnaire Form

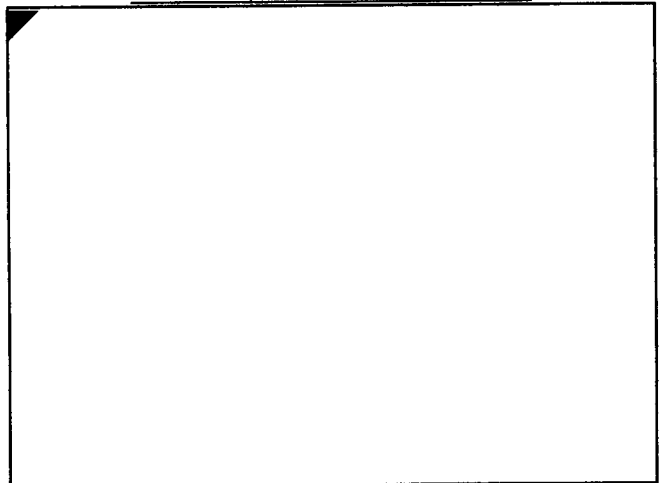
If you are a new owner of this property, please click here to submit a Sales Questionnaire

2024 TRIM Notice

Summary

Parcel ID	1404330290
Location Address	217 DEERFIELD MEADOWS CIR SAINT AUGUSTINE 32086-0000
Neighborhood	Deerfield Meadows (2612.76)
Tax Description*	90/20-29 DEERFIELD MEADOWS LOT 29 OR5926/1339 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Deerfield Meadows
Sec/Twp/Rng	24-8-29
District	County (District 300)
Millage Rate	13.4686
Acres	0.290
Homestead	N

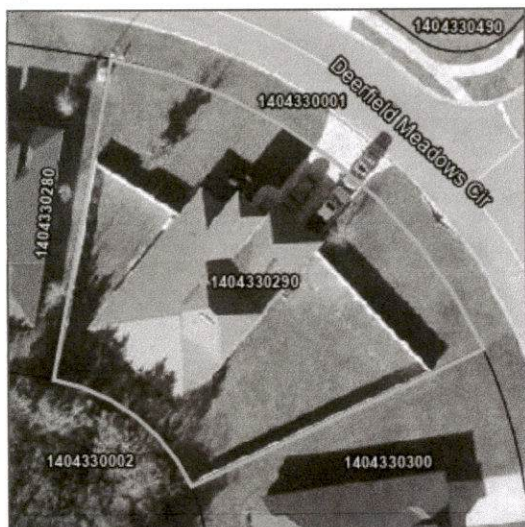
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	<u>Morris John D</u> 100%
Mailing Address	217 DEERFIELD MEADOWS CIR SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$313,102.00
Extra Features Value	\$0.00
Total Land Value	\$80,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$393,102.00
Total Deferred	\$0.00
Assessed Value	\$393,102.00
Total Exemptions	
Taxable Value	\$393,102.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$341,192	\$0	\$80,000	\$0
2024	\$342,932	\$0	\$80,000	\$0
2023	\$322,312	\$0	\$91,000	\$0
2022	\$273,965	\$0	\$72,800	\$0
2021	\$208,013	\$0	\$60,000	\$0
2020	\$200,974	\$0	\$55,000	\$0
2019	\$0	\$0	\$55,000	\$0
2018	\$0	\$0	\$5,000	\$0

Building Information

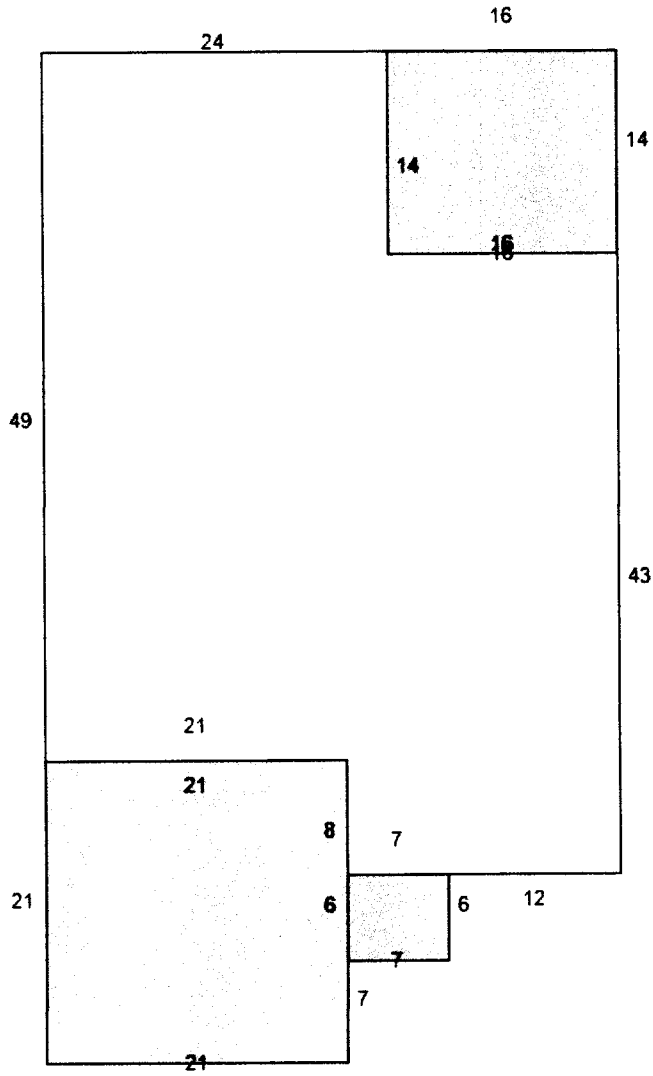
Building	1
Building Value	\$313,102
Year Built	2019
Actual Area	2976
Conditioned Area	2269
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Siding

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3

Description	Square Footage
BASE AREA	1888
FINISHED OPEN PORCH	42
FINISHED GARAGE	441
FINISHED OPEN PORCH	224
FINISHED UPPER STORY	381
Total SqFt	2976

Sketch Information

Room Type
FINISHED UPPER STORY
FINISHED GARAGE
FINISHED OPEN PORCH
Base



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$80,000

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/4/2024	4/4/2024	\$455,000.00	WARRANTY DEED	5926	1339	Q	I	VANDUSEN DUANE RICHARD ET AL	MORRIS JOHN D
12/5/2022	12/2/2022	\$0.00	DISSOLUTION OF MARRIAGE	5674	952	U	I	VANDUSEN DUANE RICHARD,SUZANNE RUTH	VANDUSEN DUANE RICHARD ET AL
1/15/2020	1/3/2020	\$300,000.00	WARRANTY DEED	4866	368	Q	I	DREAM FINDERS HOMES LLC	VANDUSEN DUANE RICHARD,SUZANNE RUTH
4/3/2018	3/21/2018	\$1,330,000.00	WARRANTY DEED	4525	89	Q	V	DEERFIELD HOLDINGS LLC	DREAM FINDERS HOMES LLC

No data available for the following modules: Exemption Information, Extra Feature Information.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 4/6/2026 3:53:10 AM

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

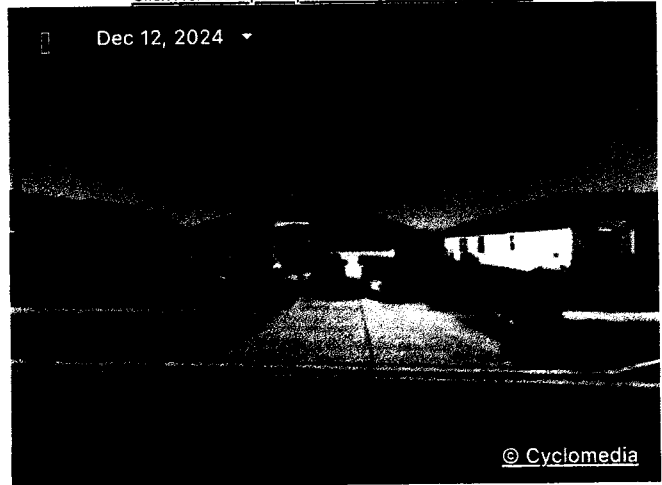
This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

