



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
May 19, 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 Mike Crusick, Anchor Faith Church, gave the invocation.

PLEDGE OF ALLEGIANCE

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

PROCLAMATION RECOGNIZING MAY AS NATIONAL HISTORIC PRESERVATION MONTH

Commissioner Joseph presented the proclamation to Megan Wright. Wright spoke on the importance of Historic Preservation Month. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING PROBLEM-SOLVING COURT MONTH

Commissioner Whitehurst presented the proclamation to Judge Christine. Christine spoke on the importance of Problem-Solving Court Month. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING NATIONAL PUBLIC WORKS WEEK

Commissioner Taylor presented the proclamation to Greg Caldwell. Caldwell spoke on the importance of National Public Works Week. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

PROCLAMATION RECOGNIZING WATER SAFETY MONTH

Commissioner Arnold presented the proclamation to Fire Chief Sean McGee. McGee, Joshua Underwood, SJCSO, and Jessica Earl, Marine Rescue Division, spoke on the importance of Water Safety Month. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

ACCEPTANCE OF PROCLAMATIONS

Motion by Joseph, seconded by Taylor, carried 5/0, to accept the Proclamations.

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

DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment

There was none.

APPROVAL OF CONSENT AGENDA

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

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

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2026-153**, accepting a Bill of Sale, Final Release of Lien, and a Warranty associated with the water system to serve AAA Self Storage, Phase 2
3. Motion to adopt **Resolution No. 2026-154**, accepting an Easement for Utilities associated with the existing pump station, sewer force main, and water meter servicing Beach Homes at Villages of Vilano Condominium Association, Inc., located off Coastal Highway
4. Motion to adopt **Resolution No. 2026-155**, authorizing the chair of the Board, on behalf of the County, to execute an Abandonment and Release of Easement related to Marshview Estates
5. Motion to adopt **Resolution No. 2026-156**, authorizing the chair of the Board to execute and deliver a Perpetual Easement to the State of Florida Department of Transportation, conveying easement rights over a portion of County Road 16A
6. Motion to adopt **Resolution No. 2026-157**, approving and authorizing the county administrator, or designee, to execute a Second Amendment to the Agreement for landscape maintenance of Certain County Road Rights-of-Way between St. Johns County and Silverleaf Master Owners Association, Inc., to add Fox Squirrel Drive to the Agreement
7. Motion to adopt **Resolution No. 2026-158**, approving the terms of and authorizing the county administrator, or designee, to execute a License Agreement with L-GEO, LLC, for use of a portion of the county right-of-way, located along Pope Road
8. Motion to adopt **Resolution No. 2026-159**, accepting a Deed of Dedication Right-of-Way from Pulte Home Company, LLC, to St. Johns County, for additional right-of-way along Greenbriar Road
9. Motion to adopt **Resolution No. 2026-160**, approving the terms of and authorizing the county administrator, or designee, to execute a Sublease Agreement with the State of Florida, Board of Trustees of the Internal Improvement Trust Fund, for use of a portion of beachfront property along South Ponte Vedra Beach for beach parking and public recreational purposes
10. Motion to adopt **Resolution No. 2026-161**, approving the terms of a Roadway Conveyance and Development Agreement, together with associated documents, and authorizing the chair to execute the agreement and associated documents, on behalf of the County, in connection with Rally Road and the Greenbriar Park and Library

11. Motion to declare the submitted list as surplus and authorize the county administrator, or designee, to dispose of the same in accordance with Purchasing Policy Section 17.1 and Florida State Statute 274.06
12. Motion to adopt **Resolution No. 2026-162**, authorizing the county administrator, or designee, to award RFP No. 2269, Temporary Staffing Services to Ad-Vance Talent Solutions, 22nd Century Technologies, Inc., Staffing of St. Augustine, Inc., and Keystaff, Inc., as the top ranked Proposers, and to execute the negotiated contracts for the performance of the required services in accordance with RFP No. 2269
13. Motion to adopt **Resolution No. 2026-163**, authorizing the county administrator, or designee, to utilize the Omnia Cooperative Contract No. 212816-01, and to execute and issue a purchase order to Ring Power Corporation for one 600Kw Caterpillar C18 Diesel Generator under Misc. No. 2758, in the amount of \$543,166.46, subject to the terms and conditions of the stated contract
14. Motion to adopt **Resolution No. 2026-164**, authorizing the county administrator, or designee, to execute and issue Change Order No. 04, to Task Order No. 05, with Ardurra Group, Inc., for additional professional engineering services during construction to complete the Hastings Water Treatment Expansion Project for an amount not to exceed \$93,980, under RFQ No. 22-01, Continuing Contracts for as needed Professional Services, Master Contract No. 22-PSA-ARD-16028
15. Motion to adopt **Resolution No. 2026-165**, authorizing the county administrator, or designee, to execute and issue Change Order No. 06 to Task Order No. 04 with CDM Smith, Inc., for additional engineering services during construction of the NW Water Reclamation Facility Modifications project for an amount not-to-exceed \$78,670 under RFQ No. 22-01, Continuing Contracts for as needed Professional Services, Master Contract No. 22-PSA-CDM-16072
16. Motion to adopt **Resolution No. 2026-166**, accepting and approving the amendment to the bylaws of the St. Johns County Insurance Committee, in substantially the same form as submitted
17. Motion to adopt **Resolution No. 2026-167**, approving the submission of a grant application to the Florida Fish and Wildlife Conservation Commission (FWC) under the Florida Boating Improvement Program (FBIP) for the Waldron Family Park and Boat Ramp Project, in the amount of \$499,998
18. Motion to adopt **Resolution No. 2026-168**, approving the Major Impact Special Event applications for the Game On Triathlon to take place at Vilano Beach on July 26, 2026, and October 11, 2026
19. Motion to adopt **Resolution No. 2026-169**, approving the Old School Kingfish application for a Major Impact Special Event to take place at the Vilano Fishing Pier on June 12-13, 2026

20. Motion to adopt **Resolution No. 2026-170**, accepting the donation of picture book shelving for the Main Library, and thereby the creation of an asset inventory record
21. Motion to approve the minutes of May 5, 2026, BCC Regular Meeting
22. Proofs:
 - a. Proof: Notice of Rescheduled Regular Meeting, The St. Johns County Board of County Commissioners rescheduled its March 17, 2026, regularly scheduled meeting to March 24, 2026, at 9:00 a.m., published on March 3, 2026, in *The St. Augustine Record*
 - b. Proof: Notice of Proposed Exchange of County Property, published on March 31, 2026, and April 7, 2026, in *The St. Augustine Record*
 - c. Proof: Notice of Meeting of the St. Johns County Insurance Committee, the third Thursday of April, June, and October 2026, at 9:00 a.m., at the St. Johns County Sheriff's Department Command Conference Room, 4425 Avenue A, St. Augustine, FL, published on April 13, 2026, in *The St. Augustine Record*
 - d. Proof: Value Adjustment Board Meeting, scheduled for May 12, 2026, at 9:00 a.m. in the HR Training and Education Center in the County Administration Building, 500 San Sebastian View, St. Augustine, FL 32084, published on April 24, 2026, in *The St. Augustine Record*

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Joseph requested that the Board discuss the Ironman Triathlon before public comment.

APPROVAL OF REGULAR AGENDA

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

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

IRONMAN JACKSONVILLE TRIATHLON DISCUSSION

Joseph asked Joy Andrews, County Administrator, to address the impacts and future of the Ironman Jacksonville Triathlon event. Andrews spoke on the event's impact on residents and traffic. She said that the post-event action review was underway and that the County would work more closely with Duval County and the Sheriff's Office to plan any future events.

PUBLIC COMMENT

Sandra Williams spoke on voting in St. Johns County.

Sherry Badger spoke on construction permits and drainage concerns and displayed a photo (Exhibit A).

Juanita Yates spoke on traffic concerns on Shores Blvd.

Libby Lauren requested a modern designated skate park at Ron Parker Park.

Cheryl Fields spoke on the proposed Outpost Food Truck Park and requested that County staff consider a food truck park in West Augustine.

Vicki Pepper, representing Community Advocates for Racial Equity (CARE), spoke on the need for affordable housing.

Kelly McTaggart reported on the accomplishments of the Hastings Cub Scout Pack 332 event, held at The Lord's Temple Church, and provided the history of the Cub Scouts.

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

Tom Reynolds spoke on scientific facts about horses, heat and shade, and animal abuse (Exhibit B).

BJ Kalaidi spoke on the Sheriff's Office's website, public records, cigar use on public beaches, the Outpost Food Truck Park, and public comment. She thanked the residents for attending the meeting regarding neighborhood concerns.

1. Public Hearing - PLNAPPL 2026-06, Main Street Pizza (SUPMAJ 2025-27 Approval). Request to appeal the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-27) to allow for the on-site sale and consumption of alcoholic beverages in conjunction with a restaurant located in Commercial General (CG) zoning. This request was made on behalf of Jeb S. Smith, representing God's Way Baptist Church of Hastings. This item was heard at the Planning and Zoning Agency's regularly scheduled February 29, 2019, meeting. The motion to approve was made by Mr. Matovina, seconded by Mr. Olson, and passed with a vote of 4 to 3. Dissenting votes by Mrs. Spiegel, Dr. Hilsenbeck, and Mr. Labanowski

Regular Agenda Items 1 and 2 were heard together.

The Board disclosed ex parte communication.

Wendy Smith, representing God's Way Baptist Church of Hastings, Appellant, spoke in opposition to the request.

Pete Boykins, representing First Baptist Church of Hastings, Appellant, provided background on the Land Development Code, spoke in opposition to the request, and displayed a letter (Exhibit A).

Matt Glass, owner of Main Street Pizza, the Appellee, outlined the history of and plan for the special use permit, which was approved by the PZA; he asked the Board to uphold that decision.

Public Comment

Tom Reynolds spoke in opposition to the special use request.

Christine Rodda raised safety concerns about allowing alcoholic beverages and opposed the special use request.

Ashley Swarmer spoke in opposition to alcohol consumption and the restaurant's proximity to nearby churches (Exhibit B).

Vicki Pepper spoke in support of the request to serve alcoholic beverages.

Justin Tankerman spoke in support of the request to serve alcoholic beverages.

Dale Barns spoke in opposition to the special use request and against the serving of alcoholic beverages.

Lauren Loro spoke in support of the request to serve alcoholic beverages.

Jennifer Rasher spoke in support of the request to serve alcoholic beverages.

Amanda Mooney spoke on safety concerns related to traffic and displayed a photo (Exhibit C).

Alias Taylor opposed the special use request and supported prohibiting the use of alcoholic beverages.

Andrew Ketterer spoke about special use permits in general, the Comprehensive Plan, and explained the Board's standard for overturning the decision. He felt that the appellants had not presented competent, substantial evidence to overturn the decision.

Kelly McTaggart spoke in support of the request and the business's compatibility.

Michelle Bateman spoke in support of the request to serve alcoholic beverages.

Acer Greer spoke in opposition to the special use and urged the Board to deny the request to allow alcoholic beverages to be served.

Craig Lands spoke in opposition to the special use request and supported not allowing the use of alcoholic beverages.

Wynn Smith spoke in opposition to the special use request and supported not allowing the use of alcoholic beverages.

Robert Solana spoke in opposition to the special use request and supported not allowing the use of alcoholic beverages.

Thomas Mooney spoke on statistics regarding drunk driving.

Nicole Cade spoke in opposition to the special use request and supported not allowing the use of alcoholic beverages.

Vicki Andrews spoke in support of the special use request, with possible adjustments to the times during which alcohol could be served.

Susan Cotton spoke in opposition to the special use request and supported not allowing the use of alcoholic beverages.

Hector Ortiz spoke in opposition to the special use request and supported not allowing the use of alcoholic beverages.

Rich Shirmly spoke on drug and alcohol addiction, noting it was a mental health condition, and spoke in support of the appeal.

Job Real spoke in opposition to the requested special use due to concerns with the location of the restaurant.

Debbie Martez spoke in opposition to the special use request with concerns about alcohol and drug addiction, and on her personal experience regarding a drunk driver.

Eddie Rack encouraged the Board to make the right decision.

Charlie Hunt spoke on the different projects that had been approved by the Board.

BJ Kalaidi spoke in opposition to the special use request and supported not allowing the use of alcoholic beverages.

Matt Rominek, attorney representing First Baptist Church, provided rebuttal suggesting that the restaurant was not Code-compliant due to parking.

Smith provided a rebuttal, stating that a special use should promote the public health, safety, welfare, morals, order, etc., therefore, she opposed the special use request on the grounds of protecting morals.

Marie Colee, Growth Management, explained that the restaurant was considered a non-conforming historical structure and was exempt from certain parking requirements per the Hastings overlay.

Discussion ensued regarding the PZA's approval of the special use request, with the community recognized for coming out to support Main Street Pizza, and the Board members expressing their positions on the request.

Motion by Arnold, seconded by Murphy, carried 5/0, to approve PLNAPPL 2026-06, Main Street Pizza of SUPMAJ 2025-27, overturning the decision of the Planning and Zoning Agency and denying the request for a Special Use Permit to allow for the on-site sales and consumption of alcoholic beverages within Commercial General (CG) zoning, pursuant to

Land Development Code Section 2.03.02, specifically at 125 North Main Street, subject to the seven findings, as provided in the staff report.

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

Nay: None

2. Public Hearing - PLNAPPL 2026-07, Main Street Pizza (ZVAR 2025-32 & SUPMAJ 2025-27 Approval). Request to appeal the Planning and Zoning Agency (PZA) approval of ZVAR 2025-32 and SUPMAJ 2025-27 to allow for the on-site sale and consumption of alcoholic beverages in conjunction with a restaurant located in Commercial General (CG) zoning within 1,000 feet of an existing Church. This request is being made on behalf of Benjamin Rodda, representing First Baptist Church of Hastings. This item was heard at the Planning and Zoning Agency's regularly scheduled February 29, 2019, meeting. The motion to approve was made by Mr. Matovina, seconded by Mr. Olson, and passed with a vote of 4 to 3. Dissenting votes by Mrs. Spiegel, Dr. Hilsenbeck, and Mr. Labanowski

Regular Agenda Items 1 and 2 were heard together.

Motion by Arnold, seconded by Murphy, carried 5/0, to approve PLNAPPL 2026-07, Main Street Pizza (ZVAR 2025-35 and SUPMAJ 2025-27), overturning the decision of the Planning and Zoning Agency and denying the request for a Special Use Permit to allow for the on-site sales and consumption of alcoholic beverages within Commercial General (CG) zoning, pursuant to Land Development Code Section 2.03.02, specifically at 125 North Main Street, subject to the seven findings of fact, as listed in the staff report, and denying ZVAR 2025-35.

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

Nay: None

Murphy recessed the meeting at 12:19 p.m. and reconvened at 1:00 p.m.

3. Public Hearing - PUD 2024-02, 10150 Cartwheel Bay PUD. Request to rezone approximately 3.08 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 11,500 square feet automobile repair facility with a maximum of ten active service bays and accessory outdoor storage located at 10150 Cartwheel Bay Avenue. The Planning and Zoning Agency (PZA) heard this request at a public hearing on April 16, 2026. Discussion focused on the proposed changes to limit the site uses and improve the driveway and parking. The applicant stated that no major bodywork or collision repair activities would occur onsite. Public comments raised concerns about off-site parking, traffic, fencing, long-term parked vehicles, environmental impacts, test-driving in nearby neighborhoods, and staffing. A suggestion was made to extend the driveway to keep all vehicles on-site. The owner testified that the abandoned vehicles had been removed, that about 20 cars were serviced daily, and signage would be limited to 15 feet. The Agency recommended approval with a vote of 6-0. Support was made by members Hilsenbeck, Matovina, Green, Spiegel, Labanowski, and Olson, with member Perkins being absent

The Board disclosed ex parte communication.

Matthew H. Lahti, Gulfstream Design Group, LLC, representing the applicant, presented the details of the rezoning request and displayed the site plan (Exhibit A).

Public Comment

Marie Traina said that the business should comply with regulations and that there were still vehicles on the property. She displayed photos of the property (Exhibit B).

Discussion ensued on bringing the property into compliance, the draft construction plans (Exhibit C), and the outdoor storage of vehicles.

Motion by Whitehurst, seconded by Murphy, carried 5/0, to enact Ordinance No. 2026-12, approving PUD 2024-02, 10150 Cartwheel Bay PUD, based upon nine findings of fact, as listed in the staff report.

Yea: Whitehurst, Taylor, Murphy, Joseph, Arnold

Nay: None

4. Public Hearing - REZ 2025-14, Anchor Faith - Mall 2121. Request to rezone approximately 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI), located specifically at 2121 US Highway 1 South. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on April 2, 2026, and it was recommended for approval with a vote of 7-0

The Board disclosed ex parte communication.

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

Public Comment

Krysta Case opposed the rezoning request due to concerns about the owner's financial soundness, the traffic capacity of nearby roads, and the allowable uses under CI zoning.

Michael Reed was concerned about the intensity of uses that could be allowed under CI zoning and traffic congestion.

BJ Kalaidi felt the request should not be granted as CI zoning was too intense for the area.

Charlie Hunt commented on transparency in rezoning requests.

Discussion ensued on what would happen to the zoning if the property were sold and the appropriate, allowable uses of the property.

Whitehouse provided rebuttal on the public comment concerns regarding being appropriate, intent, and adding “no data centers” as a condition, and adding conditions to the ordinance.

