



**Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
July 21, 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
Crystal Smith, Deputy Clerk

ROLL CALL

The clerk called the roll, with Arnold and Whitehurst participating remotely.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Lori Chapman, Airman First Class, United States Air Force, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING BEST FOOT FORWARD FOR PEDESTRIAN SAFETY

Taylor presented the proclamation to Vince Dyer, Best Foot Forward, who provided an overview of the Pedestrian Safety Program. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

CERTIFICATES CELEBRATING FOUR LOCAL RESTAURANTS FOR EARNING THE MICHELIN RECOGNITION

Murphy presented the certificates to the recognized local restaurants. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Craig Thomas, Visit Florida, spoke on the importance of recognition and its impact on tourism.

ACCEPTANCE OF PROCLAMATION

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

Yea: Joseph, Murphy, Taylor, Whitehurst, Arnold

Nay: None

DELETIONS TO THE CONSENT AGENDA

There were none.

Public Comment:

Tom Reynolds spoke on Consent Agenda Item 30 and expressed concerns with police misconduct.

APPROVAL OF CONSENT AGENDA

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

Yea: Joseph, Taylor, Murphy, Arnold, Whitehurst

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2026-212**, authorizing the county administrator, or designee, to execute the Impact Fee Agreement with Mattamy, LLC, establishing a total road impact fee credit of \$1,203,849.10, for contribution of proportionate share funds for roadway and intersection improvements of Veterans Parkway, County Road 210, County Road 210 West, and Greenbriar Road
3. Motion to adopt **Resolution No. 2026-213**, approving and ratifying the administrative submission of the Small Matching Grant to the Florida Department of State Division of Historical Resources to digitize records from the Former Town of Hastings

4. Motion to adopt **Resolution No. 2026-214**, ratifying the administrative submission of the Small Matching Grant to the Florida Department of State Division of Historical Resources to survey structures along A1A, in Commissioner Districts 3 and 5
5. Motion to adopt **Resolution No. 2026-215**, accepting an Easement for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty associated with the water system to serve Walter Way and Utility Extension
6. Motion to adopt **Resolution No. 2026-216**, accepting a Bill of Sale with a Schedule of Values, Release of Lien, and Warranty for the water and sewer systems to serve Murabella Commons
7. Motion to adopt **Resolution No. 2026-217**, accepting two Easements for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty associated with the water, sewer and reuse systems to serve Murabella Multifamily, Phase 1
8. Motion to adopt **Resolution No. 2026-218**, accepting an Easement for Utilities and a Warranty associated with the water system to serve McDonald's St. Augustine, located off Blackford Way
9. Motion to adopt **Resolution No. 2026-219**, accepting an Easement for Utilities, Bill of Sale with a Schedule of Values, Final Release of Lien, and Warranty associated with the water system to serve FCE/Silverleaf off State Road 16
10. Motion to adopt **Resolution No. 2026-220**, accepting a Release of Lien with Schedule of Values and Warranty for utilities associated with the Water System and Lift Station for North Beach Park Improvements
11. Motion to adopt **Resolution No. 2026-221**, accepting a Release of Lien with Schedule of Values and Warranty for the Water System at Mussallem Beachfront Park
12. Motion to adopt **Resolution No. 2026-222**, designating a portion of St. Johns County-owned property as additional road right-of-way for Greenbriar Road
13. Motion to adopt **Resolution No. 2026-223**, authorizing the chair of the Board, on behalf of the County, to execute an easement to Florida Power and Light Company to provide electrical service for Fire Station 22 and the St. Johns County Utility Site, located off Saint Johns Parkway
14. Motion to adopt **Resolution No. 2026-224**, approving and ratifying the submission of a grant application to the Nationally Significant Multimodal Freight & Highway Projects (INFRA) Grants Program for the Gateway to the First Coast, County Road 2209-County Road 210 Transportation Improvement Project in the amount of \$11,990,125
15. Motion to adopt **Resolution No. 2026-225**, approving and ratifying the submission of a grant application to the to the U.S. Department of Transportation Bridge Infrastructure

Program (BIP) for the County Road 208 at Town Branch Bridge Replacement Project in the amount of \$4,520,091

16. Motion to adopt **Resolution No. 2026-226**, ratifying the administrative submission of the Fiscal Year 2026 Consolidated Rail Infrastructure and Safety Improvements (CRISI) grant application for the Cocoa to Jacksonville Signal Upgrade Project in the amount of \$39,984,000, and authorizing the county administrator, or designee, to execute the Memorandum of Understanding with Florida East Coast Railway and all other documents necessary to implement the resolution
17. Motion to adopt **Resolution No. 2026-227**, renewing the non-exclusive commercial and industrial solid waste collection Franchise and approving the associated Franchise Agreement for the two existing Franchise holders who submitted timely and complete renewal applications and are identified in the attached Franchise Agreements; and authorizing the county administrator, or designee, to execute the agreements on behalf of the County
18. Motion to adopt **Resolution No. 2026-228**, to extend the existing agreement with Lennar Homes, LLC, for the Windward Ranch offsite water transmission main
19. Motion to adopt **Resolution No. 2026-229**, standardizing Automated Logic Controls as the County's Building Automation System Platform for a period of five years
20. Motion to adopt **Resolution No. 2026-230**, authorizing the county administrator, or designee, to execute Contract Amendment No. 1 with Ajax Building Company, LLC, for the Early Release Package at a total GMP amount of \$4,861,697, in the same form and format as attached hereto for completion of the work
21. Motion to adopt **Resolution No. 2026-231**, authorizing the county administrator, or designee, to execute Task Order No. 01 to In Depth, Inc., for the Doug Crane Boat Ramp and Channel Dredging project for an amount not to exceed \$609,850, under Master Contract No. 26-MCC-IND-22614 under RFP No. 2254, Countywide Dredging Services; and motion to authorize the transfer of \$109,850 from Tourist Development Tax Fund Category III Reserves and the transfer of \$250,000 from the General Fund Grant appropriation to the Tourist Development Fund for the Doug Crane Boat Ramp and Channel Dredging Project
22. Motion to adopt **Resolution No. 2026-232**, authorizing the county administrator, or designee, to award RFQ No. 2570, Program Management Services for Pavement Management to Jones, Edmunds and Associates, Inc., as the top ranked Respondent, and to execute a contract in substantially the same form and format, to perform the required services in accordance with the negotiated contract
23. Motion to adopt **Resolution No. 2026-233**, authorizing the county administrator, or designee, to utilize the OMNIA Cooperative Contract with Ferguson (Contract No. 159595), and NASPO Cooperative Contracts with Grainger (Contract No. 31160000-25-

NASPO-ACS), for the as needed purchase of available materials, parts, products and equipment throughout the duration of the contracts, including all exercised renewals

24. Motion to declare the attachment list as surplus and authorize the county administrator, or designee, to dispose of the same in accordance with the Purchasing Policy Section 17.1 and Florida State Statute 274.06
25. Motion to adopt **Resolution No. 2026-234**, amending the Fiscal Year 2026 General Fund Budget by recognizing Fiscal Year 2025 Value Adjustment Board (VAB) Petition filing fees of \$42,998 residing in the General Fund's fund balance and appropriating these funds to the 2026 Board of County Commissioners Budget for payment of VAB expenses
26. Motion to approve a budget transfer of \$637,665 from the HUD Section 108 Loan Debt Service Fund and \$81,330 from the Hastings Community Center/Library Fund to the General Fund Housing Department Community Development Block Grant for current year expenditures
27. Motion to adopt **Resolution No. 2026-235**, amending St. Johns County's Schedule of Fees and Services to update various St. Johns County Health Department fees
28. Motion to adopt **Resolution No. 2026-236**, approving, and authorizing the county administrator, or designee, to execute and deliver the contract amendment between Twin Oaks Juvenile Development, Inc., and the county, in substantially the same form as attached hereto and authorizing the county administrator to execute subsequent amendments to the agreement, without further Board action, that do not propose to amend, modify, or otherwise change the material terms, conditions, provisions, or requirements of the agreement or commit the County to increased funding
29. Motion to adopt **Resolution No. 2026-237**, approving the Deep Creek (Nocatee Point) Conservation Management Plan and authorizing County staff to submit the approved plan, together with any required meeting documentation and public comment summary, to the Florida Department of Environmental Protection, Division of State Lands
30. Motion to adopt **Resolution No. 2026-238**, approving the First Coast Volleyball Entertainment Series application for a Major Impact Special Event to take place on the beach south of the pier, from November 13-15, 2026
31. Motion to approve **Resolution No. 2026-239**, authorizing the county administrator, or designee, to execute a Second Amendment to the Interlocal Agreement between St. Johns County and the City of St. Augustine Beach for beach law enforcement services, extending the term of the agreement for an additional five years through September 30, 2031
32. Motion to adopt **Resolution No. 2026-240**, approving the terms and conditions of the Facility Use and Hold Harmless Agreement between County Road 208, LLC, and V.J. Usina Contracting, Inc., and the County; authorizing the county administrator, or designee, to execute the agreement, in substantially the same form as attached, on behalf of the County