2024 TRIM Notice

Summary

Parcel ID	1404330730
Location Address	244 DEERFIELD FOREST DR SAINT AUGUSTINE 32086-0000
Neighborhood	Deerfield Meadows (2612.76)
Tax Description*	90/20-29 DEERFIELD MEADOWS LOT 73 OR5641/1364 & 5656/786 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Deerfield Meadows
Sec/Twp/Rng	24-8-29
District	County (District 300)
Millage Rate	13.4686
Acreage	0.180
Homestead	N

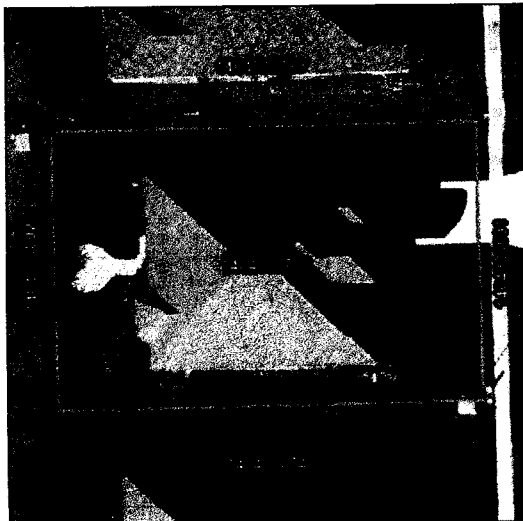
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	American Homes 4 Rent Properties Seven LLC 100%
Mailing Address	23975 PARK SORRENTO - STE 300 CALABASAS, CA 91302-0000

Map



Valuation Information

	2026
Assessed Year	
Building Value	\$296,924.00
Extra Features Value	\$0.00
Total Land Value	\$80,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$376,924.00
Total Deferred	\$0.00
Assessed Value	\$376,924.00
Total Exemptions	
Taxable Value	\$376,924.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$319,873	\$0	\$80,000	\$0
2024	\$321,098	\$0	\$80,000	\$0
2023	\$301,772	\$0	\$91,000	\$0
2022	\$256,506	\$0	\$72,800	\$0
2021	\$193,481	\$0	\$60,000	\$0
2020	\$186,948	\$0	\$55,000	\$0
2019	\$0	\$0	\$55,000	\$0
2018	\$0	\$0	\$5,000	\$0

Building Information

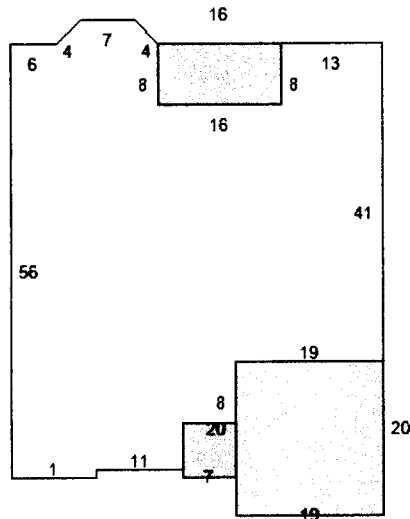
Building	1
Building Value	\$296,924
Year Built	2019
Actual Area	2802
Conditioned Area	2245
Use	Single Family Residence
Style	01
Exterior Wall	Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	2

Description	Square Footage
BASE AREA	2245
FINISHED GARAGE	380
FINISHED OPEN PORCH	49
FINISHED OPEN PORCH	128
Total SqFt	2802

Sketch Information

Room Type
FINISHED OPEN PORCH
FINISHED GARAGE
Base



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$80,000

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/28/2022	9/23/2022	\$0.00	WARRANTY DEED	5656	786	U	I	SNYDER STEPHEN FRANCIS ET AL	AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
10/3/2022	9/23/2022	\$504,400.00	WARRANTY DEED	5641	1364	Q	I	SNYDER STEPHEN FRANCIS ET AL	AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
8/9/2019	7/31/2019	\$289,800.00	WARRANTY DEED	4775	1152	Q	I	DREAM FINDERS HOMES LLC	SNYDER STEPHEN FRANCIS
7/30/2018	7/18/2018	\$560,000.00	WARRANTY DEED	4587	1505	Q	V	DEERFIELD HOLDINGS LLC	DREAM FINDERS HOMES LLC

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Extra Feature Information.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 4/6/2026, 9:53:10 AM

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please [click here](#).

2024 TRIM Notice

Summary

Parcel ID 1404330710
Location Address 17 MEADOW CROSSING DR
 SAINT AUGUSTINE 32086-0000
Neighborhood Deerfield Meadows (2612.76)
Tax Description* 90/20-29 DEERFIELD MEADOWS LOT 71 OR5284/1603
 *The Description above is not to be used on legal documents.
Property Use Code Single Family (0100)
Subdivision Deerfield Meadows
Sec/Twp/Rng 24-8-29
District County (District 300)
Millage Rate 13.4686
Acreage 0.190
Homestead Y

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



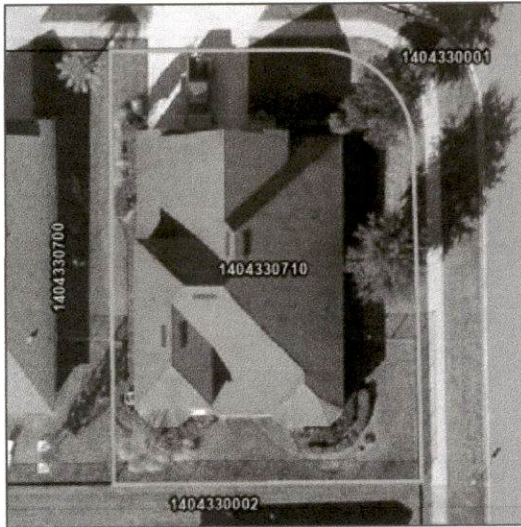
Owner Information

Owner Name Morden Christopher John,Nena Sheryl 100%
 Morden Nena Sheryl 100%
Mailing Address 17 MEADOW CROSSING DR
 SAINT AUGUSTINE, FL 32086-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$26,411
Homestead		\$25,000

Map



Valuation Information

Assessed Year	2026
Building Value	\$418,730.00
Extra Features Value	\$0.00
Total Land Value	\$80,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$498,730.00
Total Deferred	\$4,468.00
Assessed Value	\$494,262.00
Total Exemptions	\$51,411.00
Taxable Value	\$442,851.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$475,766	\$0	\$80,000	\$0
2024	\$479,078	\$0	\$80,000	\$0
2023	\$454,825	\$0	\$91,000	\$0
2022	\$386,601	\$0	\$72,800	\$0
2021	\$292,978	\$0	\$60,000	\$0
2020	\$283,090	\$0	\$55,000	\$0
2019	\$279,955	\$0	\$55,000	\$0
2018	\$0	\$0	\$5,000	\$0

