



Conservation Management Plan

This management plan form is intended for Board of Trustees leases and subleases of conservation properties that are 160 acres or less. It is intended to address the requirements of Chapter 253.034, 259.032, 259.105, and rule 18-2.021. Attachments to, or expansion of this form are welcome, if the space provided below is not sufficient. Please answer all of the items below and number all attachments and reference them in the appropriate location below. You are under no obligation to use this form. Any plan format is acceptable, provided it includes all of the appropriate items from the above mentioned statutes and rule. This form is available in electronic format upon request. For additional information pertaining to management plans, please visit the Division of State Lands Stewardship page on the web at <https://floridadep.gov/lands/environmental-services/content/land-stewardship>.

A. General Information

1. Common Name of the Property: _____

2. Lease Number: _____

3. Acres: _____

4. Managing Agency: _____

5. Provide an executive summary/description of this property that includes a brief description of the resources, uses and proposed uses, outstanding features etc.

6. Attach a map showing the location and boundaries of the property including:
- a) The location and type of structures or improvements currently on the property.
 - b) The location and type of proposed improvements. Appendix_____
7. Attach a map showing the proximity of this managed area to other conservation areas within 10 miles. Appendix_____
8. Please attach a legal description of the property. Appendix_____
9. Provide a physical description of the land including a quantitative data description of the land which includes an inventory of forest and other natural resource, exotic and invasive plants, hydrologic features, infrastructure including recreational facilities, and other significant land, cultural or historical features.

10. A brief description of soil types, attaching USDA maps when available.

11. Is the property adjacent to an aquatic preserve or designated area of critical state concern? YES____NO ____

If YES, please identify:

12. Was the property acquired by a conservation land acquisition program? If YES, please identify.

13. Do any agency-specific statute requirements or legislative/executive directives constrain the use of the property? (These restrictions can frequently be found in the lease) YES_____ NO _____

If YES, please identify

14. Are there any reservations or encumbrances on the property?
YES_____NO _____

If YES, please identify:

B. Natural and Cultural Resources

15. Are there any archeological or historical sites on this property? YES_____NO _____
If YES,

A) How do you plan to locate, protect and preserve these resources?

B) Please describe the actions the agency plans to take to locate and identify unknown Resources such as surveys of unknown archeological or historical sites.

16. Are there any buildings on the property that are fifty or more years old?

YES _____ NO _____ If YES,

A) Please Identify:

B) Have these buildings been evaluated by a historian or historic architect to determine their historical and/or architectural significance. If YES, please identify both the building(s) and the evaluators(s):

C) Please state whether any such buildings are listed in the Florida Master Site File, National Register of Historic Places or a local register of historic places and identify such buildings.

By law, the managing agency must consult with the Division of Historical Resources with regard to any proposed land clearing or ground disturbing activities or with regard to any proposed rehabilitation, restoration or demolition of structures 50 or more years old. Please contact the Division of Historic Resources if you would like to obtain information on archeological/historical sites.

Division of Historical Resources
Florida Department of State
R.A. Gray Building, MS-8
Tallahassee, Florida 32399
(850) 245-6312

17. Please identify natural resources on the property that are listed in the Florida Natural Areas Inventory.

18. Are any imperiled natural communities, unique natural features, or any State and federally listed endangered or threatened plant or animal species, on site?

YES _____ NO _____

If YES, please provide a specific description of how you plan to identify, locate, protect and preserve these species.

If you would like further information regarding natural resources or endangered species please contact the Florida Natural Areas Inventory (FNAI).

Florida Natural Areas Inventory
1018 Thomasville Road, Suite 200-C
Tallahassee, Florida 32303
(850) 224-8207

19. Please identify the water resources including swamps, marshes or other wetlands, on the property including the water quality classification for each water body and if the water body has been designated “Outstanding Florida Waters”.

20. Are any known mineral resources, such as oil, gas and phosphates, or any unique natural features, such as coral reefs, beaches, dunes, natural springs, caverns, large sinkholes, virgin timber stands, scenic vistas, and natural rivers and streams, and outstanding native landscapes containing relatively unaltered flora, fauna, and geological features on site? YES _____ NO _____

If YES, Please identify and provide locations of these resources on a map.
Appendix

21. Are there fish or wildlife resources (both game and non-game) on the property?
YES _____ NO _____ If YES, please describe:

C. Use of the Property

22. Please provide a statement of the purpose for which the lands were acquired, the projected use or uses as defined in Chapter 253.034, Florida Statutes, and the statutory authority you have for such uses.