33. Motion to adopt **Resolution No. 2026-241**, approving the terms and conditions of the Facility Use Agreement between the St. Johns County School District, and the County, and authorizing the county administrator, or designee, to execute the agreement, in substantially the same form as attached, on behalf of the County
34. Motion to adopt **Resolution No. 2026-242**, authorizing the submission of a suggested long-range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the South Ponte Vedra Federal Emergency Management Agency (FEMA) Category G Project, and authorizing the county administrator, or designee, to execute any necessary agreements with FDEP concerning the South Ponte Vedra FEMA Category G Project
35. Motion to adopt **Resolution No. 2026-243**, authorizing the submission of a suggested long-range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the Ponte Vedra-South Ponte Vedra Beach Coastal Risk Storm Management Project, authorizing the County Administrator, or designee, to execute any necessary agreements with FDEP concerning the Ponte Vedra-South Ponte Vedra Beach Coastal Risk Storm Management Project
36. Motion to adopt **Resolution No. 2026-244**, authorizing the submission of a suggested long-range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the Summer Haven River Dredge Project and authorizing the County Administrator, or designee, to execute any necessary agreements with FDEP concerning the Summer Haven River Dredge Project
37. Motion to adopt **Resolution No. 2026-245**, authorizing the submission of a suggested long-range budget plan to the Florida Department of Environmental Protection (FDEP) in connection with the Hurricane Ian/Nicole FEMA Berm Project and authorizing the County Administrator, or designee, to execute any necessary agreements with FDEP concerning the Hurricane Ian/Nicole FEMA Berm Project
38. Motion to adopt **Resolution No. 2026-246**, approving the Library System's State Construction Grant Application submittal on behalf of the new Nocatee Branch Library project
39. Motion to adopt **Resolution No. 2026-247**, approving the Library System's revised Overdue Materials policy and procedures, with an effective date of August 1, 2026
40. Motion to approve the minutes of the June 16, 2026, BCC Regular Meeting

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Andrews requested that Regular Agenda Item 9 be postponed.

APPROVAL OF REGULAR AGENDA

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

Yea: Taylor, Arnold, Joseph, Whitehurst, Murphy

Nay: None

PUBLIC COMMENT:

Michael Compton spoke on his concerns with current short-term rental regulations (Exhibit A).

Debbie Dickinson continued the former speakers' concerns regarding short-term rentals.

Brett Fillerton spoke about the Ponte Vedra Croquet Club.

John Currington provided details about the Ponte Vedra Croquet Club and requested that the Board direct staff to bring back an agreement to reduce the membership fees.

Joe McAnarney spoke in opposition to Senate Bill 686, expressing concerns about the potential for additional homes on agricultural land and encouraged the Board to sign an injunction against the bill (Exhibit B).

Juanita Yates spoke about her concerns with illegal U-turns on Shores Boulevard.

Jon Hunt spoke about a recent fire in Ponte Vedra and on a petition that has been signed to support fire protection services in the area.

Suzanna Pavelle requested that the Board direct the county attorney to issue an injunction against Senate Bill 686.

Pat Doyle spoke on her concerns about the criminal charges against Commissioners Arnold and Whitehurst and their ability to vote.

Zach Schwermer spoke on his concerns with inconsistent enforcement and unequal treatment towards him and his family.

Kim Schwermer spoke regarding enforcement actions involving her family related to pavers.

Justin Miller spoke on his concerns with legal charges against Arnold and Whitehurst and restoring public trust in the Board.

Kerri Gustauson spoke on concerns with the legal charges against Arnold and Whitehurst, their ability to vote, and Senate Bill 686.

Teresa Doyle requested that the Board reach out to the Florida Department of Transportation for the placement of a traffic light on A1A and Mickler Road (Exhibit C).

Nicole Crosby spoke on concerns with the charges against Arnold and Whitehurst, their ability to vote during the meeting, and recommended that the Board hire an attorney to place an injunction against Senate Bill 686.

Jerry Price commended Kelly Kemp on his invocation and spoke on his concerns with Arnold and Whitehurst's charges and their ability to attend the meeting.

Vianny Sarmiento requested Board support for an amendment to the Land Development Code regarding food trucks in West Augustine.

Janice Sanya spoke on her concerns with Senate Bill 686 regarding infrastructure and traffic.

Ann Marie Evans read from the *Code of Ethics for County Officials* and spoke on her concerns with ethics in county government.

Dennis Steele spoke about his concerns with the growth behind his house off State Road 16 (Exhibit E).

Aaron Jockers spoke on his concerns with the recent allegations against Arnold and Whitehurst and requested that they step down.

Charlie Hunt spoke on his concerns with the charges against Arnold and Whitehurst and encouraged them to step down.

Sherry Badger spoke on her concerns with charges against Arnold and Whitehurst and their ability to attend the meeting.

Justin Tahilramani spoke about his experience with county staff and the treatment of residents.

Susan Miller spoke regarding Commissioners Arnold and Whitehurst and the importance of maintaining public trust.

Denver Cook spoke on the lack of transparency and accountability within the county.

Bill Hennessey spoke about his concerns with the Butler West Boat Ramp and the Palmetto Boat Ramp.

Tom Reynolds discussed the definition of the term "criminal" and decisions made within the County.

Nadine Huey spoke in support of Malinda Peeples' appointment to the Housing Finance Authority.

Judy Spiegel spoke on the need for wisdom in the County.

BJ Kalaidi encouraged residents to vote in favor on the upcoming property tax reform and voiced her concerns with Arnold and Whitehurst's ability to vote during the meeting (Exhibit F).

1. Presentation on Voter-Approved Conservation Funding by Live Wildly Foundation and Trust for Public Land. In July 2025, the Board of County Commissioners requested technical assistance from Trust for Public Land (TPL) to evaluate long-term funding sources for land and water conservation, parks, open spaces, trails, outdoor recreation, and other capital needs. This work was completed at no cost to St. Johns County, with grant funding from the Live Wildly Foundation. TPL has completed that work, with recent updates. There are 25 existing voter-approved land conservation programs at the county level in Florida, with up to seven that will be considered by voters on November 3. If St. Johns County were interested in asking voters to consider a ballot measure to fund land conservation, outdoor recreation, or other related uses, authorization by the County Commission is needed to draft and advertise an implementing resolution, in coordination with the Supervisor of Elections and County Departments. Information regarding the work to date, process, and timeline is included in the presentation

Meredith Budd, Deputy Director, Live Wildly Foundation, provided details of the funding sources by the Live Wildly Foundation.

Pegeen Hanrahan, P.E., National Associate Director of Conservation Finance, presented details of voter-approved conservation funding by the Live Wildly Foundation and the Trust for Public Land.

Murphy spoke about emails he received expressing interest in a ballot measure for specific conservation funding and ***requested Board consensus to direct staff to review ballot language going forward regarding conservation funding. Consensus was given.*** Discussion ensued on the timeline and whether polling had been conducted after Governor DeSantis placed the ballot measure.

Public Comment:

Charlie Hunt spoke on his concerns with taking out a bond to preserve six acres of land.

John Miller spoke in support of placing the measure on the ballot for voter consideration.

Kerri Gustauson spoke in support of using the funds to preserve land.

Henry Dean spoke in support of funding from the Live Wildly Foundation.

Denver Cook spoke on his concerns with being overtaxed and the importance of preserving land throughout the county.

Jen Lumbark encouraged the Board to move forward with the funding source and spoke on the importance of funding land conservation (Exhibit A). Discussion ensued on whether funding for the proposed land acquisitions would be included.

Mario Casado spoke in support of funding through the Live Wildly Foundation.