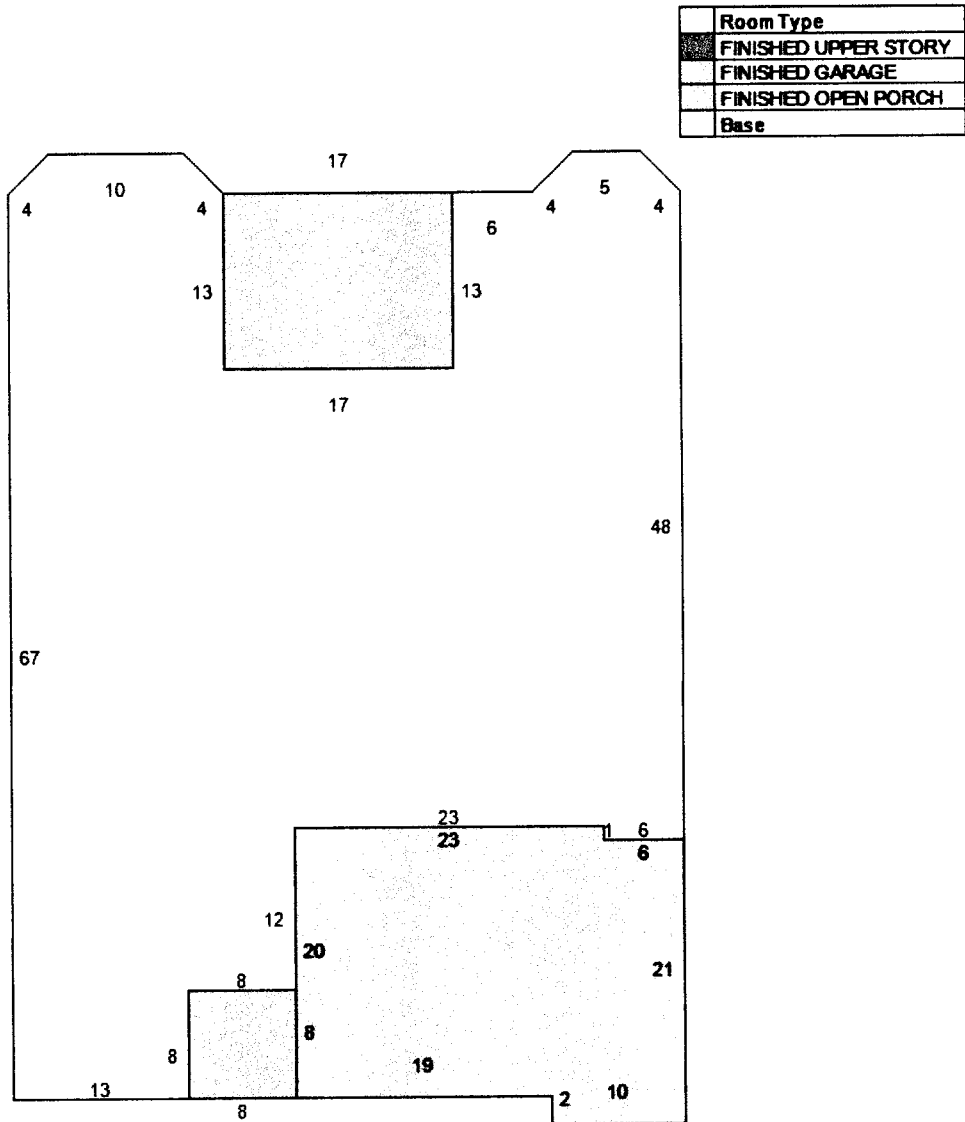
Building Information

Building	1
Building Value	\$418,730
Year Built	2018
Actual Area	4115
Conditioned Area	3236
Use	Single Family Residence
Style	01
Exterior Wall	Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	5
Baths	4

Description	Square Footage
BASE AREA	2554
FINISHED OPEN PORCH	64
FINISHED OPEN PORCH	221
FINISHED GARAGE	594
FINISHED UPPER STORY	682
Total SqFt	4115

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$80,000

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/7/2021	5/28/2021	\$457,000.00	WARRANTY DEED	5284	1603	Q	I	GUARDIAN RESIDENTIAL INCOME FUND I LP	MORDEN CHRISTOPHER JOHN, NENA SHERYL
10/9/2018	9/24/2018	\$5,858,100.00	WARRANTY DEED	4623	1923	Q	I	DREAM FINDERS HOMES LLC	GUARDIAN RESIDENTIAL INCOME FUND I LP
1/8/2018	1/2/2018	\$70,000.00	WARRANTY DEED	4488	592	Q	V	DEERFIELD HOLDINGS LLC	DREAM FINDERS HOMES LLC

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
[Last Data Upload: 4/6/2026, 3:53:10 AM](#)

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

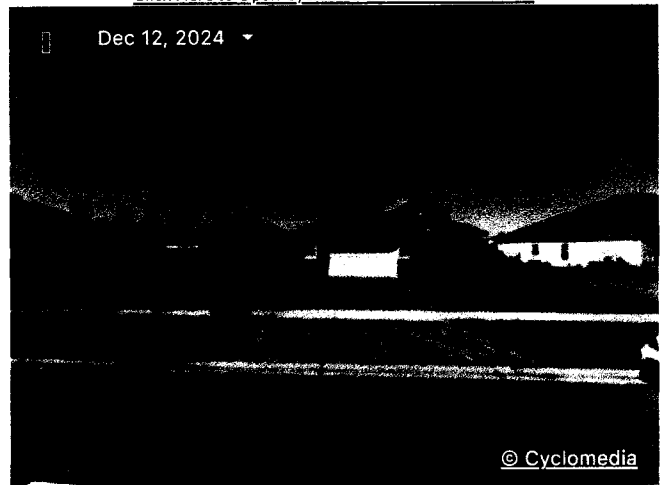
This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

2024 TRIM Notice

Summary

Parcel ID 1404330740
Location Address 260 DEERFIELD FOREST DR
 SAINT AUGUSTINE 32086-0000
Neighborhood Deerfield Meadows (2612.76)
Tax Description* 90/20-29 DEERFIELD MEADOWS LOT 74 OR4796/1690
 *The Description above is not to be used on legal documents.
Property Use Code Single Family (0100)
Subdivision Deerfield Meadows
Sec/Twp/Rng 24-8-29
District County (District 300)
Millage Rate 13.4686
Acreage 0.240
Homestead Y

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



© Cyclomedia

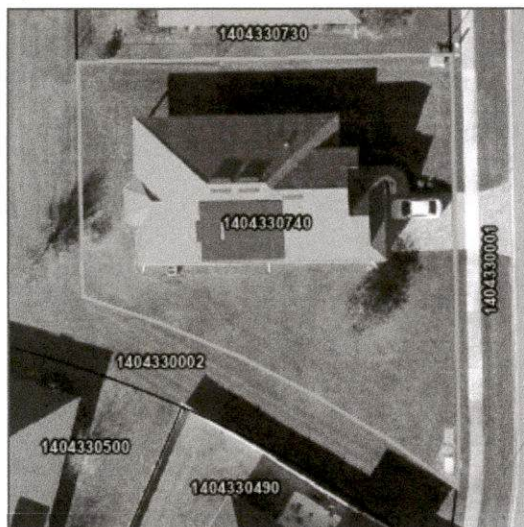
Owner Information

Owner Name Cruz Alexis Garcia 100%
Mailing Address 260 DEERFIELD FOREST DR
 SAINT AUGUSTINE, FL 32086-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$26,411
Homestead		\$25,000

Map



Valuation Information

Assessed Year	2026
Building Value	\$277,627.00
Extra Features Value	\$0.00
Total Land Value	\$80,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$357,627.00
Total Deferred	\$0.00
Assessed Value	\$357,627.00
Total Exemptions	\$51,411.00
Taxable Value	\$306,216.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$297,050	\$0	\$80,000	\$0
2024	\$298,244	\$0	\$80,000	\$0
2023	\$280,311	\$0	\$91,000	\$0
2022	\$238,264	\$0	\$72,800	\$0
2021	\$179,938	\$0	\$60,000	\$0
2020	\$173,844	\$0	\$55,000	\$0
2019	\$0	\$0	\$55,000	\$0
2018	\$0	\$0	\$5,000	\$0