Motion by Murphy, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2026-13, approving REZ 2025-14, Anchor Faith - Mall 2121, based on four findings of fact, as provided in the staff report, with two conditions, waiving the right to data centers and the Live Local Act.

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

5. Public Hearing - CPA(SS) 2025-15, 4060 County Road 13 South. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 18.27 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one single-family dwelling unit; located at 4060 County Road 13A South. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on April 16, 2026, and was recommended for approval with a vote of 6-0. Member Perkins was absent. There was minor discussion about the preservation of the wetlands located on the subject property

John Leone, the property owner, presented the details of the requested small-scale Comprehensive Plan amendment.

Public Comment

There was none.

Motion by Arnold, seconded by Murphy, carried 5/0, to enact Ordinance No. 2026-14, approving CPA(SS) 2025-15, 4060 County Road 13 South, based upon four findings of fact with a text amendment, as provided in the staff report.

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

6. Public Hearing - CDD AMD 2026-01, Rivers Edge II CDD (Rivertown). A petition to amend the boundary of the Rivers Edge II Community Development District (CDD), removing approximately 298.07 acres from the district boundary

Wes Haber, Kutak Rock, LLP, representing Mattamy Homes - Jacksonville, presented the details of the amendment request. Discussion ensued regarding the submitted pre-filed testimony and the removal of approximately 100 acres of wetlands, as stated by a representative from Mattamy Homes.

Public Comment

Vicky Pepper suggested that the property be used for conservation or affordable housing.

Motion by Whitehurst, seconded by Murphy, carried 5/0, to enact Ordinance No. 2026-15, approving CDD AMD 2026-01, Rivers Edge II CDD, based on three findings of fact, as provided in the staff report.

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

7. Public Hearing - First Reading - LDCA 2026-03, Landscaping Service Accessory Use. The Board of County Commissioners requested changes to Land Development Code (LDC) regulations regarding landscaping service businesses as an accessory use to Commercial Plant Nurseries as a Special Use at its regularly scheduled public hearing on Tuesday, February 17, 2026. The Planning and Zoning Agency heard the proposed LDC amendment at its regularly scheduled meeting on April 16 and made a motion to recommend approval of the LDC changes with a vote of 6-0

Jacob Smith, AICP, Planning Division Manager, presented the details of the proposed amendments to the Land Development Code.

Public Comment

There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to waive the requirements to hold the second public hearing after 5:00 pm.

8. Public Hearing - First Reading - LDCA 2026-02, Home-Based Business. This amendment amends Land Development Code Article II (Zoning Districts and Special Uses), Article III (Special Districts) and Article XII (Definitions) to codify changes to State Statute that went into effect on July 1, 2021, with the enactment of House Bill 403. The bill added Florida Statute 559.955, which stipulates the policies local governments may implement to regulate home-based businesses. This amendment brings the Land Development Code into compliance with F.S. 559.955 by adding the allowed specified criteria to Home-Based Business as permitted in zoning districts allowing residential use. The amendment also removes outdated language no longer in statute

Jacob Smith, AICP, Planning Division Manager, presented the details of the proposed amendments to the Land Development Code. Discussion ensued on defining accessory uses.

Public Comment

There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to waive the requirements to hold the second public hearing after 5:00 pm.

9. Shared Use Nonmotorized (SUN) Trail Network Presentation. Presentation to the Board concerning the SUN Trail. The Northeastern Florida regional loop trail represents a coordinated, multi-jurisdictional effort to create what is anticipated to be the longest multi-use loop trail in the Southeast, totaling approximately 260 miles upon completion. Within this broader system, nearly 40 miles will be in St. Johns County, including segments within the City of St. Augustine and the City of St. Augustine Beach, positioning the County as a critical link in the regional network. The loop integrates with major statewide and national trail systems, including the East Coast Greenway and the Coast-to-Coast Trail, enhancing both interstate and cross-state connectivity. This presentation will focus on the segment along Beach Boulevard from Pope Road to A1A, within the City of St. Augustine Beach

Ryan Kane, Parks and Recreation Director, and Greg Caldwell, Public Works Director, presented details on the SUN Trail, including its timeline, schedule, funding, and budget, as well as the A1A Beach Blvd. segment. Discussion ensued regarding traffic-calming options for the Publix and Sea Colony intersections.

State Representative Cindy Stephenson spoke on pedestrian and traffic safety, the joys of biking, and the benefits of the Trail system.

Public Comment

Frank Massey spoke in support of the SUN Trail.

Lee Genolius spoke in support of the Trail but urged the Board to relocate it due to safety concerns (Exhibit A).

Tom Knuckey, representing the St. Johns River to Sea Loop Alliance, spoke in support of the A1A Beach Blvd. Trail alignment.

Linda Hawver read excerpts from the Florida *SUN Trail Handbook* and said that locating the Trail on Beach Blvd. was not safe, as it was not a low-traffic area.

Peter Busichio spoke in opposition to the request due to safety concerns.

Gloria Worley, a business owner on A1A Beach Blvd., spoke in opposition to the request due to the negative impacts on restaurants and other businesses during construction. She urged the Board to relocate the Trail.

Taylor Braney spoke in support of the Trail and urged the Board to approve it.

William Hoffman spoke in opposition to the Trail's location and urged the Board to redirect its funding.

Chris McCarroll spoke about marking existing bike lanes and in support of the SUN Trail.

Gary Testa spoke in support of the SUN Trail along A1A Beach Blvd.

William Jones urged the Board to deny the SUN Trail due to safety concerns (Exhibit B).

Rick Barry read a letter on behalf of Rich O'Brien, who supported the Trail but opposed its current proposed location.

Max Royle, City Manager, City of St. Augustine Beach, said that the Board passed a resolution in 2019 (Res. 2019-11) supporting the Trail's location along A1A Beach Blvd.

Heidi Lucas stated that she was not opposed to the SUN Trail, just its current location. She highlighted safety concerns (Exhibit C).

Addie Marie Forchette spoke in opposition to the Trail due to safety concerns.

Terry Takken spoke in support of the current alignment of the SUN Trail.

Susan Cox spoke in support of the SUN Trail for enhanced mobility for those with mobility issues.

Tom George spoke in support of the SUN Trail.

Brad Thomas spoke in support of the current alignment of the SUN Trail.

Dan Hawver spoke in opposition to the SUN Trail due to the incompatibility of bikers and pedestrians sharing the same space.

Marguerite Ardito, president and co-founder of the advocacy organization supporting the SUN Trail, spoke in support of the SUN Trail and highlighted its benefits (Exhibit D).

Beth Pelzer spoke in support of the Trail but not of its location, citing safety concerns and interaction with emergency vehicles.

Sallie O'Hara, a former byway program administrator, spoke in support of the SUN Trail and its current location.

Ryan Benwick, representing the North Florida Bicycle Club, said they favored the Sun Trail in its current proposed location on A1A Beach Blvd. for safety reasons (Exhibit E).

Jeanine Maleno stated she was not opposed to the SUN Trail but was concerned with its location due to safety concerns.

Susan Daly commented on the dangers of mixed-use paths. She was not opposed to the Trail, just its current proposed location.

Deb Testa commented on the safety of walking or cycling in St. Augustine Beach; she felt the Trail would improve conditions.

Anna Novak spoke in support of the SUN Trail and suggested locating the Trail along US 1 for safety reasons.

Phil McDaniel recommended against mixing bikers and pedestrians on the same path for safety and comfort reasons, given their speed differences (Exhibit F). He suggested relocating the Trail to the west side of A1A, as there were fewer ingress/egress points.

Jim Escobar spoke in support of the SUN Trail on its current location.

Danielle Anderson, Friends of A1A Scenic and Historic Coastal Byway Program Administrator, supported the SUN Trail and its current proposed location.

A resident said that everyone agreed that the Trail was a wonderful thing, but there were enough safety concerns to warrant reconsidering the location of SUN Trail.

Discussion ensued among Board members regarding the Trail's mixed-use nature and the consideration of alternate routes. Ben Bright with St. Johns County noted that the intent was to mix uses on the Trail.

COMMISSIONERS' REPORTS

Commissioner Arnold

Arnold thanked the Board for supporting Water Safety Month.

Commissioner Joseph

Joseph said that Greg Leonard had released a new book about Palatka, Florida.

Commissioner Whitehurst

Whitehurst encouraged everyone to attend the Memorial Day event at the St. Augustine National Cemetery.

Whitehurst said that he and Taylor attended a presentation at which representatives from Nassau County said they were considering a moratorium on data centers, but that some data centers were using coolant instead of massive amounts of water. He said that more information was needed before policy decisions on data centers were made.

Commissioner Taylor

Taylor expressed concerns about the amount of energy and water used by data centers. She asked the county administrator to provide an update on the County's World Golf Village properties.

Commissioner Murphy

Murphy requested that the Board reconsider MAJMOD 2025-11, Golfway Center PUD. Discussion ensued regarding the reasons for reconsidering the item, including the condition of the wetlands; it was noted that the PZA unanimously recommended approval of the modification.

Public Comment

Tom George spoke about wetlands, recharge areas, and drought conditions.

Denver Cook spoke on the impacts of development on the environment and advocated for business and industry development in the county.

Charlie Hunt commented on the destruction of wetlands.

BJ Kalaidi urged the Board not to reconsider the request.

Motion by Murphy, seconded by Whitehurst, carried 3/2, with Taylor and Joseph dissenting, to reconsider the decision for MAJMOD 2025-11, Golfway Center Planned Unit Development, and bring it back at an upcoming meeting.

Yea: Murphy, Whitehurst, Arnold

Nay: Taylor, Joseph

COUNTY ADMINISTRATOR'S REPORT

Andrews provided a historical review of the World Golf Village properties. She also spoke on the County's water conservation measures.

COUNTY ATTORNEY'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 4:14 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 638437-638510, totaling \$1,023,568.24, and Voucher Range, EFT, totaling \$8,134,974.96 (05/08/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 638515-638520, totaling \$5,775, and Voucher Range, EFT, totaling \$4,665 (05/12/2026)
3. St. Johns County Board of County Commissioners Voucher Range, EFT, totaling \$4,665 (05/12/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 638521-638545, totaling \$28,256.30 (05/12/2026)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 638546-638562, totaling \$117,621.38 (05/14/2026)
6. St. Johns County Board of County Commissioners Check Register, Check No. 638563, totaling \$28,256.30 (05/14/2026)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 638564-638636, totaling \$778,539.09, and Voucher Range, EFT, totaling \$4,554,345.24 (05/15/2026)

8. St. Johns County Board of County Commissioners Check Register, Check Nos. 638643-638709, totaling \$39,275.69, and Voucher Range, EFT, totaling \$178,023.72 (05/20/2026)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 638734-638798, totaling \$788,079.52, and Voucher Range, EFT, totaling \$13,134.19 (05/22/2026)
10. St. Johns County Board of County Commissioners Check Register, Check No. 638799, totaling \$231.98 (05/22/2026)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 638800-638806, totaling \$571.65, and Voucher Range, EFT, totaling \$890.42 (05/22/2026)

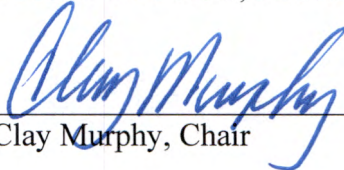
CORRESPONDENCE:

There were none.

1. Letter dated May 7, 2026, regarding the Entrada Community Development District Proposed Budget for Fiscal Year 2026/2027

Approved June 2, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Clay Murphy, Chair

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

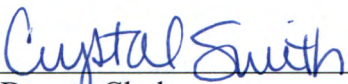
By: 
Deputy Clerk





EXHIBIT A

BCC May 19, 2021
Agenda Item No. Pubcom
Presenter: Shirley Badger



Outlook

Evidence

From: Tom Reynolds <thomastreynolds@yahoo.com>
Date: Tue 5/19/2026 5:50 AM
To: The UPS Store #0933 <store0933@theupsstore.com>

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

Scientific Facts About Horses, Heat, and Shade

- **Extreme Thermoregulation Stress:** Horses possess a large body mass and thick coats, meaning they absorb heat rapidly but lose it very slowly. Unlike humans, their internal cooling mechanisms fail quickly under extreme heat and high humidity, leading rapidly to heat exhaustion or life-threatening heat stroke.
- **The Asphalt Amplification Effect:** On a 90°F day in Florida, asphalt surfaces frequently absorb solar radiation and reach temperatures up to 130°F. Because carriage horses wait and walk on this blacktop without shade, radiant heat from below severely accelerates their core temperature rise, increasing the risk of hoof damage and joint inflammation.
- **The Option of Shade is Mandatory:** Equine welfare studies show that even if a horse temporarily tolerates sunlight, humans must provide managed access to shade to prevent long-term metabolic distress. Forcing a working animal to stand stationary in direct sunlight prevents it from escaping solar radiation.
- **High Water Volume Demands:** An average mature working horse requires 8 to 20 gallons of clean water daily to digest

EXHIBIT B

BCC May 19, 2026
Agenda Item No. PRECOM
Presenter: Tom Reynolds



Signed by Pastors and the Churches They Pastor in St. Johns County

Pastors	Church	Address
Walter West	Anastasic baptist Church	1650 AIA South St. Augustine 32080
Ralph [Signature]	MEMPHIS CREST BEACH BAPTIST CHURCH	760 CATALINA RD SA AUGUSTINE 32086
Ted Owens [Signature]	Palm Baptist Church	5845 State Road 6 St. Aug. FL 32092
Johnny Weldon	Moutrie Baptist Church (Moutrie)	3600 US 1 South St. Augustine, FL 32086
Kris Thoresen	First Baptist Church Jacksonville - North	Valley Ridge Blvd Ponte Vista FL 32091
[Signature]	Augusta Baptist Church	1650 AIA South St. Augustine, FL
[Signature]	Mt. Olive Baptist Church	8250 Co. Rd. 15 Hastings, FL 32145
Sen Davis	First Baptist Church Hastings	109 N. Main St. Hastings, FL 32145
[Signature]	[Signature]	5222 Cr. 11 Hastings, FL 32145
Barbara Smith	Grace Community Church	2040 US 1 North St. Augustine, FL 32045
Dale [Signature]	Madame Baptist Church	1650 AIA South St. Augustine 32080
Mark S. [Signature]	Seagrass Point Baptist Church	3500 S.R. 16 St. Augustine, FL
[Signature]	Calvary Baptist Church of Hastings	401 Ruth McKing Ave. Hastings, FL 32145
Paul Ott	One Life Church	110 Circle Drive C. St. Augustine, FL 32084
Rev. Steven Brown	McDowell Baptist Church	14 Day View St. Augustine FL 32084