Kealey clarified that appraisals had been completed for certain properties and explained the funding requirements. Discussion ensued on funding sources, implementing a sales tax that would include land conservation, and conservation priorities.

Kealey explained that a Resolution would need to be approved at the August 4, 2026, BCC Meeting to ensure placement on the November ballot.

2. Fiscal Year (FY) 2027 Recommended Budget and Proposed Millage Rates. The annual County budget process requires a number of steps, ranging from its preparation through adoption. Florida Statutes (F.S. 129.03(3) and F.S. 200.065, Truth in Millage ("TRIM") requirements) specify that a balanced Recommended Budget must be submitted to the Board of County Commissioners as the next step in the budget process. The Fiscal Year 2027 Recommended Budget has been balanced with expenditures and adequate reserves within each County fund equal to projected fund revenues. County Administration's Recommended Budget represents a funding level that can reasonably assure the achievement of St. Johns County's operational needs while minimizing the tax impact on its citizenry. The Fiscal Year 2027 Recommended Budget Workbook may be found on the County's website at: www.sjcfl.us/OMB. The BCC will need to approve proposed Millage rates for the County's TRIM mailing, and approve Thursday, September 3, 2026, at 5:01 pm in the County Auditorium as the date, time and place of the first public hearing for the adoption of the FY 2027 Budget for the St. Johns County Board of County Commissioners. For practical purposes, once the proposed Millage rates are set, they can still be decreased but not increased. Following the development and presentation of a Recommended Budget, the County is obligated to provide specific information to the Property Appraiser, including proposed millage rates, and the date, time, and meeting place of the tentative budget hearing. This information is placed on Department of Revenue DR-420 forms provided to the Property Appraiser. Those forms provide the basis for the TRIM notice mailed by the Property Appraiser to property owners in St. Johns County. The setting of the proposed millage rates is not required during this meeting and can be deferred to the August 4, 2026, agenda, if desired by the Board

Joy Andrews, County Administrator, presented the details of the recommended budget and proposed millage rates. Joseph expressed concerns with funding allocated toward developers. Discussion ensued on additional funding options for development, current property taxes paid by residents for county projects, and projects currently on pause.

Wade Schroeder, Office of Management and Budget Director, presented additional details on the recommended budget and proposed millage rates.

Taylor requested clarification on the different funding categories, including retirement benefits. Discussion ensued on other revenue funding options, including ad valorem taxes, and the percentage breakdown allocated to the Fire Department and Sheriff's Office.

Public Comment:

Charlie Hunt expressed concerns with funding through the Live Wildly Foundation in consideration of the current budget.

Denver Cook spoke about concerns with current taxes and projected revenues.

BJ Kalaidi questioned funding for parks throughout the county.

Schroeder explained the rollback rate, provided funding amounts for Fire Rescue, and spoke on ad valorem taxes and property taxes.

Motion by Murphy, seconded by Whitehurst, carried 3/2, with Taylor and Joseph dissenting, to approve the proposed millage rates for Fiscal Year 2027, with the understanding they will go down.

Yea: Whitehurst, Arnold, Murphy

Nay: Joseph, Taylor

Motion by Murphy, seconded by Whitehurst, carried 5/0, to authorize the completion and execution of the Fiscal Year 2026 Form DR-420s by the county Administrator, or designee, with the approved proposed millage rates; and establish Thursday, September 3, 2026, at 5:01 p.m. in the County Auditorium as the first public hearing for the adoption of the St. Johns County Board of County Commissioners Fiscal Year 2027 Budget.

Yea: Murphy, Whitehurst, Arnold, Taylor, Joseph

Nay: None

3. Public Hearing - MAJMOD 2023-11, Canopy Shores. Request for a Major Modification to the St. Augustine Shores Planned Unit Development (ORD. No. 1974-16, as amended) to convert the allowed use for approximately 2.8 acres of land from Business to Single Family Residential in order to provide for nine single-family lots, specifically located at the northeast corner of Shores Boulevard and Christina Drive. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on June 4, 2026, and recommended approval with a vote of 5-1. The discussion during the hearing focused on the property's history as a business parcel within the PUD, as well as recent development activity in the surrounding area. Additionally, the proximity of the property to Canopy Shores Park was addressed, along with the history of the Land Acquisition and Management Program (LAMP) application associated to the property

The Board disclosed ex parte communications.

Jonathan Napier, representing Land Equity Partners, presented the details of the request for a major modification to the St. Augustine Shores Planned Unit Development.

Public Comment:

Mike Roberson, Director of Growth Management, clarified two conditions that would be added to the Ordinance.

Bohen spoke in opposition to the request and encouraged the County to purchase the property.

Carly Glancy spoke in opposition to the request, expressing concerns regarding public safety and wildlife (Exhibit A).

Robert Stanton spoke in opposition to the request, expressing concerns about the impacts on wildlife, increased traffic, and congestion in the area (Exhibit B).

Joan Stanton spoke in opposition to the request and expressed concerns about incompatibility (Exhibit C).

Richard Harmon spoke in opposition to the request, expressing concerns regarding impacts to the wetlands.

Charlie Hunt spoke in opposition to the request due to the layout of the homes.

BJ Kalaidi spoke in opposition and urged the Board to deny the request.

Napier provided additional information regarding the layout of the request and the current zoning of the property. Discussion ensued regarding the property's current details, including compliance with Homeowner's Association rules, appraisals conducted for the County's potential acquisition of the property, and lot sizes.

Robert Stanton spoke on the Homeowner's Association rules in relation to the current layout of the homes.

Motion by Murphy, seconded by Whitehurst, carried 3/2, with Joseph and Taylor dissenting, to enact Ordinance No. 2026-24, approving MAJMOD 2023-11, Canopy Shores, based upon six findings of fact, as provided in the staff report, to include stem wall construction.

Yea: Murphy, Arnold, Whitehurst

Nay: Joseph, Taylor

Murphy recessed the meeting at 2:13 p.m. and reconvened the meeting at 2:47 p.m.

4. Public Hearing - LDCA26-05, Food Truck Parks: First Reading. The Board of County Commissioners requested an update to Land Development Code (LDC) regulations regarding Food Truck Parks at its regularly scheduled public hearing on Tuesday, May 5, 2026. This item is a proposed amendment to the LDC for Food Trucks and Food Truck Parks and is a first reading of the ordinance to update the LDC

Jacob Smith, AICP, Planning Division Manager, presented the details for the proposed LDC amendment.

Whitehurst questioned the current closing time for the food trucks. Discussion ensued on the allowance of food trucks within existing zoning districts.

Public Comment:

Justin Tahilramani spoke in support of food truck parks throughout the County and the need to update the Land Development Code.

Vianny Sarmiento spoke on property located in West Augustine and current zoning restrictions for food trucks. She requested a special use to allow for additional food trucks at the property.

Jacob Smith explained the zoning district requirements for food trucks in Commercial General and explained the West Augustine Community Redevelopment District.

Carly Glancy spoke on her food truck located at The Outpost Food Truck Park and the current required closing time.

Steve Curtis, Owner, TENNEsteve Food Truck, spoke on his experience and concerns with the closing time requirement for food trucks.

Jacob Smith clarified the differences between food truck code regulations. Discussion ensued on current food truck parks and their operational hours.

Murphy *requested Board Consensus to waive the 5:01 p.m. meeting. Consensus was given.*

5. Public Hearing - NZVAR 2026-09, 5325 Porter Road Extension. Request for Non-Zoning Variance to Section 6.04.07.B.1 of the Land Development Code to allow an additional dwelling unit to take access from an easement serving more than ten unplatted residential dwelling units without upgrading to meet local road standards

The Board disclosed ex parte communications.

Sherry Brigman, Owner, presented the details of the non-zoning variance request (Exhibit A).

Public Comment: There was none.

Motion by Taylor, seconded by Murphy, carried 5/0, to approve NZVAR 2026-09, 5325 Porter Road Extension, request to the Land Development Code to allow an additional dwelling unit to take access from an easement serving more than ten unplatted residential dwelling units without upgrading to meet local road standards, based upon six findings of fact and four conditions, as provided in the staff report.

Yea: Taylor, Murphy, Joseph, Arnold, Whitehurst

Nay: None

6. Public Hearing - NZVAR 2026-15, Coddington Driveway. Request for a Non-Zoning Variance to Section 6.04.05.C.1 and Table 6.03 of the Land Development Code to allow for a single-family driveway width of 26 feet along a local road

The Board disclosed ex parte communications.