Building Information

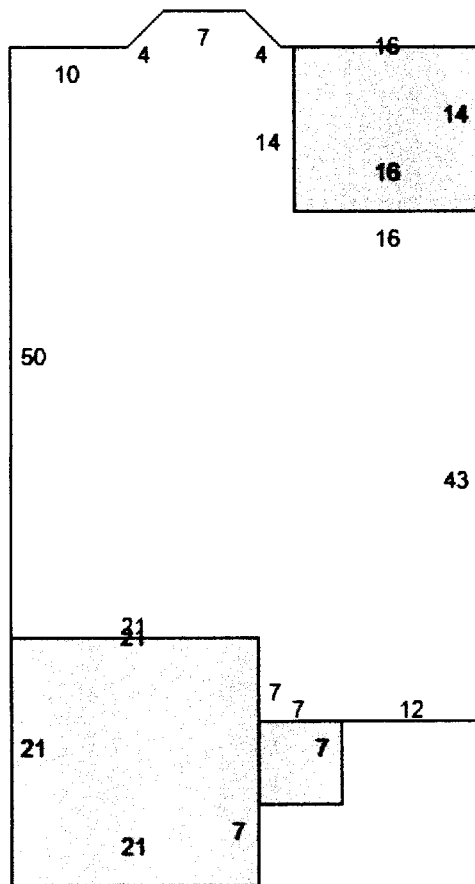
Building	1
Building Value	\$277,627
Year Built	2019
Actual Area	2653
Conditioned Area	1939
Use	Single Family Residence
Style	01
Exterior Wall	Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	1939
FINISHED GARAGE	441
FINISHED OPEN PORCH	224
FINISHED OPEN PORCH	49
Total SqFt	2653

Sketch Information

	Room Type
	FINISHED OPEN PORCH
	FINISHED GARAGE
	Base



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$80,000

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/18/2019	6/14/2019	\$310,300.00	WARRANTY DEED	4796	1690	Q	I	DREAM FINDERS HOMES LLC	CRUZ ALEXIS GARCIA
1/29/2019	1/24/2019	\$350,000.00	WARRANTY DEED	4672	1981	Q	V	DEERFIELD HOLDINGS LLC	DREAM FINDERS HOMES LLC

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 4/6/2026, 3:53:10 AM



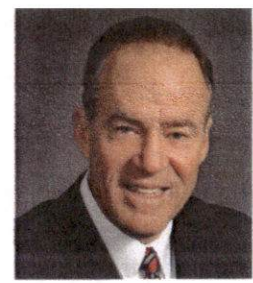
Agenda Item No. 2 – The Shores Cell Tower

3 Designated Speakers

1. Ronald K. Moody – 10 minutes
2. Elizabeth Scott – 5 Minutes
3. Jody Caputo – 5 minutes
4. Cindy Aiello – 5min.

Qualifications of Ronald K. Moody, MAI, SRA

Founding Partner



PROFESSIONAL REAL ESTATE AFFILIATIONS

Founding Partner- Hotaling Moody & Associates, LLC (May 2023 – Present)
Chief Executive Officer – Moody Williams Appraisal Group, LLC (2020 – May 2023)
Past Chairman, Downtown Investment Authority (DIA), 2020/2021
DIA Recipient of Annual Dr. Klechak Award for 2023
President – Moody Appraisal Group LLC (2015 – 2019)
Senior Managing Director – Valbridge Property Advisors (2013-2014)
Chief Executive Officer – Broom, Moody, Johnson & Grainger, Inc. (1982-2013)
MAI - Appraisal Institute, Certificate 6469
SRPA Member, Society of Real Estate Appraisers, Certificate 902304
SRA Member, Appraisal Institute, Certificate 1088
State-Certified General Real Estate Appraiser RZ864
Graduate - University of North Florida, 1974, BBA Degree, Major - Land Economics
President of Society of Real Estate Appraisers, Jacksonville Chapter 72, 1983
President of the East Florida Chapter of the Appraisal Institute, 1997
Registered Real Estate Broker, State of Florida (BK231399)
Member of Jacksonville Board of Realtors
Member of Association of Eminent Domain Professionals (AEDP)
Instructor - Residential Valuation - American Institute of Real Estate Appraisers, 1981
Served as Special Magistrate - Tax Adjustment Board, 1983
Qualified as expert witness in Circuit and State Courts in the State of Florida
FNMA Approved Appraiser 1046710

APPRAISAL EXPERIENCE:

53 years' experience appraising many types of Real Estate, including:

- Office Buildings
- Shopping Centers
- Apartment and Condominium Projects
- Manufacturing Distribution Facilities
- Service Stations
- Mobile Home Parks
- Warehouses and Industrial Projects
- Residential Subdivisions
- Extensive Eminent Domain/Condemnation Appraisals
- Residential, Commercial and Industrial Land
- Single-Family and Multifamily Homes
- Hospitals and Nursing Homes
- Country Club Communities
- Market and Feasibility Studies
- Hotels/Motels
- Emergency Care Centers
- Mini-Warehouses
- Churches



The following Real Estate Courses and Seminars have been successfully completed (showing the last 10 years):

- Appraisal Institute – USPAP Update Course & Florida Core Law (2012)
- Appraisal Institute – Fundamentals of Separating Real Property, Personal Property etc. (2012)
- Appraisal Institute – Business Practice and Ethics (2012)
- Appraisal Institute – Analyzing Distressed Real Estate (2012)
- Appraisal Institute – Excel as an Appraisal Professional (2013)
- Appraisal Institute – Liability Issues for Appraisers Performing Litigation Other Non-lending work (2014)
- Appraisal Institute – 3-hour Florida Core Law & 7 hour USPAP Update Course (2014)
- Appraisal Institute – Behind the Headlines – the New Real Estate Economy (2014)
- Appraisal Institute – Analyzing Operating Expenses (2014)
- Appraisal Institute – Supervisor-Trainee (2015)
- Appraisal Institute – AI Connect 2015 (Leasehold Valuation, Fractional Interest Valuations, Expert in Trial-Mock Testimony, Contract or Effective Rent: Finding the Real Rent)
- Appraisal Institute – Real Estate Finance and Value (2016)
- Appraisal Institute – Developing a Supportive Work file and Tightening the Appraisal (2016)
- Appraisal Institute – National USPAP Update (2016-2017)
- Appraisal Institute – Florida Appraisal Laws and Regulations Update (2016)
- Appraisal Institute – The Tough One: Mixed-Use Properties (2017)
- Appraisal Institute – 2-4 Unit Small Residential Income Property appraisals (2017)
- Appraisal Institute – Online Cool Tools: New Technology for Real Estate Appraisers (2017)
- Appraisal Institute – Overview of Real Estate Appraisal Principles (2017)
- Appraisal Institute – Online Rates and Ratios: Making Sense of GIMs, OARs, and DCF (2017)
- Appraisal Institute – Eminent Domain and Condemnation (2017)
- Appraisal Institute – Online Business Practices and Ethics (2017)
- Appraisal Institute – 7 hour USPAP Update Course (2018, 2020)
- McKissock – Florida Appraisal Laws and Regulations (2018)
- McKissock – That’s A Violation (2018)
- McKissock – Introduction to Commercial Appraisal Review (2020)
- McKissock – The Basics of Expert Witness for Commercial Appraisers (2020)
- McKissock – Supervisor – Trainee Course for Florida (2020)
- Appraisal Institute – 7-Hour USPAP Update Course (2020)
- Appraisal Institute – Florida Appraisal Law (2020)
- McKissock – Residential Property Inspections: An Appraisers Perspective (2022)
- McKissock – Supervisor – Trainee Course for Florida (2022)
- A.I. – Florida Appraisal Law & USPAP Update (2022)
- CLE Int’l- Florida Eminent Domain (2021)
- A.I. Business Practices & Ethics (2022)
- McKissock - Journey from Analysis to Adjusting (2022)
- McKissock – Residential Property Inspections: An Appraisers Perspective (2022)
- McKissock – Appraisal of Fast Food (2024)
- McKissock – Ethics in the Age of Disruption (2024)
- McKissock – Florida Appraisal Laws & Regulations (2024)
- A.I. – Expand Your Practice: Arbitration Do’s & Don’ts (2024)
- A.I. – Appraiser’s Guide to Expert Witnessing (2024)
- A.I. – 7-hour USPAP Update Course (2024)



PARTIAL LIST OF CLIENTS

Academy Mortgage
Adams and Reese LLP
Akerman LLP
Alliant National Title Insurance
Alterra Group LLC
AMH Development LLC
Ashley Myers, P.A.
AT&T
Ameris Bank
Auld Vandergriff White II, LLC
Bailey Publishing & Communications, Inc.
Bank of America
BB&T
Beller & Bustamante, P.L.
Birchfield & Humphrey, P.A.
Boyer Tanzler & Sussman, P.A.
Cambridge Capital Group LLC
CenterState Bank
City of Jacksonville's Office of Economic Development (JAXUSA)
City of Jacksonville, Real Estate Division
City of Jacksonville Beach
Clay County Engineering & Public Works
Clay County School Board
Community First Credit Union
Davis, Schnitker, Reeves & Browning, P.A.
Davidson Development, Inc.
DHI Mortgage
Donahoo & McMenamy P.A.
Driver McAfee, Hawthorne, & Diebenow, PLLC
Duval County School Board
Everence Federal Credit Union
F3 Global Solutions, LLC
Farm Credit of Florida
Federal Housing Authority (FHA)
Fisher, Tousey, Leas & Ball, PC
Florida Memorial University
Foerster, Isaac & Yerkes, P.A.
Foley & Lardner, LLP
Gray Robinson, P.A.
Gunster
Heekin Litigation Group
Holland & Knight, LLP
iberia Bank
J. Demere Mason, P.A.
Jacksonville Port Authority (JAXPORT)
Jacksonville Transportation Authority (JTA)
JEA
The Liles Firm, P.A.



