

Everything the Board hears on *October 6, 2026*, read from the packets.

Tuesday, October 6, 2026, 9:00 AM, County Auditorium, 500 San Sebastian View, St. Augustine. 9 regular items, 1 CRA item and 24 consent items, about \$22.2 million in contract awards, amendments, change orders and accepted utility systems, plus a \$16.65 million cash-requirement report. Every item below has the five W's, the money, its history, the documents behind it, what we could and could not verify in the packet, what to ask, and the dates that govern it. Read first: 6 items in five minutes. The cards: about 37 minutes. The histories and documents: there when you want them.



LIVE VERSION, WITH
LINKS

34 of 34

packets read, 3,007 pages, scanned pages
included

142

linked source documents, each labeled
primary, official web or press

27 · 5 · 1 · 0

Verifiable · Mostly · Gaps · Not verifiable; 1
presentation not scored

21

corrections to the first edition, each written on
its card

63

dated events tracked, counted live

Disclosure: the 1565 Coalition was founded by Justin Tahilramani, who owns commercial property in St. Johns County; The Outpost @ Old Moultrie Rd sponsors the site. Every applicant, agent, vendor and presenter on this agenda is checked in the [conflict register](#); two items are related and disclosed on their cards (3 and C24). The Coalition takes no position on how the Board should vote. A packet-confidence score grades the packet, not the proposal. [Agenda PDF](#) · [GovTV](#) · Research current through October 3, 2026.

READ THESE FIRST

The score answers one question: could a resident check what the Board is being asked to approve, using only what the County posted? Higher means more checkable.

Verifiable

90–100

You can check what the Board is approving using only what the County posted.

27 ITEMS ON THIS AGENDA

Mostly verifiable

75–89

You can check most of it; one or two pieces are missing, unclear or don't match.

5 ITEMS ON THIS AGENDA

Gaps

55–74

Important pieces are missing or don't match; you would have to ask the County to fill them in.

1 ITEM ON THIS AGENDA

Not verifiable

0–54

From the posted packet alone, you would have to take the item on faith.

0 ITEMS ON THIS AGENDA

It is not a grade of the project. A bad deal with every document posted scores near 100. A good deal with the contract left out scores low. A high score means "you can see what you are getting"; it does not mean "approve it." A low score means "ask for the missing pieces before voting"; it does not mean "deny it."

Every item starts at 100: 25 each for **complete** (the documents being approved are attached), **consistent** (the numbers match), **transparent** (bids, estimates and calculations are shown) and **clear** (what, where and when are stated). Points come off only for specific problems, each tied to a page. The list is under every card; the rules are in [How we score](#).

Six things worth your *attention*.

Every sentence is labeled: **THE PACKET SAYS** what a County document states, with its page; **THE PACKET DOES NOT SHOW** what we looked for and did not find; **OUR READING** is our arithmetic or interpretation; **PRESS REPORT** is not a County record.

1 Grand Oaks: a \$20 million road payment, with \$19.4 to \$19.5 million in impact-fee credits against it

THE PACKET SAYS Pulte would pay \$20,000,000 for the last 512 homes (\$13.8M within 90 days, \$6.2M within a year) and receive road impact-fee credits of \$19,505,738.80, or \$19,396,839 by staff's count. [REG04 pp. 4, 7, 15]

THE PACKET SAYS Staff calculates the proportionate share at \$12,850,449; the agreement states \$2,471,306. Staff attributes the gap to the applicant's interpretation of the statute. [pp. 4, 13]

OUR READING The two tables show why: the applicant counts only the two SR 16 segments that fail concurrency (p. 41); staff spreads cost across the affected segments (p. 45).

OUR READING Credits equal about 97% of the payment, leaving roughly \$494,000 to \$603,000 above credits. Whether that is new road money depends on what impact fees the 512 homes would otherwise owe, which the packet does not state.

THE PACKET DOES NOT SHOW The agreement as read does not name the road projects the money funds.

THE PACKET SAYS First of two hearings; the Board decides Oct. 20.

[GO TO THE FULL CARD FOR ITEM 4 →](#)

2 Durbin Park: 745 apartments become 330 houses, and the road-charge schedule still counts retail the PUD removes

THE PACKET SAYS Items 5, 6 and 7 are one package. The PUD change trades 745 apartments for 330 single-family homes on lots as small as 3,200 sq ft in the East Parcel, adds seven waivers, and caps commercial at 1,697,130 sq ft. PZA recommended approval 5-1. [REG05 pp. 5, 11, 35]

THE PACKET SAYS Item 7's fee schedule is in the packet as scanned pages. It totals \$12,862,873, charges \$3,538 a house against \$1,567 an apartment, and keeps trips equal at 384 before and after. [REG07 p. 4; REG06 pp. 15-17]

THE PACKET DOES NOT SHOW The packet does not explain why the schedule still counts 2,397,130 sq ft of shopping (REG07 p. 4) when item 5 caps commercial at 1,697,130.

OUR READING At \$2.803 a square foot, the 700,000-sq-ft difference is about \$1.96 million of the \$12.86 million projection.

[GO TO THE FULL CARD FOR ITEM 5 →](#)

3 Consent: \$9.0 million to finish the Sheriff's building, plus \$3.5 million moved from impact-fee reserves

THE PACKET SAYS Amendment 2 sets a \$9,013,634 GMP for full construction, bringing the construction GMP to \$13,552,682, and appropriates \$3,500,000 of Law Enforcement Impact Fee fund balance because project funds were "not carried forward from the FY 26 to FY 27 budget." [CON17 pp. 1, 4]

THE PACKET SAYS The cost summary is on p. 44: electrical \$1.64M, finishes \$1.63M, HVAC \$1.35M, general requirements \$1.03M.

THE PACKET DOES NOT SHOW The packet does not state the approved project budget or why the carryforward did not happen. It gives the building's size three ways: 38,000, 35,985 and 35,895 sq ft.

OUR READING At 38,000 sq ft, the amendment is about \$237 a square foot and the combined GMP about \$357, construction only.

THE PACKET SAYS It is on consent: no discussion unless a commissioner pulls it.

[GO TO THE FULL CARD FOR ITEM C17 →](#)

4 A \$969,206 incentive for a 246,480-sq-ft warehouse, with jobs estimated rather than committed

THE PACKET SAYS Platform Real Estate Group asks for 100% of impact and connection fees back plus four years of general-county property tax; staff estimates \$969,205.66. [REG02 p. 3]

THE PACKET SAYS The application, e-signed July 10, estimates about 70 new jobs across nine suites and cites area wage ranges of \$39,700 to \$102,400, noting they depend on future tenants. [pp. 6, 8]

THE PACKET SAYS The 193% return is calculated on p. 4 from \$2.84 million in general-county taxes and fees over 20 years.

OUR READING That calculation holds the \$26 million value flat for 20 years. Jobs are not a condition of tonight's motion, which only directs the County Attorney to draft an agreement.

THE PACKET SAYS Florida records show the company, a Delaware LLC based in Louisville, registered to do business in Florida on Sept. 18, 2026. [Sunbiz M26000014876]

[GO TO THE FULL CARD FOR ITEM 2 →](#)

5 The largest consent award, now read in full: \$6.98 million for the North Beach water plant

THE PACKET SAYS Award to SGS Contracting Services at \$6,976,400: base bid \$5,296,700, an odor-control alternate of \$1,649,700 and \$30,000 in utility allowances. Five bids were received. [CON13 pp. 1-2]

THE PACKET SAYS 420 days to substantial completion; liquidated damages \$2,376 a day. [pp. 11-12]

THE PACKET SAYS The bid tabulation is a scanned page (p. 38). SGS is low on base bid plus the odor-control alternate; L7 Construction's base bid alone was \$58,000 lower.

THE PACKET DOES NOT SHOW The packet shows no engineer's estimate.

OUR READING With C15 (the \$1,179,000 outfall) and C19 (up to \$300,000 for the design firm), this consent agenda puts \$8,455,400 toward the North Beach plant.

[GO TO THE FULL CARD FOR ITEM C13 →](#)

6 The minutes you are approving record a 3-2 enclave denial, a 3-2 enclave approval, and a vote to reconsider two more

THE PACKET SAYS The Sept. 15 draft minutes record ENCERT 2026-01 North Palm Valley denied 3-2, ENCERT 2026-08 AFI approved 3-2 with conditions, and a 4-1 vote to schedule reconsideration of two SR 207 enclaves already certified. The budget minutes record a 3-2 vote removing \$125,000 tied to the Black History Museum. [CON24a, CON24b]

PRESS REPORT The reconsideration meeting was held Sept. 28 and reversed both certifications, 3-2. [Jax Today, Sept. 28]

THE PACKET SAYS The same minutes record the 5-0 enactment of the food-truck-park ordinance (LDCA 26-05). [CON24a p. 11]

DISCLOSURE The Outpost @ Old Moultrie Rd, which sponsors this site and is owned by the Coalition's founder, is a food truck park directly affected by that ordinance.

[GO TO THE FULL CARD FOR ITEM C24 →](#)

THE MONEY

Every dollar on the agenda, *largest first.*

Do not add these figures together. Each is a different kind of number: a contract award, an annual price, a developer's cost, a projection, payments already made. There is no meaningful total for the meeting.