EXHIBIT A

BCC: May 19, 2020
 Agenda Item No. BGD 402
 Presenter: Pete Boykins



EXHIBIT B

BCC May 19, 2024
Agenda Item No. REGD1 302
Presenter: Ashley Swarmer



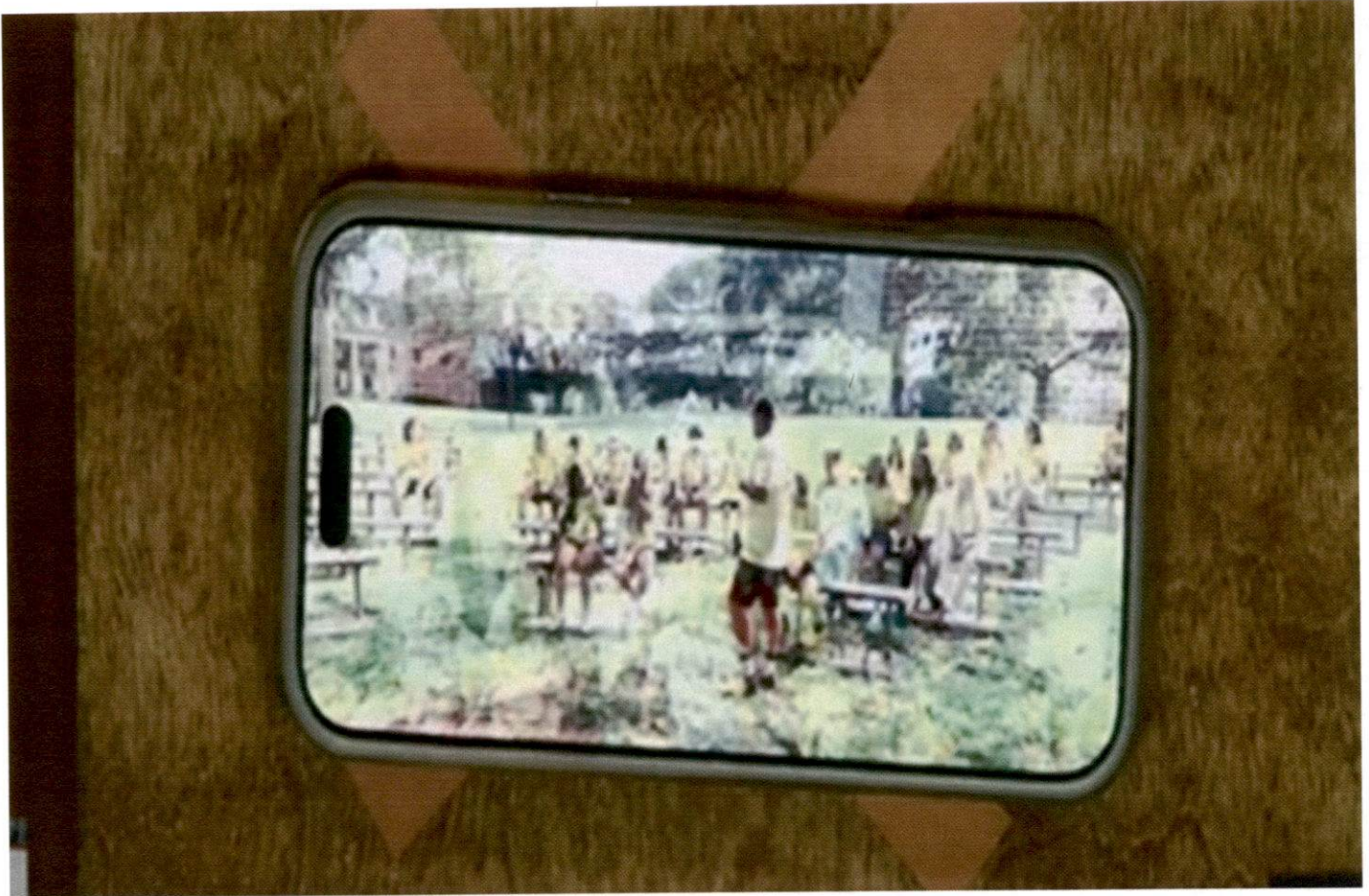


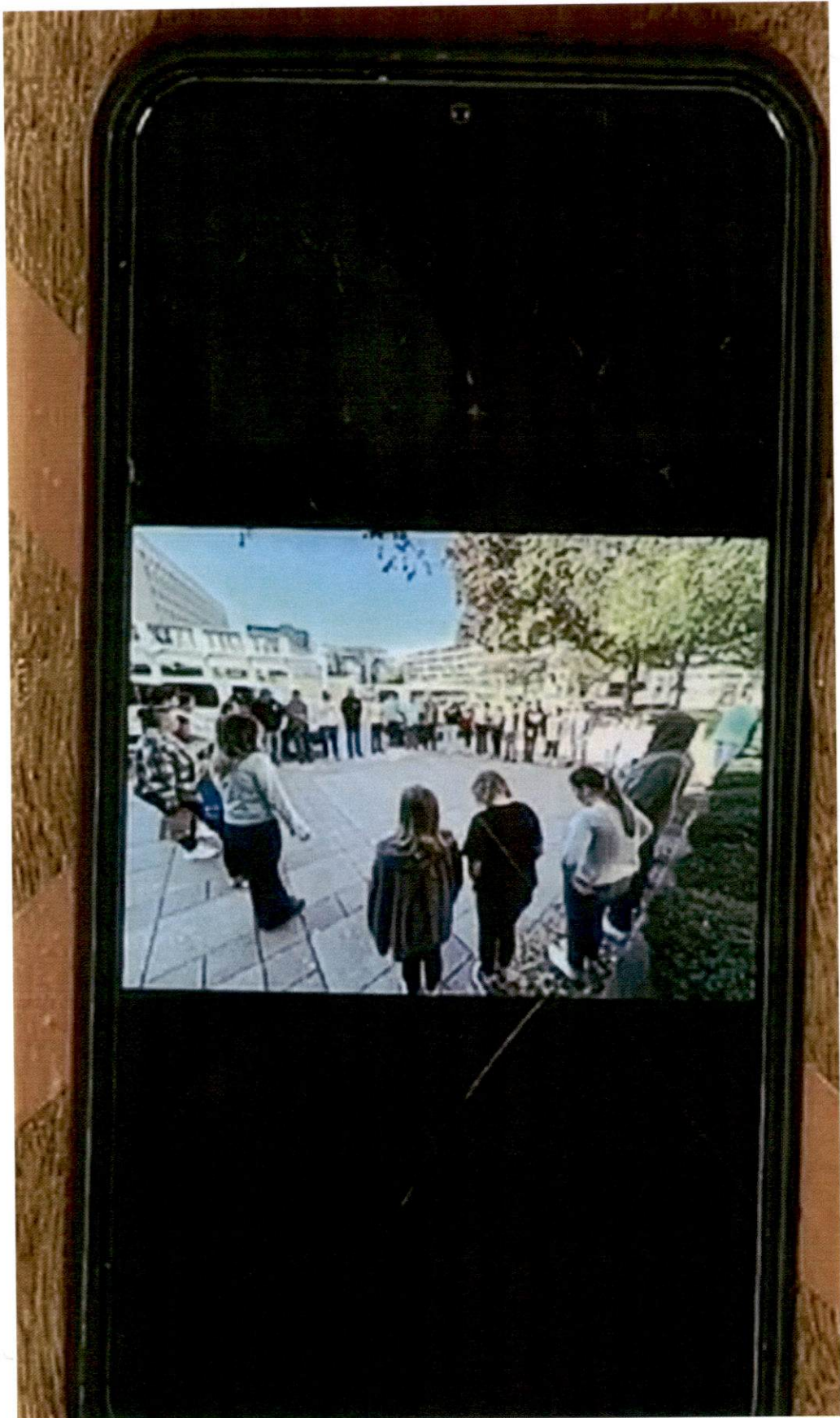


EXHIBIT C

BCC May 19, 2020
Agenda Item No. BEG01302
Presenter: Amanda Moorhead







Agenda Item No. 1 and No. 2 – Main Street Pizza

Agenda items 1 and 2 are appeals to the special use permit and variance granted by the PZA to Main Street Pizza and will be heard together.

Appellant - God's Way Baptist Church of Hastings, Inc. – (Wendy Smith) – 20 minutes

Appellant - First Baptist Church of Hastings, Inc. (Ben Rodda) – 20 minutes

Applicant – Main Street Pizza (Matt Glass) – 20 minutes

Public Comment – each person providing public comment is limited to 3 minutes

Rebuttal by Appellants – 5 minutes

Board discussion and motion

Appellant Representative – 20 minutes

ITEMS 1 & 2

PLNAPPL 2026-06 Main Street Pizza (SUPMAJ 2025-27 Approval)

PLNAPPL 2026-07 Main Street Pizza (ZVAR 2025-32/SUPMAJ 2025-27 Approval)

Item #1+2

Marie Colee

From: Andrew Moree
Sent: Friday, May 8, 2026 10:02 AM
To: Marie Colee
Cc: Jennifer Gutt
Subject: Fw: Upcoming permit appeal- Hastings, Main Street Pizza



Andrew Moree
Application Review Technician
Growth Management
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-209-0602 | www.sjcfl.us



- **“WARNING: St Johns County will never ask you to wire transfer money.** For more information see: [St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County](#)”

From: Emma Hanson <eclair9999@gmail.com>
Sent: Friday, May 8, 2026 9:57 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Upcoming permit appeal- Hastings, Main Street Pizza

To who it may concern-

I am reaching out to the Board of County Commissioners to inform them of my, a local member of the Hasting community, support for Hastings Main Street Pizza. It is my understanding that this family owned establishment is currently under fire for their selling of beer and wine. Because this is a fairly newer restaurant, there might not be a whole lot of community push back against the Board of County Commissioners. However, I would like for it to be known that those of us that frequent this establishment and do participate in their serving of alcohol will be very disappointed to see this happen. This restaurant is filled with kind and professional employees as well as respectful and understanding customers. Of the dozens of times my family and I have eaten at this establishment, we have never seen a “rowdy” or highly intoxicated crowd. This simply isn’t that kind of town. A glass of wine with pizza and salad is not going to cause any type of disturbance in this potato capital. I fully understand the few citizens that are worried about the potential selling of alcohol leading to chaos, but if the dollar store selling beer all day long less than 500 feet away has yet to cause any kind of ruckus, I am confident that this family oriented business will continue to be a pillar of the new and improved Hasting Main Street.

If there is any further insight I can offer to ensure this message is being received and fully understood, please feel free to reach out.

Thank you,
Emma Hanson
321-652-6199

P. O. Box 337
Hastings, Florida 32145
May 10, 2026

St. Johns County Growth Management Department
St. Johns County Commissioners
4040 Lewis Speedway
St. Augustine, Florida 32084

VIA Electronic Mail

RE: File Numbers: PLNAPPL-2026000006 and PLNAPPL-2026000007

I am in receipt of the "Adjacent Property Owner Notices" regarding the hearing scheduled for May 19, 2026, on the subject property. Unfortunately, I will be out of town during the scheduled time, so I am sending my comments in writing.

I respectfully request that the St. Johns County Commission support the appeals of the Planning and Zoning Board (PZA) approval of the Special Use Permit and **deny** the Variance. I attended the previous hearing on February 19, 2026, and spoke out about the lack of consistency in administering and enforcing the Land Development Codes in the Hastings area. It was disappointing to watch the PZA actions after seeing many of the comments being against allowing a variance.

Dissolving of the Town of Hastings Charter

As is well known, in 2016 discussions were initiated about the sustainability of the Town of Hastings to continue as a government entity. Along with financial instability, one of the reasons the citizens supported dissolving the Town Charter was the lack of resources to administer and enforce Town ordinances and codes. It was hopeful that the St. Johns County Government and Administration would have such resources.

One of the actions taken during the transition between the Town and the County was the establishment of the Hastings Overlay District. This process was Noticed by the County and Public Meetings were held (see BCC meeting agenda/minutes 12/19/2017). On November 29, 2017, a public meeting was held by the County. During this meeting, it was explained by the County that since the Town of Hastings did not use Zoning classifications, the "Overlay District would preserve any Land Uses currently enjoyed".

Subject Property

Historically, the subject property was known as the "Dr. Coe" house. Dr. Coe was an early resident of the Town and operated the local pharmacy. At the time of the transfer of the Town to the County, this property continued as a residence. The zoning of the property at

that time was established as Commercial General (CG). Because of the Overlay District, its Land Use continued as Residential.

The property continued as a residence until the latter part of 2021 when it was then sold. At that time, it began a transition from residential to a restaurant. There were never any notices sent or hearings held regarding the change of use. Did that change meet the requirements under Florida Statute 125.66? Additionally, there were never any hearings held regarding a variance for requirements under Part 6.05.00 of the St. Johns County Land Development Code. It would appear to me that the subject property does not meet the requirements of that code?

In 2025, the property was again sold. The current Land Development Code 2.03.00 was in effect at the time of the sale. It would appear to me that it is the responsibility of the purchaser to do their due diligence regarding any restrictions before completing the purchase of the property?

Surrounded by Land Development Code Violations

I am a 3rd generation resident on my property at 111 West Lattin Street. Over time, I have watched several of the properties surrounding me have land use changes. It started with 106-112 West Lattin Street. This property was historically used as low-impact commercial. When the current owner purchased it, it was turned into an intensive commercial use of storage and repair for tractor trailers. Unfortunately, the County's Special Magistrate saw things differently.

Then there is 107-109 West Fox Street. In 2024, the owners of this residential property (RG-2) began using this property for outdoor vehicles, boat, and shipping container storage location. In this case, Code Enforcement and the Building Department are "coaching" the property owner on how to get around the Land Development Code. To date, there have been no changes in the use of this blighted property.

And now we have 301 North Main Street. A recent business opening that does not meet any of the Land Development Code 6.05.00 and is also serving alcohol within 1,000 feet of an existing place of worship. Once again, I have received no "Adjacent Property Owner Notice" of variance hearing.

Why Have Land Development Codes?

We are thankful for all the infrastructure improvements St. Johns County has made in the Hastings community. But it is frustrating and disappointing to feel that there is no consistent administration or enforcement of codes and ordinances in the area. Are the right people in their positions or on boards? If a variance must be issued for a code, is the code necessary or relevant? We should be able to do better.

Again, I encourage the Commissioners override the PZA decision to allow a variance to Land Development Code 2.03.00 on the subject property.

Sincerely,
/s/
Chris Stanton

Item #1 +2

From: [Andrew Moree](#)
To: [Marie Colee](#)
Cc: [Jennifer Gutt](#)
Subject: Fw: Main Street Pizza - beer & wine permit
Date: Wednesday, May 13, 2026 7:33:08 AM

From: Alexis Ashton <alexisashtonrealtor@gmail.com>
Sent: Tuesday, May 12, 2026 7:41 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com <mainstpizzahastings.com@gmail.com>
Subject: Main Street Pizza - beer & wine permit

I am writing in today to show my support for Main Street Pizza and make it known that I'm in favor of the approval for their beer and wine license. I enjoy having a glass of wine or a single beer with my pizzas, calzones, etc. I feel as a member of the community, this wouldn't affect the neighboring establishments in a negative way. So many businesses supply beer and wine to their customers with young children and families such as Chuck E. Cheese, Disney World, Cracker Barrel, etc. Responsibility of this would be to not allow customers overindulgence, which I believe an upstanding business such as Hastings Main St. Pizza would never allow that to happen.

Alexis Ashton
904.837.7871

Item #1 +2

From: [Adam Howington](#)
To: [Jennifer Gutt](#); [Marie Colee](#)
Subject: FW: Appeal from Main St. Pizza. Hastings Fl.
Date: Thursday, May 14, 2026 3:16:49 PM

From: Cheryl Nadzam <cannafaxfarm@gmail.com>
Sent: Thursday, May 14, 2026 1:29 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Appeal from Main St. Pizza. Hastings Fl.

Good afternoon,

I eat pizza there a lot and am also a member of Hastings Baptist Church.

While I do like a beer with my pizza sometimes, the county ordinance specifically says 1000 ft from a church or school. Our church is 52 ft. If Main St. Pizza gets a variance to this, so could other establishments. We could possibly have lots of places serving alcohol per drink next to churches and schools.

This is a lawful variance put into place to protect our children.

When the pizza place was purchased the new owner should have known or checked into all ordinances.

I'm still going to eat there even if I can't have a beer. The ones drinking alcohol there also shouldn't be driving.

Best Regards,

Cheryl

Item #1+2

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: We support Main Street Pizza
Date: Monday, May 18, 2026 7:26:12 AM

From: David Boggess <dboges12@gmail.com>
Sent: Friday, May 15, 2026 6:28 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com
Subject: We support Main Street Pizza

No religious organization should extend thier control beyond church walls. This is simply Unconstitutional. Any establishment should be able to serve whatever drink they choose. No matter what organization is next door.

Item #1 + 2

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Marie Colee](#)
Subject: FW: mainstpizzahastings.com@gmail.com
Date: Monday, May 18, 2026 7:25:15 AM

From: Jessica Hinkel <jhinkel0331@gmail.com>
Sent: Friday, May 15, 2026 6:29 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: mainstpizzahastings.com@gmail.com

WE SUPPORT MAIN ST. PIZZA!!

Main St. Pizza is an order-at-the-window establishment. In no way are they portraying themselves as a local bar. There are no safety concerns from our community in regards to drinking irresponsibly here. The churches should have no say in this matter, as a legally obtained license was previously procured.

Item #1 + 2

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: Main street pizza and Ice Cream
Date: Monday, May 18, 2026 7:23:55 AM

From: C L WILSON <dahvandcat@bellsouth.net>
Sent: Sunday, May 17, 2026 9:38 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Main street pizza and Ice Cream

Hello,

I want my voice to be heard; a church should not be involved in politics!!! They pay no taxes. Let the restaurant succeed.... they pay taxes.

I'm not even sure why they oppose this to begin with. Christians should not treat our neighbors as such. Shame on that church!

Thank you for taking the time to read my view.

