



**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 16, 2024 - 9:00 a.m.

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**CALL TO ORDER**

Commissioner Arnold called the meeting to order at 9:01 a.m.

Present: Sarah Arnold, District 2, Chair  
Roy Alaimo, District 3, Vice Chair  
Christian Whitehurst, District 1  
Krista Joseph, District 4  
Henry Dean, District 5

Staff Present: Joy Andrews, County Administrator  
Rich Komando, Interim County Attorney  
Brad Bradley, Deputy County Administrator  
Colin Groff, Deputy County Administrator  
Lex Taylor, Deputy County Attorney  
Artricia K. Allen, Deputy Clerk

**ROLL CALL**

The clerk called the roll. Commissioners Whitehurst, Arnold, Alaimo, Dean, and Joseph were present.

**INVOCATION**

Pastor Will Word, First United Methodist Church, St. Augustine, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Sergeant Gary Fowdy, United States Army 101st Airborne, led the Pledge of Allegiance.

**MOMENT OF SILENCE**

David Stevens, President of St. Johns County Professional Firefighters, honored fallen firefighter Corey Comperatore, who lost his life at a Pennsylvania political rally.

## **PROCLAMATION RECOGNIZING THE GRADUATION OF THE 100TH VETERAN FROM THE ST. JOHNS COUNTY VETERANS' TREATMENT COURT**

Arnold presented the proclamation to Judge Howard McGillin, Bill Dudley, and the group. Dudley and McGillin spoke on the importance and the success of Veterans' Treatment Court. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation. Additionally, Trey Washington expressed how the veterans' treatment court program provided him and other veterans with the help they needed.

### **ACCEPTANCE OF PROCLAMATION**

**Motion by Dean, seconded by Whitehurst, carried 5/0, to accept the proclamation, as submitted.**

**Yea: Dean, Whitehurst, Arnold, Alaimo, Joseph**

**Nay: None**

### **PUBLIC SAFETY UPDATE**

Jason Caban, Director of the St. Johns County Sheriff's Office Corrections Division, reported on the Teen Driver Challenge program and provided updates on an increase in incarcerations.

Brian Mitzel, Deputy Chief of Operations for St. Johns County Fire Rescue, provided an update on the K9 program, stating that the K9 unit had a full roster.

### **CLERK OF COURT'S REPORT**

John Rundgren, Clerk Designee, reported on a Passport Saturday event being held on August 3, 2024, from 8:30 a.m. to 1:30 p.m., in the Courtroom Annex.

### **SERVICE DELIVERY UPDATE**

Kelly Wilson, Emergency Management Deputy Director, provided an update on hurricane preparedness. Ben Bright, Public Works Department, discussed the Sandbag Day event being held on July 31, 2024. He announced that new residential collection operations would start on August 1, 2024. Additionally, Wilson commented on employee involvement before, during, and after emergency events.

### **DELETIONS TO THE CONSENT AGENDA**

Joseph requested that Consent Agenda Item 26 be pulled and moved to the Regular Agenda as Item 10, and that Consent Agenda Item 20 be pulled and moved to the Regular Agenda as Item 11.

Public Comment: Heather Harley Davidson, Charlie Hunt, Michael McDonald, and B.J. Kalaidi provided public comment.

Whitehurst encouraged residents to contact the staff members assigned to each agenda item for any questions or concerns.