County money: awards, amendments, change orders, appropriations

FIGURE	ITEM	WHAT THE FIGURE IS	SOURCE PAGE	TIES?
\$9,013,634	<u>C17 · Contract Amendment 2 (GMP), Sheriff's Office administration building, Ajax Building Company</u> CONSENT	\$9,013,634; combined GMP \$13,552,682; \$3,500,000 fund-balance appropriation	CON17 pp. 1, 44	Yes: cost summary totals to it

FIGURE	ITEM	WHAT THE FIGURE IS	SOURCE PAGE	TIES?
\$6,976,400	<u>C13 · Award IFB 2995, North Beach Water Treatment Plant improvements, SGS Contracting</u> CONSENT	\$6,976,400 (base \$5,296,700; odor-control alternate \$1,649,700; utility allowances \$30,000)	CON13 pp. 1-2	Yes
\$2,405,847	<u>C18 · Change Order 1, Tillman Ridge Well 51 and Inlet Beach Well 2R, Jacobs Project Management</u> CONSENT	\$2,405,847.10; task order grows from \$472,169 to \$2,878,016 (+510%)	CON18 pp. 1-3	Yes: \$472,169 to \$2,878,016
\$1,179,000	<u>C15 · Award IFB 3005, North Beach RO concentrate pipeline and marine outfall, DB Civil Construction</u> CONSENT	\$1,179,000 (\$1,169,000 lump sum + \$10,000 allowance)	CON15 pp. 1, 39	Yes; low of three bids
\$455,377	<u>C14 · Award IFB 2875R, trash collection at parks and beaches, M & M Commercial Cleaning Concepts</u> CONSENT	\$455,377.40 a year; about \$1.37M over the 3-year term, \$2.7M if renewed	CON14 p. 1	Single bid
\$300,000	<u>C19 · Change Order 2, North Beach WTP re-design, Mott MacDonald Florida</u> CONSENT	Up to \$300,000; task order grows from \$399,895 to \$718,815 (+80%)	CON19 p. 7	Yes

Other figures: developer costs and payments, projections, accepted systems, payments already made

FIGURE	ITEM	WHAT THE FIGURE IS	SOURCE PAGE	TIES?
\$56,103,162	<u>6 · DEVAGRMOD 2026-01, Durbin Creek National development agreement, third amendment (second hearing)</u> REGULAR · DEVELOPER ROAD COST	Phases 1–3 roadway costs finalized at \$56,103,162	REG06 p. 9	Yes: \$19,712,274 + \$36,390,888
\$20,000,000	<u>4 · DEVAGREE 2026-01, Grand Oaks PUD development agreement (first hearing)</u> REGULAR · DEVELOPER PAYMENT AND CREDITS	\$20,000,000 mitigation; \$19.4–19.5M in impact-fee credits	REG04 pp. 4, 13	Yes: \$13.8M + \$6.2M
\$16,651,998	<u>C1 · Cash requirement report, Aug. 25–Sept. 8</u> CONSENT · PAYMENTS ALREADY MADE	\$16,651,997.63 across five registers	CON01 pp. 2, 6, 7, 11, 12	Yes, as our sum; the packet states no grand total
\$12,862,873	<u>7 · Amendment to Durbin Creek National Road Capacity Charge Ordinance 2020-19</u> REGULAR · PROJECTED CHARGES	Road-capacity charges totaling \$12,862,873 (schedule, p. 4)	REG07 p. 4	Arithmetic yes; retail quantity differs from item 5
\$1,608,736	<u>C8 · Accept easement, water and sewer, Coquina Crossing Phase IV</u> CONSENT · ACCEPTED FROM DEVELOPER	\$1,608,736.40 (water \$568,668.00; sewer \$1,040,068.40 including a \$384,000 lift station)	CON08 pp. 26–28	Yes: matches lien release

FIGURE	ITEM	WHAT THE FIGURE IS	SOURCE PAGE	TIES?
\$1,545,468	<u>C6 · Accept easement, water and sewer, Maplewood (formerly Bella Terra)</u> CONSENT · ACCEPTED FROM DEVELOPER	\$1,545,467.95 (water \$537,371.60; sewer \$1,008,096.35, of which \$417,527.80 is the lift station)	CON06 pp. 10-12	Yes, with one line off by \$9.09
\$969,206	<u>2 · Economic development incentive, Platform Real Estate Group LLC</u> REGULAR · ESTIMATED REBATE, FY29-32	\$969,205.66 over four years, starting FY29	REG02 pp. 3-4	Yes
\$949,309	<u>C22 · Health Department core-contract, FY2027</u> CONSENT · ANNUAL COUNTY SHARE	County cash up to \$949,309; State up to \$4,250,817; total program \$11.77M	CON22 p. 5	Not as a line in Attachment II
\$568,000	<u>C21 · Ratify grant application, Armstrong-Arnold House (Glidden property) acquisition</u> CONSENT · GRANT REQUEST WITH EQUAL MATCH	\$568,000 state request; \$568,000 County match from LAMP reserve; appraised \$1,136,000	CON21 pp. 1-2	Appraisal (\$1,136,000) not attached
\$183,262	<u>C7 · Accept easement, water and sewer, River Rock Church</u> CONSENT · ACCEPTED FROM DEVELOPER	\$183,262.15 (water \$144,851; sewer \$38,411)	CON07 pp. 12-14	Yes

Every figure carries the packet page it came from; a figure with no page does not go in this table.
Items under \$100,000 omitted. Reconciliation details are on each card.

REGULAR AGENDA

Nine items heard in public, in order. Public comment is taken on each.

1

Wounded Warrior Project trail partnership

PRESENTATION ONLY · DISTRICT NOT ON AGENDA ·
[PACKET](#)

Presenter: Bill Hayes, Wounded Warrior Project

n/a
NOT SCORED



Not scored. This is a presentation; nothing is being approved, so there is nothing to verify.

CLOCK NO DECISION

Oct. 6, 2026
Presented at the meeting

Presentation only. Nothing is decided and no follow-up date is set.

MONEY None

WHO
Wounded Warrior Project (presenter Bill Hayes); no County department is named as sponsor.

WHERE
County trail network generally; the Matanzas to St. Augustine–Palatka trail connector is mentioned.

WHY
"Small design considerations made before construction can significantly improve accessibility."

WHAT
A presentation asking for an ongoing seat for adaptive-cycling input in County trail design. No motion, no agreement.

WHEN
Submitted July 16; heard today. No follow-up date.

RECORD CHECK

One-page cover sheet only. No MOU, no deliverable, no district. The contact number listed is a County exchange.

LOOK INTO

Which trail project this attaches to and whether a written design-review role will follow.

CONFLICT CHECK Wounded Warrior Project. NO RELATIONSHIP FOUND

2

READ FIRST #4 · A \$969,206 incentive for a 246,480-sq-ft warehouse, with jobs estimated rather than committed

[↑ BACK](#)

Economic development incentive, Platform Real Estate Group LLC

MOTION TO DIRECT DRAFTING OF AN AGREEMENT ·
DISTRICT NOT ON AGENDA · [PACKET](#)

Presenter: Christine Valliere, Director, Economic Development &
Intergovernmental Affairs



98 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Facility type marked "New" (p. 6) but scored as speculative space (p. 3) (-2). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the application's job and wage fields were blank and the signature page unsigned. Both are filled in and e-signed (PDF pp. 6, 8). The answers are stored as form fields, which our first text pass did not read.

CORRECTED OCT. 3, 2026 The first edition said the return-on-investment assumptions were not shown and that the packet gave no address. The calculation is on p. 4 and the application gives the road (Agricultural Center Dr., p. 7).

CLOCK

Oct. 6, 2026

Board directs drafting

Mar. 3, 2027

Impact-fee rate rises; reimbursement grows if permits pull after

The agreement itself returns on a later agenda, date not set.

MONEY \$969,205.66 over four years, starting FY29

WHO

Platform Real Estate Group, LLC; application e-signed by its vice president (p. 8). Economic Development, Christine Valliere.

WHAT

Direct the County Attorney to draft an incentive agreement: 100% of impact fees (\$313,030) and water/sewer connection fees (\$188,186) plus four years of general-county property tax (\$467,990) for a 246,480 sq ft speculative warehouse, \$26M capital investment.

WHERE

Parcel 0875500080 on Agricultural Center Dr., with I-95 visibility (application, p. 7); zoned Industrial Warehouse.

WHEN

Completion expected Q1 2028; first payment FY29. Impact-fee rate rises March 3, 2027, which would raise the reimbursement.

WHY

Staff: project scored 6 points under Ordinance 2014-30's speculative-space category and shows a "193% return on investment" over 20 years.

RECORD CHECK

The application is filled in and e-signed by a company vice president on July 10 (pp. 5-8). It estimates about 70 new jobs (nine suites of 4 to 20 employees each), answers "Unsure" on retained jobs, and gives Jacksonville-area wage ranges of \$39,700 to \$102,400 from JobsEQ data, noting they depend on future tenants. The application marks facility type "New," not "Speculative" (p. 6); staff scored it under the speculative-space category (p. 3). The 193% figure is calculated on p. 4: \$2,841,164 in general-county taxes and fees over 20 years, minus the \$969,206 incentive, divided by the incentive. It holds the \$26 million value flat for 20 years. The applicant asked for confidentiality (p. 8); the application is in the public packet. Florida records show the company, a Delaware LLC based in Louisville, registered to do business in Florida on Sept. 18, 2026; the staff memo is dated Aug. 18.

LOOK INTO

Whether the future agreement will tie payments to jobs or wages; why a project marked "New" was scored as speculative space; what happens to the 20-year figure if the building is not fully leased.

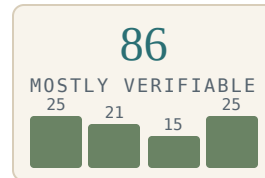
CONFLICT CHECK Platform Real Estate Group, LLC. NO RELATIONSHIP FOUND

3

MAJMOD 2026-03, IGP Commerce Center PUD

PUBLIC HEARING, ORDINANCE · DISTRICT 5
(AGENDA) · [PACKET](#)

Presenter: Matthew H. Lahti, P.E., Gulfstream Design
Group · Staff contact: Evan Walsnovich, Planner



REG03 ONLINE

86 of 100 · Mostly verifiable. You can check most of it; one or two pieces are missing, unclear or don't match. What cost points: Vegetation described as non-protected pines (p. 9) and preserved wetlands (p. 11) (-2); Two parcel IDs appear (072451-0001 and 072450-0000) (-2); Status of code case PRIDE 2602879 not shown (-5); Water-management permits for added wetland impacts not shown (-5). [How to read the score](#)

CLOCK

Oct. 6, 2026

Decision (ordinance)

MONEY \$208 after-the-fact clearing fee; double fees at permit

WHO

IGP Commerce Center LLC; agent Matthew Lahti, Gulfstream Design Group. Planner Evan Walsnovich.

WHAT

Remove 0.26 acres to a companion rezoning, add an 18th lot (2.44 ac, RV/boat storage) with about 1.9 acres of wetland impact, and allow a second monument sign. Wetland impacts rise from 3.33 to 5.53 acres.

WHERE

International Golf Parkway about 0.2 mile west of US-1, Thomas Industry Way. Two different parcel IDs appear in the packet (072451-0001 and 072450-0000).

WHEN

PZA recommended approval 4-2 on Aug. 20. Original PUD Ordinance 2019-69.

WHY

Staff presents both approval and denial findings; SJRWMD's newer delineation increased the wetland acreage.

RECORD CHECK

Unpermitted clearing occurred on the footprint of the new Lot 18 (code case PRIDE 2602879). The staff report describes the cleared vegetation two ways: non-protected slash pines (p. 9) and preserved wetland areas (p. 11). The packet does not say whether the code case is closed or whether water-management permits cover the added wetland impacts. At PZA the applicant "could not provide a straight answer" on when the wetlands were impacted (p. 14).

ERRORS IN THE COUNTY'S PACKET

- Cleared vegetation described as non-protected slash pines (p. 9) and as preserved wetlands (p. 11)

LOOK INTO

Status of the code case; whether approving Lot 18 ratifies the clearing for \$208; why the companion rezoning is not heard concurrently.