A voting member of the Christian society,

Cat Wilson

SITE LOCATION

- 10150 Cartwheel Bay Avenue
- 3.08 acres
- Parcel ID: 026400-0040



Cartwheel Bay PUD

PUD 2024-02



Cartwheel Bay PUD

PUD 2024-02

EXHIBIT A
BCC May 19, 2020
Agenda Item No. BEG 03
Presenter: Matthew Lantz



LAND USE & CURRENT ZONING

RESIDENTIAL-C (RES-C)



OPEN RURAL (OR)



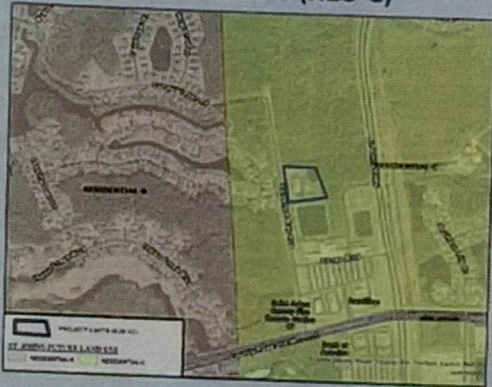
Cartwheel Bay PUD

PUD 2024-02

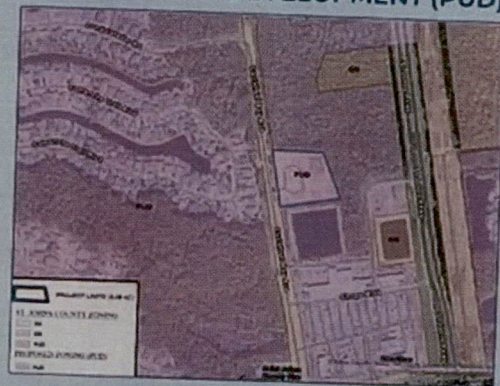


LAND USE & PROPOSED ZONING

RESIDENTIAL-C (RES-C)



PLANNED UNIT DEVELOPMENT (PUD)



Cartwheel Bay PUD

PUD 2024-02

FAMILY OWNED

COMMUNITY TRUSTED



Cartwheel Bay PUD

Auto Medics

- General automotive maintenance and repair services
- Oil changes, brakes, tires, diagnostics, and routine mechanical repairs
- **NOT** major bodywork, collision repair or heavy reconstruction

PUD 2024-02

Revised PUD

Permitted Uses:

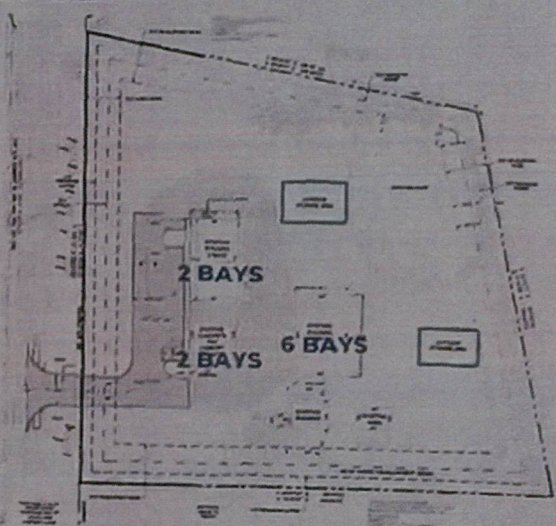
- General auto service/repair
 - Auto Oil Change Facilities
 - Tire Service Center
 - Outdoor Storage
 - Max. 10 service bays

Prohibited Uses:

- Major Vehicle Repairs
- Body Shop
- Restoration

11,500 sq.ft. of existing structures

Single Phase – 1 Year from approval



Cartwheel Bay PUD

PUD 2024-02

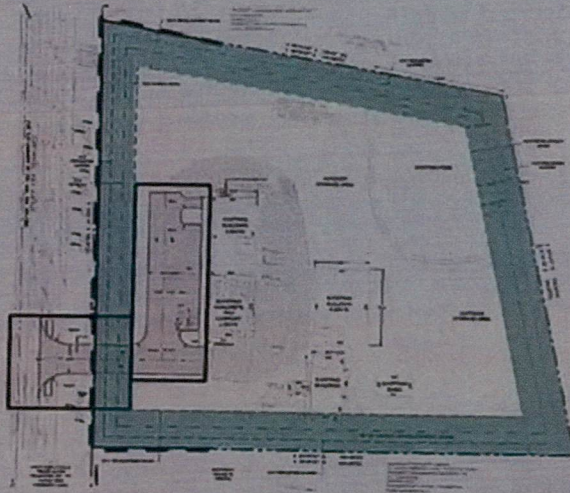
Revised PUD

Existing Infrastructure to Remain

- Well & Septic
- Stormwater Pond

Infrastructure Improvements

- Upgrade driveway to Commercial Standards
- Improve public parking and vehicular use areas
- Install 6' solid fence along front and 100' along side property lines
 - Consistent with screening for Auto Service use, service bays and outdoor storage
- Planting Scenic & Development Edges



Cartwheel Bay PUD

PUD 2024-02

Waivers

- LDC Sec. 2.03.51.A and 2.03.52.A: to permit a total of 10 service bays
 - Property Size - 3-acres
 - Surrounding Properties - Conservation Wetlands, stormwater pond, shopping center
 - Service bays exceed the 100' setback from residential use/zoning
 - 215' and 305' from residential use/zoning
 - Scenic Edge and 6' solid fence



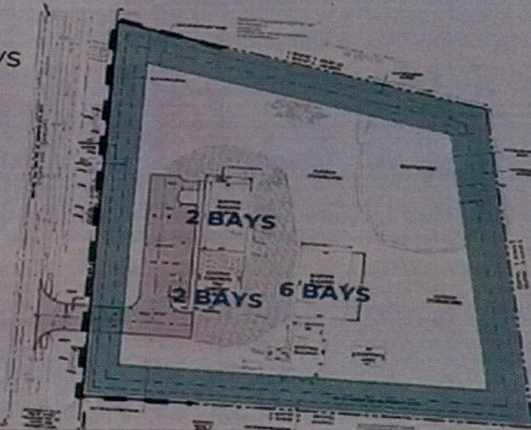
Cartwheel Bay PUD

PUD 2024-02

UNSC

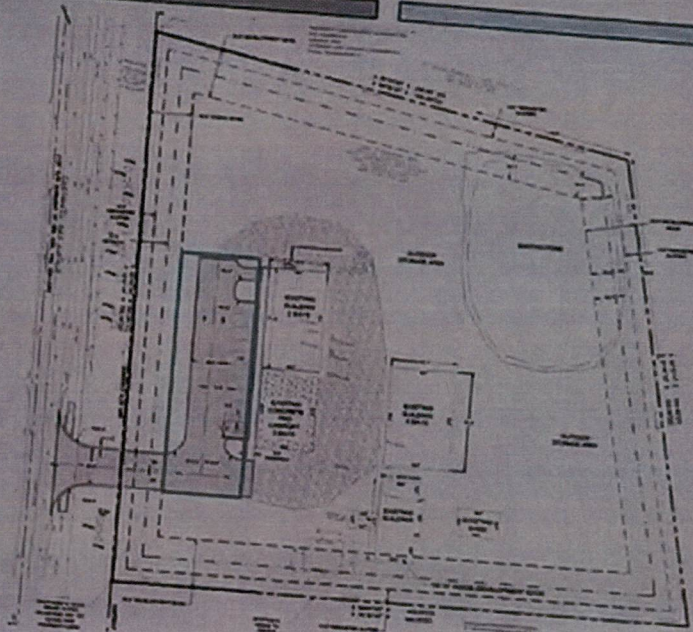
Waivers

- LDC Sec. 2.03.51.A and 2.03.52.A: to permit a total of 10 service bays
 - Property Size - 3-acres
 - Surrounding Properties - Conservation Wetlands, stormwater pond, shopping center
- Service bays exceed the 100' setback from residential use/zoning
 - 215' and 305' from residential use/zoning
- Scenic Edge and 6' solid fence



Waivers

- LDC Sec. 6.05.02.E: Reduction in off-street parking
 - Improved area holds 10 parking spaces (1 ADA) for customers
 - 23 required by code
- Auto Repair with drop off, shuttle and pick-up



Waivers

- LDC Sec. 6.06.02.H & 6.06.02.I.1
Allow existing development to remain in Development Edges
 - Stormwater pond
 - 150 sq.ft. of existing structure and the drainfield
 - Cluster plantings around infrastructure so same number of trees are planted

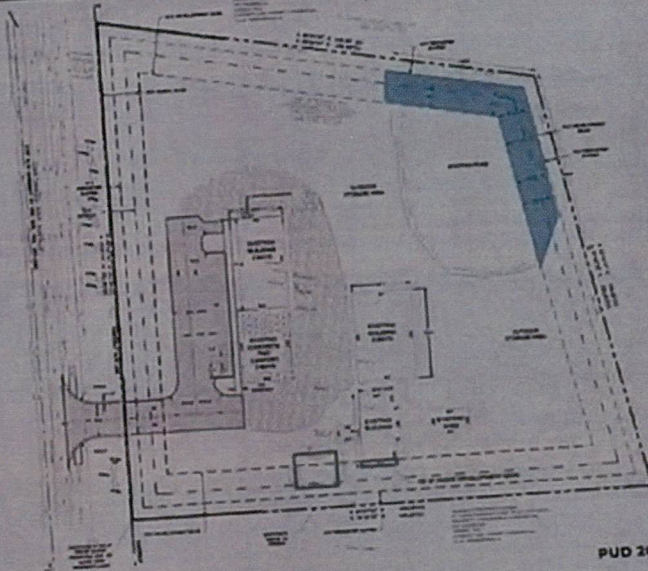


Cartwheel Bay PUD

PUD 2024-02

Waivers

- LDC Sec. 6.06.02.H & 6.06.02.I.1
Allow existing development to remain in Development Edges
 - Stormwater pond
 - 150 sq.ft. of existing structure and the drainfield
 - Cluster plantings around infrastructure so same number of trees are planted



Cartwheel Bay PUD

PUD 2024-02

ID

Consistency with the Comprehensive Plan
Residential-C Land Use

- Residential up to 6 units per acre
- Cultural/Institutional uses
- Public and Private Schools
- Community Commercial uses
 - Commercial and office uses intended to serve the surrounding neighborhood, groups of neighborhoods, community but of a sub-regional nature
 - Neighborhood Business and Commercial
 - **General Business and Commercial**
 - Office and Professional

Consistency with the Comprehensive Plan
Northwest Sector

- **Balance a variety of land uses and housing** to reduce reliance on the regional roadway network
- **Improve jobs-to-housing balance** within the Northwest Sector of St. Johns County
- Northwest Sector shall be developed with neighborhoods and communities that are **served by commercial support uses**, schools, parks and open spaces, and civic spaces
- **Connectivity** shall be provided **from neighborhoods to commercial support services**. Where feasible, connectivity shall be provided between adjacent neighborhoods through roadways, pedestrian, and bicycle paths
- A roadway network that provides **multiple alternate routes between residential communities and commercial services** shall be the preferred design option
- Commercial, retail, office, and other **non-residential uses shall be interconnected with residential areas** with vehicular, bike, and pedestrian ways to assist in alleviating traffic congestion on other roadway

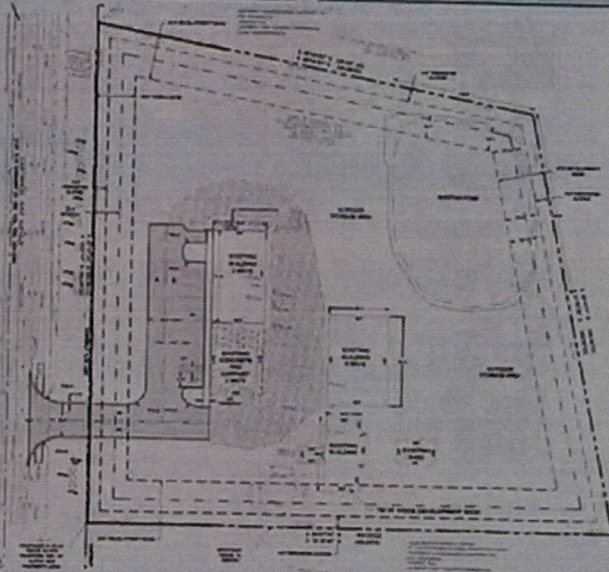


Cartwheel Bay PUD

PUD 2024-02

Planning & Zoning Agency

- Added signage limitation to 15' in height
- Unanimous recommendation of approval (6-0 vote)



Cartwheel Bay PUD

PUD 2024-02



Laura Herrmann-Harris Alton

May 6 · 🌐

Sending this to the zoning board. The van parked outside the gate of Automedics since Monday night, was finally towed today. The tow truck blo... See more