23. Please state the desired outcome for this property, and key management activities necessary to achieve the desired outcome, including public access.

24. Please state the single or multiple uses currently made of the property and if the property is single use, please provide an analysis of its potential for multiple-use.

Single _____ Multiple _____ use/s is/are:

25. Were multiple uses considered but not adopted? YES _____ NO _____

If YES, please describe why:

26. Please provide an analysis of the potential use of private land managers to facilitate the restoration or management of these lands.

27. Please provide an analysis of the potential of the property to generate revenues to enhance the management of the property.

28. Describe the projected, current and recent past uses of the property, and any unauthorized uses, if known.

29. Do the planned uses impact renewable and non-renewable resources on the property?
YES _____ NO _____

If YES, please describe what specific activities will be taken to protect or enhance and conserve those resources and to compensate/mitigate the damage that is caused by the impacting use.

30. Should any parcels of land within or adjacent to the property be purchased because they are essential to management of the property? YES _____ NO _____
If YES, please attach a map of this area. Appendix _____

31. Are there any portions of this property no longer needed for your use?

YES _____ NO _____ If YES, please attach a map of this area.

32. Please describe what public uses and public access that would be consistent with the purpose for which this property was acquired.

33. Assess the feasibility of managing the lands >40 contiguous acres as a recipient site for gopher tortoises consistent with rules of the Fish and Wildlife Conservation Commission, as prepared by the agency or cooperatively with a Fish and Wildlife Conservation Commission wildlife biologist.

34. Economic feasibility of establishing a gopher tortoise recipient site, including the initial cost, recurring management costs and the revenue projections.

D. Management Activities

35. If more than one agency manages this property, describe the management responsibilities of each agency and how such responsibilities will be coordinated.

36. Please discuss management needs and problems on the property including conservation of soil and water resources and control and prevention of soil erosion and water and soil contamination.

37. Identify adjacent land uses that will conflict with the planned use of this property, if any.

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38. Please describe measures used to prevent/control invasive, non-native plants.

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39. As required by Chapter 253.034, please describe the public or local government involvement/participation in the development of this plan. Please provide the location and date of this public hearing. Please provide a meeting summary/minutes as an appendix.

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40. If an arthropod control plan has been established for this property, please include it as an attachment. (Attachment _____) If one does not exist, provide a statement as to what arrangement exists between the local mosquito control district and the managing agency. See Chapter 388.4111 regarding mosquito control on public lands.

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41. Management Goals – **The following 8 goals may not all be applicable to your site. Write N/A where appropriate. Also, please add as many goals, objectives, and measures as you wish.**

Core Objectives		Measure	Timeframe 2 yrs = Short Term 10 yrs = Long Term	Expenses and Manpower Budget
1.	<u>Habitat restoration and improvement (Description):</u>			
	Prescribe burn _____ acres per year	_____ acres burned per year	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Maintain _____ acres per year within target fire return interval.	_____ acres within fire return interval target	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Conduct habitat/natural community improvement on _____ acres	_____ acres with restoration underway	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Conduct habitat/natural community restoration activities on _____ acres.	_____ acres restored	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Conduct timber harvest for the purposes of habitat restoration on _____ acres	_____ acres harvested	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____

2	Public access and recreational opportunities (Description):			
	Maintain public access and recreational opportunities to allow for a recreational carrying capacity of _____ visitors per day	_____ visitor opportunities/day	Within 2 yrs ____ Within 10 yrs ____	Expense \$_____ Personnel \$_____
	Develop additional public access and recreational opportunities to allow for a carrying capacity of _____ visitors/day	_____ visitor opportunities/day	Within 2 yrs ____ Within 10 yrs ____	Expense \$_____ Personnel \$_____
	Continue to provide interpretive/education programs	_____ interpretive/education programs	Within 2 yrs ____ Within 10 yrs ____	Expense \$_____ Personnel \$_____
	Develop _____ new interpretive/education programs	_____ interpretive/education programs	Within 2 yrs ____ Within 10 yrs ____	Expense \$_____ Personnel \$_____
3	Hydrological preservation and restoration (Description):			
	Conduct or obtain a site assessment/study to identify potential hydrology restoration needs	Assessment conducted? Y _____ N _____	Within 2 yrs ____ Within 10 yrs ____	Expense \$_____ Personnel \$_____
	Restore natural hydrologic condition and functions to _____ acres on site	_____ acres for which hydrologic restoration is underway (planning, grant writing, earth moving, etc.)	Within 2 yrs ____ Within 10 yrs ____	Expense \$_____ Personnel \$_____