DISCLOSURE

Matthew Lahti of Gulfstream Design Group, the applicant's agent on this item, has worked with The Outpost @ Old Moultrie Rd, which sponsors the Coalition. The Coalition has no interest in this application.

CONFLICT CHECK IGP Commerce Center LLC; agent Matthew H. Lahti, Gulfstream Design Group.

RELATED: SEE DISCLOSURE

4

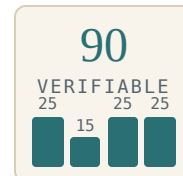
READ FIRST #1 · Grand Oaks: a \$20 million road payment, with \$19.4 to \$19.5 million in impact-fee credits against it

[↑ BACK](#)

DEVAGREE 2026-01, Grand Oaks PUD development agreement (first hearing)

FIRST OF TWO PUBLIC HEARINGS; NO DECISION TODAY ·
DISTRICT 2 (AGENDA) · [PACKET](#)

Presenter: Zachary Miller, Attorney · Staff contact: Lauren Dwyer,
Transportation Planner



90 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Impact-fee credits: \$19,505,738.80 in the agreement (p. 15) vs. \$19,396,839 by staff (p. 7) (-10). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the packet does not reconcile the two proportionate-share figures. Staff attributes the gap to the applicant's reading of the statute, and both calculations are in the packet (pp. 41, 45).

CLOCK

Oct. 6, 2026
First hearing

Oct. 20, 2026
Second hearing and decision

MONEY \$20,000,000 mitigation; \$19.4–19.5M in impact-fee credits

WHO

Pulte Home Company, LLC; owners Homestead Investments, Day Late Enterprises, Toll Southeast. Attorney Zach Miller. Transportation planner Lauren Dwyer.

WHAT

Announce the second hearing (Oct. 20). The agreement would have Pulte pay \$20M in two phases (\$13.8M within 90 days, \$6.2M within a year) for the remaining 512 units and receive road impact-fee credits of \$19.4M (staff) to \$19.5M (applicant).

WHERE

South side of SR 16 between International Golf Parkway and I-95; about 524 acres. Prior developer was declared in default in 2023.

WHEN

Notice published Sept. 15; second hearing Oct. 20 with companion MAJMOD 2026-01, which cuts the PUD from 999 to 954 units.

WHY

Staff identifies ten adversely affected road links on SR 16, IGP and CR 2209; proportionate share under staff's method is \$12,850,449.

RECORD CHECK

The proportionate-share figures differ: staff \$12,850,449 (p. 4), the agreement \$2,471,306.04 (p. 13). Staff attributes the gap to "the applicant's interpretation" of the statute (p. 4). Both tables are in the packet: the applicant's Table 7 counts only the two SR 16 links that fail concurrency (p. 41); staff's spreads cost across the affected links (p. 45). Credits differ too: \$19,505,738.80 in the agreement (p. 15) against staff's \$19,396,839 (p. 7). Unit math checks (144+145+68+136+19 = 512). The agreement as read does not name the road projects the payment funds.

LOOK INTO

What road impact fees the 512 units would owe without the agreement; which SR 16 or CR 2209 projects the money funds and when; which proportionate-share and credit figures the Oct. 20 version adopts.

5

[READ FIRST #2](#) · Durbin Park: 745 apartments become 330 houses, and the road-charge schedule still counts retail the PUD removes [↑ BACK](#)

MAJMOD 2026-09, Durbin Park PUD (East Parcel)

PUBLIC HEARING, ORDINANCE · DISTRICT 5 (AGENDA) · [PACKET](#)

Presenter: Ellen Avery-Smith, Esq., Rogers Towers, P.A. · Staff contact: Abrielle Genest, Senior Planner



100 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. Nothing cost points. [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the opposition letter could not be read. It is readable (p. 157).

CLOCK

Oct. 6, 2026

Decision (ordinance)

MONEY No County funds

WHO

Durbin Creek National, LLC; agent Ellen Avery-Smith, Rogers Towers. Senior planner Abrielle Genest.

WHAT

Multifamily 2,265 to 1,520 (–745); single-family 0 to 330; retail 2,397,130 to 1,697,130 sq ft (–700,000). Seven new waivers: 5-ft front setbacks, 3,200 sq ft minimum lots, no sidewalks in cul-de-sacs, trees in common areas instead of lots, signs up to 60 sq ft per face.

WHERE

South of Race Track Road, east of I-95, about 295 acres of the 1,281-acre PUD. Parcel 023480-0000.

WHEN

PZA recommended approval 5-1 on Sept. 17. Companion items 6 and 7 are decided today too.

WHY

Staff: density falls from 2.9 to 2.37 units/acre and external trip generation does not increase. Staff notes concern about the "cumulative effect of reduced setbacks, narrower lots, and smaller lot areas" but recommends all seven waivers.

RECORD CHECK

One resident letter is in the packet (Attachment 3, p. 157); it asks the County to evaluate a large oak near the property line and the residential buffer before clearing. Staff reports school concurrency review is required only above a threshold (p. 36). The agenda records the PZA dissent but not its reason. The packet does not discuss the effect of single-family homes on the tax-increment district that repays the roads, or re-run the 2015 revenue projection for the new mix.

LOOK INTO

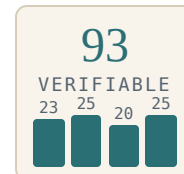
The opposition letter and the drainage concern raised at PZA; whether 5-ft setbacks match other recent County TND approvals; what the shift does to TIF revenue.

CONFLICT CHECK Durbin Creek National, LLC; Rogers Towers, P.A. **NO RELATIONSHIP FOUND**

6 DEVAGRMOD 2026-01, Durbin Creek National development agreement, third amendment (second hearing)

PUBLIC HEARING, DECISION · DISTRICT 5 (AGENDA) · [PACKET](#)

Presenter: Ellen Avery-Smith, Esq., Rogers Towers, P.A. · Staff contact: Jan Trantham, Senior Transportation Planner



93 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Exhibits 1-3, the operative dollar tables, are scans (pp. 15-17) (-2); Reimbursement paid to date and balance not stated (-5). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said Exhibits 1-3 could not be read. They are scanned pages 15-17.

CLOCK

Oct. 6, 2026

Second hearing and decision

MONEY Phases 1–3 roadway costs finalized at \$56,103,162

WHO

Durbin Creek National, LLC; Ellen Avery-Smith.
Senior transportation planner Jan Trantham.

WHAT

Approve the third amendment converting 745 apartments to 330 single-family in Phase 2B and fixing the developer-built road costs at \$56.1M (Phase 1 \$19.7M; Phases 2A/2B/3 \$36.4M). Phase 4, I-95 widening, moves to FDOT.

WHERE

The Durbin Creek National urban service area, 1,624 acres both sides of I-95 south of Race Track Road.

WHEN

First hearing Sept. 15 with no testimony; decision today, concurrent with item 5.

WHY

Staff "does not object"; trip generation does not increase and required roads are built or funded.

RECORD CHECK

Exhibits 1-3 (road-capacity-charge schedule, buildout projection, land-use conversion) are in the packet as scanned pages 15-17. Phase costs add: \$19,712,274 (Phase 1) + \$36,390,888 (Phases 2A, 2B, 3) = \$56,103,162 (p. 9). The packet does not state how much the developer has been reimbursed to date or the balance outstanding.

LOOK INTO

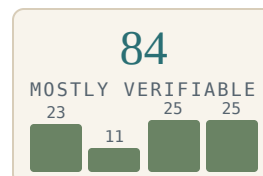
The actual exhibit tables; cumulative road-capacity-charge and TIF reimbursements paid since 2015; the remaining balance.

CONFLICT CHECK Durbin Creek National, LLC; Rogers Towers, P.A. **NO RELATIONSHIP FOUND**

7

Amendment to Durbin Creek National Road Capacity Charge Ordinance 2020-19

PUBLIC HEARING, ORDINANCE • DISTRICT 5
(AGENDA) • [PACKET](#)



84 of 100 · Mostly verifiable. You can check most of it; one or two pieces are missing, unclear or don't match. What cost points: Ordinance body and fee schedule are scans (pp. 2-5) (-2); Schedule counts 2,397,130 sq ft of shopping; item 5 caps commercial at 1,697,130 (-10); Single-family rate: $2.26 \times \$1,567 = \$3,541$, listed $\$3,538$ (-2); $330 \times \$3,538 = \$1,167,540$, listed $\$1,167,415$ (-2). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the ordinance body and fee schedule were not in the posted packet. They are scanned pages 2-5. (The Clerk's file was last modified Oct. 1.)

CLOCK

Oct. 6, 2026

Decision (ordinance)

MONEY Road-capacity charges totaling \$12,862,873 (schedule, p. 4)

WHO

Durbin Creek National, LLC; Jan Trantham.

WHAT

Add single-family to the road-capacity-charge schedule, reduce multifamily to 1,520, allow up to 330 single-family in Parcel E.

WHERE

Durbin Creek National area; single-family allowed only in the East Parcel (east of I-95).

WHEN

Published Sept. 15; enactment today.

WHY

"There is no change to the total anticipated revenue of \$12,862,873." (agenda)

RECORD CHECK

The ordinance body and amended fee schedule are scanned pages 2-5. The schedule totals \$12,862,873: apartments 1,520 at \$1,567; single-family 330 at \$3,538; office, shopping, hotel and hospital unchanged. It defines the single-family charge as the apartment charge times 2.26 (\$3,541), but lists \$3,538; and $330 \times \$3,538$ is \$1,167,540, not the \$1,167,415 shown. The schedule still counts 2,397,130 sq ft of shopping, while item 5 caps commercial at 1,697,130 sq ft (REG05 p. 35).

ERRORS IN THE COUNTY'S PACKET

- Single-family rate stated as $\$1,567 \times 2.26$ (\$3,541) but listed as \$3,538
- $330 \times \$3,538 = \$1,167,540$, listed as \$1,167,415

LOOK INTO

Which retail figure the revenue projection should use; whether the \$3,538 rate or the 2.26 multiplier governs; charges collected to date.

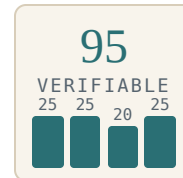
CONFLICT CHECK Durbin Creek National, LLC. NO RELATIONSHIP FOUND

8

LDCA 2026-04, Ponte Vedra pool lot coverage, 40% to 44%

PUBLIC HEARING, ADOPTION · DISTRICT 4 (AGENDA) ·
[PACKET](#)

Presenter: Jacob Smith, AICP, Planning Division Manager



95 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: "Influx" of variance requests asserted without a count (p. 3) (-5). [How to read the score](#)

CLOCK

Oct. 6, 2026

Adoption

MONEY None

WHO

County-initiated at the request of the Ponte Vedra Zoning and Adjustment Board. Planning manager Jacob Smith.