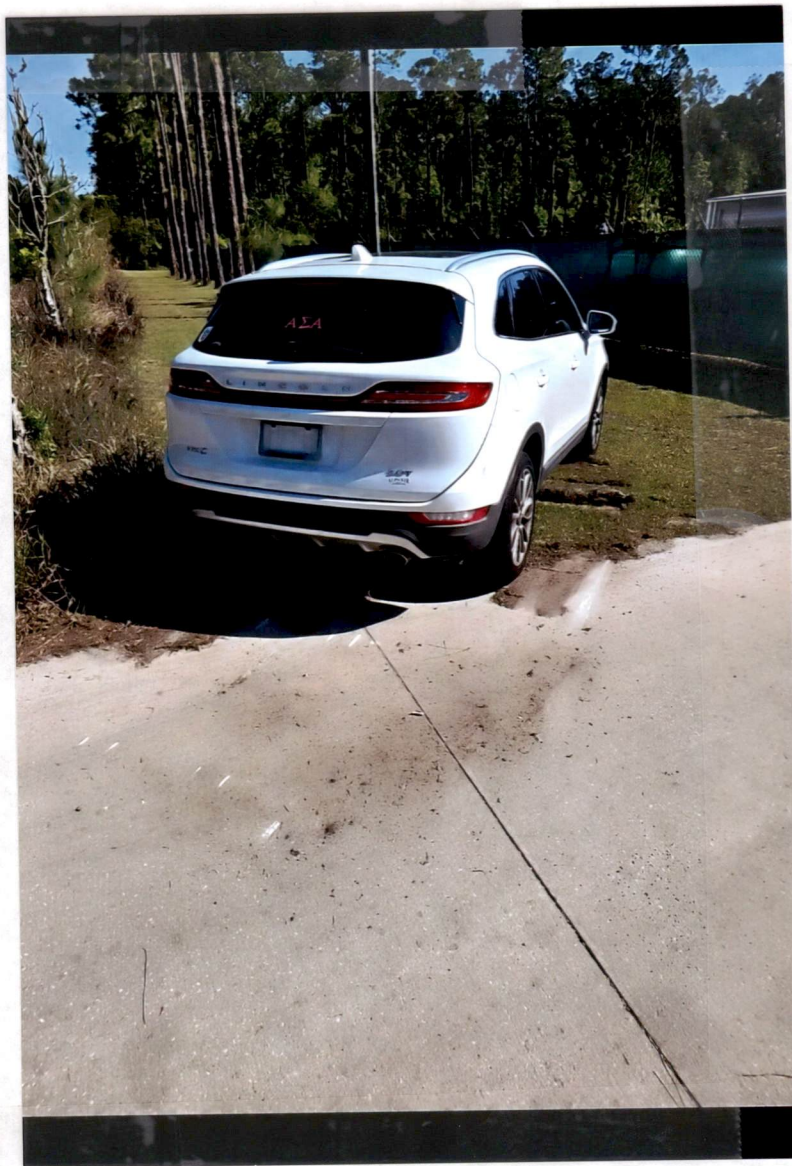
EXHIBIT B

BCC May 19, 2016

Agenda Item No. BEG03

Presenter: Maru Traiana





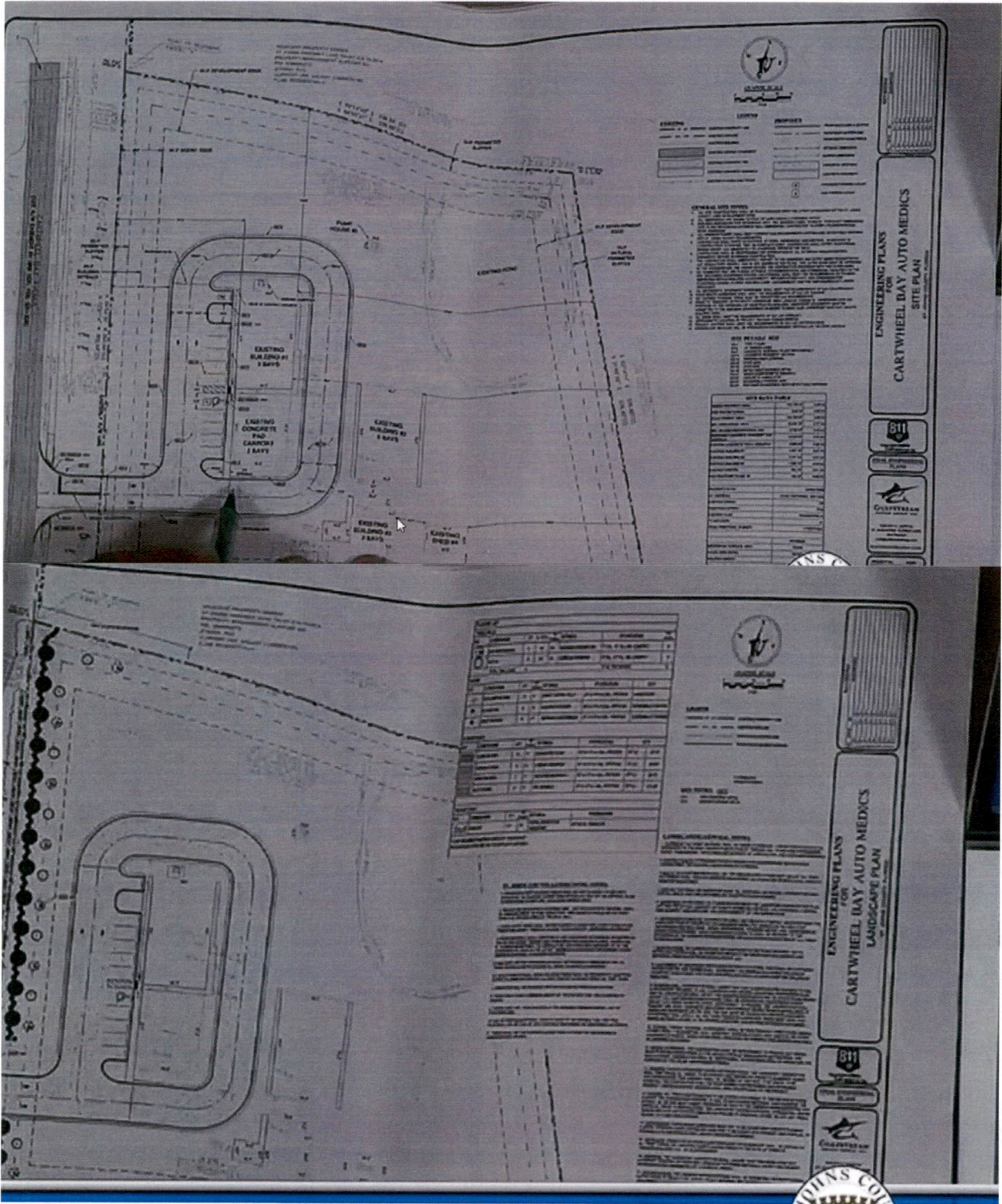


EXHIBIT C

BCC May 19, 2020

Agenda Item No. BE 603

Presenter: Matthew Lanti

original

Item #3

PUD 2024-02 10150 Cartwheel Bay PUD

Saleena Randolph

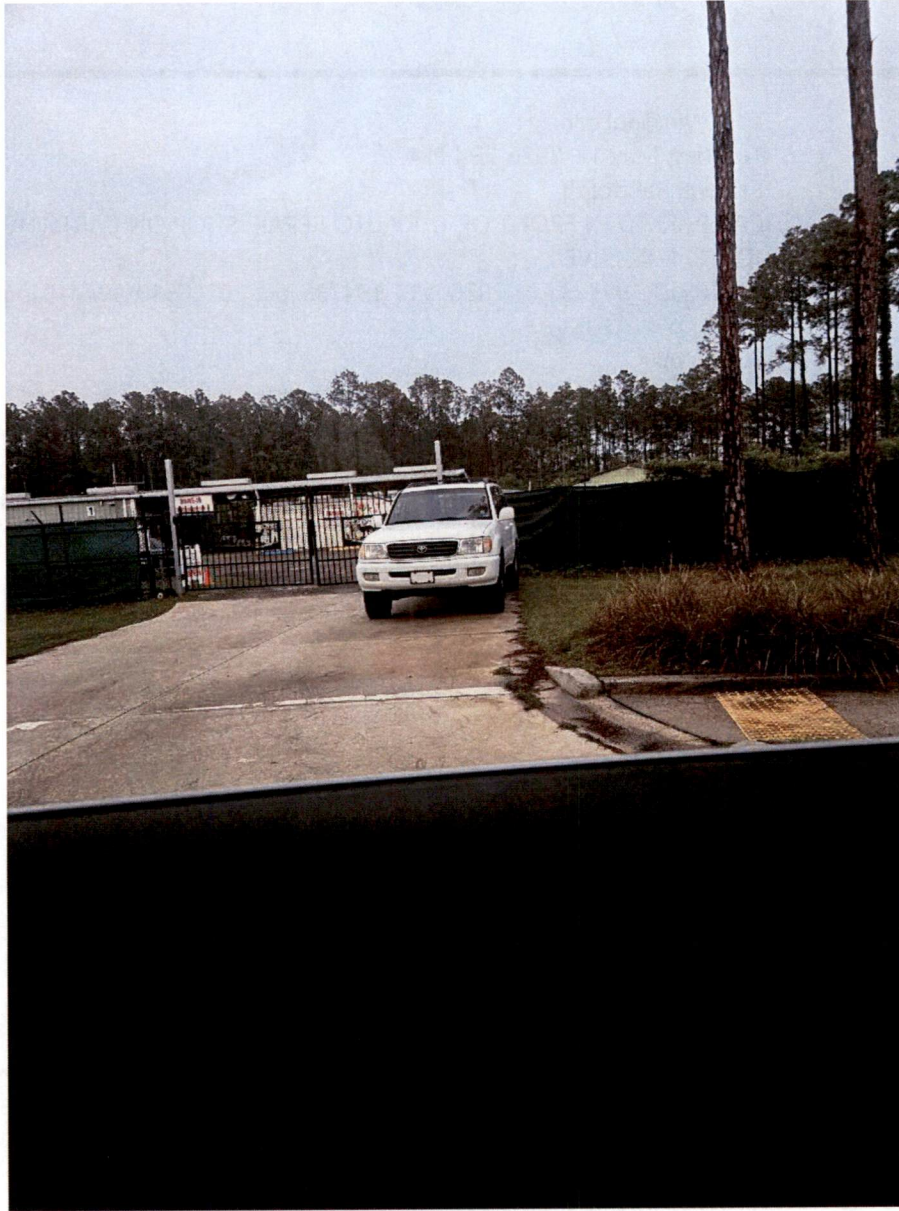
From: adjstevie@aol.com
Sent: Tuesday, May 12, 2026 1:34 PM
To: Saleena Randolph
Subject: CAR PARKED IN FRONT OF THE AUTO REPAIR SHOP ON CARTWHEEL BAY ON SAINT JOHNS PRESERVE
Attachments: 20260510_194723.jpg; 20260510_194736.jpg; 20260510_194745.jpg
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Saleena, Please see the attached photos. This car was parked on Cartwheel Bay in front of the Auto Medics shop on 5-10-26 at least until 5-11-26. Please pass this on to the review board. This is in violation of the code that the owner of the shop has breached.

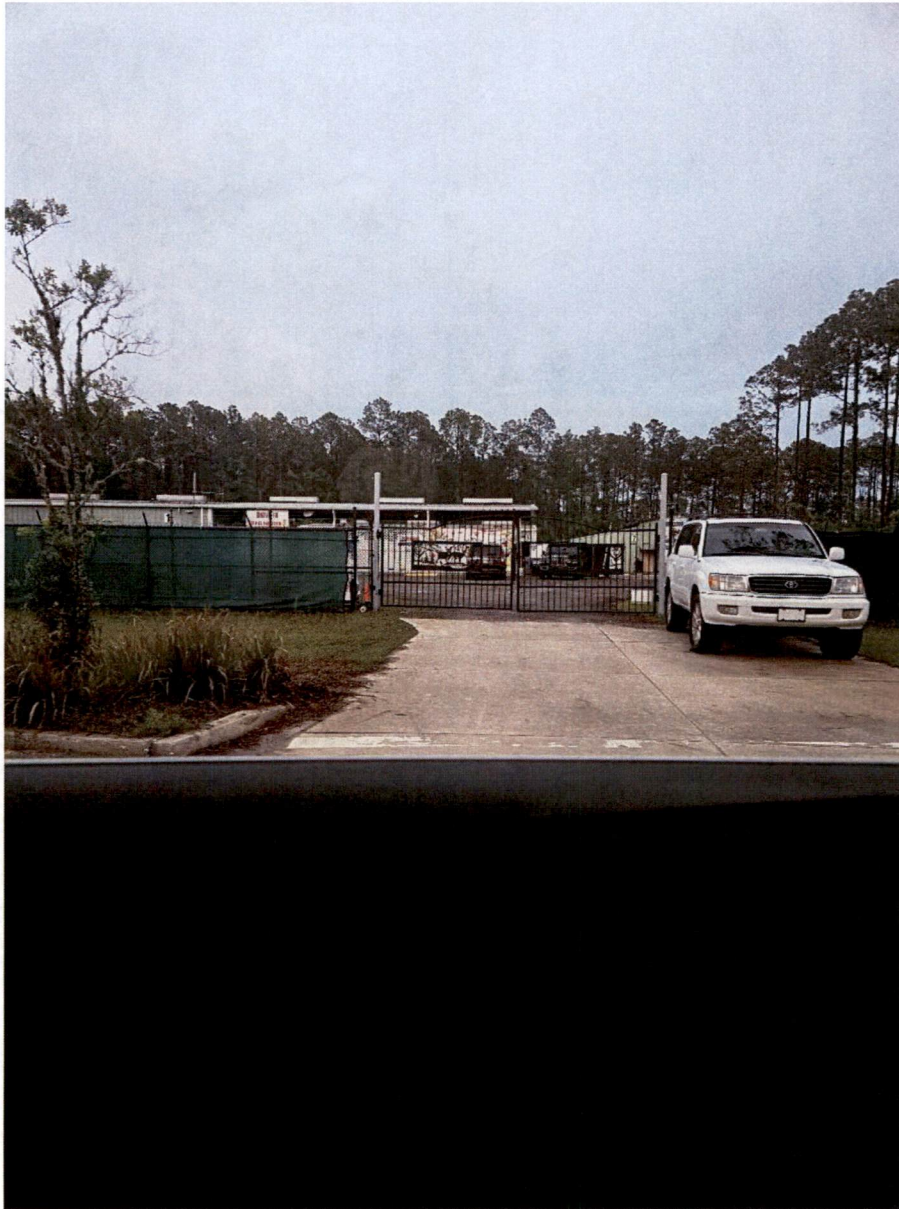
Thank you,

Ms Stevelyn Minor
Huguenot Lane
Saint Johns, FL 32259
Saint Johns Preserve

Sent: Monday, May 11, 2026 at 02:11:16 AM EDT
Subject: Car parked in front of gate







To: Board of County Commissioners
From: Krysta Case, St. Augustine FL 32080
Date: May 19, 2026
Public Hearing: **REZ 2025-14 Anchor Faith Mall 2121**

I. EXECUTIVE SUMMARY

This document outlines verified data from the Florida Division of Corporations, the St. Johns County Tax Collector, Comprehensive Plan 2025, Land Development Code and county planning frameworks relevant to the pending zoning application for 9.56 acres within the 2121 Highway US1 parcels. This data is formally submitted into the permanent record to ensure absolute transparency regarding the project's financial structure and long-term land-use stability.

II. CORPORATE PRINCIPALS & ECOSYSTEM SPECIFICATIONS

Public corporate registries identify non-profit and for-profit entities directed by a single principal:

- Applicant: Anchor Faith Church
- Primary Managing Principal and/or President: Earl Wayne Glisson
- Affiliated Corporate Entities:
 - Kings Development Group, Inc. (Document No. P21000095242) — *Property owner of record.*
 - Anchor Faith Church, Inc. (Document No. N10000000237)
 - Earl Wayne Ministries, Inc. (Document No. F04000001651)
 - Faith Christian University, Inc. (Document No. N22000004335)
- Initial Capital Sourcing: Publicly archived fundraising materials from the applicant's digital platforms of Anchor Faith Church identify a community crowdfunding milestone of \$1,100,000 designated directly for capital acquisition.

III. LIENHOLDERS & FISCAL ACCOUNTABILITY PROFILES

Public land records and commercial tax ledgers detail the private debt leverage and active financial liabilities associated with the subject real estate:

- Primary Financing Entity: Speer QI (Qualified Intermediary), LLC (Registered Principal: John Z. Speer).
- Total Encumbrance: A mortgage securing \$10,700,000.
- Ad Valorem Tax Account Status: Verified public records from the St. Johns County Tax Collector list active, delinquent real estate property taxes on the

EXHIBIT A
BCC May 19, 2026
Agenda Item No. REG04
Presenter: Krysta Case

subject parcel footprint 2121 Highway US-1, Old Moultrie and Adjacent 195 Southpark for a total holdings of 25.77 acres.

- Targeted Real Estate Footprint owned by Kings Development Group, Inc: St. Johns County Property Appraiser Parcel ID: **135015-0000, 135015-0030, 135015-0040, 135015-0060, 135120-0110, and 135015-0060**
- Outstanding Delinquency Total: \$147,378.33 due for Tax Year 2025..
- Planning Implication: The reliance on private, non-institutional funding networks—managed by private principals rather than standard commercial banking institutions—indicates a highly specialized debt structure. When a \$10.7 million encumbrance is placed on a prominent city parcel(s) the project requires substantial concern and due diligence. This fiscal vulnerability underscores the necessity for absolute clarity of use to protect the county from speculative site abandonment, financial default, or future zoning non-compliance. Upgrading a parcel to Commercial Intensive (CI) zoning under these conditions introduces a high-risk precedent to the surrounding neighborhood, accentuating the critical need for absolute planning and zoning clarity

IV. COMPREHENSIVE PLAN & CODE STANDARDS ISSUES

Planning Category	County Ordinance / Policy Standard	Current Status
Fiscal Accountability	Ad valorem property taxes must be paid current to fund local county infrastructure.	Delinquent Tax Status — Public tax rolls show outstanding delinquent property taxes of \$147,378.33.
Site Plan Metric	SJC Land Development Code: 10-Acre Threshold	9.56 Acres — Footprint sits just below the 10-acre mark, technically bypassing Land Use mandatory interconnected pedestrian and bike paths.
Open Green Space	St. Johns County Comprehensive Plan: 25% Minimum Open Space Requirement	Deficient / Ambiguous — Features high concentrations of building and parking lot with no binding 25% greenspace layout or plan.

Zoning Boundaries	Structural separation between Commercial General (CG) and Commercial Intensive (CI) uses.	Deficient—High Risk of Encroachment — Lacks explicit operational limits, permitting high-intensity activity to potentially bleed into CG zones.
Operational History	SJC Code Enforcement / PRIDE System:	Prior PRIDE Enforcement Records — History of unpermitted, non-conforming uses requiring administrative county intervention.
Floor Area Ratio (FAR) & Site Massing	St. Johns County Comprehensive Plan: Maximum 50% FAR restriction for commercial land use allocations.	Structural Over-Saturation The 9.56-acre parcel is already encumbered by a massive existing building footprint. Upgrading to CI zoning without an independent, audited FAR recalculation risks a technical zoning over-saturation, allowing high-intensity activities to operate without the mandatory land-to-building ratios required by county policy.
Impervious Surface Ratio (ISR) & Stormwater	SJC Land Development Code Article VI: Enforces strict maximum limits on non-porous surfaces (asphalt, concrete, roofing) to prevent flooding.	Excessive Environmental Load The 9.56-acre carve-out consists almost entirely of pre-existing building structures and asphalt parking lots. Upgrading to a Commercial Intensive (CI) designation under an already over-extended ISR footprint risks severe stormwater runoff issues, lacking the raw soil area necessary to manage heavy industrial or commercial drainage.

Transportation & Arterial Gridlock	SJC Comp Plan Element B: Mandates that rezonings maintain a safe Level of Service (LOS) on major transit corridors and evacuations.	Deficient/ Traffic impact Study Lacking and Severe Corridor Over-Saturation The 25.77 acre main parcels-and interior 9.56 acre subject parcel, sits directly bordered by US-1 on the east and Old Moultrie Road on the west, directly fed by State Road 312 as the primary thoroughfare. Forcing high-intensity, Commercial Intensive (CI) zoning onto this site introduces heavy industrial/high-impact commercial fleet traffic in excess of 50 vehicles.
Pedestrian & School Zone Safety	SJC Comp Plan Policy B.1.5: Prioritizes traffic calming and maximum safety protections near designated school transit routes.	Active Threat to Vulnerable Corridors The west side of this property exits onto Old Moultrie Road, a critical residential collector road experiencing intensive school bus routing and residential traffic. Upgrading to CI zoning permits semi-truck loading and continuous logistical operations that directly clash with the safety of nearby student transit corridors.
Concurrent Capital Infrastructure Strain	Coordination of new land uses with uncompleted, public municipal investments to prevent structural deficits.	Premature Infrastructure Burden The surrounding corridor including SR 312 is already under severe constraint from concurrent public projects, including a new development park and the unfinished public boat launch area just a mile away. Approving a high-intensity zoning expansion before these massive, pre-existing public infrastructure projects are completed creates a severe public amenity deficit.

V. SOURCES

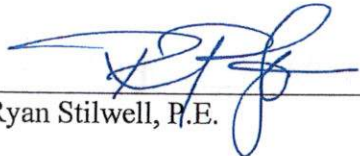
- St. Johns County Land Development Code
- St. Johns County Property Appraiser
- St. Johns County Tax Collector Office
- St. Johns County 2025 Comprehensive Plan
- St. Johns County Clerk of the Circuit Court and Comptroller
- <https://anchorfaith.com>
- State of Florida Division of Corporations <https://dos.fl.gov/sunbiz/search/>

Item # 6

CDD AMD 2026-01 Rivers Edge II,

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

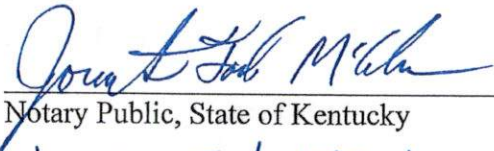
Executed this 13th day of May 2026.



Ryan Stilwell, P.E.

STATE OF KENTUCKY
COUNTY OF FAYETTE

SWORN TO and SUBSCRIBED before me by the Affiant, by means of physical presence or online notarization, who is personally known to me or provided _____ as identification, on this 13th day of May 2026.



Notary Public, State of Kentucky
Jonathan Ford McCracken
Printed Name KYNP19751
Commission Expires: 11/3/2029

1 **TESTIMONY OF RYAN STILWELL, P.E., FOR THE BOUNDARY AMENDMENT**
2 **OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

3
4 **1. Please state your name and business address.**

5
6 My name is Ryan Stilwell, P.E., and my business address is 13901 Sutton Park Drive
7 South, Suite 200, Jacksonville, Florida 32224.

8
9 **2. By whom are you employed and in what capacity?**

10
11 I am employed by Prime AE Group, Inc. as Senior Vice President.

12
13 **3. How long have you held that position?**

14
15 I have held that position for approximately four (4) years.

16
17 **4. Please give your educational background, with degrees earned, major areas of study**
18 **and institutions attended.**

19
20 I graduated in 2002 from Auburn University with a Bachelor's degree in Civil Engineering.

21
22 **5. Do you have any professional licenses, registrations, or certifications?**

23
24 Yes. I am a licensed professional engineer in the State of Florida. My license number is
25 66526.

26
27 **6. Are you a member of any professional associations?**

28
29 No

30
31 **7. What is your relationship with the Rivers Edge II Community Development District**
32 **("District")?**

33
34 I serve as District Engineer for the District.

35
36 **8. Are you familiar with the petition ("Petition"), filed by Mattamy Jacksonville LLC**
37 **seeking to amend the District's boundary?**

38
39 Yes. I assisted with the preparation of some of the exhibits filed with the Petition.

40
41 **9. Are the contents of the petition and the exhibits attached to them true and correct to**
42 **the best of your knowledge?**

43
44 Yes.

45
46 **10. Are you generally familiar with the geographical area, type, and scope of development**

1 **and the available services and facilities in the vicinity of the District?**

2
3 Yes, I am.