## **APPROVAL OF CONSENT AGENDA**

**Motion by Joseph, seconded by Whitehurst, carried 5/0, to approve the Consent Agenda, as amended.**

**Yea: Joseph, Whitehurst, Arnold, Alaimo, Dean**

**Nay: None**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2024-268**, approving the final plat for Whisper Creek, Phase 12, Unit A
3. Motion to adopt **Resolution No. 2024-269**, approving the final plat for Terra Pines South, Phase Three
4. Motion to adopt **Resolution No. 2024-270**, approving the final plat for Whisper Creek, Phase 12, Unit B
5. Motion to adopt **Resolution No. 2024-271**, approving the final plat for Landing at Olde Florida
6. Motion to adopt **Resolution No. 2024-272**, authorizing the county administrator, or designee, to execute the Impact Fee Credit Agreement with Whites's Ford Timber, LLC, (IFA 2023-04), establishing a Fire/Rescue impact fee credit of \$650,000; a Law Enforcement impact fee credit of \$650,000; and a Public Buildings impact fee credit of \$650,000
7. Motion to adopt **Resolution No. 2024-273**, accepting an Easement for Utilities for a new water transmission main to be located along South Dancy Avenue, in Hastings
8. Motion to adopt **Resolution No. 2024-274**, accepting a Deed of Dedication for property to be used for a utility site, located on St. Johns Parkway, from White's Ford Timber, LLC, to St. Johns County and the letter agreement confirming utility credits for parcel 19B site, as required in the Amended and Restated Utility Service and Refund Agreement
9. Motion to adopt **Resolution No. 2024-275**, accepting an Easement for Utilities associated with the gravity sewer pipe, and Bill of Sale with Schedule of Values associated with the sewer force main, that serves Sunset Landing Subdivision
10. Motion to adopt **Resolution No. 2024-276**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the sewer force main system to serve 54 Roscoe, formally known as Palm Valley Gardens Subdivision, located off North Roscoe Boulevard

11. Motion to adopt **Resolution No. 2024-277**, accepting a Deed of Dedication for property to be used for a combined fire station and sheriff facility, located on St. Johns Parkway, from White's Ford Timber, LLC, to St. Johns County, Florida, as required in the Development Order to donate approximately three to five acres of property, for a combined fire station and sheriff facility
12. Motion to adopt **Resolution No. 2024-278**, approving the transfer of a pond site on State Road 207, owned by State of Florida Department of Transportation, by Quitclaim Deed and Easement Agreement, to serve the Kings Estate Road corridor improvements project, and authorizing the chair to execute the Quitclaim Deed and Easement Agreement
13. Motion to adopt **Resolution No. 2024-279**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve International Golf Parkway Place, located off International Golf Parkway
14. Motion to adopt **Resolution No. 2024-280**, approving an exchange of real property pursuant to Section 125.37, Florida Statutes, in connection with conveyance of a St. Johns County Pond to Pulte Home Company, LLC
15. Motion to adopt **Resolution No. 2024-281**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water and reuse systems to serve 7-Eleven at Bannon Lakes, located off of International Golf Parkway
16. Motion to adopt **Resolution No. 2024-282**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water system to serve Mellow Mushroom at Mill Creek Crossing, located off State Road 16
17. Motion to adopt **Resolution No. 2024-283**, approving a License Agreement to allow use of a certain portion of County-owned property, located off A1A North, and authorizing the county administrator, or designee, to execute the License Agreement on behalf of the County
18. Motion to adopt **Resolution No. 2024-284**, authorizing the county administrator, or designee, to execute and issue a Franchise Agreement to Amasa Logistics, Inc., and Construction Dumpsters, LLC, for the collection and transportation of construction and demolition debris in unincorporated St. Johns County, in substantially the same form as the Non-Exclusive Construction and Demolition Debris Franchise Agreement attached hereto
19. Motion to adopt **Resolution No. 2024-285**, recognizing unanticipated revenue in the amount of \$1,771,571.60 into the Transportation Trust Fund, and \$214,229.70 into the Impact Fees Roads B Fund, and appropriating these funds for expenditure
20. Motion to adopt a resolution approving the terms, conditions, provisions, and requirements of the Wholesale Reclaimed Water and Potable Water Utility Services Agreement between St. Johns County and Jacksonville Electric Authority, and authorizing the county

administrator, or designee, to execute the agreement, on behalf of the County, in substantially the same form and format as attached hereto