WHAT

Raise maximum lot coverage from 40% to 44% on lots of 8,000 sq ft or less in R-1-C and R-1-D, with the extra 4 points usable only for swimming-pool water surface. About 177 lots qualify.

WHERE

Ponte Vedra Zoning District.

WHEN

PVZAB approved 6-0 on Aug. 3; first reading Sept. 15; adoption today.

WHY

"An influx of variance requests" for lot coverage on small lots; staff says drainage impact would be minimal.

RECORD CHECK

The packet cites an "influx" of variance requests (p. 3) but gives no count; PVZAB's April 2026 minutes record staff estimating about seven pool-related variances in roughly 20 years. No drainage analysis is attached. Residents wrote in opposition citing flooding; the packet has no staff response. The ordinance text is on pp. 7-9.

LOOK INTO

How many pool variances PVZAB has handled since 2020; whether any runoff analysis exists for the 177 lots.

CONFLICT CHECK County-initiated (PVZAB). **NO RELATIONSHIP FOUND**

9 Data center temporary planning moratorium (first presentation)

FIRST PRESENTATION; HEARING OCT. 20 • COUNTYWIDE
• [PACKET](#)

Presenter: Kealey West, Deputy County Attorney



100 of 100 • Verifiable. You can check what the Board is approving using only what the County posted. Nothing cost points. [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said no data center had been proposed in the county. We had not checked the County's application portal; the statement is withdrawn.

CLOCK

Oct. 6, 2026

First presentation

Nov. 1, 2026

Takes effect; sufficiency cutoff

Oct. 20, 2026

Public hearing, enactment

Oct. 31, 2027

Expires unless repealed sooner

MONEY None

WHO

Office of the County Attorney (Kealey West),
on Board direction from Sept. 1.

WHAT

A countywide pause through Oct. 31, 2027 on accepting or processing land-use and building applications for medium-scale (2,000–5,000 servers, 5–49 MW) and large-scale data centers, effective Nov. 1, 2026. Applications "determined sufficient" before Nov. 1 are exempt.

WHERE

Countywide.

WHEN

Hearing Oct. 20; effective Nov. 1; expires Oct. 31, 2027 or on adoption of permanent rules. The state OPPAGA study is due July 1, 2027.

WHY

The Comprehensive Plan and LDC have no data-center policies on siting, water, cooling, generators, fuel storage, noise or decommissioning; SB 484 (2026) flagged the issue.

RECORD CHECK

No staff report or PZA review is attached. Who makes the "sufficiency" call in the window between enactment and effect is not specified. Facilities under 2,000 servers are not addressed. The packet identifies no pending application; we have not checked the County's application portal. No vested-rights or hardship procedure.

LOOK INTO

Whether any data-center application is in review now; whether PZA review is required for a moratorium; the gap between the County's definitions and the statute's.

CONFLICT CHECK County-initiated. **NO RELATIONSHIP FOUND**

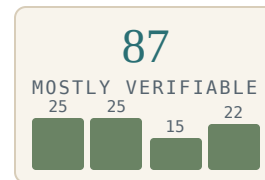
COMMUNITY REDEVELOPMENT AGENCY

The Board sits as the CRA for one item.

CRA 1 West Augustine CRA: notice to dispose of six parcels

CRA RESOLUTION · DISTRICT 2 (AGENDA) · [PACKET](#)

Presenter: Tera Meeks, Director, Community and Destination



87 of 100 · Mostly verifiable. You can check most of it; one or two pieces are missing, unclear or don't match. What cost points: No appraisal, assessed value or minimum price for six parcels (-10); Deadline "Monday, November 8, 2026" is a Sunday (-3).

[How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said Resolution 2022-2 and maps were not attached. Both are (pp. 7-17).

CLOCK

Oct. 6, 2026
CRA vote

Nov. 8, 2026
Stated proposal deadline (a Sunday; verify)

MONEY No dollar figures; CRA will provide no development funds

WHO

CRA; director Tera Meeks. Eligible proposers: nonprofits only.

WHAT

Remove six parcels from the 2022 owner-occupied affordable-housing list and publish a notice to dispose of them: 933 and 829 Pearl St for affordable rental housing; West King St, 141 and 121 N Brevard St and Railroad St for "community support amenities."

WHERE

West Augustine. Parcel IDs 1169300000, 1169300050, 1173500000, 1173700060, 1173700070, 1173800090.

WHEN

Proposal deadline stated as "Monday, November 8, 2026"; Nov. 8, 2026 is a Sunday. Notice must run at least 30 days before any contract.

WHY

"The community has since identified additional needs such as affordable rental housing."

RECORD CHECK

Resolution 2022-2 and its 120-parcel list are attached (pp. 7-15), with maps (pp. 16-17). No appraisals, assessed values or minimum price are given, though the statute allows below-value disposition only with findings. No evaluation criteria beyond a "detailed and thorough plan," and the CRA may reject proposals "with or without cause." The proposal deadline is stated as "Monday, November 8, 2026"; Nov. 8 is a Sunday.

ERRORS IN THE COUNTY'S PACKET

- Deadline "Monday, November 8, 2026" falls on a Sunday

LOOK INTO

Whether the steering committee voted on removing these parcels; current assessed values and whether conveyance is for \$0; the correct deadline.

CONFLICT CHECK West Augustine CRA. NO RELATIONSHIP FOUND

CONSENT AGENDA

Twenty-four items approved in one vote with no discussion unless a commissioner pulls one. This is where most of the money is.

C1 Cash requirement report, Aug. 25–Sept. 8

APPROVAL · DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Donna Echegoyen, Deputy Director, BCC
Accounting



90 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Registers list payee, date and amount; no project or fund for any payment (-10). [How to read the score](#)

CLOCK HISTORICAL

Sep. 8, 2026

Last payment date covered

Payments already made Aug. 25 to Sept. 8; the vote ratifies the record.

MONEY \$16,651,997.63 across five registers

WHO

BCC Accounting (Clerk's office), Donna Echegoyen.

WHAT

Approve payments already verified: Aug. 28 register \$8.64M; Sept. 4 register \$7.97M; three small registers.

WHERE

Countywide.

WHEN

Payment dates Aug. 25 to Sept. 8.

WHY

Florida Statute 136.06 requires board-issued checks or warrants.

RECORD CHECK

Register totals: Aug. 25 \$12,070.29 (p. 2); Aug. 28 \$8,644,687.62 (p. 6); Sept. 1 \$17,588.43 (p. 7); Sept. 4 \$7,969,218.52 (p. 11); Sept. 10 \$8,432.77 (p. 12). The packet states no grand total; our sum is \$16,651,997.63. Largest payees: Wharton-Smith (\$4.25M across two registers), Jacobs Project Management (\$2.36M), WM Corporate Services (\$1.21M). The register lists payee, date and amount only; no project or fund.

LOOK INTO

What projects the Wharton-Smith and Jacobs payments are for and whether they are within contract.

CONFLICT CHECK County vendors (payments already made). **NO RELATIONSHIP FOUND**

C2 Set hearing: vacate Seminole/Owens Ave right-of-way (VACROA 2026-05)

RESOLUTION SETTING A NOV. 3 HEARING • DISTRICT
NOT ON AGENDA • [PACKET](#)

Staff contact: Westly Woodward, Engineer



CON02 ONLINE

93 of 100 • Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Legal description (Schedule A) is a scan (-2); AT&T's requested maintenance reservation: inclusion not shown (-5). [How to read the score](#)

CLOCK

Oct. 6, 2026
Hearing is set

Nov. 3, 2026
Public hearing on the vacation, 9 AM

MONEY None to the County; no consideration for the land

WHO

Petitioner Keto Burns, Southern Realty, the only affected owner. Engineer Westly Woodward.

WHAT

Notice a Nov. 3, 9 AM hearing to vacate unopened right-of-way at 201 Owens Ave, Butler Beach, creating one contiguous parcel. FPL, AT&T and Comcast cleared with conditions.

WHERE

SW and NW corners of A1A and Owens Ave; partly in Flood Zone AE.

WHEN

Hearing Nov. 3, election day.

WHY

Right-of-way "not used for traffic circulation"; staff has no objection.

RECORD CHECK

Schedule A, the legal description, is a scanned exhibit. The memo and staff report state no area or value for the land. AT&T asked that maintenance rights be preserved; whether that condition is in the resolution is not shown.

LOOK INTO

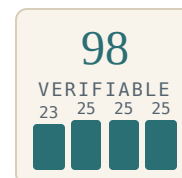
Area and taxable value of the land; what the owner intends to build; whether the AT&T condition is written in.

CONFLICT CHECK White Palmetto LLC. **NO RELATIONSHIP FOUND**

C3 Deputy residence contract, Riverdale Park

RESOLUTION APPROVING "THE TERMS" OF AN AGREEMENT
· DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management Systems



98 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Agreement is a scan (pp. 4-9) (-2). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the residence agreement was missing. It is attached as scanned pages 4-9.

CLOCK

Oct. 6, 2026

Approval

MONEY No rent; County provides water and sewer and up to \$50 a month toward electric (agreement, p. 5)

WHO

Parks & Recreation; Sheriff's Office; an unnamed deputy. Corey Bowens, Land Management.

WHAT

Approve a one-year, annually renewable agreement letting a sheriff's deputy live in a privately owned mobile home at Riverdale Park to deter vandalism and trespass.

WHERE

Riverdale Park, CR 13 South.

WHEN

One year from the first of the month after signing; renews annually at the County's option; either side may end it on 60 days' notice (p. 5).

WHY

The County "over the years" has let employees place mobile homes on County land to deter vandalism.

RECORD CHECK

The agreement is attached as scanned pages 4-9, with duties in Exhibit A (p. 9). The County carries no insurance for the resident or the mobile-home owner (p. 6). The recitals require the resident to be employed by and in good standing with the County; a deputy is employed by the Sheriff.

LOOK INTO

Whether the employment clause should name the Sheriff's Office; how many other parks have resident deputies.

CONFLICT CHECK Resident deputy (private individual, not named); mobile-home owner Elleness, LLP.

NO RELATIONSHIP FOUND

C4 Accept water system, Brook Forest amenity center (Silverleaf)

RESOLUTION ACCEPTING A BILL OF SALE • DISTRICT
NOT ON AGENDA • [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management
Systems



98 of 100 • Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Schedule of values is handwritten (p. 5) (-2).