Giles and Fariba Coddington, Owner, presented the details of the non-zoning variance request.

Public Comment:

Chuck Labanowski requested that the sidewalk structure not be affected.

Motion by Murphy, seconded by Taylor, carried 5/0, to approve NZVAR 2026-15, Coddington Driveway, request to the Land Development Code to allow for a Single-Family Driveway Width of 26 feet along a local road, based upon six findings of fact and four conditions, as provided in the staff report, as long as no changes are made to the texture of the sidewalk.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph

Nay: None

7. Public Hearing - NZVAR 2026-14, Herlth SFR. Request for Non-Zoning Variance to Section 6.04.07.B.1 of the Land Development Code to allow an additional dwelling unit to take access from an easement serving more than ten unplatted residential dwelling units without upgrading to meet local road standards

The Board disclosed ex parte communications.

Mrs. Herlth, Owner, presented the details of the non-zoning variance request.

Public Comment: There was none.

Motion by Taylor, seconded by Joseph, carried 5/0, to approve NZVAR 2026-14, 5145 Porter Road Extension, request for Non-Zoning Variance to Section 6.04.07.B.1 of the Land Development Code, to allow an additional dwelling unit to take access from an easement serving more than ten un-platted residential dwelling units without upgrading to meet local road standards based upon six findings of fact and four conditions, as provided in the staff report.

Yea: Taylor, Joseph, Whitehurst, Murphy, Arnold

Nay: None

8. Public Hearing - ADMR 2026-01, Administrative Rezoning of Utility Parcels - First Hearing. A request for an Administrative Rezoning of certain lands owned by St. Johns County and used for Government Services to Public Service (PS). This request is a county-initiated rezoning of 11 parcels of land totaling approximately 51 acres throughout St. Johns County. The first required hearing will be held by the Board of County Commissioners on July 21, 2026. The second BCC hearing is scheduled for August 4, 2026. Pursuant to state statute, two public hearings before the Board of County Commissioners are required, one of which must be on a weekday after 5:00 PM unless a majority plus one of the Board decides to hold the meeting at another time. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing

on June 18, 2026. The Agency recommended approval with a vote of 6-0 (Member Perkins was absent). During the hearing, there were some discussion between members of the PZA and Utility Department staff about the planned uses for these site. Utility Department staff clarified that the purpose of this application was to streamline the permitting process for maintenance, updates, and other applications regarding the subject parcels

The Board disclosed ex parte communications.

Gordon Smith, Utility Department, presented details of the administrative rezoning request for utility parcels.

Public Comment: There was none.

Motion by Taylor, seconded by Joseph, carried 5/0, to hold the second hearing for ADMR 2026-01, Rezoning Utility Parcels to Public Service, on August 4, 2026, during the normal meeting time starting at 9:00 a.m.

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

9. Public Hearing - Florida Power and Light Franchise Agreement Ordinance.

Regular Agenda Item 9 was postponed.

10. Consider an appointment to the Housing Finance Authority. There was one vacancy on the Housing Finance Authority due to an expired term. The vacancy was advertised in April and ran for approximately 45 days. A letter of recommendation from the Housing Finance Authority and nine applications, were presented: Christopher Chamberlain, (District 1); James Angeletti, (District 2); Dr. Meredith Rudolph Payne, (District 2); Malinda Peeples, (District 2); Seth Wingate, (District 2); Heather Harley-Davidson, (District 3); Christopher Walker, (District 3); Taly Brinzey, (District 5); and Peter McGoldrick, (District 5).

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

Public Comment: There was none.

Motion by Taylor, seconded by Murphy, carried 5/0, to reappoint Malinda Peeples to the Housing Finance Authority for a four-year term scheduled to expire July 19, 2030.

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

COMMISSIONERS' REPORTS

Commissioner Arnold

No report.

Commissioner Whitehurst

No report.

Commissioner Joseph

Joseph spoke about a recent accident on A1A and Mickler Boulevard in Ponte Vedra Beach and a meeting held to address safety concerns.

Commissioner Taylor

Taylor requested an injunction for Senate Bill 686 and questioned whether Commissioners Arnold and Whitehurst intended to resign.

Motion by Taylor, seconded by Joseph, carried 3/2, to adopt a vote of no confidence toward Commissioner Arnold and Commissioner Whitehurst and direct the County Attorney to immediately draft and transmit a formal letter to the Florida Governor requesting their immediate suspension from office.

Yea: Taylor, Joseph, Murphy

Nay: Arnold, Whitehurst

Discussion ensued on the difference between a censure and a vote of no confidence.

Commissioner Murphy

Murphy provided clarification on the dredging project for Consent Agenda Item 21, spoke on his opportunity to meet with State Representatives at a Chamber Event, and commended them for their support of the county.

COUNTY ADMINISTRATOR'S REPORT

Andrews requested Board feedback on a date and time to discuss Agricultural Enclaves. Mike Roberson, Director of Growth Management, provided an overview of the applications regarding Agricultural Enclaves. ***Consensus was given to hold a special meeting on August 19, 2026.***

COUNTY ATTORNEY'S REPORT

Komando provided an update on a moratorium regarding Artificial Intelligence Data Centers.

With there being no further business to come before the Board, the meeting adjourned at 3:53 p.m.

23. St. Johns County Board of County Commissioners Check Register, Check No. 639632 totaling \$345,876.95 (07/15/2026)

CORRESPONDENCE:

1. Letter dated July 13, 2026, regarding Entrada Community Development District for the Annual Financial Audit Report
2. Letter dated June 8, 2026, regarding Bridgwater North Community Development District for the Annual Financial Audit Report
3. Letter dated July 13, 2026, regarding Turnbull Community Development District for the Annual Financial Audit Report
4. Letter dated July 13, 2026, regarding Heritage Landing Community Development District for the Annual Financial Audit Report

Approved August 4, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy
Clay Murphy, Chair

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

By: Crystal Smith
Deputy Clerk



REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 639169-639235, totaling \$39,999.28, and Voucher Range, EFT, totaling \$180,473.56 (6/18/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 639236-639293, totaling \$642,578.18, and Voucher Range, EFT, totaling \$7,255,310.41 (6/19/2026)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 639294-639324, totaling \$148,682.68, and Voucher Range, EFT, totaling \$767.80 (6/23/2026)
4. St. Johns County Board of County Commissioners Check Register, Check No. 639325 totaling \$60,000 (6/23/2026)
5. St. Johns County Board of County Commissioners Check Register, Check No. 639326 totaling \$6,017.34 (6/24/2026)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 639327-639343, totaling \$119,261.22 (6/26/2026)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 639344-639352, totaling \$1,681.86, and Voucher Range, EFT, totaling \$3,445.80 (6/26/2026)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 639353-639427, totaling \$638,944.94, and Voucher Range, EFT, totaling \$8,545,816.31 (6/26/2026)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 639428-639429, totaling \$11,463.94 (6/26/2026)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 639430-639433, totaling \$293,649.36 (6/29/2026)
11. St. Johns County Board of County Commissioners Check Register, Check No. 639434 totaling \$203 (6/29/2026)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 639435-639483, totaling \$512,752.40, and Voucher Range, EFT, totaling \$6,279,666.92 (6/26/2026)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 639484-639485, totaling \$137,234.52 (7/07/2026)
14. St. Johns County Board of County Commissioners Check Register, Check No. 639486, totaling \$17,099.52 (7/08/2026)
15. St. Johns County Board of County Commissioners Check Register, Check Nos. 639487-639503, totaling \$55,670.42 (7/08/2026)
16. St. Johns County Board of County Commissioners Check Register, Check Nos. 639504-639553, totaling \$48,269.29 (7/08/2026)
17. St. Johns County Board of County Commissioners Check Register, Check Nos. 639554-639560, totaling \$2,753.59 (7/10/2026)
18. St. Johns County Board of County Commissioners Check Register, Check Nos. 639561-639568, totaling \$48,269.29, and Voucher Range, EFT, totaling \$1,094.44 (7/09/2026)
19. St. Johns County Board of County Commissioners Check Register, Check Nos. 639569-639574, totaling \$3,775, and Voucher Range, EFT, totaling \$5,465 (7/09/2026)
20. St. Johns County Board of County Commissioners Voucher Range, EFT, totaling \$6,475.66 (7/09/2026)
21. St. Johns County Board of County Commissioners Check Register, Check No. 639617, totaling \$3,889.77 and Voucher Range, EFT, totaling \$345,876.95 (07/10/2026)
22. St. Johns County Board of County Commissioners Check Register, Check Nos. 639618-639631, totaling \$26,826.09 (07/14/2026)

Comments on Regulation of Short-Term Rentals (STRs) in North Beach/Vilano Area

During my time of living in North Beach, the number of current permanent residences has declined as the volume of temporary visitors has grown dramatically. This is due to the growth of STRs. In our neighborhood area, STR's in the last 10 years have grown from virtually zero to now well over 50% of the houses in our area. As is evident, this has resulted in major change in the composition and feel of the area. We have gone from long-term, supportive permanent neighbors with the variety of homes, quiet streets safe for children, and shared neighborhood pride to a bulldozer of massive change. Issues include reduced lot sizes, cookie-cutter residences too large to the small lots, pools and other amenities jammed onto such lots, noise issues, parking issues for renters, and trash pickup problems.