*Consent Agenda Item 20 was pulled and moved to the Regular Agenda as Item 11.*

21. Motion to adopt **Resolution No. 2024-286**, authorizing the county administration, or designee, to award and execute a contract, in substantially the same form and format as attached hereto, to Motorola Solutions, Inc., for the services as specified in the contract documents
22. Motion to declare the attachments as surplus and authorize the county administrator, or designee, to dispose of same in accordance with Purchasing Policy 308 and Florida Statute 274
23. Motion to adopt **Resolution No. 2024-287**, authorizing the county administrator, or designee, to award RFQ No. 1712R, Federal Emergency Management Agency (FEMA) Category G, South Ponte Vedra Beach dune restoration project development, design, permitting, and construction administration to First Line Coastal, LLC, as the top ranked firm, and to execute a contract, in substantially the same form and format as attached, for completion of the services for a cost of \$575,734.21; and authorizing staff to amend the contract for the additional costs up to \$635,000, if an alternate borrow area is required
24. Motion to adopt **Resolution No. 2024-288**, authorizing the county administrator, or designee, to execute Change Order No. 01 to Master Contract No. 24-MCA-CHI-19590, with Chiller Medic, Inc., under Bid No. 1734, St. Johns County Jail Chiller No. 1 replacement, for a lump sum amount of \$270,000, to complete the project
25. Motion to adopt **Resolution No. 2024-289**, authorizing the county administrator, or designee, to award Bid No. 1850, US-1/Pine Island Road intersection improvements – Florida Department of transportation (FDOT) FPN No. 210418-9-54-01, to DB Civil Construction, LLC, as the responsive and responsible bidder, and to execute a contract, in substantially the same form and format as attached hereto, at a total lump sum bid price of \$1,689,920.50, for completion of the specified project
26. Motion to adopt a resolution authorizing the county administrator, or designee, to award RFP No. 1615, public engagement consulting services to The Valerin Group, Inc., as the top ranked proposer, and to execute a contract, in substantially the same form and format as attached, for the performance of services in accordance with RFP No. 1615

*Consent Agenda Item 26 was pulled and moved to the Regular Agenda as Item 10.*

27. Motion to adopt **Resolution No. 2024-290**, authorizing the county administrator, or designee, to execute Change Order No. 01 to Master Contract No. 24-MCA-STG-19595, with STG Contracting Group, Inc., under Bid No. 1724, public service center, for a lump sum amount of \$3,972,973.32, for the additional work

28. Motion to adopt **Resolution No. 2024-291**, amending the Fiscal Year 2024 budget to recognize and appropriate federal equitable sharing proceeds of \$7,137, as revenue within the Fiscal Year 2024 Equitable Sharing Justice Trust Fund budget
29. Motion to authorize the use of General Fund Reserves in the amount up to \$6,300,000, as outlined in Florida Law, Chapter 2024-299
30. Motion to appoint Michael Silverio to the Contractors Review Board, as a licensed Plumber, for a partial term scheduled to expire on November 7, 2027
31. Motion to adopt **Resolution No. 2024-292**, approving Amendment No. 37 to contract NJ206, between St. Johns County and Florida Department of Children and Families; ratifying the county administrator's execution of the amendment, on behalf of the County; and recognizing and appropriating the additional \$47,900, within the County Fiscal Year 2024 Community Based Care Fund
32. Motion to adopt **Resolution No. 2024-293**, recognizing and appropriating \$1,143,988, from United States Department of Housing and Urban Development (HUD), for the Fiscal Year (FY) 2025 Community Development Block Grant Program; approving the FY2025 Annual Action Plan; authorizing the award of grant funds to subrecipients and providing for reallocation of grant funds in certain circumstances; authorizing the county administrator, or designee, to execute and deliver, on behalf of the County, all documents necessary for HUD to award the funds, and all subrecipient agreements
33. Motion to adopt **Resolution No. 2024-294**, approving the request to submit an application to have Beluthahatchee Park listed on the National Register of Historic Places
34. Motion to adopt **Resolution No. 2024-295**, amending the St. Johns County Fiscal Year 2024 Fee Schedule to include a rental fee for the Vilano Music Pavilion
35. Motion to adopt **Resolution No. 2024-296**, approving the terms and conditions of Amendment 1, to Florida Department of Environmental Protection Funding Agreement 23SJ3, in order to correct task timelines, and authorizing the chair, or designee, to execute the agreement, along with any supplemental documentation, on behalf of the County
36. Motion to authorize the transfer of \$160,000 from Tourist Development Tax Category Five Reserves to conduct an economic impact study on the options to keep the Summer Haven River open
37. Approval of minutes: June 18, 2024, BCC Regular
38. Proofs:
  - a. Proof: Notice of Tax Impact of Value Adjustment Board, published May 31, 2024, in *The St. Augustine Record*
  - b. Proof: Notice of Meeting, Value Adjustment Board meeting, certifying the 2023 final tax roll, held on May 23, 2024, published May 9, 2024, in *The St. Augustine Record*
  - c. Proof: Notice of Meeting, Fiscal Year 2025 Administrator's Budget