[How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said a handwritten schedule read \$17,322 or \$23,052 and did not reconcile. It reads \$4,621.95 and matches the lien release (p. 5).

CLOCK

Oct. 6, 2026

Acceptance; one-year warranty starts

Oct. 6, 2027

Warranty ends

MONEY \$4,621.95

WHO

Dream Finders Homes; contractor Front Site Development.

WHAT

Accept valves and services serving the amenity center; one-year warranty.

WHERE

Brook Forest Drive, Silverleaf.

WHEN

Documents signed Feb. 2026; Utility approval Aug. 12.

WHY

Utility Department reviewed and approved.

RECORD CHECK

The handwritten schedule of values (p. 5) lists two gate valves (\$1,022.00), two ball valves (\$876.00) and two services (\$2,723.95), totaling \$4,621.95, which matches the lien release. No engineer's certification.

LOOK INTO

Whether other lienors exist; why no engineer's certification is included.

CONFLICT CHECK Front Site Development. **NO RELATIONSHIP FOUND**

C5 Accept water and sewer, Marsh Landing restrooms

RESOLUTION ACCEPTING A BILL OF SALE • DISTRICT
NOT ON AGENDA • [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management
Systems



98 of 100 • Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Lien release notarized before it was signed (p. 7) (-2).

[How to read the score](#)

CLOCK

Oct. 6, 2026

Acceptance; one-year warranty starts

Oct. 6, 2027

Warranty ends

MONEY \$24,972 (water \$8,072; sewer \$16,900)

WHO

Concert Marsh Landing, LLC; contractor First Coast Electric; "developer" listed as CSLD, LLC.

WHAT

Accept water and force-main lines serving restrooms off Marsh Landing Parkway.

WHERE

Marsh Landing Parkway area.

WHEN

Signed April 2026; approved Aug. 17.

WHY

Utility Department reviewed and approved.

RECORD CHECK

Water and sewer total \$24,972, matching the lien release. The contractor's release of lien is signed April 23 and notarized April 20 (p. 7).

ERRORS IN THE COUNTY'S PACKET

- Lien release notarized April 20, signed April 23 (p. 7)

LOOK INTO

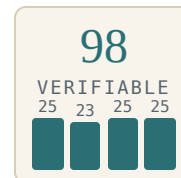
Whether the facility is public or private; CSLD's role; correcting the date before recording.

CONFLICT CHECK Concert Marsh Landing, LLC; First Coast Electric, LLC. **NO RELATIONSHIP FOUND**

C6 Accept easement, water and sewer, Maplewood (formerly Bella Terra)

RESOLUTION ACCEPTING EASEMENT AND BILL OF SALE ·
DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management Systems



98 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Gravity-main line \$69,150 vs. $4,277 \times \$16.17 = \$69,159.09$ (-2). [How to read the score](#)

CLOCK

Oct. 6, 2026

Acceptance; one-year warranty starts

Oct. 6, 2027

Warranty ends

MONEY \$1,545,467.95 (water \$537,371.60; sewer \$1,008,096.35, of which \$417,527.80 is the lift station)

WHO

KB Home Jacksonville; contractor Pipeline Constructors.

WHAT

Accept a permanent utility easement over private roads and the water/sewer systems for about 155 lots; County assumes maintenance including a lift station.

WHERE

Maplewood plat, Map Book 131, pp. 45–50.

WHEN

Documents April–July 2026; approved Aug. 13.

WHY

Utility Department reviewed and approved.

RECORD CHECK

Water and sewer schedules sum to the lien release (pp. 10-12). The lift station is our sum of five lump-sum lines on the sewer schedule (p. 11). One gravity-main line reads \$69,150, the same as the hydrant line, and does not equal $4,277 \times \$16.17$ (\$69,159.09) (pp. 11, 14).

ERRORS IN THE COUNTY'S PACKET

- Gravity-main line \$69,150 does not equal $4,277 \times \$16.17$ (pp. 11, 14)

LOOK INTO

Whether Maplewood is gated; the \$69,150 line; connection fees paid.

C7 Accept easement, water and sewer, River Rock Church

RESOLUTION ACCEPTING EASEMENT AND BILL OF SALE ·
DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management Systems



100 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. Nothing cost points. [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the lien release 'through' date was handwritten as March 17, 2025. It is typed as 3/17/2026 (p. 14).

CLOCK

Oct. 6, 2026

Acceptance; one-year warranty starts

Oct. 6, 2027

Warranty ends

MONEY \$183,262.15 (water \$144,851; sewer \$38,411)

WHO

River Rock Church, Inc.; contractor Vallencourt Construction.

WHAT

Accept a 0.49-acre easement and lines off Palm Valley Parkway.

WHERE

Parcel 0232800012, Section 2, T5S R28E.

WHEN

Signed June 23, 2026; lien release covers work through March 17, 2026 (p. 14).

WHY

Utility Department reviewed and approved.

RECORD CHECK

Water (\$144,851.00) and sewer (\$38,411.15) sum to the lien release, \$183,262.15. The 8-inch gate valve is priced at \$13,297.76 each (p. 12), against \$3,024.10 at Maplewood in item C6.

LOOK INTO

The valve price variance; whether the line is sized for future connections.

C8 Accept easement, water and sewer, Coquina Crossing Phase IV

RESOLUTION ACCEPTING EASEMENT AND BILL OF SALE ·
DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management Systems



98 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: All five exhibits are scans (-2). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said every exhibit was absent. All five are attached as scanned pages; the systems are valued at \$1,608,736.40.

CLOCK

Oct. 6, 2026
Acceptance

MONEY \$1,608,736.40 (water \$568,668.00; sewer \$1,040,068.40 including a \$384,000 lift station)

WHO

MHC Coquina Crossing LLC (owner of the manufactured-home community); contractor Grovin Farms LLC.

WHAT

Accept a utility easement, the water and sewer systems including a lift station, the lien release and the warranty.

WHERE

Coquina Crossing Phase IV.

WHEN

Lien release June 10, 2026; Utility memo approved July 21.

WHY

Resolution recites Utility Department approval.

RECORD CHECK

All five exhibits are attached as scanned pages: easement and legal description (pp. 4-24), bill of sale and schedules of values (pp. 25-27), lien release for \$1,608,736.40 (p. 28), warranty (p. 31) and the Utility Department memo (p. 32). Water and sewer schedules sum to the lien release. The lift station appears as a single \$384,000 "other improvements" line with its equipment lines blank (p. 27); in item C6 the lift station is itemized.

LOOK INTO

Why the lift station is not itemized; whether the community's roads are private.

CONFLICT CHECK MHC Coquina Crossing LLC; Grovin Farms LLC. **NO RELATIONSHIP FOUND**

C9 Accept easement and water system, Commercial Drive

RESOLUTION ACCEPTING EASEMENT AND BILL OF SALE ·
DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management Systems



100 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. Nothing cost points. [How to read the score](#)

CLOCK

Oct. 6, 2026

Acceptance; one-year warranty starts

Oct. 6, 2027

Warranty ends

MONEY \$5,997.43

WHO

Ferguson Enterprises, LLC; contractor Allsite Contracting.

WHAT

Accept an 82.5-square-foot easement and a short main extension at 265 Commercial Drive.

WHERE

265 Commercial Drive, St. Augustine.

WHEN

Survey Jan. 2026; approved Aug. 12.

WHY

Utility Department reviewed and approved.

RECORD CHECK

Line items sum to the lien release. The warranty is dated eight months before acceptance but runs one year from acceptance.

LOOK INTO

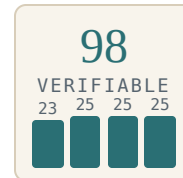
Nothing material.

CONFLICT CHECK Ferguson Enterprises, LLC; Allsite Contracting. **NO RELATIONSHIP FOUND**

C10 Lease to Northeast Florida Community Action Agency, Solomon Calhoun Center

RESOLUTION APPROVING A LEASE · DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management Systems



98 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Lease is a scan (pp. 4-22) (-2). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the lease and rent were unreadable. The scanned lease sets rent at \$1 plus a \$300 annual fee (p. 5).

CLOCK

Oct. 6, 2026

Approval

Oct. 6, 2031

Five-year term ends if it starts at approval (start date not stated)

MONEY \$1 rent for the term, plus a \$300 annual administration fee (lease, p. 5)

WHO

NEFCAA, a nonprofit; Corey Bowens.

WHAT

A five-year lease of office space with five one-year options; revocable by the County on 90 days' notice.

WHERE

Solomon Calhoun Community Center, off Duval Street.

WHEN

Five years plus up to five one-year extensions (p. 5). Memo says the agency is "continuing to lease," but no prior lease is cited.

WHY

The agency serves "vulnerable households."

RECORD CHECK

The lease is attached as scanned pages 4-22. Rent is \$1 for the initial term and \$1 for any extension, plus a \$300 yearly administration fee; the County may adjust rent on notice (Section 2.3). Tenant may extend up to five one-year terms.

LOOK INTO

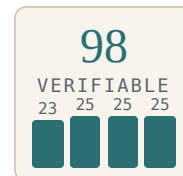
The utility terms (Section 3); the prior lease; comparable terms for other nonprofit tenants.

CONFLICT CHECK Northeast Florida Community Action Agency, Inc. **NO RELATIONSHIP FOUND**

C11 Easement beneficiary designation, River Plantation fire protection

RESOLUTION ACCEPTING A DESIGNATION • DISTRICT NOT ON AGENDA • [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management Systems



98 of 100 • Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Notice is a scan (pp. 4-10) (-2). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the executed notice was not readable. It is a scanned page (p. 7).

CLOCK

Oct. 6, 2026

Acceptance

No term; runs with the land.

MONEY None stated

WHO

River Plantation PRD Owners Association.

WHAT

Make the County beneficiary of a 10-foot easement between Lots 17 and 18 for access to a pump house and lake "in connection with fire protection."

WHERE

River Plantation, near Quiet Trail and Picolata Forest Drive.

WHEN

No term stated.

WHY

"Health, safety, and welfare."

RECORD CHECK

The notice is attached as scanned pages 4-10, signed for River Plantation PRD Owners Association, with an insurance exhibit (p. 10). The County's signature block is blank pending approval.

LOOK INTO

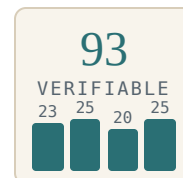
Whether the lake is a dry-hydrant water source Fire Rescue will maintain; whether Lot 17/18 owners consented.