It appears that our County regulatory structure was unprepared and is not able to meet the new challenges. Accordingly, we suggest the following changes to the County STR regulatory organizations and regulations.

1. **Disband and eliminate the current Code Enforcement Group.** As currently organized, this service is virtually useless to both residents and STR owners. The group only operates Monday – Friday and during daytime hours. Representatives often do not physically inspect the complaint site and, and if they do, often arrive too late.
2. **Reconstitute the Code Enforcement Group with the following operating procedures:**
 - a. Operating hours should be conformed to when complaints arise. This would suggest the operating hours should be Wednesday – Sunday, 3PM to 11PM. This coincides with the times most issues arise.
 - b. After identifying where the most issues arise, station personnel in those areas so that a quick response can be accomplished.
 - c. Instruct Enforcement personnel to document with photos or video the violations of Codes.
 - d. Clearly define situations where the Sheriff's Department should be contracted for backup or support.
 - e. Allow Enforcement personnel to issue citations to the owners of the properties. If possible, email the owners or managers of the property with both the citations and accompanying videos or photos.
 - f. Citations fees should be set up as a percentage of the listed rental amounts. Such fees should also be increased based on the number of complaints within a specific timeframe.

EXHIBIT A

BCC July 21, 2026
Agenda Item No. PVBCOM
Presenter: Michael Compton

- g. Establish an appeal process if the owner/manager contests the citations.
3. **Establish a comprehensive list of STRs and other property rentals.** The current listing of rental properties is incomplete and out of date. The County is over-reliant on voluntary compliance. A database search of online rental properties should be compared and synchronized with the County's listing. Also, a specific mailbox or phone number should be established to allow local residents to report rentals in their neighborhoods. To encourage proper registration of STRs, the County should consider authorizing the immediate shutdown of unregistered STRs.
4. **Regulate rental properties as businesses.** Among the procedures which should be applied to STRs/rentals, consistent with other business regulations:
- a. A standard permitting process for STRs that includes an initial and annual inspections for safety equipment, maximum occupancy/parking.
 - b. Identification of a local property manager to handle guest/tenant guests or SJC emergency inquiries.
 - c. A significant fine for not registering as a rental property.
 - d. Extra charges for more than 2 trash cans and 1 recycle receptacles.
 - e. Regularly scheduled safety equipment and health inspections, consistent with hotels.
 - f. Property taxes should be calculated as with any other business. A presumption should be that anyone without homestead exemption and rental property should be taxed as any other County business.
 - g. Ability to revoke STR license due to repeated violations.
 - h. Any other regulations consistent with other businesses within the County.
 - i. Some locations in Florida, such as Golden Beach, do now allow any STRs, only rentals of a minimum of six months. This is to preserve the residential character of the neighborhoods in this municipality. The County should consider restricting the number of rentals to encourage family home ownership and not allow citizen residents to be effectively displaced by commercial enterprises.

STRs and rental properties existing with residential neighborhoods is a new business industry and governmental regulations have lagged this structural change in our County and nation. It is now time for our local governments to listen to their permanent residential citizens and provide proper oversight on such businesses.

Michael Cumpton
114 Third Street

St. Augustine, Florida 32084
904-687-5198



New state law gives developers streamlined path to build on agricultural...

Senate Bill 686 allows qualifying agricultural properties adjacent to developed areas to bypass traditional rezoning...

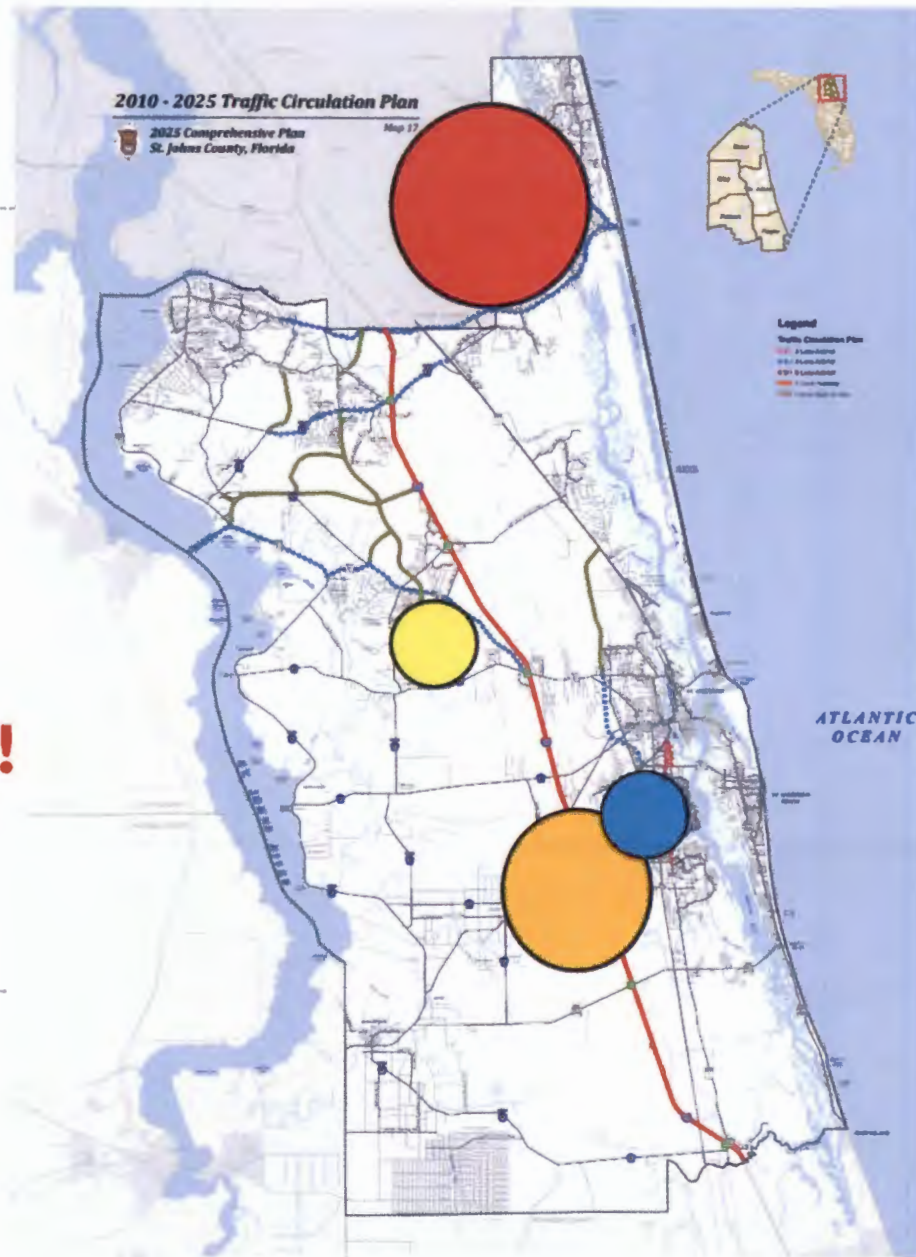


EXHIBIT B

BCC July 21, 2020
Agenda Item No. PUBCOM
Presenter: Joe McAnamey

5,400 acres

32,000 Homes!!!!