Mark M. Green P.A.
Marks Gray, P.A.
Milam, Howard, Nicandri, Gillam, & Renner, P.A.
Nationwide Mortgage Group, Inc.
Old Republic Title
Orange Park Medical Center
Regency Group, Inc.
Paradise Bank
PrimeSouth Bank
Presbytery of St. Augustine
Paul Harden, Attorney at Law
RM Domus Developers Corp
River City Contractors, Inc.
Roberts & Reiter, P.A.
Rogers, Towers, P.A.
Ryan Marks and Stromberg, Attorneys, LLP
Saalfeld Law
Sleiman Enterprises
Smith, Hulsey & Busey, P.A.
Summitbridge National Investments, LLC
SunTrust Mortgage, Inc.
Synovus Bank
State of Florida (Department of Environmental Protection)
State Farm Insurance Company
St. Denis & Davey P.A.
St. Johns County Land Management Systems; Real Estate Division
The Charles Skinner Company
The Cypress Group
The Hancock Bank
The Towers Group, Inc.
UF Health Jacksonville
University of North Florida
Valley National Bancorp d/b/a Valley Bank
Veterans Administration (VA)
VyStar Credit Union
Wells Fargo Bank
Zisser Law, PLLC



Designated Speaker Form

Individuals on the written list do cede their three minutes of public comment.

Application(s) Tower 2004-04 Hearings: PVZAB _____ PZA _____ BCC X

In Support of _____ In Opposition to X Designated Speaker Name: Cindy Aiello

Printed Name	Signature	Address
1 <u>NORCO M FITZGERALD</u>	<u>[Signature]</u>	<u>604 Felix Court St Augustine 32086</u>
2 <u>Frede CARMONA</u>	<u>[Signature]</u>	<u>LL</u>
3 <u>PIETER BAKKER</u>	<u>[Signature]</u>	<u>603 W. BIANCA CIR ST. AUGUSTINE 32086</u>
4 <u>Marcia Farrell</u>	<u>Marcia Farrell</u>	<u>544 Belen Lane St Augustine, FL 32086</u>
5 <u>Ed FARRELL</u>	<u>[Signature]</u>	<u>?</u>
6 <u>Dakene Souza</u>	<u>[Signature]</u>	<u>524 Belen La St Augustine FL 32086</u>
7 <u>JOHN C MORAND</u>	<u>[Signature]</u>	<u>601 FELIX CT FL 32086</u>
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		

Documents and visual aids for presentation must be submitted by the assigned timeline for the indicated hearings.



Designated Speaker Form

Individuals on the written list do cede their three minutes of public comment.

Application(s) FLNAPPL - TOWER 2024-04 Hearings: PVZAB _____ PZA _____ BCC X
2026-02

In Support of _____ In Opposition to X Designated Speaker Name: Ron Moody

Printed Name	Signature	Address
1 Sheryl Buskirk	<i>Sheryl Buskirk</i>	830 Yisocaga Blvd STA FL 32086
2 ANNGIE BLASCHKE	<i>Annie Blaschke</i>	681 Bahia Drive STA 32086
3 Ken F...	Ken F...	377 Cam St SA 32086
4 Todd D...	Todd D...	516 Caliente FL 32086
5 STACEY DORE	<i>Stacey Dore</i>	516 CALIENTE FL St. Ag 32086
6 Robbin Olmedo	<i>Robbin Olmedo</i>	572 Christina Dr St Aug 32086
7 Cory Fink	<i>Cory Fink</i>	318 GOYA WAY, St Aug, FL 32086
8 Julia Holley	<i>Julia Holley</i>	326 Goya Way St Aug FL 32086
9 Nancy Kaman	<i>Nancy Kaman</i>	642 Aleida Drive St Augustine FL 32086
10 Brandon Kaman	<i>Brandon Kaman</i>	642 Aleida Drive St Augustine FL 32086
11 TOM FILLORAMO	<i>Tom Filloramo</i>	975 San Remo Rd. St. Aug. FL. 32086
12 Laura Wintner	Laura Wintner	1905 Wintner
13 Donna Coates	<i>Donna Coates</i>	151 Laguna Ct SA 32086
14 ROBERT TARANTINO	<i>Robert Tarantino</i>	635 E. BIANCA CIR. ST. AUGUSTINE 32086
15 Heroin Mesach	<i>Heroin Mesach</i>	412 Escalante Ct. St. Aug 32086
16 Mary Annamario	<i>Mary Annamario</i>	408 Escalante Ct. St Aug 32086
17 Margaret Murphy	<i>Margaret Murphy</i>	38 Santos Ln St Aug 32086
18 DAVID T. HOLMES	<i>David T. Holmes</i>	417 ESCALANTE CT. ST. AUGUSTINE FL 32086
19 MELENE HOLMES	<i>Meleene Holmes</i>	417 ESCALANTE CT. ST. AUGUSTINE FL. 32086
20 Maria Kimble	<i>Maria Kimble</i>	131 Sangria Lane St. Augustine FL 32086
21 Margaret Mauseberg	<i>Margaret Mauseberg</i>	428 Marbella Ct St Augustine FL 32086
Charles Bouten	<i>Charles Bouten</i>	428 Marbella Ct St Augustine FL 32086

Documents and visual aids for presentation must be submitted by the assigned timeline for the indicated hearings.



Designated Speaker Form

Individuals on the written list do cede their three minutes of public comment.

Application(s) PLNAPPL 2026-02 Tower 2024-4 Hearings: PVZAB _____ PZA _____ BCC X

In Support of _____ In Opposition to X Designated Speaker Name: Jody Caputo

Printed Name	Signature	Address
1 MARGHERIT BEESON	<i>Margherit Beeson</i>	517 Caliente Pl St Augustine
2 DOUGLAS BEESON	<i>D Beeson</i>	517 Caliente Pl St Augustine
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		

Documents and visual aids for presentation must be submitted by the assigned timeline for the indicated hearings.



Designated Speaker Form

Individuals on the written list do cede their three minutes of public comment.

Application(s) PLNAPPL TOWER 2024-04 Hearings: PVZAB _____ PZA _____ BCC X
2026-02

In Support of _____ In Opposition to X Designated Speaker Name: Elizabeth Michaels

Printed Name	Signature	Address
1 MILLIE TURRENTINE	<i>Millie Turrentine</i>	615 WEST BIANCO CIRCLE 32086
2 JOHN MACRELLI	<i>John Macrelli</i>	541 CHRISTINA DRIVE
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		

Documents and visual aids for presentation must be submitted by the assigned timeline for the indicated hearings.