CONFLICT CHECK River Plantation PRD Owners Association. **NO RELATIONSHIP FOUND**

C12 Temporary construction easement, World Commerce Parkway lift station

RESOLUTION ACCEPTING A 90-DAY EASEMENT • DISTRICT NOT ON AGENDA • [PACKET](#)

Staff contact: Corey Bowens, Director, Land Management Systems



93 of 100 • Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Easement and signature page are scans (-2); Repair scope, contractor and cost behind the easement not shown (-5). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the grantor's signature page was not visible. It is scanned page 6.

CLOCK

Oct. 6, 2026

Acceptance

Jan. 4, 2027

Easement expires, 90 days from execution if signed at approval

MONEY \$10 consideration; repair cost not stated

WHO

Grantor WCC DRI Owner, LLC c/o Stiles Corporation.

WHAT

Accept a 5,612 sq ft staging easement for lift-station repairs; expires at completion or 90 days.

WHERE

World Commerce Parkway, near IGP and I-95.

WHEN

Dated "October __, 2026."

WHY

The parcel "surrounds the lift station."

RECORD CHECK

Area math checks. The County indemnifies the private owner and bears all restoration cost, with no cap stated; the repair scope, contractor and cost are not in the packet. The grantor's signature page is scanned page 6.

LOOK INTO

Which lift station failed, the repair contract and cost; whether 90 days is realistic.

CONFLICT CHECK WCC DRI Owner, LLC. NO RELATIONSHIP FOUND

C13 [READ FIRST #5](#) · The largest consent award, now read in full: \$6.98 million for the North Beach water plant [↑ BACK](#)

Award IFB 2995, North Beach Water Treatment Plant improvements, SGS Contracting

RESOLUTION AWARDING A CONTRACT · DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Jaime Locklear, Director, Purchasing



98 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Bid tabulation is a scan (p. 38) (-2). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition did not open this 46.5 MB packet. It is now read in full (1,106 pages), including the five-bid tabulation on scanned p. 38.

CLOCK

Oct. 6, 2026

Award

MONEY \$6,976,400 (base \$5,296,700; odor-control alternate \$1,649,700; utility allowances \$30,000)

WHO

SGS Contracting Services, Inc., High Springs; Purchasing, Jaime Locklear; design engineer Mott MacDonald (specifications).

WHAT

Award the contract for a new reverse-osmosis treatment building, pumps, controls and generator, demolition of the old building and tank, and an odor-control system.

WHERE

North Beach Water Treatment Plant.

WHEN

Substantial completion 420 days after notice to proceed; final completion 30 days later (p. 11).

WHY

Utility Department capital project, funded from Utility Services unrestricted capital (account 4488-56302-6285).

RECORD CHECK

Five bids (bid tabulation, scanned p. 38). The tabulation's totals leave out the \$30,000 in allowances: SGS \$6,946,400; Sawcross \$7,511,000; L7 Construction \$7,618,700; Petticoat-Schmitt \$7,744,511; ACON \$8,660,000. L7's base bid (\$5,238,700) was lower than SGS's (\$5,296,700); SGS is low once the odor-control alternate is added (\$1,649,700 against L7's \$2,380,000). No engineer's estimate is shown. The memo says exhibits are "available upon request"; the contract, IFB, specifications and SGS's bid forms are in the packet. Figures reconcile: $\$5,296,700 + \$10,000 + \$20,000 + \$1,649,700 = \$6,976,400$ (pp. 1-2). Liquidated damages are \$2,376 a day for substantial and \$2,196 for final completion (p. 12). Addendum 3 removed the building-manufacturer and erector license requirement (p. 1105).

LOOK INTO

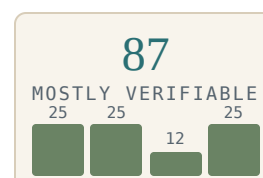
The engineer's estimate; why odor control was bid as an alternate; how this, C15 and C19 fit the plant's total budget.

CONFLICT CHECK SGS Contracting Services, Inc. **NO RELATIONSHIP FOUND**

C14 Award IFB 2875R, trash collection at parks and beaches, M & M Commercial Cleaning Concepts

RESOLUTION AWARDING A CONTRACT • DISTRICT
NOT ON AGENDA • [PACKET](#)

Staff contact: Jaime Locklear, Director, Purchasing



CON14 ONLINE

87 of 100 · Mostly verifiable. You can check most of it; one or two pieces are missing, unclear or don't match. What cost points: No estimate or prior contract value (-10); Single bid after a re-solicitation (-3). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the fund number was printed two ways. 1113 is the fund and 1137 the cost center; that was our error.

CLOCK

Oct. 6, 2026

Award; three-year term runs from execution

Oct. 6, 2029

Initial term ends (approx.)

MONEY \$455,377.40 a year; about \$1.37M over the 3-year term, \$2.7M if renewed

WHO

M & M Commercial Cleaning Concepts Inc., Jacksonville. Parks & Recreation and Beach Services.

WHAT

Award a three-year contract with one three-year renewal; \$40 per unscheduled pickup; CPI adjustments capped at 3% on renewal.

WHERE

County parks, beach accesses, boat ramps, trails.

WHEN

Three years from execution.

WHY

The original IFB 2875 was re-solicited "due to discrepancies in the Scope of Services and other material issues." One bid was received; Purchasing negotiated it from \$486,146 to \$455,377.

RECORD CHECK

A re-bid that still drew a single bidder leaves no competitive spread. Purchasing negotiated the price from \$486,146.38 to \$455,377.40 (p. 1). No budget estimate or prior contract value is given, and the packet does not say what changed in scope.

LOOK INTO

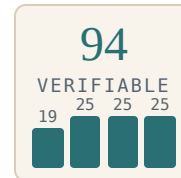
How many bids the original IFB drew and what the discrepancies were; the prior contract's annual cost; what scope was reduced.

CONFLICT CHECK M & M Commercial Cleaning Concepts Inc. **NO RELATIONSHIP FOUND**

C15 Award IFB 3005, North Beach RO concentrate pipeline and marine outfall, DB Civil Construction

RESOLUTION AWARDING A CONTRACT · DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Jaime Locklear, Director, Purchasing



94 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Drawings, specifications, geotech and permits "available upon request" (-4); Bid tabulation is a scan (p. 39) (-2). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the other two bids were not in the packet. The bid tabulation is scanned page 39.

CLOCK

Oct. 6, 2026

Award

May 4, 2027

Substantial completion, 210 days from an Oct. 6 start (approx.)

MONEY \$1,179,000 (\$1,169,000 lump sum + \$10,000 allowance)

WHO

DB Civil Construction, LLC, St. Augustine.
Utility Services.

WHAT

Build concentrate piping and a marine outfall at the North Beach plant; 210 days to substantial completion; liquidated damages \$796.22/day.

WHERE

415 Nineteenth Street, St. Augustine.

WHEN

FDEP and Army Corps permits issued Aug. 10–20, 2026, weeks before award.

WHY

Three bids received; DB Civil was lowest responsive. Funded from the 2026 water-sewer bond.

RECORD CHECK

Three bids (bid tabulation, p. 39): DB Civil Construction \$1,179,000; T B Landmark Construction \$1,549,818; Badger Drilling dba Badger Underground \$2,163,572.33. No engineer's estimate; a bidder asked for one before bids (p. 238). Drawings, specifications, geotechnical report and permits are "available upon request." The packet does not explain why the outfall is needed now.

LOOK INTO

The engineer's estimate; what the FDEP permit allows to be discharged and where; whether nearby residents were notified.

CONFLICT CHECK DB Civil Construction, LLC. NO RELATIONSHIP FOUND

C16 Award RFP 2553, bus advertising, Hybrid Design Inc.

RESOLUTION AWARDING A REVENUE CONTRACT • DISTRICT
NOT ON AGENDA • [PACKET](#)

Staff contact: Jaime Locklear, Director, Purchasing



95 of 100 • Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Single proposal (-3); Two payment deadlines in the contract (-2). [How to read the score](#)

CLOCK

Oct. 6, 2026

Award; five-year term from effective date

Oct. 6, 2031

Term ends (approx.)

MONEY County receives 70% of gross ad revenue; no minimum guarantee; rate card \$12,000 per bus per year

WHO

Hybrid Design, Inc., St. Augustine.
Transportation Planning (Sunshine Bus).

WHAT

Five-year exclusive advertising contract on about 15 fixed-route and 26 paratransit buses.

WHERE

Countywide.

WHEN

Five years; no automatic renewal.

WHY

One proposal received and found responsive; "revenue-generating."

RECORD CHECK

Single proposal, no scoring sheet, no minimum guarantee, and the contract gives two different monthly payment deadlines (the 10th vs. 15 days after month-end). Prior contract and prior revenue are not stated. Ad approval is shared with the Council on Aging.

ERRORS IN THE COUNTY'S PACKET

- Two payment deadlines: the 10th of the month (pp. 9, 82) and 15 days after month-end (p. 26)

LOOK INTO

What the prior contract earned; why only one firm responded; how "political" ads will be defined.

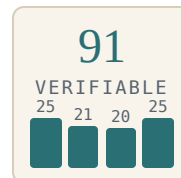
CONFLICT CHECK Hybrid Design, Inc. **NO RELATIONSHIP FOUND**

C17 **READ FIRST #3 · Consent: \$9.0 million to finish the Sheriff's building, plus \$3.5 million moved from impact-fee reserves** [↑ BACK](#)

Contract Amendment 2 (GMP), Sheriff's Office administration building, Ajax Building Company

RESOLUTION AND FY2027 BUDGET AMENDMENT · DISTRICT
NOT ON AGENDA · [PACKET](#)

Staff contact: Jaime Locklear, Director, Purchasing



91 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Resolution reads "\$3,500,00" (-2); Building area stated three ways (-2); Approved project budget and reason for the missed carryforward not stated (-5). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition said the GMP cost summary was not visible. It is on p. 44.

CLOCK

Oct. 6, 2026

GMP approval

Nov. 17, 2027

Substantial completion

Oct. 31, 2026

Last day to elect value-engineering deducts (about \$225K)

Jan. 26, 2028

Owner occupancy

MONEY \$9,013,634; combined GMP \$13,552,682; \$3,500,000 fund-balance appropriation

WHO

Ajax Building Company, construction manager at risk under RFQ 2114. Purchasing, Jaime Locklear.

WHAT

Set the GMP for full construction of a 36,000 sq ft one-story building at 901 Law Enforcement Way; recognize \$3.5M of Law Enforcement Impact Fee fund balance.

WHERE

SJSO campus, St. Augustine.

WHEN

Original CM agreement June 20, 2025; Amendment 1 (\$4,539,048) July 21, 2026; substantial completion Nov. 17, 2027. Value-engineering deducts of about \$225,000 may be elected through Oct. 31.

WHY

Staff recommends approval; the GMP fits "within the County's established budgetary limitations," a figure the memo does not give.