Dear County Commissioners and County Attorney Komando,

I am writing to urge St. Johns County to file a request for an injunction against the new Agricultural Enclaves law. That law - FS 163.3162 and 163.3164 - results in loss of local control in regulating the pace of growth in the County, results in new demand on inadequate infrastructure, and places a financial burden on County taxpayers for infrastructure improvements.

In subjecting residents to these adverse conditions, the new Statutes violate the State's Constitution, especially those guaranteeing Basic Rights and guaranteeing a Taxpayer Bill of Rights. While an injunction will delay implementation of Agricultural Enclave Certifications, the entirety of the new law should be found to be unconstitutional, and **St. Johns County should take the lead** in arguing that point!

I urge you to act quickly! I urge you to reach a consensus next week to move toward filing an immediate injunction request.

St. Johns County should take the lead!! The residents you serve and protect ask you to do this.

Respectfully,

Josph McAnarney
1005 Blackberry Lane
St. Johns, FL 32259

WINDSWEPT ACRES PARK INTERSECTION SOLUTIONS FOR SAFETY

NEEDS:

1. HARD STOP Traffic Signal at A1A & Mickler/Matanzas
2. BETTER LARGER SIGNAGE & SIGNALS/CAUTIONING approaching lane reduction starting at Owens Avenue/Bryn Mar Campground.
3. REDUCTION in speed limit from Owens Avenue/Bryn Mar Campground south to Marineland.
4. INFORMATIONAL WELCOME sign Noting A1A 2 lanes for the rest of their trip south.

EXHIBIT C

BCC July 21, 2024
Agenda Item No. PURCOM
Presenter: Teresa Doyle

A1A TRAFFIC 45 MPH PLUS SPEED - NEED STOP LIGHT INSTEAD OF FLASHERS PLEASE



TO: RECREATION ADVISORY BOARD MEMBERS

FROM: SANDY WILLIAMS

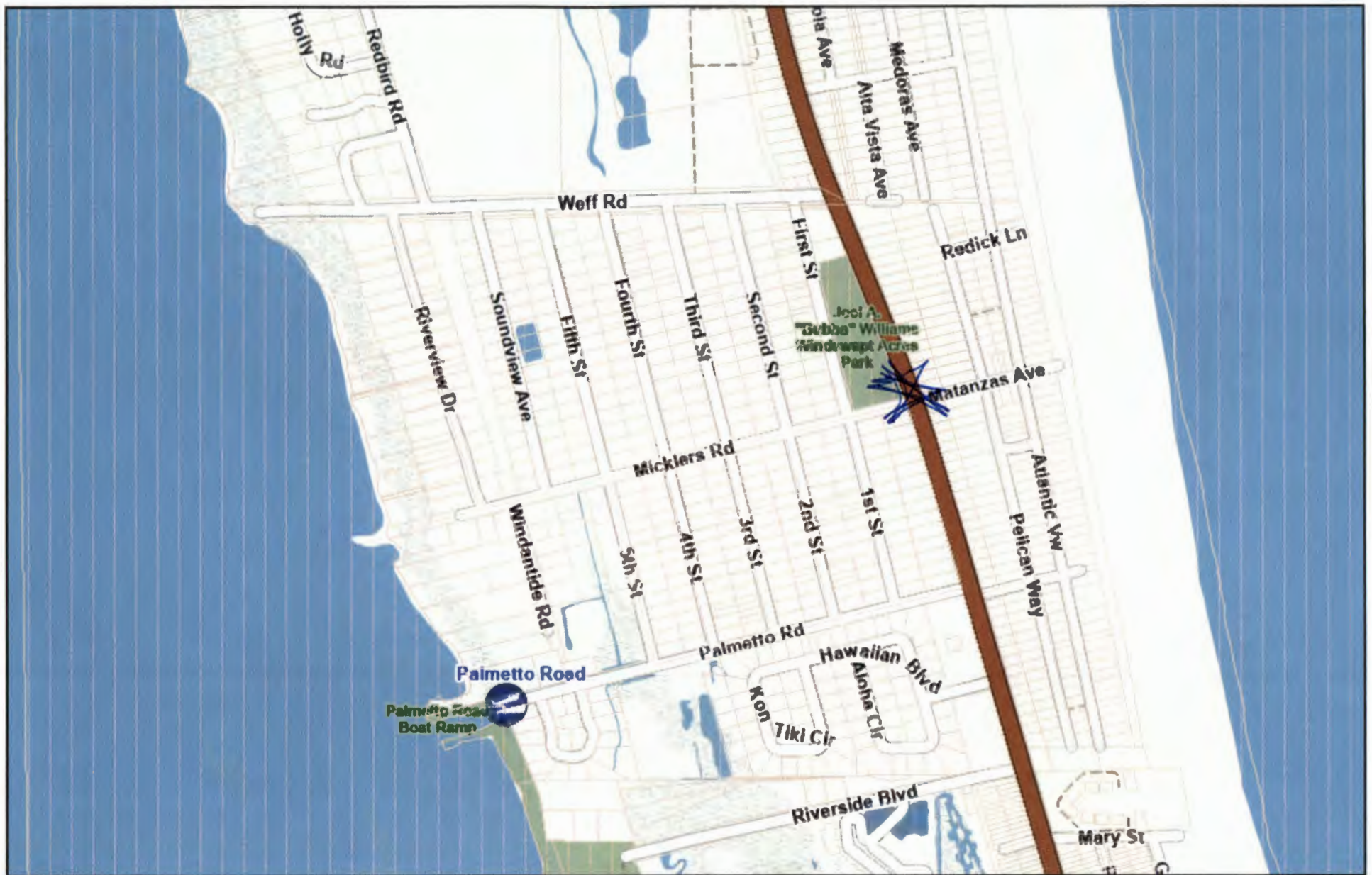
DATE: July 2, 2009

With this letter, I am requesting the board's consideration of naming the park located at Windswept Acres after my late husband, Joel A "Bubba" Williams. I would like to the name to be: Joel A. "Bubba" Williams Windswept Acres Park.

The property where the park is located has been in the family since 1917, when it was designated as private ownership by land grant to Vincent Joseph Mickler. In 1947 Howard and Louise Thompson (my husband's aunt and uncle) platted the land and named it Windswept Acres. Howard and Louise Thompson owned, and operated the cottages along A1A for years. Howard and Louise lived on Riverview Drive and owned all the property from Weff Road south to Mickler Road and west to the Intracoastal Waterway. Mickler Road was named after my husband's grandparents, (Vincent Joseph Mickler) who lived at the end of Mickler Road. Bubba and I built our house on Third Street in the Windswept Acres subdivision, as well as Bubba's sister, Mrs. Patty Harding, who lives on Riverview Drive. Bubba's cousin Betty Shoals (commissioner Dan Mickler's daughter) lives on First Street. Bubba's uncle Dan Mickler was a county commissioner for 24 years. The Mickler/O'Connell bridge is named after him. Bubba's grandfather, Vincent Joseph Mickler, was a city commissioner.

Bubba was a city firefighter for 38 years. He retired as a Captain. During that time he was featured on the 911 TV program for doing CPR on a dog he rescued from a burning building. He was involved with the lifeguard corps since 1955 when the corps was in its infancy. The corps was staffed by volunteer lifeguards, as there were no funds to pay the lifeguards. When Mr. Bill Fulton retired, Bubba was appointed Director of the lifeguard corps. He held that position for 10 years at which time he retired due to ill health.

Bubba was an active member of the community all his life. The board's consent to add his name to the park at Windswept Acres in his honor would be greatly appreciated by his family.



Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 6/16/2023

Butler Beach - Windswept Acres



CODE OF ETHICS FOR COUNTY OFFICIALS

PREAMBLE

The Florida Association of Counties (FAC) is committed to the highest standards of conduct by and among county commissioners in the performance of their public duties. Individual and collective adherence to high ethical standards by public officials is central to the maintenance of public trust and confidence in government.

While county officials agree on the need for proper conduct, they may experience personal conflict or differing views of values or loyalties.

In such cases the principles contained in this Code of Ethics provide valuable guidance in reaching decisions which are governed, ultimately, by the dictates of the individual conscience of the public official and his or her commitment to the public good.

Certain of these ethical principles are best expressed as positive statements: actions which should be taken; courses which should be followed; goals which should permeate both public and private conduct. Other principles are expressed as negative statements: actions to be avoided and conduct to be condemned.