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
Adam Sosnowski		1006 San Antonio Dr
Pam Kloetzli		999 San Antonio Dr.
Richard Kloetzli		999 San Antonio Dr.
Bernadette Ferguson		992 San Antonio Dr.
Stephen Ferguson		992 San Antonio Dr.
Helen Dorman		1026 San Antonio
Fred Dorman		1026 San Antonio Dr
Linda Salcedo		886 San Antonio Dr 32086
Phil Coats		943 San Antonio
VAL MARRIOTT		943 San Antonio
Abigail Roth		85 Santos Lane
Andrew Roth		85 Santos Ln
ERIC ALABISO		976 SAN ANTONIO DR
KATHERINE MACSHANE		952 SAN ANTONIO DR.
SEAN MAC SHANE		952 San Antonio DR
Terry Schroeder		118 Santos Lane
Mark Schroeder		118 Santos Lane
Amy Wilson		887 San Antonio Dr
Scott Wilson		887 San Antonio Dr.
Carmyn Wilson		887 San Antonio Dr.

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 202400004 APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
Jody Caputo	Jody Caputo	87 Vera place
Sandra Nicolette	Sandra Nicolette	87 VERA PLACE
Maria Kimble	Maria Kimble	131 Sangria lane
Ashley Sosnowski	Ashley Sosnowski	1006 San Antonio
Denise Landis	Denise Landis	103 Vera Place
Zach Black	Z. Black	117 Vera Place
Patty Kenny	P. Kenny	27 Santos Ln
Valerie Lockett	Valerie Lockett	27 Vera Place
Ray Lockett	Ray Lockett	27 Vera Place
Jolie Whorl	Jolie Whorl	621 La Mancha DR.
Dawn Speakman	Dawn Speakman	56 SANTOS LN
Kelly Speakman	Kelly Speakman	56 SANTOS LN
KASEEN SPEAKMAN	Kateleen Speakman	56 SANTOS LN
MAGALLAGHER	MA Gallagher	805 SAN ANTONIO

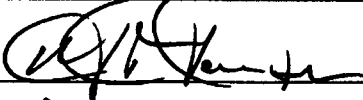

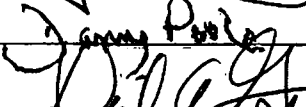
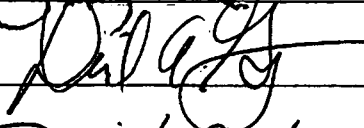
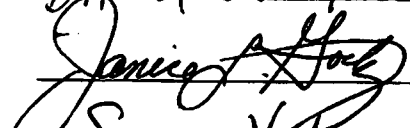

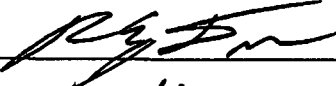
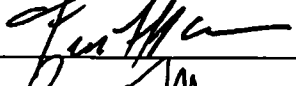
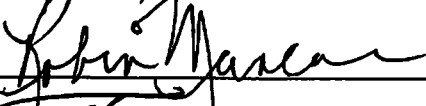
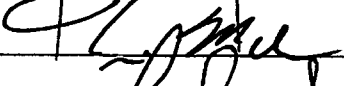
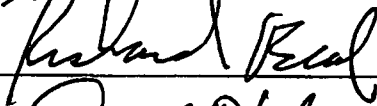



WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
James Spraker	James Spraker	445 Maribella Ct
Jeffrey Davis	J. J. Davis	449 Maribella Ct
LEE KEMBAR	Luthe Kembar	453 MARIBELLA CT
Terry Stockmeier	Terry Stockmeier	513 675-1124
Susan Stockmeier	Susan Stockmeier	457 Maribella Ct.
Ty Fox	Ty Fox	452 Maribella Ct
Brence Nevitt	Brence Nevitt	441 Maribella Ct
Don Nevitt	Don Nevitt	441 Maribella Ct.
HENRY CLARK	Henry Clark	439 MARIBELLA CT
Ronald Sullivan	Ronald Sullivan	425 Maribella Ct
Steve Lennox	Steve Lennox	417 Maribella Ct.
Migdalia Lennor	Migdalia Lennor	417 Maribella Ct
PATRICIA BALCH	Pat Balch	413 MARIBELLA CT
ELIZABETH SPIRES	Elizabeth Spire	400 MARIBELLA CT
RAY SPOONER	Ray Spooner	404 MARIBELLA CT
Benjamin Perry	Ben Perry	432 Maribella Ct.
Gloria Perry	Gloria Perry	432 Maribella Ct
ALEXANDRE GLEDOS	Alexandre Gledos	436 MARIBELLA CT.
ANNA PAGANO	Anna Pagano	436 Maribella Ct.

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
MARK TAEGER		401 ESCALANTE
Jane Taeger		401 Escalante Ct.
DANNY POOLE		508 BELEN LANE
DAVID GOETZ		424 ESCALANTE CT
	DAVID GOETZ	424 Escalante Ct.
Susan Valzovero	Susan Valzovero	425 Escalante Ct.
Barrett Norton		425 Escalante Ct
Robert Ives		437 Escalante Ct.
FRANK MANCARUSO		432 ESCALANTE CT
Robin Mancaruso		432 Escalante Ct
Tim Hessel		412 Escalante CT.
RICHARD BEAL		405 ESCALANTE CT,
DAVID HOLMES		417 ESCALANTE CT,
Patrick Whelan		433 Escalante co
Susan Mecci		428 Escalante Ct

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
Robert + Heffner	<i>Bob Heffner</i>	624 E. Bianca Cir.
ALLAN SNOEK	<i>Alan Snook</i>	630 E. BIANCA CIR.
LINDA SNOEK	<i>Linda Snook</i>	630 E. Bianca Cir
Dorothy Pelosi	<i>Dorothy Pelosi</i>	630 E BIANCA Cir
Arnold BELFORD	<i>Arnold Belford</i>	642 Bianca Circle
John McRae	<i>John McRae</i>	651 East Bianca Circle
Tammy McRae	<i>Tammy McRae</i>	651 E Bianca Circle
DONALD HILL	<i>Donald Hill</i>	643 E BIANCA
Kathy S. Hill	<i>Kathy Hill</i>	643 E Bianca Circle
Maureen Tarantino	<i>Maureen Tarantino</i>	635 E Bianca Circle
ROBERT TARANTINO	<i>Robert Tarantino</i>	635 E BIANCA CIR.
Elisha ZUARO	<i>Elisha Zuaro</i>	623 E Bianca Cir
CARA ZUARO	<i>Cara Zuaro</i>	623 E Bianca Cir
Cynthia POMA	<i>Cynthia Poma</i>	600 CHRISTINA DR
STEVE BRAXTON	<i>Steve Braxton</i>	648 CHRISTINA DR
Peggy BRAXTON	<i>Peggy Braxton</i>	648 Christina Dr
Pamela MacConnell	<i>Pamela MacConnell</i>	644 Christina Dr
Jonathan WALTER	<i>Jonathan Walter</i>	612 Christina Dr

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
Denver Mayo		662 Aleida
Savannah Mayo		662 ALEIDA DR.
Naomi Lopez		663 Aleida Dr.
Victor Lopez		665 Aleida
Erika Coursey		664 Aleida Dr.
Doreen Marango		647 Aleida Dr.
Michael Marango		647 Aleida Dr.
Rita G. Davis		671 Aleida Dr.
Anna James		679 Aleida Dr.
Stephanie Hoffman		683 Aleida Drive
Joe Archibedesca		736 Aleida Dr.
Betty Archibedesca		736 Aleida Dr.
Miguel Leonardi		698 Aleida Dr.