4
5 **11. Which documents did you prepare or have others prepare under your supervision or**
6 **with your assistance?**

7
8 Exhibits 1-4 and Exhibit 7.

9
10 **12. Do any of those exhibits require any change or correction?**

11
12 No.

13
14 **13. Are Exhibits 1-4 and Exhibit 7 to the Petition true and correct?**

15
16 Yes, to the best of my knowledge.

17
18 **14. In general, what do Exhibits 1-4 and Exhibit 7 to the Petition demonstrate?**

19
20 Exhibit 1 depicts the general location of the existing District.

21
22 Exhibit 2 is the metes and bounds legal description of the existing District.

23
24 Exhibit 3 is the metes and bounds legal description of the property to be removed from the
25 District.

26
27 Exhibit 4 is the metes and bounds legal description of the District boundary, as amended.

28
29 Exhibit 7 is a map showing the anticipated future land uses of the land within the amended
30 District.

31
32 **15. What is the reason for the boundary amendment from an engineering and**
33 **development standpoint?**

34
35 Simply put, the District has not and is not constructing or financing improvements to the
36 on the property to be contracted from the District ("Contraction Parcel"). The parcel is
37 undevelopable wetlands and uplands.

38
39 **16. Does the District provide any parcel specific facilities or services to the area being**
40 **removed?**

41
42 The District does not currently provide any parcel specific infrastructure or services to the
43 property being removed.

44
45 **17. Based upon your training and experience as an engineer, do you have an opinion as**
46 **to whether the District will remain of sufficient compactness, and sufficient contiguity**

1 **to be developed as a functional interrelated community after amendment?**

2
3 This boundary will only remove approximately 30% of the District's acreage. Based on
4 my experience, the District, as amended, will remain of sufficient size, compactness and
5 contiguity to be developed as one functional interrelated community for reasons laid out
6 below.

7
8 First, the District has provided for critical infrastructure benefiting the District in an
9 efficient, functional and integrated manner. This infrastructure has allowed the District to
10 function as a functionally interrelated community. However, the District has not
11 constructed such infrastructure on the Contraction Parcel. The removal of the Contraction
12 Parcel will not affect the ability of the District, as amended, to function as an interrelated
13 community.

14
15 Second, the design of the community allows infrastructure to be provided to the District,
16 as amended, in a cost-effective manner. The land already included within the District is
17 contiguous, which facilitates an efficient and effective planned development. The District,
18 as amended, will remain of sufficient size, compactness and contiguity.

19
20 Third, there are currently no District improvements constructed or to be constructed on the
21 Contraction Parcel.

- 22
23 **18. In your opinion, you said the District will remain sufficiently compact and contiguous**
24 **to be developable as a functionally interrelated community. Would you please explain**
25 **what you mean when stating that the District, as amended, is of sufficient**
26 **compactness?**

27
28 The District, as amended, is proposed to remove approximately 298.07 acres, which is
29 geographically somewhat set apart from the rest of the District's lands, and will continue
30 to provide necessary infrastructure previously described. The District, as amended, will
31 have sufficient overall residential density to require all the above-mentioned necessary
32 elements of infrastructure of a comprehensive community. The preferred method of
33 developing land, especially for higher density residential uses, is for the development to be
34 spatially compact. This augments the District's ability to construct and maintain
35 improvements, and provide services, in a cost-efficient manner.

- 36
37 **19. Does the amendment of the District obviate the need for local land development**
38 **regulations, ordinances or plans?**

39
40 No. Section 190.004, *Florida Statutes*, explicitly provides that the establishment of a
41 community development district does not in any way impact or change the applicability of
42 any governmental planning, environmental and land development laws, regulations, and
43 ordinances. A community development district cannot take any action that is inconsistent
44 with the comprehensive plan, code of ordinances or regulations of the city or county within
45 which it is located. Removing lands from the District will not change this.

1 **20. Based on your experience, do you believe that the services and facilities to be provided**
2 **by the District, as amended, will be compatible with the capacities and uses of existing**
3 **local and regional community facilities and services? If so, why?**
4

5 It is my opinion that the proposed services and facilities of the amended District will remain
6 compatible with the capacity and uses of existing local or regional community development
7 services and facilities. The District has not been providing services and facilities to the
8 Contraction Parcel, so the services and facilities provided to the amended District will not
9 change. None of the infrastructure improvements that the District has previously provided
10 or plans to provide exist on the Contraction Parcel.
11

12 **21. As someone experienced in land planning and development, do you believe the**
13 **District, as amended, is the best alternative for delivering community services and**
14 **facilities to the areas that will be served by the District?**
15

16 Yes. It is my opinion that the District, as amended, remains the best alternative for
17 providing the existing services and facilities as compared to the County or a property
18 owners association.
19

20 By comparison of the alternatives referenced above, from a planning perspective, the
21 District is the best alternative available to provide the infrastructure improvements. As a
22 special-purpose "local government," the District is a stable, long-term public entity capable
23 of constructing, maintaining and managing the proposed elements of infrastructure of the
24 necessary facilities and services. The limited purpose and scope of the District, combined
25 with the statutory safeguards in place, such as notice of public hearings and access to
26 district records, would ensure that the District is responsive to the infrastructure needs of
27 the District. The amended District would be able to obtain low-cost financing to provide
28 the necessary improvements and then impose special or non-ad valorem assessments upon
29 the property owners within the amended District to fund the infrastructure.
30

31 Only a community development district allows for the independent financing,
32 administration, operations and maintenance of the land within the District. Only a
33 community development district allows district property owners, and eventually residents,
34 to completely control the district board and, therefore, the timing and extent of
35 infrastructure improvement and maintenance. Knowing when, where and how
36 infrastructure will be needed to service the projected population of an area allows for the
37 smooth delivery of those facilities. The District exceeds other available alternatives at
38 focusing attention to when and where and how the next system of infrastructure will be
39 required for this specific area. This results in a full utilization of existing facilities before
40 new facilities are constructed. It reduces the delivered cost to the citizens being served. All
41 other alternatives do not have these characteristics.
42

43 **22. Finally, do you have an opinion as to whether the area that will be served by the**
44 **proposed amended District is amenable to a separate special district government?**
45

46 Yes, I do.

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23. What is your opinion?

My opinion is that the area served by the amended District remains amenable to being served by a separate special district government.

24. What is the basis for your opinion?

Even with the elimination of the Contraction Parcel from the District boundary, the area within the District, as amended, remains large enough to comprise its own community with individual facility and service needs. Moreover, the proposed amended District will continue to constitute an efficient mechanism for providing the necessary capital infrastructure improvements, and ongoing operation and maintenance thereof, to directly serve the development within its boundary. Special district governance is appropriate for the proposed amended District because it provides a mechanism whereby long-term maintenance obligations can be satisfied by the persons actually using the facilities and services.

25. In the course of your work in Florida, have you had an opportunity to work with the State Comprehensive Plan found in Chapter 187, Florida Statutes?

Yes, I have often referred to the State Comprehensive Plan in rendering consultation to public and private entities.

26. In the course of your work in Florida, have you had an opportunity to review local government comprehensive plans?

Yes.

27. In the course of your work in Florida, have you had an opportunity to work with the St. Johns County Comprehensive Plan?

Yes, as with the State Comprehensive Plan, I have often referred to the St. Johns County Comprehensive Plan in rendering consultation to public and private entities. It is a baseline of consistency necessary for any future land use or zoning amendment.

28. Based on your training and experience, will the proposed boundary amendment affect the application of the State Comprehensive Plan or St. Johns County Comprehensive Plan to the District, as amended?

No. The proposed boundary amendment will not affect the application of the State Comprehensive Plan or the St. Johns County Comprehensive Plan to the District; those plans continue to apply.

29. Does this conclude your testimony?

1
2

Yes, it does.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.


Executed this 11TH day of MAY 2026.

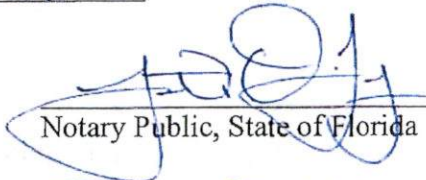


Cliff Nelson

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SWORN TO and SUBSCRIBED before me by the Affiant, by means of physical presence or online notarization, who is personally known to me or provided _____ as identification, on this 11TH day of MAY 2026.

NOTARY SEAL

JARRETT O'LEARY
Notary Public
State of Florida
Comm# HH423526
Expires 7/19/2027



Notary Public, State of Florida
JARRETT O'LEARY

Printed Name

1 TESTIMONY OF Cliff Nelson FOR THE BOUNDARY AMENDMENT OF
2 THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
3

4 1. Please state your name and business address.

5
6 My name is Cliff Nelson and my business address is
7 10375 Centurion Parkway N, Suite 410, Jacksonville, FL 32256.

8
9 2. By whom are you employed and in what capacity?

10
11 I am employed by Mattamy Jacksonville LLC as Vice President

12
13 3. Are you familiar with the *Petition to Amend the Boundary of the Rivers Edge II*
14 *Community Development District* ("Petition"), initially filed by Mattamy Jacksonville
15 LLC ("Petitioner") with St. Johns County ("County") on January 12, 2026 and
16 resubmitted on March 26, 2026?

17
18 Yes.

19
20 4. Have you reviewed the contents of the Petition and approved its findings?

21
22 Yes, I have.

23
24 5. Are there any changes or corrections to the Petition at this time?

25
26 No.

27
28 6. Are there any changes or corrections to any of the documents attached to the Petition
29 at this time?

30
31 No.

32
33 7. Please generally describe each of the Petition's exhibits.

34
35 Exhibit 1 depicts the general location of the existing District.

36
37 Exhibit 2 is the metes and bounds legal description of the existing District.

38
39 Exhibit 3 is the metes and bounds legal description of the property to be removed from the
40 District.

41
42 Exhibit 4 is the metes and bounds legal description of the District boundary, as amended.

43
44 Exhibit 5 contains the consent of owner of 100% of the lands to be removed from the
45 District.
46

1 Exhibit 6 contains Resolution 2026-02 adopted by the Board of Supervisors of the District,
2 authorizing the filing of the Petition by the Petitioner.

3
4 Exhibit 7 is a map showing the anticipated future land uses of the land within the amended
5 District.

6
7 Exhibit 8 contains the statement of estimated regulatory costs (“SERC”) for the District.

8
9 Exhibit 9 is an authorization of agent affidavit which authorizes Lindsay Whelan to act as
10 agent for the Petitioner.

11
12 **8. Are you aware of any further amendments, supplements or changes at this time?**

13
14 I am not aware of any further amendment, supplements or changes at this time.

15
16 **9. To the best of your knowledge, are the contents of the Petition and exhibits attached**
17 **to it true and correct?**

18
19 Yes.

20
21 **10. Are you familiar with the areas that are proposed to be removed from the District?**

22
23 Yes.

24
25 **11. In acres, approximately how large is the existing District?**

26
27 The District is currently approximately 983.88 acres.

28
29 **12. How many acres are being removed by the proposed boundary amendment?**

30
31 Approximately 298.07 acres will be removed from the District, resulting in a total of
32 approximately 685.81 acres, more or less.

33
34 **13. Where is the District located?**

35
36 The District is located entirely within unincorporated St. Johns County, Florida.

37
38 **14. Who is the current owner of the Contraction Parcel to be removed from the District?**

39
40 The current owner of the Contraction Parcel is Mattamy Jacksonville LLC.

41
42 **15. What steps were taken with respect to filing the Petition?**

43
44 On January 12, 2026, Mattamy Jacksonville LLC formally filed the Petition with the
45 County and paid a filing fee of \$1,558.00 to the County. On March 26, 2026, Mattamy
46 Jacksonville LLC resubmitted the Petition to the County with the County’s requested

1 revisions.

2
3 **16. Has notice of the hearing been provided in accordance with Section 190.005, Florida**
4 **Statutes?**

5
6 Yes. A notice of public hearing is being published in the *St. Augustine Record*, a newspaper
7 of general circulation in the County and of general interest and readership in the
8 community, as a legal advertisement. Proof of publication will be filed with the County
9 and will be available by the time of the public hearing.

10
11 **17. Why is this boundary amendment being sought by the District?**
12

13 The District previously constructed public infrastructure and facilities and provides
14 services within its boundaries, including but not limited to roadway improvements,
15 stormwater management infrastructure, water, sewer, and reclaim water distribution
16 systems, landscaping, hardscaping, and irrigation improvements, and off-site
17 improvements. *However, none of the facilities or services financed or provided by the*
18 *District are located within the Contraction Parcel.* The Contraction Parcel consists of
19 undevelopable wetland and uplands and as a result, the Contraction Parcel is not subject to
20 any special assessment supporting the District's bonds as all those bond funds are spent or
21 dedicated to the benefit of the residential uses within the District. In addition, the
22 Contraction Parcel as planned to be developed will be geographically disconnected from
23 the remaining lands within the District, and thus the District's current Capital Improvement
24 Plan is of no benefit to the Contraction Parcel.

25
26 **18. Please describe the plan of development for the Contraction Parcel, and why the**
27 **District is not the best alternative for the area.**

28
29 The property consists of non-assessable, non-developable wetlands and uplands which
30 don't benefit from being included within a community development district the same way
31 as property that is able to be developed for residential or commercial uses as the lands don't
32 require infrastructure or maintenance.

33
34 **19. How will the residents and/or landowners in the remaining District be affected by the**
35 **proposed boundary amendment?**

36
37 The proposed boundary amendment will have no financial or practical impact on current
38 District residents or landowners. The Contraction Parcel is non-assessable property that is
39 not subject to any special assessment supporting the District's bonds or operations, and so
40 its removal will have no financial effect on owners or future residents of the amended
41 District.

42
43 **20. Will this boundary amendment impair the District's ability to provide infrastructure**
44 **to its existing lands or impair its ability to meet its maintenance and debt service**
45 **obligations?**
46

1 No. This boundary amendment will have no impact on the District's abilities to fulfill its
2 obligations to its existing residents and landowners.

3

4 **21. Does this conclude your testimony?**

5

6 Yes.

7

**BEFORE THE COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA**

IN RE: Petition to Amend the Boundary of the Rivers Edge II)
 Community Development District)
_____)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Leon

I, Corbin deNagy (“Affiant”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Corbin deNagy and I am a District Manager with Governmental Management Services, LLC.
3. The prepared written pre-filed testimony consisting of five (5) pages, submitted under my name to the St. Johns County Board of County Commissioners relating to the Petition to Amend the Boundary (“Petition”) of the Rivers Edge II Community Development District (“District”) and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the boundary amendment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning the managerial and operational aspects of special districts are accurately set forth in my pre-filed testimony.
6. My pre-filed testimony addresses the various managerial, operational and financial aspects related to the Petition.
7. No corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 15 day of May 2026.

Corbin deNagy
Corbin deNagy

STATE OF FLORIDA
COUNTY OF Leon

SWORN TO and SUBSCRIBED before me by the Affiant, by means of physical presence or online notarization, who is personally known to me or provided _____ as identification, on this 15 day of May 2026.

NOTARY SEAL



Laura Secreast
Notary Public, State of Florida

Laura Secreast
Printed Name

1 **TESTIMONY OF CORBIN DENAGY FOR THE BOUNDARY AMENDMENT OF**
2 **THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

3
4 **1. Please state your name and business address.**

5
6 My name is Corbin deNagy. My business address is 475 West Town Place, Suite
7 114, St. Augustine, Florida 32092.

8
9 **2. By whom are you employed and in what capacity?**

10
11 I am a District Manager with Governmental Management Services, LLC.

12
13 **3. What is the nature of your firm's business.**

14
15 Governmental Management Services, LLC, is a management and financial consulting
16 firm. The firm provides four (4) types of general services to its clients:

- 17
18 (1) Management and Financial Accounting Services for Community
19 Development Districts
20 (2) Economic studies including Statement of Estimated Regulatory Costs,
21 sales tax, and assessment analysis
22 (3) Long Term Strategic Planning for clients
23 (4) Preparation of Special Assessment Methodologies

24
25 **4. Do you work with both public and private sector clients?**

26
27 Yes. I work with a number of public sector clients that include community
28 development districts ("CDD") across the state. I also work with various private
29 companies as well.

30
31 **5. Does your firm represent the Rivers Edge II Community Development District**
32 **("District")?**

33
34 Yes. My firm serves as District Manager and Assessment Consultant for the District.

35
36 **6. Please describe your work with community development districts in Florida.**

37
38 My office is responsible for over forty (40) CDDs and special districts.

39
40 I have served as District Manager for five (5) Community Development and Special
41 Act Districts throughout the State of Florida, developing and administering budgets,
42 totaling over \$23 million in annual revenues, to fund administrative, operational and
43 maintenance needs, water and wastewater utility operations, and debt service
44 obligations. My office has administered the issuance of over \$738 million in tax
45 exempt municipal bonds for community improvements.

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My company serves as the Assessment Methodology Consultant to the CDDs serviced by my personnel. Accordingly, I generally am a primary point of contact for the CDD with respect to all issues related to CDD finance and assessments, which is a process that begins at the establishment phase, and continues through the issuance of bonds, and collection of assessment revenues from landowners. As such, I engage in tasks which include, but are not limited to, preparing Statements of Estimated Regulatory Costs, and consulting on the bond financing process and related assessments.

7. Are any of those community development districts of about the same size as the District?

Yes.

8. Are you familiar with the *Petition to Amend the Boundary of the Rivers Edge II Community Development District* (“Petition”) filed by Mattamy Jacksonville LLC?

Yes, I am. I have prepared Exhibit 8 to the petition, the SERC.