		_____ acres for which natural hydrologic conditions and function are restored	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
4	<u>Sustainable forest management (Description):</u>			
	Prepare& implement a silviculture management plan including reforestation, harvesting, prescribed burning, restoration, and timber stand improvement activities and goals.	Silviculture management plan complete? Y__N__ _____acres treated	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Develop and implement a process for conducting stand descriptions and forest inventory including a GIS database containing forest stands, roads & other attributes (including but not limited to: threatened & endangered species, archeological resources, exotic species locations, historical areas)	Complete GIS database and re-inventory all attributes every 3-5 years or as needed.	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
		_____ acres of forest inventoried annually	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
5	<u>Exotic and invasive species maintenance and control (Description):</u>			

	Annually treat _____ acres of EPPC Category I and Category II invasive exotic plant species.	_____ acres treated	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Implement control measures on exotic and nuisance animal species	_____ nuisance and exotic species for which control measures are implemented	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
6	<u>Capital facilities and infrastructure (Description:</u>			
	To maintain _____ facilities, _____ miles of roads, and _____ miles of trails existing on site (as applicable)	_____ facilities, _____ miles roads, _____ miles trails maintained	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	To construct _____ facilities. _____ miles of roads, and _____ miles of trails (as applicable)	_____ facilities, _____ miles roads, _____ miles trails constructed	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	To improve or repair _____ facilities. _____ miles of roads, and _____ miles of trails existing on site (as applicable)	_____ facilities, _____ miles roads, _____ miles trails improved or repaired	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
7	<u>Cultural and Historical resources (Description:</u>			
	Ensure all known sites are recorded in the FL Division of Historical Resources Master Site file	_____ of recorded sites	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Monitor _____ recorded sites and send updates to DHR Master Site file as needed	_____ of sites monitored	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____

	Bring ____ of ____ recorded sites/cultural resources into good condition	____ of sites in good condition	Within 2 yrs ____ Within 10 yrs ____	Expense \$ ____ Personnel \$ ____
8	<u>Imperiled species habitat maintenance, enhancement, restoration, or population restoration</u> <u>(Description:</u>			
	Develop baseline imperiled species occurrence inventory list	Baseline imperiled species occurrence inventory list complete Y ____ N ____	Within 2 yrs ____ Within 10 yrs ____	Expense \$ ____ Personnel \$ ____
	Develop monitoring protocols for ____ selected imperiled species	____ imperiled species for which monitoring protocols are developed	Within 2 yrs ____ Within 10 yrs ____	Expense \$ ____ Personnel \$ ____
	Implement monitoring protocols for ____ imperiled species	____ species for which monitoring is ongoing	Within 2 yrs ____ Within 10 yrs ____	Expense \$ ____ Personnel \$ ____
	[If applicable, provide additional measurable objective(s) for new or ongoing species-specific management activities for each of the priority species such as population augmentation, translocations, nest box projects, etc.]	Examples: Project-specific quantity, ____ of nest boxes, # of individuals introduced or trans-located, etc.	Within 2 yrs ____ Within 10 yrs ____	Expense \$ ____ Personnel \$ ____

42. Costs

Activity	Yearly Estimated Cost		
	Priority Cost	Other Management Cost	Cost Effective Methods
<u>Resource Management</u>			
<u>Administration</u>			
<u>Support</u>			

<u>Capital Improvements</u>			
<u>Recreation Visitor Services</u>			
<u>Law Enforcement Activities</u>			

43. A finding regarding whether each planned use conforms to the appropriate policies and guidelines of the State Lands Management Plan is required. The Plan can be found at <https://floridadep.gov/lands/environmental-services/content/land-stewardship>, by writing to the State of Florida Department of Environmental Protection, Division of State Lands, Office of Environmental Services, 3900 Commonwealth Boulevard, Mail Station 140, Tallahassee, Florida 32399-3000, or by calling (850) 245-2784. Does this plan conform to the State Lands Management Plan?