- Workshop Sessions, held on May 10, May 13, May 14, May 15, May 17 and May 20, 2024, published May 3, 2024, in *The St. Augustine Record*
- d. Proof: Notice of Meeting, Fiscal Year 2025 Administrator's Budget Workshop Session, held on May 24, 2024, published on May 20, 2024, in *The St. Augustine Record*
  - e. Proof: Notice of Solicitation for Bids, Bid No. 1850; US-1/Pine Island Road Intersection Improvements, published May 16, 2024, and May 23, 2024, in *The St. Augustine Record*
  - f. Proof: Notice for Solicitation for Bids, Bid No. 1853; Vilano Beach Nature Greenway Boardwalk Replacement, published May 16, 2024, and May 23, 2024, *The St. Augustine Record*
  - g. Proof: Notice for Solicitation of Bids, for Bid No. 1807; Race Track Road; West Peyton Parkway to Bartram Park Boulevard Improvements, published May 21, 2024, and May 28, 2024, in *The St. Augustine Record*

### **ADDITIONS/DELETIONS TO THE REGULAR AGENDA**

There were none.

### **APPROVAL OF REGULAR AGENDA**

**Motion by Alaimo, seconded by Whitehurst, carried 5/0, to approve the Regular Agenda, as amended.**

**Yea: Alaimo, Whitehurst, Arnold, Dean, Joseph**

**Nay: None**

### **TIME CERTAIN PUBLIC COMMENT**

Public Comment: Heather Harley Davidson, Elizabeth Potter (Exhibit A), Adam Petnunch, Ann-Marie Evans, Sherry Badger, Ann Taylor (Exhibit B), Anthony Menichino, Michael McDonald (Exhibit C), Alden Sheils, and Nicole Crosby provided public comment.

Arnold recessed the meeting at 12:03 p.m. and reconvened at 12:36 p.m.

1. TyMe Institute Economic Development Incentive Request. The St. Johns County Economic Development Agency has received an application from the TyMe Institute for economic development incentives to develop a total of 30,165 square feet of space for a cancer prevention clinic that will also, in the future, include a cancer research laboratory and small-scale cancer drug manufacturing facility. After the applicant submitted their application, they subsequently withdrew their request for confidentiality. The project scored seven points under the new industry category of the County's Business Incentive Program, which makes it eligible for expedited permitting and an economic development incentive of up to 100 percent of fees paid to the County by the applicant (impact fees), four years ad valorem taxes paid by the applicant (general County portion) on capital improvements, and four years tangible personal property taxes paid by the applicant (general County portion). Completion of the project is anticipated by the fourth quarter of

2025. With this schedule, the first annual incentive payment would be anticipated during Fiscal Year (FY) 2027. The total estimated value of the incentive is \$621,031. In accordance with Program requirements, the agency is required to review the application and make a written report to the Board of County Commissioners. Staff recommends support of this incentive application

Colin Groff, Deputy County Administrator, presented the details of the request. He introduced Doug Smith, Chief Operating Officer, and Dr. Aneel Paulus, Executive, who spoke about the building construction and the institute.

Joseph inquired if there would be any manufacturing pollution or waste that could affect the water.

Public Comment: Michael McDonald, Scott Maynard, Charlie Hunt, Kathy Goodwin, Heather Harley Davidson, and Ed Slavin provided public comment.

Dr. Paulus responded to the public's concerns regarding viral testing and funding. Discussion ensued on traffic impacts, new entitlement projects, not using tax dollars, and facility components.

**Motion by Dean, seconded by Whitehurst, carried 5/0, to instruct the County Attorney to draft an economic development incentive agreement for TyMe Institute and place the proposed incentive agreement for consideration by the Board, at a later regularly scheduled meeting.**

**Yea: Dean, Whitehurst, Arnold, Alaimo, Joseph**

**Nay: None**

2. Fiscal Year (FY) 2025 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 2025 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 2025 Recommended Budget Workbook may be found on the County's website at: [www.sjcfcl.us/OMB](http://www.sjcfcl.us/OMB). Following the development and presentation of a Recommended Budget, the County is obligated to provide certain information concerning that budget to the Property Appraiser. This information includes: 1.) FY 2024 adopted millage rates; 2.) The FY 2025 proposed millage rates; 3.) The FY 2025 calculated rolled-back rates; and 4.) 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 BCC will need to approve proposed millage rates (see the attached sheet) for the County's TRIM mailing, and approve September 3, 2024, at 5:01 p.m. in the County Auditorium as the date, time and place of the first public hearing for the adoption of the FY 2025 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