9. Are the contents of the SERC true and correct to the best of your knowledge?

Yes.

10. Are you generally familiar with the geographical area, type, and scope of development and the available services and facilities in the vicinity of the District?

Yes, I am.

11. Are you familiar with the parcels which the District seeks to remove from its boundaries (“Contraction Parcel”)?

Yes. I am aware that the District seeks to remove approximately 30% of its acreage, which primarily consists of undevelopable wetlands and uplands.

12. Does an amendment of a community development district impact or change the need for local land development regulations, ordinances, or plans?

No. Pursuant to Chapter 190, *Florida Statutes*, the establishment, amendment, or existence of a community development district does not change or impact the required permits for land development with respect to comprehensive planning, environmental, and governmental planning. Likewise, the District is required by law not to be inconsistent with the comprehensive plan of the state or of the local government. All

1 land development and other regulatory criteria will remain in place with the
2 amendment of the boundaries of the District.

- 3
4 **13. Do you have an opinion based on your experience in management of community**
5 **development districts as to whether the amended District is the best alternative**
6 **for delivering community services and facilities to the area to be served? If so,**
7 **what is your opinion?**

8
9 Yes, I believe the District, as amended, is the best alternative for delivering community
10 services and facilities to the lands within the District.

- 11
12 **14. What is the basis of your opinion?**

13
14 To date the District has been the mechanism used to plan, finance, construct and
15 operate the infrastructure within the District. However, the District has not been
16 providing facilities or services to the Contraction Parcel. Removing the Contraction
17 Parcel from the boundaries of the District will allow for the continued and efficient
18 provision of facilities and services to the lands within the District, as amended.
19 Accordingly, the District, as amended, is the best alternative to provide the facilities
20 and services to the lands within its boundaries.

- 21
22 **15. Do you have an opinion, as someone experienced in district management and**
23 **operations, as to whether the District, as amended, is of sufficient size, is**
24 **sufficiently compact, and sufficiently contiguous to continue to be developable as**
25 **one functional, interrelated community?**

26
27 Yes.

- 28
29 **16. What is your opinion?**

30
31 The District, as amended, has sufficient land area, and is sufficiently compact and
32 contiguous to continue to exist and be developed. The District will continue to operate
33 as one functionally interrelated community.

- 34
35 **17. What is the basis for your opinion?**

36
37 The qualities of compactness, contiguity, and size relate directly to whether an area
38 can become one functional interrelated community. After amendment, the District will
39 continue to be sufficiently compact, contiguous and of sufficient size to maximize the
40 successful delivery of these infrastructure improvements to these lands. The delivery
41 of services and facilities to the lands within the district will not be hampered by
42 insurmountable barriers or spatial problems. The area within the District, as amended,
43 is suitably configured to maximize the benefits available from the District services and
44 facilities to be provided.

1 18. Do you have an opinion, as someone experienced in district management and
2 operations, as to whether the area that will be served by the District, as amended,
3 is amenable to separate special district government?
4

5 Yes.

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7 19. What is your opinion?
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9 The District, as amended, will continue to be of sufficient size, compactness, and
10 contiguity. Therefore, the area to be served by the District, as amended, is clearly
11 amenable to separate special-district governance. The configuration of the District, as
12 amended, is not unlike other districts with which I have worked over time. The District
13 will continue to be amenable to separate special district government.
14

15 20. What is the basis for your opinion?
16

17 Two criteria are needed to evaluate a land area as amenable to separate special district
18 government: One, does the land area have need for the facilities and services and will
19 its owners and residents benefit from facilities that the special district could provide?
20 Two, is the land area of sufficient size, sufficient compactness, and sufficiently
21 contiguous to be the basis for a functional interrelated community?
22

23 Under both criteria, the District is a planned community of sufficient size with a need
24 for the facilities and improvements which are presently provided by the District. The
25 District will continue to construct and/or maintain certain facilities and services
26 benefiting all property within the District. Based on my experience, districts of this
27 size can effectively provide and manage services. Finally, the areas remaining in the
28 District after amendment are compact and contiguous so that the provision of services
29 and facilities by the special district government will be facilitated. From a management
30 and operations perspective, the amended District is well suited for the services and
31 facilities.
32

33 21. Do you have an opinion, as someone experienced in district management and
34 operations, as to whether the community development services, and facilities of
35 the District, as amended, will be incompatible with the capacity and use of
36 existing local and regional community development services and facilities?
37

38 Yes.

39
40 22. What is your opinion?
41

42 The proposed services and facilities of the District, as amended, are not incompatible
43 with the capacity and uses of existing local or regional community development
44 services and facilities.
45

1 **23. What is the basis for your opinion?**

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23. What is the basis for your opinion?
The services and facilities of the proposed amended District are identical to those provided by the existing District, and thus are not incompatible with the capacity and use of existing local or regional community development services and facilities.

7 **24. Is any debt allocated to the property?**

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24. Is any debt allocated to the property?
No debt is allocated to property with the boundary amendment area.

11 **25. Will removal of the property from the CDD boundary cause an increase to existing district residents.**

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25. Will removal of the property from the CDD boundary cause an increase to existing district residents.
No, the Contraction Parcel consists of non-assessable wetlands and uplands not subject to any District assessments for debt service or operations, and so there will be no increase to special assessments for other residents or landowners of the district as a result of the boundary amendment.

19 **26. Does this conclude your testimony?**

20

21

22

26. Does this conclude your testimony?
Yes.

From: Brown, Zach [zbrown@burr.com]
To: Justin K. Kelly [jkkelly@sjcfl.us]
Subject: RE: CDD AMD 2026-01 Rivers Edge II CDD (Rivertown)
Sent: Mon 5/18/2026 10:54 AM GMT-04:00
Importance: Normal
Good morning Justin.

Thanks for the follow up. Lindsay has a scheduling conflict tomorrow, so one of her partners named Wesley Haber will be presenting.

To provide some context that you can pass along to the commissioners ahead of time, this request is regarding some of Mattamy's ongoing efforts to clean up some of the entitlements and approvals related to Rivertown. The main reasons for the contract request are as follows:

- * Mattamy is aligning parcel boundaries with active development in Rivertown. This parcel is currently undeveloped and has limited entitlements. Because Mattamy has no active or upcoming plans to develop this area, it really doesn't make sense for this to be encumbered by the CDD.
- * The CDD is currently the responsible party from an operational standpoint for this area even though it's owned by Mattamy. Residents within the CDD are being assessed (however small) for maintenance costs for this parcel even though it provides no benefit now or in the immediate future to those residents.
- * Finally, removing the parcel from the CDD provides a benefit to Mattamy in that it would be a standalone parcel separate from CDD governance, providing Mattamy with more flexibility for future planning purposes. This area is currently only entitled for 24 large estate lots, which there are no immediate or future plans to develop. Those lots don't fit in with the character of the existing CDD lots, so from a practical standpoint it makes more sense for them not to be included in the CDD.

Feel free to give me a call if you have any questions.

Thanks.


Zach



Zachary H. Brown

Associate

zbrown@burr.com
904-232-7238 (*direct*)



50 North Laura Street, Suite 3000
Jacksonville, Florida 32202

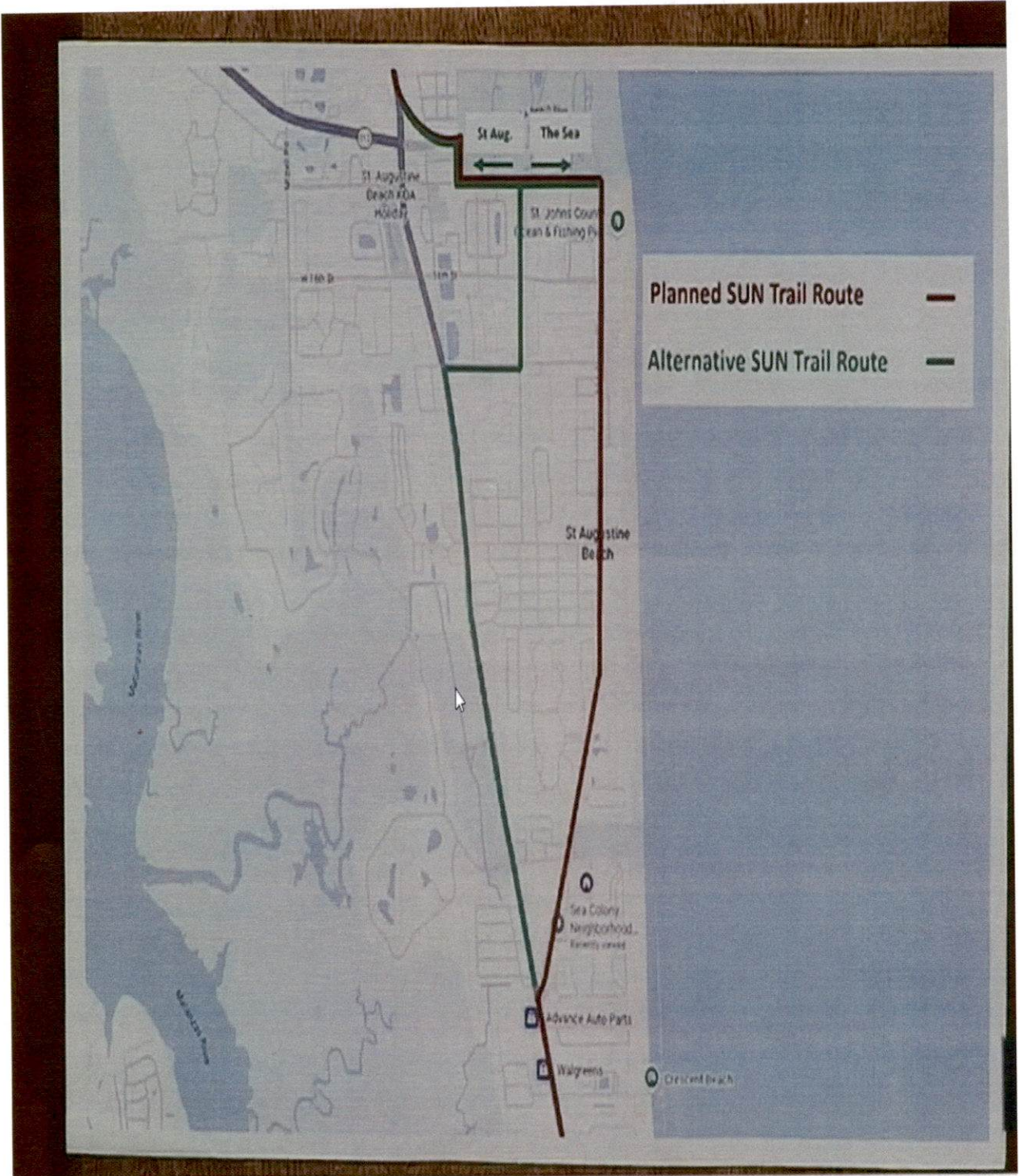


EXHIBIT A

BCC May 19, 2016
 Agenda Item No. 2509
 Presenter: Lee Genolius



EXHIBIT B

BCC May 19, 2026
Agenda Item No. BEG 09
Presenter: William Jones

Worthy goal, wrong location

UN Trail will change A1A Beach Blvd

The public is unaware of this fundamental change
Creates new safety hazards: pedestrian/bicycles/vehicle
Eliminates W. Side Bike Lane
Changes the character of A1A Beach Boulevard
12 foot asphalt trail adds to stormwater runoff



Current 18-inch grass strip buffer



PROPOSED 12 FOOT BI-DIRECTIONAL ASPHALT trail eliminates grass

EXHIBIT C

BCC May 19, 2020
Agenda Item No: REG-09
Presenter: Heidi Lucas

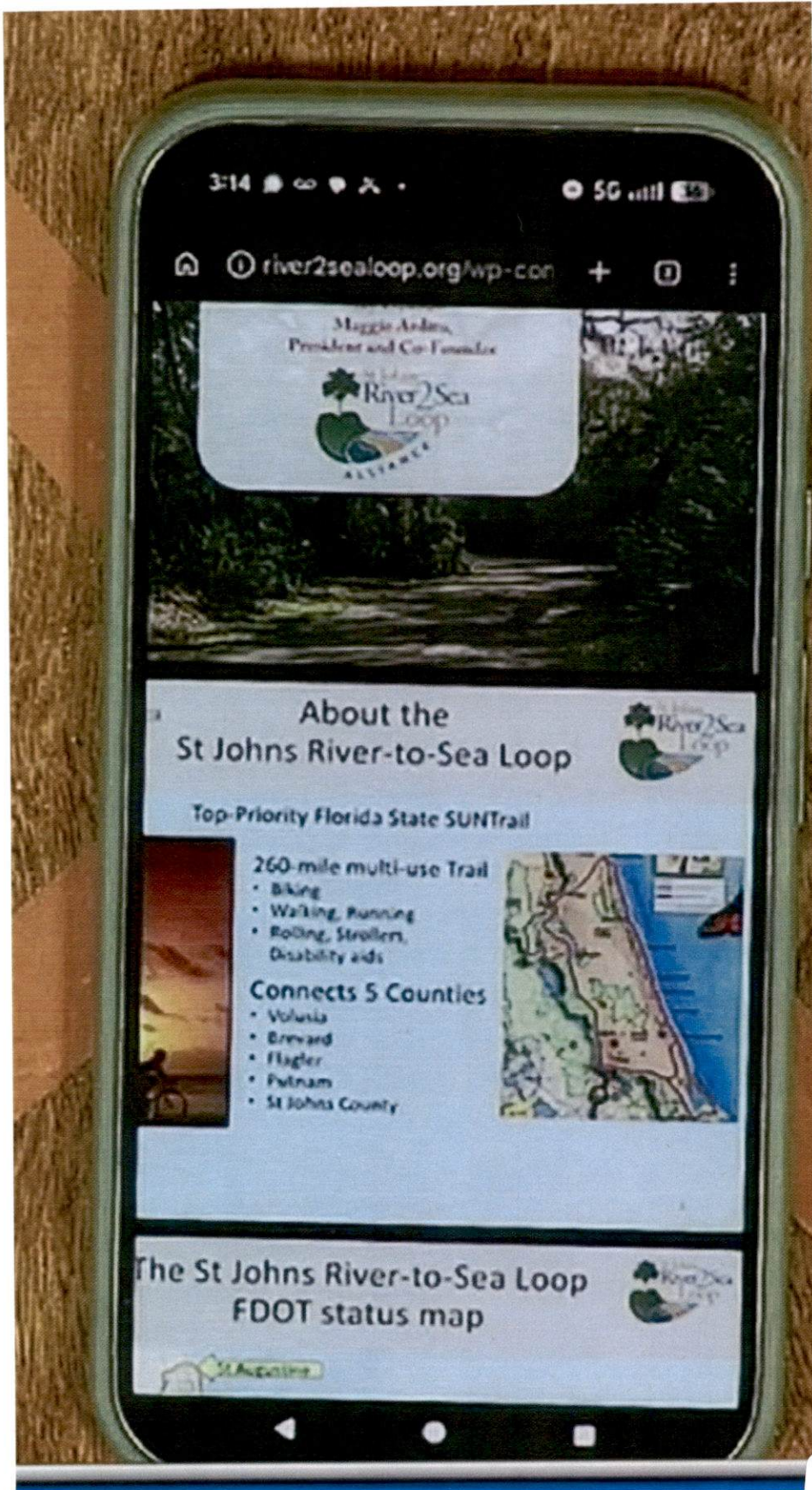


EXHIBIT D

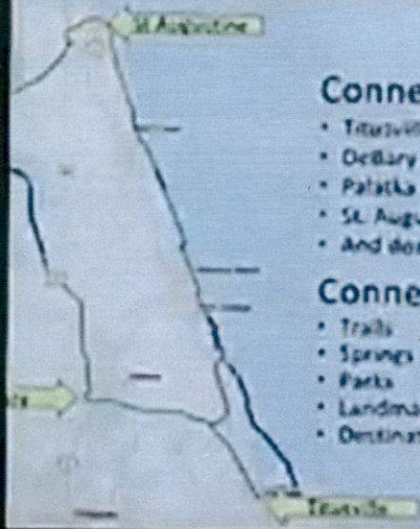
BCC May 19, 2020
Agenda Item No. P2609
Presenter: Margaret Arveto

3:15

5G

river2sealooop.org/wp-con

FDOT status map



Connecting Communities

- Titusville
- DeBary
- Palatka
- St. Augustine
- And dozens in between

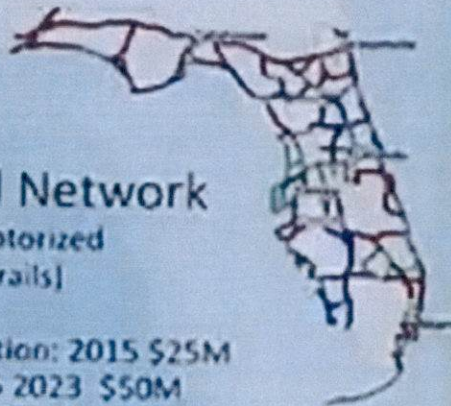
Connecting

- Trails
- Springs
- Parks
- Landmarks
- Destinations

The Loop is part of something
much larger



Florida's SUNTrail Network
(Shared-Use Nonmotorized
paved multiuse trails)