RECORD CHECK

The GMP cost summary is on p. 44: electrical \$1,635,057, finishes \$1,626,034, HVAC \$1,346,139, general requirements \$1,028,398, soft costs \$969,563, for \$9,013,634. Building size is given three ways: 38,000 sq ft (p. 44), 35,985 (p. 42) and 35,895 (p. 83). The July 21 agenda listed Amendment 1 at \$4,861,697 (base plus a \$322,649 alternate), while this packet carries it at the \$4,539,048 base. The packet does not state the approved project budget or why FY26 funds were "not carried forward." The resolution contains a typo, "\$3,500,00" (p. 2).

ERRORS IN THE COUNTY'S PACKET

- Resolution reads "\$3,500,00" (p. 2)
- Building area stated as 38,000, 35,985 and 35,895 sq ft

LOOK INTO

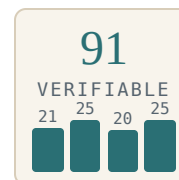
The total approved project budget; whether the Amendment 1 alternate was taken; which square footage is correct.

CONFLICT CHECK Ajax Building Company, LLC. **NO RELATIONSHIP FOUND**

C18 Change Order 1, Tillman Ridge Well 51 and Inlet Beach Well 2R, Jacobs Project Management

RESOLUTION APPROVING A CHANGE ORDER • DISTRICT
NOT ON AGENDA • [PACKET](#)

Staff contact: Jaime Locklear, Director, Purchasing



91 of 100 • Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Exhibits "available upon request" (p. 1) (-4); No total program estimate for the multi-GMP job (-5). [How to read the score](#)

CLOCK

Oct. 6, 2026

Change order approval

Jul. 20, 2027

Final completion

Oct. 26, 2026

Assumed notice to proceed

MONEY \$2,405,847.10; task order grows from \$472,169 to \$2,878,016 (+510%)

WHO

Jacobs Project Management Co., design-builder under RFQ 1374R; subs Petticoat-Schmitt and Complete Services.

WHAT

GMP 1 early-work package: drill and test two production wells, abandon old Inlet Beach Well 2, site work and berm earthwork.

WHERE

2650 Water Plant Road and 605 Palmera Drive East.

WHEN

Notice to proceed assumed Oct. 26; final completion July 20, 2027.

WHY

Board approval is required because the task order now exceeds \$500,000 and was never before the Board.

RECORD CHECK

Arithmetic verified to the cent. This is GMP 1 of a multi-GMP job and no total program estimate is given. The memo says exhibits are available on request; the driller's pricing workbook is included (pp. 23-26).

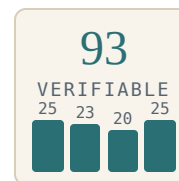
LOOK INTO

The full program cost through GMP 2; how the sub prices were obtained; why Well 2 is being abandoned.

C19 Change Order 2, North Beach WTP re-design, Mott MacDonald Florida

RESOLUTION APPROVING A CHANGE ORDER · DISTRICT
NOT ON AGENDA · [PACKET](#)

Staff contact: Jaime Locklear, Director, Purchasing



93 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Vendor name differs between memo and resolution (-2); What is being re-designed, and why, not stated (-5). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition could not make the task lines add to \$295,000. They do, once the \$9,260 travel line is included (p. 7).

CLOCK

Oct. 6, 2026

Change order approval

Dec. 6, 2027

Task order final completion

MONEY Up to \$300,000; task order grows from \$399,895 to \$718,815 (+80%)

WHO

Mott MacDonald Florida, LLC under continuing contract 22-01. Utilities, Scott Trigg.

WHAT

Add construction-administration services (1,902 hours at \$85–\$285/hr) and extend the task order 556 days to Dec. 6, 2027.

WHERE

North Beach WTP.

WHEN

Original NTP July 3, 2025; Change Order 1 Jan. 29, 2026.

WHY

Services needed "through the end of the completion of construction."

RECORD CHECK

The task lines (7.0 to 7.7) sum to \$285,740; with \$9,260 in travel they reach the \$295,000 labor-and-expense total, and \$5,000 in mileage brings it to \$300,000 (p. 7). The packet does not say what is being re-designed or why. Vendor name differs between memo and resolution.

LOOK INTO

What triggered a re-design; the relationship to C13; why CA was not in the original scope.

CONFLICT CHECK Mott MacDonald Florida, LLC. NO RELATIONSHIP FOUND

C20 Declare surplus property and authorize disposal

MOTION · DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Jaime Locklear, Director, Purchasing



95 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Total-loss F-150 (10,012 miles): incident and insurance recovery not stated (-5). [How to read the score](#)

CLOCK NO DECISION

Oct. 6, 2026

Declared surplus

Disposal follows under Purchasing Policy 171; no dates.

MONEY No values stated

WHO

Purchasing; Fleet, Parks, Fire Rescue, Property Appraiser, Library.

WHAT

Surplus 17 items: five vehicles and twelve pieces of equipment.

WHERE

—

WHEN

—

WHY

"Non-functional, obsolete, or no longer serves a useful purpose."

RECORD CHECK

A 2025 Ford F-150 with 10,012 miles is listed as an insurance total loss with no incident or recovery stated. Items in "good" or "new" condition (kayaks, a desk, toner) are surplusd without reason. No book values or disposal method per item.

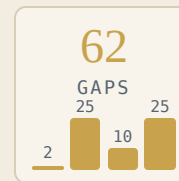
LOOK INTO

What happened to the 2025 truck and what insurance paid; where auction proceeds go.

C21 Ratify grant application, Armstrong-Arnold House (Glidden property) acquisition

RESOLUTION RATIFYING AN APPLICATION ALREADY SUBMITTED · DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Tera Meeks, Director, Community and Destination



62 of 100 · Gaps. Important pieces are missing or don't match; you would have to ask the County to fill them in. What cost points: The grant application being ratified is not in the packet (-15); Appraisal not attached (-4); Purchase contract not attached (-4); Appraised value stated without the appraisal (-10); Operating funding "not yet identified" (-5).

[How to read the score](#)

CLOCK HISTORICAL

Jul. 10, 2026

Grant application window closed

Oct. 6, 2026

Retroactive ratification

The application was submitted before the Board saw it; the vote ratifies after the fact. Award decision by the State: date not in packet.

MONEY \$568,000 state request; \$568,000 County match from LAMP reserve; appraised \$1,136,000

WHO

Florida Division of Historical Resources; Community and Destination Development, Tera Meeks.

WHAT

Ratify a special-category grant application for half the cost of an 1874 house at 10690 CR 13 North, Picolata, conditioned on finding an operator "on a budget neutral basis."

WHERE

Picolata.

WHEN

Application window closed July 10; the Board ranked the property in March.

WHY

Staff could not bring it to the Board before the deadline "due to time constraints."

RECORD CHECK

Two pages. The application, appraisal, owner and purchase contract are not attached; no operator is identified and "continued operating dollars have not yet been identified."

LOOK INTO

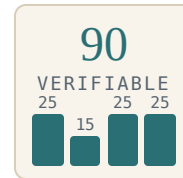
Who owns the property and whether a price is agreed; whether the County proceeds if the grant is denied; the operator plan.

CONFLICT CHECK Property owners (private individuals, not named). **NO RELATIONSHIP FOUND**

C22 Health Department core-contract, FY2027

RESOLUTION APPROVING THE ANNUAL AGREEMENT ·
DISTRICT NOT ON AGENDA · [PACKET](#)

Staff contact: Lisa Bonitatis, CHD Business Manager



90 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: County cap of \$949,309 (p. 5) does not appear as a line in Attachment II (-10). [How to read the score](#)

CORRECTED OCT. 3, 2026 The first edition could not place \$954,688. It is the health department's local-revenue line in Attachment II (p. 17), not the County appropriation.

CLOCK

Oct. 1, 2026
Contract year began

Sep. 30, 2027
Contract year ends

Oct. 6, 2026
Approval (five days into the term)

MONEY County cash up to \$949,309; State up to \$4,250,817; total program \$11.77M

WHO

Florida Department of Health in St. Johns County; County Administrator as contract manager.

WHAT

Approve the standard annual operating agreement, Oct. 1, 2026 to Sept. 30, 2027; County also provides the 23,000 sq ft building in kind.

WHERE

200 San Sebastian View.

WHEN

One year.

WHY

Required under Chapter 154.

RECORD CHECK

The agreement caps the County's direct contribution at \$949,309 (p. 5). The \$954,688 in Attachment II is the health department's local revenue and expenditure line (p. 17), a different category. The \$949,309 figure does not appear as a line in Attachment II as we read it. Trust-fund balance \$1.97M; contingency reserve \$2.1M. No prior-year figure for comparison.

LOOK INTO

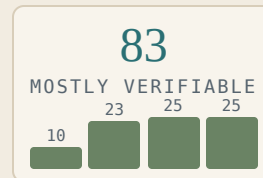
Where the \$949,309 appropriation sits in Attachment II; how it compares to FY26.

CONFLICT CHECK Florida Department of Health. **NO RELATIONSHIP FOUND**

C23 Coverdell forensic science grant, Medical Examiner

RESOLUTION AND BUDGET AMENDMENT · DISTRICT
NOT ON AGENDA · [PACKET](#)

Staff contact: Kelly Boulos, Forensic Operations Manager



83 of 100 · Mostly verifiable. You can check most of it; one or two pieces are missing, unclear or don't match. What cost points: The grant agreement being approved is not attached (award letter only, p. 4) (-15); Memo lists cameras not in this award (-2).

[How to read the score](#)

CLOCK

HISTORICAL

Aug. 20, 2026

Grant awarded

Oct. 6, 2026

Acceptance and budget amendment

MONEY \$6,322.63, no match

WHO

Florida Department of Law Enforcement;
Medical Examiner's Office, Kelly Boulos.

WHAT

Accept a grant for a pathology saw, blades and instruments.

WHERE

—

WHEN

Awarded Aug. 20, 2026.

WHY

Equipment replacement.

RECORD CHECK

The memo also says the office "will procure the mirrorless cameras and macro camera lens," which are not in this award, apparently boilerplate from a prior year. The grant agreement is referenced but not attached.

ERRORS IN THE COUNTY'S PACKET

- Memo lists cameras that are not part of this award

LOOK INTO

Nothing material beyond the stray sentence.