Joy Andrews, County Administrator, and Jesse Dunn, Director of the Office of Management and Budget, presented the details of the recommended budget and millage rates. Dunn announced that the tentative budget hearing would be held on September 3, 2024, at 5:01 p.m., followed by the final budget hearing on September 17, at 5:01 pm. Andrews also discussed additional information regarding impact fees and incentives.

Whitehurst requested that the Board consider the following funding requests: 1) Funding for bathrooms and a concession stand at the Field of Dreams; 2) Funding for a road widening project on Greenbriar Road, for widening the missing middle portion between developer-funded improvement projects; and 3) Increasing the minimum starting pay for St. Johns County sheriff deputies. Discussion ensued on millage roll-backs and tax increases.

Dean requested that the Board consider boosting the Land Acquisition Management Program (LAMP) funding, for the acquisition of conservation land, to \$5 million annually. Discussion ensued on finding funding for salary increases for deputies, to aid in recruitment and retention, and how the sheriff and fire-rescue operations were funded.

**Motion by Arnold, seconded by Joseph, carried 5/0, to move Regular Agenda Items 6 and 7 to be heard as Item 3.**

**Yea: Arnold, Joseph, Alaimo, Whitehurst, Dean**  
**Nay: None**

Public Comment: Ed Slavin, Michael McDonald, Charlie Hunt, Jen Lomberk, Lisa McGreevy, Sherry Badger, B.J. Kalaidi, Robert Hardwick, and Heather Harley Davidson provided public comment.

**Motion by Arnold, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to approve the proposed millage rates for Fiscal Year 2025, as presented.**

**Yea: Arnold, Whitehurst, Alaimo, Dean**  
**Nay: Joseph**

**Motion by Dean, seconded by Whitehurst, carried 5/0, to authorize the completion and execution of the Fiscal Year 2025 Form DR-420s by the county administrator, or designee, with the approved proposed millage rates; and establish September 3, 2024, 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 2025 Budget.**

**Yea: Dean, Whitehurst, Arnold, Alaimo, Joseph**  
**Nay: None**

*Dunn asked for clarification on the request to increase deputy sheriff salaries. **Board consensus was given.***

Jospeh requested that the agenda be amended so that Regular Agenda Items 6 and 7 could be heard sooner.

3. 2050 Vision - Comprehensive Plan Update. The County's Comprehensive Plan is in the process of being updated. The Board of County Commissioners directed staff to utilize a consultant to assist the County through the process to develop an updated plan. The consultant, Inspire Placemaking Collective, provided an update on the project history, timeline, and next steps

Mike Roberson, Growth Management Director, provided information about the plan and introduced Chris Dougherty, AICP, Inspire Placemaking Collective, Project Manager, who presented the details of the comprehensive plan.

4. Public Hearing - Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendments - Transmittal Hearing. The State of Florida requires local governments to evaluate and update their Comprehensive Plans every seven years, this process is known as the Evaluation and Appraisal Report (EAR). The County's consultant, Inspire Place Making Collective, has provided an analysis of the County's current comprehensive plan and identified proposed changes in order to meet current state regulations. The proposed changes reflect updated Florida Statute code sections and citations, as well as an expansion of the current planning horizon from 2025 to 2035, as required by Florida law. The Planning and Zoning (PZA) Agency is scheduled for a transmittal hearing on July 11, 2024. Recommendation of the PZA will be presented to the Board after the recommendation has been made

Chris Dougherty, AICP, Inspire Placemaking Collective, Project Manager, presented the details of the report.

Discussion ensued on a letter being sent to the State concerning the recommended changes to the plan, the reasoning behind the 2050 Vision update, the development boundary map, and the Live Local Act law being updated.

Public Comment: Heather Harley Davidson, Ed Slavin, Justin Dudley (Exhibit A), Chris Shee (Exhibit B), Jay Straight, and Charlie Hunt provided public comment.