State Funding Legislation: 2015 \$25M
passed in 2023: SB106 2023 \$50M

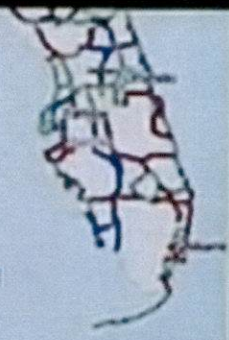
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river2sealooop.org/wp-con

Florida's SUNTrail Network

(Shared-Use Nonmotorized paved multiuse trails)



State Funding Legislation: 2015 \$25M
passed in 2023: SB106 2023 \$50M

The Loop is part of something much larger



Existing Miles	Funded Miles
1,710	286
858	2,029

The Loop is part of something much larger – Florida's Gift to DeBary

- Coast to Coast Trail
- St. Johns River to Sea Loop
- Heart of Florida Loop



EXHIBIT E

BCC May 19, 2026
Agenda Item No. REG-09
Presenter: Ryan Benwick

SUN Trail Route Options – St. Augustine Beach

SR A1A Routing

- Marineland – St. Augustine Beach = 12 miles
- St. Augustine Beach – 312 = 2.5 miles
- 312 – St. Augustine Downtown = 3.1 miles

EXHIBIT F

BCC May 19, 2024
Agenda Item No. REG09
Presenter: Phil McDaniel

Comparing the Two Routes

Route as Currently Planned

A1A Beach Blvd -> Pope Road

Ingress & Egress Points (Street & Driveways) = **93**

of Homes / Businesses = **556**

of Condos / AirBnBs / Parking Spaces = **1548**

Total Count = 2104

SR A1A -> 11th Street -> Micklers Blvd -> Pope Road

of Resident Driveways entering all paths = **0**

of Developments/Houses = **12**

of Businesses = **1**

Total Count = 13

SUN Trail Route Options – St. Augustine Beach

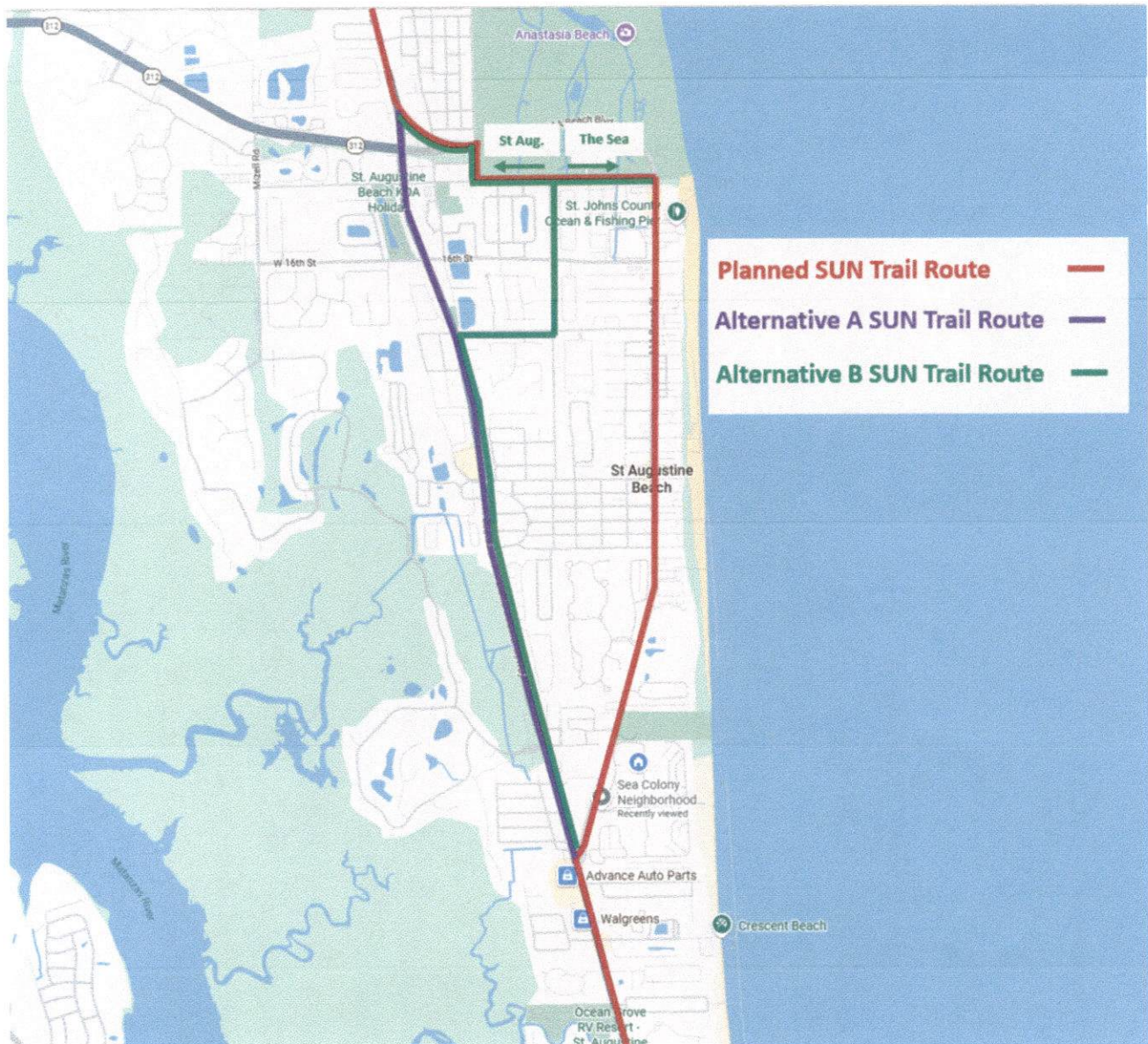
SR A1A -> 11th Street -> Micklers Blvd -> Pope Road

of Resident Driveways entering all paths = 0

of Developments = 1 (Spanish Oaks - 12 Houses) on 11th

of Businesses = 1 (YMCA) on Pope Road

Total Count = 2



THIS IS THE SAFEST ROUTE

SUN Trail Route Options – St. Augustine Beach

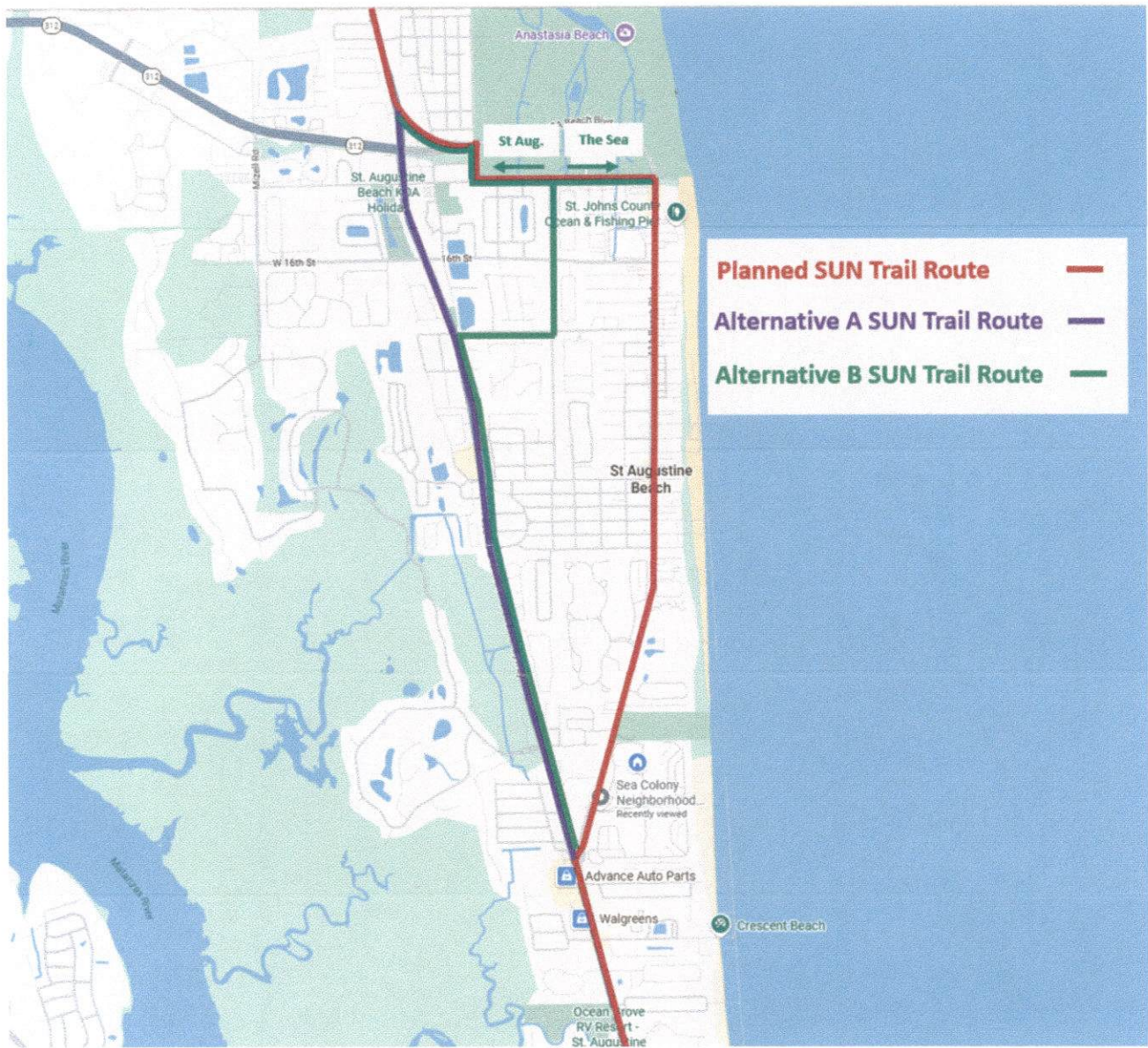
A1A Beach Blvd -> Pope Road

Ingress & Egress Points (Street & Driveways) = **93**

of Homes / Businesses = **556**

of Condos / AirBnBs / Parking Spaces = **1548**

Total Count = **2104**

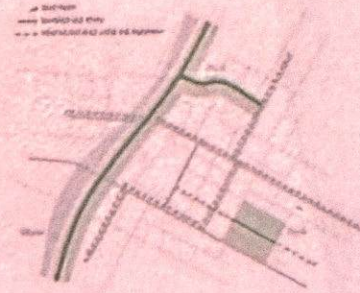


THIS IS THE LEAST SAFE ROUTE – BY FAR

Properties and Entry Points - East Side of A1A Beach Blvd

Address	Description	Type	# of Homes	# of Condos /Rooms	Total Count	# of Entrances
674 Sea Colony Blvd	Sea Colony	Gated Community	223	0	223	3
950 A1A Beach Blvd	Ocean Hammock Park	COSAB Parkland	0	0	0	1
Bermuda Run	12-32 Bermuda Way	Gated Community	22	12	34	1
994 A1A Beach Blvd	St. Augustine Island Inn	Hotel	0	38	38	1
890 A1A Beach Blvd	Seawinds Condo Assoc.	Condo and VRBO	0	80	80	2
890 A1A Beach Blvd	St. Augustine Ocean & Racquet Club Condo Resoort	Condo and VRBO	0	144	144	2
860 A1A Beach Blvd	Guy Harvey Resort St. Augustine Beach	Hotel	0	153	153	2
850 A1A Beach Blvd	Ocean Villas	Condo and VRBO	0	80	80	2
840 A1A Beach Blvd	Surf Crest Village	Condo and VRBO	0	48	48	2
826 A1A Beach Blvd	Ponce Landing Condo Complex	Condo and VRBO	0	57	57	2
818 A1A Beach Blvd	Fiesta Falls Miniature Golf	Attraction	0	0	0	2
810 A1A Beach Blvd	La Fiesta Inn & Suites	Hotel	0	48	48	2
F Street	Residential Street	Single Family Homes	15	0	15	2
E Street	Residential Street	Single Family Homes	10	0	10	2
D Street	Residential Street	Single Family Homes	15	1	16	2
D Lane	Residential Street	Single Family Homes	1	0	1	1
C Street	Residential Street	Single Family Homes	16	0	16	2
B Street	Residential Street	Single Family Homes	15	0	15	2
A Street	Commercial & Residential	Single Family Homes	14	0	14	2
700 A1A Beach Blvd	Mango Mango	Restaurant	0	0	0	1
1st Lane	Parking Lot Exit	Service Road	0	0	0	2
1st Street	Residential Street	Single Family Homes	7	0	7	2
2nd Street	Residential Street	Single Family Homes	12	0	12	2
3rd Street	Residential Street	Single Family Homes	14	0	14	2
4th Street	Residential Street	Single Family Homes	8	0	8	2
620 A1A Beach Blvd	Island South Condos	Condo and VRBO	60	0	60	2
5th Street	Residential Street	Single Family Homes	8	0	8	2
6th Street	Residential Street	Single Family Homes	16	0	16	2
590 A1A Beach Blvd	Obi's Filling Station	Restaurant	0	0	0	1
7th Street	Residential Street	Single Family Homes	13	0	13	2
570 A1A Beach Blvd	Cone Heads	Ice Cream Shop	0	0	0	1
8th Street	Residential Street	Single Family Homes	11	0	11	2
9th Street	Residential Street	Single Family Homes	7	0	7	2
530 A1A Beach Blvd	Castillo Real	Hotel	0	60	60	2
10th Street	Residential / VRBO	Single Family & VRBO	13	0	13	2
11th Street	Residential Street	Single Family Homes	11	0	11	2
12th Lane	Residential (Alley Way)	Single Family & Condos	0	0	0	2
480 A1A Beach Blvd	Island Beachwear	Retail	0	0	0	1
12th Street	Residential Street	Single Family & Condos	16	0	16	2
13th Lane	Residential Alley	Single Family & Condos	0	0	0	2
460 A1A Beach Blvd	Guinn Patrou	Law Firm	0	0	0	1
13th Street	Residential	Single Family & Condos	14	0	14	2
14th Lane	Residential Alley	Single Family & Condos	1	0	1	2
430 A1A Beach Blvd	Hampton Inn	Hotel	0	100	100	2
15th Street	Residential Street	Single Family Homes	9	0	9	2
16th Street	Residential & Commercial	Single Family & Condos	5	0	5	2
390 A1A Beach Blvd	Pier Point South Condo	Condo and VRBO	0	60	60	2
378 A1A Beach Blvd	Antonio's Pizza / Rita's Ice Stand	Retail	0	0	0	1
Unnamed Road	St. Johns County Beach Rescue/Dance Company	Mixed Use	0	300	300	2
350 A1A Beach Blvd	St. Johns County Pier Park / Parking Spaces	Parking Lot/Pier	0	150	150	2
300 A1A Beach Blvd	Embassy Suites by Hilton	Hotel/Resort/Weddings	0	217	217	2
			556	1548	2104	93
Address	Description	Type	# of Homes	# of Condos /Rooms	Total Count	# of Entrances


Generally, bikes and pedestrians should not be forced into the same constrained



path, as it increases collision risks and reduces comfort due to speed differences. While shared-use paths can work in low-traffic areas, urban environments with high volume require separate facilities for safety. NACTO +2



NACTO (National Association of City Transportation Officials)

generally **recommends against** mixing pedestrians and bicyclists in the same 12-foot path, particularly in urban contexts, preferring that they be separated for safety and comfort.  NACTO

Public Comment to be included with the records of May 19, 2026 BCC meeting

My name is Cheryl Fields. My husband Ricky Fields and I own property located at 600, 603, 609 & 617 W King Street all located together right across the railroad track. We submitted a pre-application to the Growth Management department on April 15, 2026 for a proposed small food truck park at this location. A couple days after our submission, we saw the closure of The Outpost food truck park on the news, which piqued my interest as to how were they even allowed to open.

609 W King St is designated Commercial General (CG), and has an existing vacant takeout restaurant along with associated outdoor seating (this was the former Stroman's BBQ, and we have rented it out over the years). This property has an area designated as parking and has an ADA Compliant bathroom. We would like to make upgrades to this property and turn it into a small food truck park and we would like to do this by taking the appropriate steps, in the correct order and following all laws and ordinances. After a development review committee meeting for our project on May 6th in which I was essentially told to stay tuned, there may be changes and then watching the May 5th meeting, I emailed to Beverly Frazier questioning the decision to allow the Outpost to reopen. We were finally given a thorough explanation of the similarities and differences between our 2 projects. With that said, I am requesting that as Mr. Roberson, director of Growth Management, looks at changes to the land development codes for the Outpost, that he would look at the area of W. Augustine as well as other areas of St Johns county. I understand that my site is developed for commercial use; and that food truck parks/mobile vending are currently classified as a more intensive commercial use than allowable within the CG zoning and WA Overlay District. I am requesting, however, that the Board permit a small food truck park on this site as either a permanent use and/or amend the code to allow mobile vending in Commercial, General (CG) zoning - either as the principal use or accessory to an existing establishment.

It should be noted that I have spoken with the chair of the W. Augustine CRA and he was enthusiastic about the possibility of this project.

I would like to read a brief portion from the land development code, Sec. 3.11.01 which pertain to the W Augustine Overlay District: it states in part

Within the WACRA, W King Street was identified as a strong focal point for neighborhood revitalization and should contain a major commercial center for the neighborhood...one of the stated anticipated uses within the W Augustine Overlay district is.... commercial redevelopment.

In conclusion, even though I did not come up here with an attorney and architect, I hope my requests gets the same attention and is also considered as land development codes are being evaluated and possibly updated.

Thank you for your time.

EXHIBIT _____
BCC May 19, 2026
Agenda Item No. Commissioners
Presenter: Clay Murphy