The Code of Ethics for County Commissioners has been created by and for elected county commissioners. However, these principles apply to the day to day conduct of both elected and appointed officials and employees of county government.

FAC recognizes that this Code of Ethics should serve as a valuable reference guide for all those in whom the public has placed its trust.

ETHICAL PRINCIPLES

The ethical county commissioner should:

- Properly administer the affairs of the county.
- ★ Promote decisions which only benefit the public interest.
- Actively promote public confidence in county government.
- Keep safe all funds and other properties of the county.
- Conduct and perform the duties of the office diligently and promptly dispose of the business of the county.
- Maintain a positive image to pass constant public scrutiny.
- Evaluate all decisions so that the best service or product is obtained at a minimal cost without sacrificing quality and fiscal responsibility.
- Inject the prestige of the office into everyday dealings with the public, employees and associates.
- Maintain a respectful attitude toward employees, other public officials, colleagues and associates.
- Effectively and efficiently work with governmental agencies, political subdivisions and other organizations in order to further the interest of the county.
- Faithfully comply with all laws and regulations applicable to the county impartially and impartially apply them to everyone.

The ethical county commissioner should not:

- ★ Engage in outside interests that are not compatible with the impartial and objective performance of his or her duties.
- Improperly influence or attempt to influence other officials to act to his or her own benefit.
- ★ Accept anything of value from any source which is offered to influence his or her action as a public official.

The ethical county commissioner accepts the responsibility that his or her mission is that of servant and steward to the public.

Developed by the National Association of Counties (NACo) 1991. Adopted by the Florida Association of Counties (FAC) 1997.

EXHIBIT D

BCC July 21, 2020
Agenda Item No. PUBCOM
Presenter: Ann Marie Evans

646-208-0225

steeledennis@gmail.com

Dennis Steele

sheer wall
I'm a homeowner at 71 Tower Court. My wife and I bought our home and moved in late June 2024. The house was great, we had plans for the oversized backyard. In September 2024, the land behind our house was completely cleared leaving absolutely no barrier between our backyard and Route 16a other than a six-foot PVC fence. The lack of privacy and safety made our yard unusable. Cars passing often kick up pebbles into the yard and there is no longer anything to keep a vehicle from entering our yard.

The barrier that was in place when we purchased the home was approximately 35 feet deep and consisted of mature tall trees and small and medium brush making it as if Route 16a was not even there. We had some reservations about buying along Route 16a but with the laws and ordinances on the books in St. Johns County, that land should have been left as is or at least replaced with a 10 foot natural/landscaped barrier that is required on the perimeter of any development in this County.

LDC
(**Sec. 5.03.03 Specific Standards:** "4. Ten (10) foot natural/landscaped buffer along Project property lines, except as provided in paragraph 5 below.")

The only exception I could find that the County would allow the clearing is the utility easement. In that case, there is a 5 day minimum notice to "the official designated by the local government" to plan and assure compliance with local government.

(Florida State Statute- **163.3209**- does not supersede local government ordinances or regulations)

(pebble)
According to publicly available SJ County records a complaint was made regarding the scenic edge requirement- Ref# 2503930- on 5/22/2025. On 5/29/2025 "staff" (ENVPL) conducted a site inspection. The inspection confirmed the site was cleared after the county's final Environmental Inspection. The land was supposed to "remain preserved to meet the Scenic Edge standards of the LDC." After being cleared, "it shall be re-planted per **LDC Section 6.06.02 G.**"

LDC Section 6.06.02 G and H

G- Northwest Sector Scenic Edges

1. Scenic Edges shall be provided to preserve the rural character and preserve and enhance scenic view sheds, such as, scenic vistas, the St. Johns River, natural areas, and agricultural areas within the Sector. The primary purpose of scenic edges is to screen development and designed in a way that creates a natural edge between development and the roadway through the preservation of existing trees and

EXHIBIT E

BCC July 21, 2024
Agenda Item No. PUBCOM
Presenter: Dennis Steele

vegetation and/or the use of a variety of native canopy trees, understory trees, bushes, shrubs and ground cover.

H- Northwest Sector Development Edges

1. Development edges and recreational trail systems provide a foundation of the Northwest Overlay. Development edges and recreational trails provide natural corridors, recreational opportunities, aesthetics, habitat protection and open space, maintain rural character and provide screening from roadways and adjacent development. Development edges shall be a minimum of 35 feet in width and located along the edge of the development boundary. Deviations to the 35 foot minimum development edge shall only be allowed where there are practical difficulties in the meeting of the development edge requirement, due to exceptional shallowness or unusual shape of a specific piece of property, where connectivity to adjacent development makes a logical pattern or other extraordinary condition of such property. The development edge shall be allowed to be reduced to a minimum of 20 feet with the approval of a non-zoning variance or waiver and through the application of performance standards.



July 20, 2026



June 2024

VOTE

YES

ON

3

EXHIBIT F

BCC July 21, 2020
Agenda Item No. PUBCOM
Presenter: BJ Kaladi

FAKE**VOTER
GUIDE**

ST. JOHNS GOP
 REPUBLICAN PARTY OF ST. JOHNS COUNTY
 OFFICIAL 2024
 MEMBERSHIP-APPROVED ENDORSEMENTS:

FLORIDA SENATE DISTRICT 7

☒ **TOM LEEK**
 VoteTomLeek.com

FLORIDA HOUSE DISTRICT 18

☒ **NICK PRIMROSE**
 NickPrimrose.com

FLORIDA HOUSE DISTRICT 19

☒ **DARRYL BOYER**
 DarrylBoyer.com

ST. JOHNS COUNTY SHERIFF

☒ **JIM PRIESTER**
 PriestForSheriff.com

ST. JOHNS COUNTY CLERK & COMPTROLLER

☒ **BRANDON PATTY**
 BrandonPatty.com

ST. JOHNS COUNTY COMMISSIONER, DISTRICT 1

☒ **CHRISTIAN WHITEHURST**
 ElectWhitehurst.com

ST. JOHNS COUNTY COMMISSIONER, DISTRICT 3

☒ **ROY ALAIMO**
 RoyAlaimo.com

ST. JOHNS COUNTY COMMISSIONER, DISTRICT 5

☒ **HENRY DEAN**
 VoteHenryDean.com

ST. JOHNS COUNTY SCHOOL BOARD, DISTRICT 5

☒ **LYNN STRAUGHAN**
 KidsWinWithLynn.com

STATE COMMITTEEWOMAN

☒ **TAMARA RENUART**
 Tamara4SCW@Gmail.com

EARLY VOTING: AUGUST 10TH-17TH (POLLS OPEN 8AM-6PM)
 ELECTION DAY: AUGUST 20TH (POLLS OPEN 7AM-7PM)

REAL
**VOTER
GUIDE** 2024

ST. JOHNS GOP
 REPUBLICAN PARTY OF ST. JOHNS COUNTY
 www.StJohns.GOP
 OFFICIAL 2024
 MEMBERSHIP-APPROVED
 ENDORSEMENTS:

US HOUSE OF REPRESENTATIVES DISTRICT 1

☒ **MARA MACIE**
 MaraMacieforCongress.com

FLORIDA SENATE DISTRICT 7

☒ **GERRY JAMES**
 Gerry4Senate.com

FLORIDA HOUSE DISTRICT 18

☒ **KIM KENDALL**
 VoteKimKendall.com

ST. JOHNS COUNTY COMMISSIONER, DISTRICT 1

☒ **ANN-MARIE EVANS**
 ElectAnn-Marie.com

ST. JOHNS COUNTY COMMISSIONER, DISTRICT 3

☒ **CLAY MURPHY**
 ClayMurphyforStJohns.com

ST. JOHNS COUNTY COMMISSIONER, DISTRICT 5

☒ **ANN TAYLOR**
 VoteAnnTaylor.com

St. Johns County School Board, District 2

☒ **FRANCIS CUMMINGS**
 facebook.com/VOTE4FRANKD2

St. Johns County School Board, District 5

☒ **LINDA THOMSON**
 Vote4LindaThomson.com

Early Voting: August 10th - 17th
 VOTE: August 20th, 2024



EXHIBIT A
BCC July 21, 2024
Agenda Item No. Reg 3
Presenter: Carly Chaney







● Sold (204) ● Personalized (12) ● Future homesites (49) ● Model home (3)

Notes For County Commissioners Meeting Reference MajMod 2023-11 Tuesday July 21 2026

Robert Stanton 452 Graciela Circle St Augustine Shores – A concerned resident.