Discussion ensued on the discrepancies between the two reports and having an accurate report of available land compared to entitled land. Whitehurst requested a report detailing developers' rights to build and available land.

**Motion by Whitehurst, seconded by Dean, carried 3/2, with Joseph and Alaimo dissenting, to approve transmittal of the EAR Based Comprehensive Plan Amendments.**

**Yea: Whitehurst, Dean, Arnold**

**Nay: Joseph, Alaimo**

5. RFP 1480 Enterprise Resource Planning (ERP) Solution. The purpose of implementing an Enterprise Resource Planning (ERP) system is to create efficiencies and improve the effectiveness of the internal service departments that provide support to all County departments in its daily operations within budget, procurement, finance, human capital, and other business systems. This project will allow the integration, consolidation, and automation of business processes currently handled in separate systems as well as the elimination of duplicative, manual, and offline processes. The County's current systems are outdated, disconnected, and undersized, and not able to meet the needs of the County. Implementing a modern, integrated ERP software system with increased functionality, user access, reporting, automation, integration, and data structures will support the comprehensive needs of the County, including the internal service departments and end-user departments that use these core resources within their daily functions. The Purchasing Department issued a Request for Proposals ("RFP") for the implementation of a cloud-based, centralized ERP Solution, for four main functional areas: Finance, Human Resources, Procurement, and Budget. The RFP was developed with the assistance of the County's ERP Consultant, Plante and Moran, PLLC. The County received six responsive proposals, which were evaluated, and demonstrations were presented by a shortlist of two firms. The evaluation committee, based upon proposals and demonstrations, identified Cognizant Worldwide Limited as the top-ranked firm. Cognizant is the firm who is responsible for developing and implementing the ERP Solution. The proposed ERP Solution is Workday, Inc., for the procurement, finance and human resource functions, with Sherpa Government Solutions, LLC (EUNA), proposed for the budget function, and Can/Am Technologies, Inc., proposed for the cashiering function. Staff have negotiated the Statement(s) of Work and agreements with the four firms that will make up the entirety of the ERP Solution. Each of these agreements with their respective Statement of Work is attached to this agenda for review and approval. Staff recommends Board approval to award RFP No. 1480, Enterprise Resource Planning Solution, to the top ranked team of Cognizant, Workday, Sherpa (Euna), and Can/Am, and to execute the contracts, as negotiated, in substantially the same form and format as attached hereto. Due to the size of the exhibits and attachments, they are available upon request from Jaime Locklear

Jaime Locklear, Purchasing Director, and Sarah Taylor, Chief Performance Officer, presented the details of the request.

Discussion ensued on employee retention, the proposed costs, and identifying counties that had already transitioned to the new system. Additionally, Tom Tibbits, ERP Systems Architect, commented on the counties that were utilizing the system.

Public Comment: Judy Spiegel, Ed Slavin, and Heather Harley Davidson provided public comment.

Whitehurst requested that Clerk of Courts staff share their opinions on the ERP System and expressed his position on the system. John Rundgren, Chief Information Officer/Clerk Designee, and Dwala Anderson, Chief Financial Officer, provided their perspectives on the ERP System. Discussion ensued on the Clerk of Courts connecting to the County system, security concerns, and the budgeted cost.

**Motion by Arnold, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-297, authorizing the county administrator, or designee, to finalize and execute a three-year contract with Cognizant Worldwide Limited, in substantially the same form and format as the attached documents, for performance of the implementation services, in accordance with the RFP and as negotiated, for the total not-to-exceed cost of \$2,530,554.60.**

**Yea: Arnold, Whitehurst, Alaimo, Dean  
Nay: Joseph**

**Motion by Arnold, seconded by Alaimo, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-297, authorizing the county administrator, or designee, to finalize and execute a contract with Workday, Inc., in substantially the same form and format as the attached documents, for provision of the Workday system for an initial term of ten years, at a total not-to-exceed cost of \$10,592,049, for annual subscriptions and training services. This contract is subject to renewal beyond the initial term, which will be provided to the Board for approval prior to execution.**

**Yea: Arnold, Alaimo, Dean, Whitehurst  
Nay: Joseph**

**Motion by Arnold, seconded by Alaimo, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-297, authorizing the county administrator, or designee, to finalize and execute a contract with Sherpa Government Solutions (EUNA), in substantially the same form and format as the attached documents, for implementation and provision of the Sherpa budgeting system for an initial term of ten years, at a total not-to-exceed cost of \$1,834,613.76, for implementation services and annual subscriptions. This contract is subject to renewal beyond the initial term, which will be provided to the Board for approval prior to execution.**

**Yea: Arnold, Alaimo, Dean, Whitehurst  
Nay: Joseph**

Joseph questioned the ten-year contract with Can/Am Technologies, Inc., and requested a report on other counties using the system. Lochlear responded on the timeline and would provide a report on other counties utilizing the system.