YES _____ NO _____

44. Please provide the following contact information below:

Name:	
Managing Agency:	
Address:	
Phone:	
Email Address:	

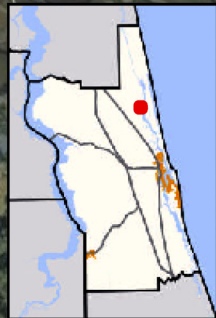
Date Management Plan Prepared: _____

Please send this completed form
and attachments to:

james.parker@dep.state.fl.us, Or
to: Division of State Lands
D.E.P. M.S. 140
3900 Commonwealth Blvd.
Tallahassee Fl. 32399-3000
850-245-3045

Nocatee Point

Location & Improvements - Appendix 1



- Nocatee Point
- H Observation Points
- White Trail
- Yellow Trail
- Purple Trail
- Red Trail



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 Prepared: 6/10/2026
j20978

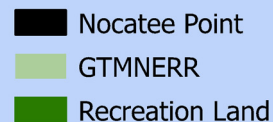


EXHIBIT "A"

ALL UNSUR PARTS EXCEPT 78.1 A DESC AS FOLLOWS, BGN NLY LINE OF SAID UNSUR SEC 22 WHERE INTERSECTED BY E RW LINE OF INTERSTATE WATERWAY, & RUN IN SELY DIRECT ALG SAID R W LINE, A DIST OF 330 FT ML, TO PT WHERE SAID RW LINE INTERSECT THE LINE OF MEAN HIGH WATER ALG THE NLY MARGIN OF TH MARSHES OF PINE ISLE FOR POB. FROM POB SELY ALG SAID RW LINE 4070 FT M L, TO LINE OF MEAN HIGH WATER ALG SLY MARGIN OF THE MARSHES OF SAID PINE ISLE, NELY ALG LAST MENTIONED MEAN HIGH WATER LINE 910 FT ML, TO THE ELY LINE OF SAID UNSUR SEC 22, NLY ALG SAID SEC LINE 2875 FT ML TO A PT IN TH MEAN HIGH WATER LINE OF TH NLY MARGIN OF TH MARSHES OF PINE ISLE, WLY ALG THE HIGH WATER LINE 1460 FT ML TO TH PT OF BEG & 10.86 A DESC AS FOLLOWS. ALL TH PART OF UNSUR 22/5/29 IN ST JOHNS CO, FLA, BOUNDED IN TH N BY N LINE OF SAID SEC 22 (ELY PROJECTION OF TH N LINE OF GOVT LOT 1 OF SAID SEC 22), ON TH W BY TH E LINE OF GOVT LOT 1 OF SAID SEC 22, ON THE S BY ELY PROJ OF TH S LINE OF SAID GOVT LOT 1 ON TH E BY A LINE 250 FT W FROM 7 PARA TO TH CL OF CHANNEL OF INTERCOS WATERWAY AS NOW LOCATED, OR 9 PG 554 OR 13, PG 477. (SEE DEED #22815(942))

SUBJECT TO ANY EASEMENTS OF RECORD.

That portion of the unsurveyed part of Section 22, Township 5 South, Range 29 East, situate East of Government Lot 1 of said Section 22 and West of a line 250 feet West of the centerline of the Intracoastal Waterway, containing 10.8 acres, more or less.

All of fractional Lot 1, Section 22, Township 5 South, Range 29 East, St. Johns County, Florida.