This development was first brought to the Commissioners in 2021.

At that time the proposal was rejected. And yet, here we are again.

So what has changed in the last 5 years?

There have only been a couple of very minor changes to the plan.

There have been changes to the makeup of the County Commission.

There have also been changes to the Shores community.

St Augustine Shores is an older, vibrant community of more than 3500 homes and still growing
That is a lot of residents.

There are only two major roads in the shores. Shores Boulevard and Christina Drive. This
proposed development is on the corner where these two roads intersect. The traffic here is
already heavy during peak times. This proposal will only add to the congestion and risk.

On the positive side the Shores community has become much more conscious of changes in the
area and are more active in responding.

Put up picture of for sale sign.

This sign was posted recently. If you go to their website.

Put up picture of website.

The property is presented as commercial until you reach this part outlined in red that offers it as
residential. The estimated value is \$895,000. The County appraisers map shows an appraised
value of \$305, 000. I ask you to read between the lines.

At the Planning and Zoning meeting the presenter made assurances that there were no
endangered species on the land. I presume that this determination was made several years ago.

Put up picture of tortoise crossing.

This sign is on Christina Drive and you can see Shores Boulevard. note the orange sign. To the
right is Canopy Shores Park owned by the county and much loved by the local residents. What
impact will this development have on the park? The home owners will have a million dollar view
but the view from the park walking trails will certainly not be enhanced.

EXHIBIT B

BCC July 21, 2026
Agenda Item No. PUBCOM
Presenter: Robert Stanton

The presenter has also admitted that the ideal use for this land would be incorporation into Canopy Shores Park. An attempt was made to purchase this land through the LAMP program but it was not enough money for the property owner. Having seen the price that it is listed for, I am not surprised.

This proposal is in no way compatible with the Shores Community and will in fact detract from the amenities currently available, resulting in a reduction in the appeal of the area and a reduction in value to the whole community.

I urge you to reject this proposal. Perhaps at some time in the future an agreement can be reached for the county to purchase the land for inclusion into Canopy Shores Park for the enjoyment of current and future residents for generations to come.

Please choose community over out of state developers.

Thank you.



SHORES BLVD N

Saint Augustine, FL 32086
\$895,000
2.81 Acres
Office

Property Details

Sale Price:	\$895,000
Property Type:	Land
Lot Size:	2.81 Acres

Property Description

This 2.81-acre parcel on Shores Boulevard presents a rare opportunity for a strategic investment and development in the heart of St. Augustine. Featuring generous frontage along a well-traveled corridor, the property offers exceptional visibility and accessibility for future users. Infrastructure corridors border the site, simplifying utility access and reducing initial development hurdles, while controlled ingress and egress points enhance site functionality. Under the St. Augustine Shores PUD, the property is suited for a wide variety of commercial and institutional uses, including retail, restaurants, medical and dental offices, professional and business offices, banks, hotels, community facilities, churches, and indoor recreational uses. Additional opportunities, such as automobile service stations, drive-in restaurants, bars, and other specialty commercial uses, may be permitted through the PUD exception process.

Adding to its appeal, the property is currently undergoing the entitlement process to convert the site to single-family residential, with the intent of developing nine residential lots. This provides investors and developers with the flexibility to pursue the existing commercial development potential or capitalize on the proposed residential redevelopment, creating a unique opportunity in one of Northeast Florida's fastest-growing and most desirable markets.

Location Description

Located in the heart of St. Augustine Shores, this 2.81-acre property enjoys prominent frontage along Shores Boulevard with convenient access to US-1, Interstate 95, Historic Downtown St. Augustine, and the region's Atlantic beaches. Surrounded by an established residential community of thousands of homes, the site is positioned to serve a growing population with nearby retail, medical, restaurant, and service amenities. Its central location within one of St. Johns County's most desirable and fastest-growing markets makes it well suited for both commercial and residential development opportunities.

Highlights

- 2.81-acre parcel on Shores Boulevard with flexible development potential
- Strong frontage offering exposure for future commercial use
- Utilities accessible nearby supporting efficient site preparation
- Ideal for retail, hospitality, multifamily, or mixed-use concepts
- Clear boundaries ready for entitlement and permitting
- Strategic acreage size for tailored neighborhood-scale projects
- Opportunity for creative land assemblage or stand-alone vision



Wildlife Crossing



Proceed With CAUTION

Wildlife Are Protected By Local, State And Federal Laws





Notes for Commissioners' Meeting 21 July 2026:

Joan Stanton, 452 Graciela Circle, St Augustine Shores, concerned resident

Thank you for allowing me to address you on this important issue.

Show: photo of individual house

Every existing residential lot in this part of The Shores contains one detached single-family dwelling, not exceeding 2 stories, with an attached 1 or 2 car garage or carport. The setback requirements are: no nearer than 25 feet from the front lot line, 8 feet from the interior side lot lines, 10 feet from the rear lot line, and 20 feet from the exterior side lot line for corner lots. No homes are identical to the home on either side of them, so the community has a pleasing varied look, and every home has its own driveway, which slopes from the garage or carport down to the sidewalk, then down to the road.

Show: photo of street

All the homes in this area were built in compliance with the requirements of our Deed Restrictions and Architectural Control Manual.

The proposal before you today is for a row of 9 identical townhomes, with no space between them, so no setback from the side lot lines. These homes would not have a garage or their own driveway. The Shores Architectural Control Committee would not be able to issue permits for these 9 homes to be built, because these lots are in our Deed Restrictions as Commercial, not Residential. Mr. Napier, who presented this plan to the Planning and Zoning Committee, stated that the Deed Restrictions have been taken off the 3 Commercial lots, but per Florida Statutes, there would have to be communication with the HOA, and any change would have to be officially lodged with the County Clerk to be legally enforceable. Neither of these appear to have occurred. Indeed, I could only find 3 recorded changes to the Deed Restrictions in the last 26 years, none of them concerning these 3 Commercial lots. If Mr. Napier was right about the removal of the Deed Restrictions, then the future owners of these 9 homes would not be part of the HOA, but would enjoy all the benefits including street lights, swale mowing, walking and cycle paths, disk golf, pier, lakes and parks, without paying HOA fees – not the best basis for being good neighbors.

This proposed change to the PUD is totally incompatible with all the other residential lots in this part of The Shores. If approved by you today, an expensive legal battle would probably follow for The Shores HOA. I implore you – please vote against this proposal.

Thank you.

and a Flood of applications would follow
similar

EXHIBIT C
BCC July 21, 2026
Agenda Item No. Reg 3
Presenter: Joan Stanton





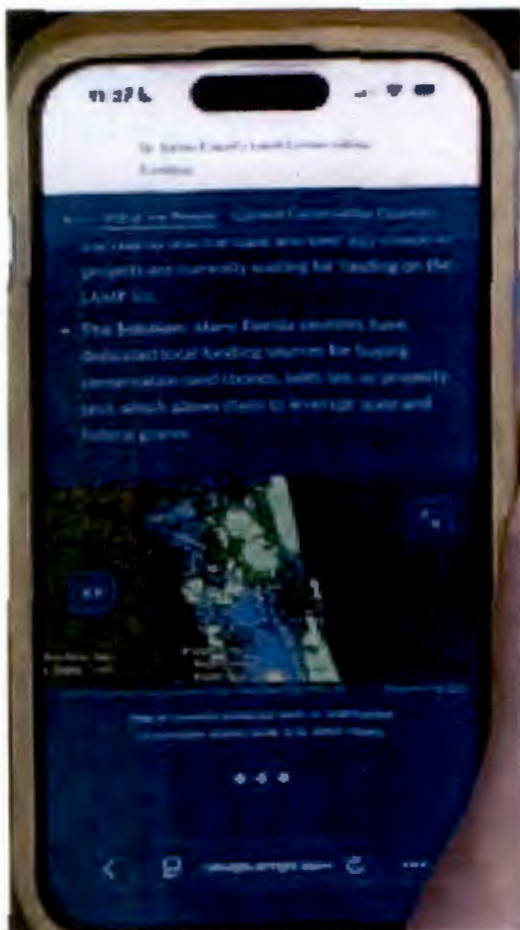


EXHIBIT A
 BCC July 21, 2020
 Agenda Item No. Reg 1
 Presenter: Jen Lymbark