U

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004 APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
Charles Schwab	<i>Charles Schwab</i>	593 Christina Dr.
Chris BRETT	<i>Chris Brett</i>	601 CHRISTINA DR
Florence Pirelli	<i>Florence Pirelli</i>	601 Christina Dr.
Paul Villavargas	<i>Paul Villavargas</i>	612 Felix Ct.
Michael Schuster	<i>Michael Schuster</i>	617 Felix Ct
MARMA FRYNN	<i>Marma Frynn</i>	904-536-6387
Terry Nelson	<i>Terry Nelson</i>	904-540-4272
Nancy Kaman	<i>Nancy Kaman</i>	904-484-6339
Richard H Mills	<i>Richard H Mills</i>	904-797-5797
MARGARET MCGOVERN	<i>M. McGovern</i>	626 ALEIDA DR
JOHN MCGOVERN	<i>J.C. McGovern</i>	626 ALEIDA DR SAS
ROGER SWEETMER	<i>Roger Sweetmer</i>	605 CHRISTINA DR.
Loree CARR	<i>Loree Carr</i>	596 CHRISTINA DR

20

Conquistador
condo's

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

11 15

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
David Zamora	<i>[Signature]</i>	8 Catalonia Ct St Augustine, FL
Ann Hall	<i>[Signature]</i>	4 Catalonia Ct St Augustine, FL 32086
Christy Sanford	<i>[Signature]</i>	14 Catalonia Ct St. A. 32086
Margaret Nicholson	<i>[Signature]</i>	24 Catalonia Ct St. Augustine, FL 32086
TERESA THOMAS	<i>[Signature]</i>	47 Navarra Ct St. Augustine, FL 32086
JAMES S BARRY	<i>[Signature]</i>	43 ANDALUSIA
SANDRA HARDING	<i>[Signature]</i>	41 ANDALUSIA CT.
Karen Zedell	<i>[Signature]</i>	35 Andalusia Ct
Patti Schultz	<i>[Signature]</i>	27 Navarra Ct
DAVE CHRISTIAN	<i>[Signature]</i>	27 Navarra Ct
Mary K. Sitko	<i>[Signature]</i>	23 ANDALUSIA CT. Mary K. Sitko
Mary Lou McLaughlin	<i>[Signature]</i>	25 Andalusia Ct Mary Lou McLaughlin
ELINER R. MURPHY	<i>[Signature]</i>	18 Andalusia Ct. St. Aug.
MARGARET HAVEN	<i>[Signature]</i>	19 Andalusia Ct
Elsa Olson	<i>[Signature]</i>	2 Andalusia Ct. St. Augustine FL 32086
HELEN FRENCH	<i>[Signature]</i>	15 Andalusia Ct.
Paul Wilcox	<i>[Signature]</i>	3 Catalonia Ct
Ron Walton	<i>[Signature]</i>	34 Catalonia Ct
WALRT 711 @ Rochester.rr.com		

Longuistador
Tondo's

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
Trevor Hagan		13 Adulosa
Angela Everett	Angela Everett	12 Andalusia
Sandra Goode	Sandra Goode	6 Andalusia
Jane Krann		1 Castania
ROBERT MONTGOMERY		5 CASTANIA CT
Maesurd	Maesurd	6 Castania Ct.
Tammy Meadows	Tammy Meadows	7 Castania Ct.
John Hill	John Hill	13 castania
Todd Rand	G. TODD DAME	39 CATAUNIA
Anita Daniel		" " Ct.
Thomas L Taylor		40 Catalonia Ct.
Russell J Dixon		36 catalonia ct.
Sophia Aguilar	Sophia Aguilar	30 catalonia ct
William Lee	William Lee	28 Catalonia Ct.
Kevin Shultz		19 CATALONIA CT.
Garrett Pearce		15 Catalonia Ct
James Justice	James Justice	17 Catalonia
Tara Mc Ewan		15 Catalonia Ct

complaint add
on do's

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 202400004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
PHILIP HENDRIX	<i>Philip Hendrix</i>	16 AEDOCT.
Rick Hollman	<i>Rick Hollman</i>	3 CATACONTA
John Jenkins	<i>John Jenkins</i>	42 Navarra Ct
Brianna Montgomery	<i>B. Montgomery</i>	42 Navarra Ct.
FRANCES B SANDERSON	<i>Frances B. Sanderson</i>	45 NAVARRA CT.
Regina Wessel (Regina Wessel)	<i>Regina Wessel</i>	3 Navarra
Peter LAWRENSON	<i>Peter Lawson</i>	5 NAVARRA church
[Bertha] Diane Felice	<i>Diane Felice</i>	4 Navarra feliced56@yahoo.com
Richard Boyle	<i>Richard Boyle</i>	9 Navarra
Joseph Smith	<i>Joseph Smith</i>	10. NAVARRA
SKLARENKO, SOPHIA	<i>Sophia Sklarenko</i>	11 NAVARRA CT.
Denola M. Taylor	<i>Denola M. Taylor</i>	13 Navarra
William Cezar	<i>William Cezar</i>	12 NAVARRA CT
NATALIE SKLARENKO	<i>Natalie Sklarenko</i>	12 NAVARRA CT
Donna Diane	<i>Donna Diane</i>	19 NAVARRA CT
Ruth Ann Steen	<i>Ruth Ann Steen</i>	21 Navarra Ct.
Shelly Kaim	<i>Shelly Kaim</i>	20 Navarra Ct
Sheila McLann	<i>Sheila McLann</i>	25 Navarra Ct

Regina Wessel
@gmail.com

Nope
heilaTmccann@gmail.com

Eligvistor
Eligvistor

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004 APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed) SIGNATURE ADDRESS

JOAN CARROZZA Joan Carrozza 4 TALAMON ST.

MAMMY28 @ HOTMAIL.COM

Bernice C Hinkle 39 Alcedo Ct. B HINKLE

JANICE FELIXSON Janice Felixson 32 Alcedo Ct.

GAIL HEGARTY Gail Hegarty 32 Alcedo Ct

Kathleen Gaal Kathleen Gaal 29 Alcedo Ct.

DAN HERNAN DAN HERNAN 30 Alcedo CT

Drew Walek Drew Walek 23 Alcedo Ct

BONNIE BROCK Bonnie Brock 21 Alcedo Ct

Tracy Cole Tracy Cole 16 Alcedo Ct

JENS VELASQUEZ Jens Velasquez 10 ALCEDO CT

Elisha Vaillancourt Elisha Vaillancourt 8 Alcedo Ct

Debra Youngma Debra Youngma 5 Alcedo Ct.

BILLIE TOTT Billie Tott 6 Alcedo Ct.

John Anderson John Anderson 6 Alcedo Ct.

1. Alcedo Ct

BROCK
6340
@MAIL.COM
raylaugh@
gmail.com
JENSTEP@AHOE.COM

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed) SIGNATURE ADDRESS

Roslyn Roberts Roslyn A Roberts 26 Navarra Ct
32086

Lynn Marlar Lynn Marlar 28 Navarra Ct.
32086

my mailer @
yahoo.com

JERRY Worley Jerry Worley 53 Navarra Ct.
32086
my mail jw@yaho.com
St. Augustine Fl 32086

Rodney Jensen Rodney Jensen 36 Navarra Ct

52 ST DAHLGREN 42 TALAVERA CT.

Jo Ann Herman Jo Ann Herman 39 Talavera Ct
32086

~~MILDRED STYK~~ jah0728@gmail.com

MILDRED STYK 33 TALAVERA CT Michael Styk

allymguarino
yahoo.com

Kelly Guarino Kelly Guarino 34 Aledo Ct STA FL 32086

Jechi Wade 23 Talavera Ct 32086

COXW50
@icloud.com

RICHARD GUACINO 34 ALEDO CT 32086

Orville Wade 23 Talavera Ct 32086

aphelan
yahoo.com

Carole Phelan 24 Talavera Ct 32086

Isisulla Greene 21 Talavera Ct 32086

Janet Carr 21 Talavera Ct 32086

R. Letts 19 Talavera Ct

Cynthia Guarino
1@gmail.com

Cynthia Avance 13 Talavera Ct. St. Aug. 32086

Luis Iglesias 18 Talavera Ct. St. Aug. 32086

conquistador
condos

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
Ellen Bernstein	<i>[Signature]</i>	30 Veronese Ct. St. Aug. ³²⁰⁵²
Jay Bernstein	<i>[Signature]</i>	30 Veronese Ct St. Aug 320
Sherry Pearce	<i>[Signature]</i>	25 Veronese Ct
LINDA R ALLEN	<i>[Signature]</i>	24 Veronese Ct
J. Kilbert	<i>[Signature]</i>	20 Veronese Ct
Dana Mills	<i>[Signature]</i>	18 Veronese Ct.
THOMAS Y LIAO	<i>[Signature]</i>	27 ^{Talavera} St. Augustine ³²⁰¹⁵
Karen Higgins	<i>[Signature]</i>	13 Veronese
<i>[Signature]</i>	<i>[Signature]</i>	12 VERONESE CT. ST AUGUSTINE, FL 32014
DAVID EGAN	<i>[Signature]</i>	9 VERONESE CT
Lisa K Cyr	<i>[Signature]</i>	8 veronese Millis
Kirk J. Cyr	<i>[Signature]</i>	8 veronese Millis
Anita Davis	<i>[Signature]</i>	5 Veronese Anita Davis
Melisse Mills	<i>[Signature]</i>	4 Veronese Melisse Mills
Janet Smith	<i>[Signature]</i>	11 Castania Ct
Lee Ann Day	<i>[Signature]</i>	9 Castania Ct
Margan McKnight	<i>[Signature]</i>	3 Castania Ct
Rachel Goodkind	<i>[Signature]</i>	7 catalonia court