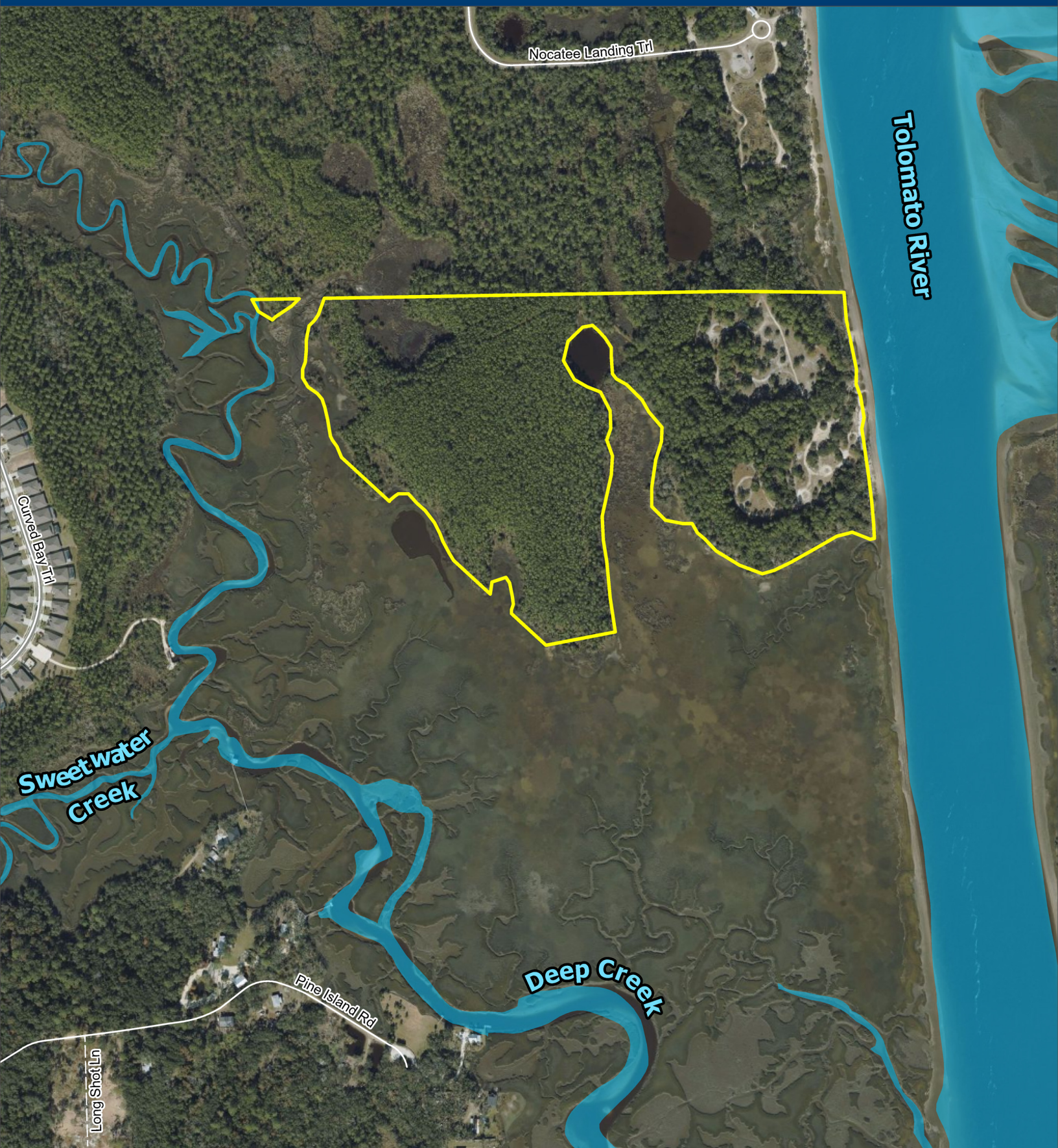
Less and except sovereignty lands, if any.

BSM: *Mary Lewis*

DATE: September 4, 2024

Nocatee Point

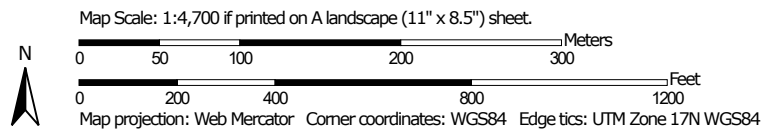
Unique Natural Features - Appendix 4



Soil Map—St. Johns County, Florida (Deep Creek)



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/17/2026
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Johns County, Florida

Survey Area Data: Version 24, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Pellicer silty clay loam, frequently flooded	3.3	5.9%
45	St. Augustine fine sand, clayey substratum	26.5	46.8%
52	Durbin muck, frequently flooded	5.1	9.1%
58	EauGallie fine sand	21.6	38.2%
Totals for Area of Interest		56.6	100.0%



**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

