

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

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



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Joy Andrews, County Administrator
Rich Komando, County Attorney

Wednesday, August 19, 2026, 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

SPECIAL MEETING

- ❖ Call to Order by Chair
- ❖ Roll Call by the Clerk of the Circuit Court and County Comptroller
- ❖ Invocation
- ❖ Pledge of Allegiance
- ❖ Additions/Deletions to Special Agenda
- ❖ Approval of Special Agenda

Presenter: Robert Walters, Attorney Representative for Heritage Development

Staff Member: Abrielle Genest, Senior Planner

District 3

1. **Public Hearing * ENCERT 2026-05 Heritage Development East.** The 2026 amendments to Sections 163.3162 and 163.3164, Florida Statutes establish a process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before submitting a development application. Heritage Development Company of NE Florida, LLC submitted an application to certify PARCEL ID# 136090-0005 and 136640-0000 as an Agricultural Enclave. The property is approximately 615.41 acres and is located directly east of Interstate 95 and south of State Road 207.

District 3

2. **Public Hearing * ENCERT 2026-06 Heritage Development West.** The 2026 amendments to Sections 163.3162 and 163.3164, Florida Statutes establish a process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before submitting a development application. Heritage Development Company of NE Florida, LLC submitted an application to certify PARCEL ID# 136635-0120, 137350-0010, and 140390-0000 as an Agricultural Enclave. The property is approximately 551 acres and is located west of Interstate 95 and south of State Road 207.

Presenter: Ellen Avery-Smith, Esq., Rogers Towers, P.A.

Staff Member: Saleena Randolph, Senior Planner

District 4

3. **Public Hearing * ENCERT 2026-01 N Palm Valley Rd.** Application for Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 4,462 acres. The subject property is located North of Nocatee Parkway, west of the Intracoastal Waterway, and east of the Duval County line.

- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report