CONFLICT CHECK Florida Department of Law Enforcement. **NO RELATIONSHIP FOUND**

C24 READ FIRST #6 · The minutes you are approving record a 3-2 enclave denial, a 3-2 enclave approval, and a vote to reconsider two more [↑ BACK](#)

Approve minutes of Sept. 15 regular and special meetings

APPROVAL OF DRAFT MINUTES (FILES 24A AND 24B) · DISTRICT NOT ON AGENDA · [PACKET](#)



98 of 100 · Verifiable. You can check what the Board is approving using only what the County posted. What cost points: Minutes call a Sept. 9 town hall "scheduled" at a Sept. 15 meeting (-2). [How to read the score](#)

CLOCK HISTORICAL

Sep. 15, 2026

Meetings the minutes record

Oct. 6, 2026

Minutes approved

Historical record. The special meeting these minutes authorize was held Sept. 28 and reversed both Heritage certifications 3-2.

Sep. 28, 2026

Reconsideration meeting held; both Heritage enclaves reversed 3-2

MONEY FY2027 budget \$1,939,752,566; aggregate millage 6.7559, 2.14% above rolled-back

WHO

Clerk's office.

WHAT

Approve the record of two meetings. Regular: ENCERT 2026-01 North Palm Valley denied 3-2; ENCERT 2026-08 AFI approved 3-2 with conditions; ENCERT 2026-07 Sandy Creek withdrawn; LDCA 26-05 food-truck parks enacted 5-0; a special meeting to reconsider ENCERT 2026-05 and 2026-06 approved 4-1 with no date set; \$65,000 to Nourish Kids Center. Special: final millage 4-1, final budget 4-1, \$125,000 removed "from the General Fund Revenue for the Black History Museum" 3-2, and consensus to bring back Flock camera funding options.

WHERE

County Auditorium.

WHEN

Sept. 15, 2026.

WHY

Routine.

RECORD CHECK

The cover file CON24.pdf returns 404; the minutes are split into 24a and 24b. The museum motion's wording (removing "revenue") is ambiguous. The minutes record an Amendment 3 town hall "scheduled on September 9," a date already past when announced; verify. The \$109,234,299 "Transfer to Officers" line likely covers all constitutional officers.

ERRORS IN THE COUNTY'S PACKET

- Clerk's cover file CON24.pdf returns 404
- Sept. 15 minutes call a Sept. 9 town hall "scheduled"

LOOK INTO

The legal basis for reconsidering certified enclaves, now being contested by the developer; what the \$125,000 motion actually did to the budget; the Flock program's cost and the Board's pending decision on it.

DISCLOSURE

These minutes record the 5-0 enactment of the food-truck-park ordinance (LDCA 26-05). The Outpost @ Old Moultrie Rd, a food truck park owned by the Coalition's founder that sponsors this site, is directly affected by that ordinance. The Coalition takes no position on approving the minutes.

CALENDAR

What happens *after Tuesday*.

DATE	ITEM	WHAT HAPPENS
Jul. 10, 2026	C21	Grant application window closed
Aug. 20, 2026	C23	Grant awarded
Sep. 8, 2026	C1	Last payment date covered
Sep. 15, 2026	C24	Meetings the minutes record
Sep. 28, 2026	C24	Reconsideration meeting held; both Heritage enclaves reversed 3-2
Oct. 1, 2026	C22	Contract year began
Oct. 20, 2026	4	Second hearing and decision
Oct. 20, 2026	9	Public hearing, enactment
Oct. 26, 2026	C18	Assumed notice to proceed
Oct. 31, 2026	C17	Last day to elect value-engineering deducts (about \$225K)
Nov. 1, 2026	9	Takes effect; sufficiency cutoff
Nov. 3, 2026	C2	Public hearing on the vacation, 9 AM
Nov. 8, 2026	CRA 1	Stated proposal deadline (a Sunday; verify)
Jan. 4, 2027	C12	Easement expires, 90 days from execution if signed at approval
Mar. 3, 2027	2	Impact-fee rate rises; reimbursement grows if permits pull after

DATE	ITEM	WHAT HAPPENS
May 4, 2027	<u>C15</u>	Substantial completion, 210 days from an Oct. 6 start (approx.)
Jul. 20, 2027	<u>C18</u>	Final completion
Sep. 30, 2027	<u>C22</u>	Contract year ends
Oct. 6, 2027	<u>C4</u>	Warranty ends
Oct. 6, 2027	<u>C5</u>	Warranty ends
Oct. 6, 2027	<u>C6</u>	Warranty ends
Oct. 6, 2027	<u>C7</u>	Warranty ends
Oct. 6, 2027	<u>C9</u>	Warranty ends
Oct. 31, 2027	<u>9</u>	Expires unless repealed sooner
Nov. 17, 2027	<u>C17</u>	Substantial completion
Dec. 6, 2027	<u>C19</u>	Task order final completion
Jan. 26, 2028	<u>C17</u>	Owner occupancy
Oct. 6, 2029	<u>C14</u>	Initial term ends (approx.)
Oct. 6, 2031	<u>C10</u>	Five-year term ends if it starts at approval (start date not stated)
Oct. 6, 2031	<u>C16</u>	Term ends (approx.)

Every dated event in the packets other than the meeting itself, counted live. Approximate dates are labeled on the item card.

CONFLICT REGISTER

Who is on this agenda, and *whether we are tied to them.*

Every applicant, agent, vendor and presenter on this agenda, checked against the founder's business entities and relationships and The Outpost. "No relationship" means: no ownership, contract, employment, family relationship or pending application between the founder, the Coalition or The Outpost and that party or item.

Checked Oct. 3, 2026 against Florida corporate records for the founder's entities and the founder's own list of business relationships. Private individuals are not named.

HOW WE SCORE

Packet confidence, *explained*.

What it measures. Whether a member of the public, reading only the posted packet, could verify what the Board is being asked to approve. Four parts (completeness, consistency, transparency, clarity) each start at 25. Points come off only under the published rules below, and every deduction on every card names the page that triggered it. 90 to 100 is Verifiable, 75 to 89 Mostly verifiable, 55 to 74 Gaps, below 55 Not verifiable. Presentations with nothing to approve are not scored.

What it does not measure. Whether the item is a good idea. A well-documented bad decision scores High; a sound decision with the contract left out scores Low. We take no position on any item.

How we read. Every packet was fetched from the Clerk's site at the URL on its card and fingerprinted (SHA-256, page count, the Clerk's last-modified date). Each page was read from its text layer; pages with no text layer (scans, photographs, handwriting) were read by optical character recognition, and every figure or document taken from a scan was checked by eye against the page image. Fillable application forms were read field by field. District, presenter and staff contact come from the Clerk's cover agenda. Where two figures do not reconcile we say so and cite both pages.

Reproduce a score. Open the worksheet under any card, check each cited page, and add the points. A second reader should land within 5 points; if you don't, tell us and we will publish both readings. Worked example, item 4: $25 + 15 + 25 + 25 = 90$. K1 -10: Impact-fee credits: \$19,505,738.80 in the agreement (p. 15) vs. \$19,396,839 by staff (p. 7).

The clocks. Each item shows the dates that govern it, counted live from today. Items marked Historical record something that already happened; items marked No decision are presentations or housekeeping. Approximate dates are labeled. **The handout.** The printed version carries a QR code on every card that opens that item online, where every document link is live.

Data. The record behind this page is published as [JSON](#) and [CSV](#), one row per item with a stable ID (REG04, CON17) that later briefs cite. Social posts are drafted from these cards, using only sentences labeled "The packet says." Corrections: hello@the1565.com.

WHAT CHANGED

Corrections and *revisions*.

Revision 1.1, Oct. 3, 2026. Every packet re-read page by page, including scanned pages, which the first edition's tools could not read. Ten statements in the first edition were wrong and are corrected on the cards they appear on; scores were recomputed under a published worksheet.

1. [REG02](#) The first edition said the application's job and wage fields were blank and the signature page unsigned. Both are filled in and e-signed (PDF pp. 6, 8). The answers are stored as form fields, which our first text pass did not read.
2. [REG02](#) The first edition said the return-on-investment assumptions were not shown and that the packet gave no address. The calculation is on p. 4 and the application gives the road (Agricultural Center Dr., p. 7).
3. [REG04](#) The first edition said the packet does not reconcile the two proportionate-share figures. Staff attributes the gap to the applicant's reading of the statute, and both calculations are in the packet (pp. 41, 45).
4. [REG05](#) The first edition said the opposition letter could not be read. It is readable (p. 157).
5. [REG06](#) The first edition said Exhibits 1-3 could not be read. They are scanned pages 15-17.
6. [REG07](#) The first edition said the ordinance body and fee schedule were not in the posted packet. They are scanned pages 2-5. (The Clerk's file was last modified Oct. 1.)
7. [REG10](#) The first edition said Resolution 2022-2 and maps were not attached. Both are (pp. 7-17).

8. [CON03](#) The first edition said the residence agreement was missing. It is attached as scanned pages 4-9.
9. [CON04](#) The first edition said a handwritten schedule read \$17,322 or \$23,052 and did not reconcile. It reads \$4,621.95 and matches the lien release (p. 5).
0. [CON07](#) The first edition said the lien release 'through' date was handwritten as March 17, 2025. It is typed as 3/17/2026 (p. 14).
1. [CON08](#) The first edition said every exhibit was absent. All five are attached as scanned pages; the systems are valued at \$1,608,736.40.
2. [CON10](#) The first edition said the lease and rent were unreadable. The scanned lease sets rent at \$1 plus a \$300 annual fee (p. 5).
3. [CON11](#) The first edition said the executed notice was not readable. It is a scanned page (p. 7).
4. [CON12](#) The first edition said the grantor's signature page was not visible. It is scanned page 6.
5. [CON13](#) The first edition did not open this 46.5 MB packet. It is now read in full (1,106 pages), including the five-bid tabulation on scanned p. 38.
6. [CON14](#) The first edition said the fund number was printed two ways. 1113 is the fund and 1137 the cost center; that was our error.
7. [CON15](#) The first edition said the other two bids were not in the packet. The bid tabulation is scanned page 39.
8. [CON17](#) The first edition said the GMP cost summary was not visible. It is on p. 44.
9. [CON19](#) The first edition could not make the task lines add to \$295,000. They do, once the \$9,260 travel line is included (p. 7).
0. [CON22](#) The first edition could not place \$954,688. It is the health department's local-revenue line in Attachment II (p. 17), not the County appropriation.
1. [REG09](#) The first edition said no data center had been proposed in the county. We had not checked the County's application portal; the statement is withdrawn.

Packets and agenda retrieved from the Clerk October 3, 2026, about 5 PM ET. Agenda PDF: 8 pages, SHA-256 27fd98d6fdab83be..., Clerk file last modified Wed, 30 Sep 2026 20:03:06 GMT. Each card lists the fingerprint of its own packet. If the Clerk posts a revised agenda or packet, the change is written on the affected card with its date and listed here. Nothing is edited silently.

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