JKilbert
Dana Mills
ackc 1993

oh you stader
endo's

7

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed) SIGNATURE ADDRESS

baa055@gmail.com Barbara Ackerman Barbara Ackerman 43 Alcira Ct.

Melissa Page Mel Page 39 Alcira Ct.

Mark WRIGHT M. Wright 41 Alcira Ct.

Becky Morriss Becky Morriss 40 Alcira Ct.

Marga Palauridge Marga Palauridge 35 Alcira Ct.

Sandra Harmon S. Harmon 31 Alcira

Michael Gosselin M. Gosselin 34 Alcira Ct.

RYAN HUGHES Ryan Hughes 15 ALCIRA CT

Nope mlcirk2@gmail.com Christian Leonard 11 Alcira Ct.

tknd@aol.com Roberta Wells Roberta Wells 13 Alcira Ct.

slaug ntk slaug ntk 8 Alcira Ct.

lulalole@gmail.com LULA LEATHERS Lula Leathers 5 Alcira Ct.

enide44@protonmail.com BARBARA CLER Barbara Cler 6 Alcira Ct.

amifaw@outlook.com Camille Fowler Camille Fowler 39 Tarragona Ct.

Patricia Chamberlain Patricia Chamberlain 35 Tarragona Ct.

tsangyng@gmail.com Megan Strong Megan Strong 37 Tarragona Ct.

Melanie Whitney Melanie Whitney 31 Tarragona Ct.

Judy Reverte Judy Reverte 27 TARRAGONA

CONQUISTADOR
CONDOS

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
TIM TROUT		29 TARRAGONA C
04-325-5593-claire McGRATH	Claire McGrath	24 Tarragona ci
Michael Clem		24 TARRAGONA CT
imslenzenegmail.com Jim Lenzen		21 TARRAGONA CT, TARRAGONA
Greg LENZEN		21 TARRAGONA CT
Michelle MARTIN		23 TARRAGONA CT
MARK DAVIES		17 TARRAGONA CT
Collin Perry		15 Tarragona
CAREN DURANTE		12 TARRAGONA SA CKARTIST@YAHOO.COM
Paul Gemmer		7 Tarragona CT.
Jason Bruges		8 Tarragona CT.
Stacie Spencer		4 Tarragona CT
psens772@yahoo.com Jose Alfonso		2 Tarragona CT.
Gina Alfonso		2 Tarragona CT
Sharing Wells		5 Cristina CT.
msial.allen24@gmail.com Crystal Smith		10 Cristina CT.
Waco Kelly		11 Cristina CT
Tyson Sitz		15 Cristina CT

start w #15

onquistador
condo's

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
George EUSHANS	George Eushans	36 SANTIAGO
Lewis Lindsey	Lewis Lindsey	29 SANTIAGO
Gary Smith	Gary Smith	28 Santiago
Jane Landers	Jane Landers	30 Santiago
Nancy Gamsey	Nancy Gamsey	23 Santiago Ct
Deanna Williams	Deanna Williams	14 SANTIAGO
Barbara Gallazzi	Barbara Gallazzi	12 SANTIAGO COURT
Vicki Smith	Vicki Smith	9 Santiago Ct
Corace Andrews	Corace Andrews	1 Santiago
Mike O'Neill	Mike O'Neill	55 VERONESE
Robin West	Robin West	49 Veronese
ROBERT DAVE	Robert Dave	47 VERONESE CRT
GEORGE MAZIN	George Mazin	45 VERONESE CT
BERORAH RITTENHOUSE	Berorah Rittenhouse	43 VERONESE CT.
LINDA H YANKEY	Linda H Yankey	41 Veronese
Susan Burrier	Susan Burrier	40 Veronese
RODNEY GILLMORE	Rodney Gillmore	35 Veronese CT
Ann McKenna	Ann McKenna	33 Veronese E

nuprot45@gmail.com

wh4clawen1244@gmail.com

vestrobin@hotmail.com

x-tried
-ittd@y4400.com

Yancey43@loud.com

susanburrier@1961@yahoo.com

Onquistador
evidos

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

14

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed) SIGNATURE ADDRESS

erek Norman
7@yahoo.com

Drrek Norman Dr ~ 18 Cristina Ct

ETC 01
@YAHOO.COM

ED CAHALAN EDCALCP 24 CRISTINA

Renee Banta Renee Banta 24 Cristina

John McLain 39
@YAHOO.COM

Frank Harty Frank Harty 5 Cartagena Dr

John McLain John McLain 7 Cartagena

Al Polkowski Al Polkowski 7 Cartagena Ct.

MISS MOBBE
@CLOUD.COM

Matthew Sellers M M 9 Cartagena Ct.

MAUREEN KONTELOW Maureen Kontelow 13 CARTAGENA CT

Kathryn Boward Kathryn Boward 12 Talavera CT

Jean Mitello Jean Mitello 904-806-7142 7 Talavera

DORSEY BANCHANSKY DORSEY BANCHANSKY 1180 E COMCAST BLVD 8 Talavera

Patricia M. Pollock Patricia Pollock 3 Talavera Patricia Pollock

Jeff Coker Jeff Coker 15 Cartagena Ct.

110-209-5589

Mary Bepko MARY T. Bepko 10 TALAVERA CT

WE SIGN THIS PETITION IN OPPOSITION TO THE TOWER 2024000004
APPLICATION FOR ST. AUGUSTINE SHORES

We understand the importance of cell service and its need, but we believe there needs to be better ways to achieve this without jeopardizing our health, safety, community aesthetics and property values. We, the residents of this neighborhood, implore our local governing bodies to oppose the special use permit for a tower at this location.

NAME (Printed)	SIGNATURE	ADDRESS
Jan Higgins	<i>Jan Higgins</i>	436 Gallardo Circle
Judy Khair	<i>Judy Khair</i>	440 Gallardo Circle
ROGER ALT	<i>Roger Alt</i>	444 Gallardo Circle
Patricia Williamson	<i>Patricia Williamson</i>	448 Gallardo
Sandra Beauchamp	<i>Sandra Beauchamp</i>	513 Caliente Place
STACI Delett	<i>Staci Delett</i>	516 Caliente Pl.
Susan Greco	<i>Susan Greco</i>	516 Belen
SUSAN KOWALEK	<i>Susan Kowalek</i>	525 Belen La.
Kathleen Jagan	<i>Kathleen Jagan</i>	529 Belen Ln
Dieta Hussard	<i>Dieta Hussard</i>	509 Caliente Pl.
Mary Anne	<i>Mary Anne</i>	416 Merubeli
Tom Skinner	<i>Tom Skinner</i>	416 Maribella Ct
Mary Lisa	<i>Mary Lisa</i>	909 252-5640
<i>[Signature]</i>	<i>[Signature]</i>	541 CHRISTINA DR.
Michele Cornell	<i>Michele Cornell</i>	548 Christina Dr.
Paul Cornell	<i>Paul Cornell</i>	548 Christina Dr.