**Motion by Arnold, seconded by Alaimo, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024297, authorizing the county administrator, or designee, to finalize and execute a contract with Can/Am Technologies, Inc., in substantially the same form and format as the attached documents, for implementation, integration and provision of the Teller software for an initial term of ten years, at a total not-to-exceed cost of \$1,977,644, for implementation, integrations, and annual subscriptions. This contract is subject to renewal beyond the initial term, which will be provided to the Board for approval prior to execution.**

**Yea: Arnold, Alaimo, Dean, Whitehurst  
Nay: Joseph**

**Motion by Arnold, seconded by Alaimo, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-297, granting the awarded firms express permission to utilize the County's logo on their respective websites and/or in publications to reference the County as a user of the software solution(s) and a client of each firm. In the event of termination of any of the agreements herein, this permission shall be considered withdrawn effective immediately upon such termination, and firms are responsible for removing any such publication or use of the County's logo.**

**Yea: Arnold, Alaimo, Dean, Whitehurst  
Nay: Joseph**

6. Public Hearing - PUD 2023-22, Shearwater 210 PUD. Request to rezone approximately 6.04 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 72,480 square feet of commercial, retail, and/or office uses; located on the southwest corner of County Road 210 West, and Shearwater Parkway. This request is a companion application to CPA (SS) 2023-11. This request was originally heard at the April 18, 2024, Planning and Zoning Agency (PZA) meeting, where it was continued with a 4-2 vote. At the June 20, 2024, PZA, it was recommended for denial with a vote of 6-0. Agency members and nearby residents discussed a range of topics, including compatibility, traffic on County Road 210 West and the status of it being widened, the approved County Road 210 Town Center PUD located to the north, and the demand for non-residential uses in general for the nearby area

Regular Agenda Items 6 and 7 were presented together.

The Board disclosed ex parte communication.

Autumn L. Martinage, Matthews Design Group, DCCM Senior Planner, representing the applicant, requested a continuance of the item to a time uncertain. The Board members expressed their positions on moving forward with the item. Martinage presented the details of the request.

Public Comment: Heather Harley Davidson, Bud Laudenslager (Exhibit A), Anna Ryan (Exhibit B), Ronnie Murphy, Mike Goodman, Brenda Pillar, Dianna Lawrence, Rick Meling, Don Loper (Exhibit C), Tom Heberle, Karen Heberle, Linda Lee, Frank Murphy, Michael McDonald, Charlie Hunt, Ed Slavin, Ann-Marie Evans, and Anne Taylor provided public comment.

Martinage responded to the public's concerns regarding traffic impacts, water pressure availability, the request for a land use amendment, the PZA recommendations, architectural and parking requirements, the intended uses of the commercial building, and the reason for a PUD request. She then requested the Board, if denied, consider waiving the 12-month time limit outlined in Article 9.

The Board members expressed their positions on the request.

**Motion by Arnold, seconded by Dean, carried 5/0, to deny PUD 2023-22, Shearwater 210 PUD, based on ten findings of fact, as provided within the staff report.**

**Yea: Arnold, Dean, Whitehurst, Alaimo, Joseph**  
**Nay: None**

7. Public Hearing - CPA(SS) 2023-11, Shearwater 210 PUD. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 6.04 acres of land from Rural/Silviculture to Residential-C; specifically located on the southwest corner of County Road 210 West and Shearwater Parkway. This request is a companion application to PUD 2023-22. This request was originally heard at the April 18, 2024, Planned and Zoning Agency (PZA) meeting, where it was continued with a 4-2 vote. At the June 20, 2024, PZA meeting, it was recommended for denial with a vote of 6-0. Agency members and nearby residents discussed a range of topics, including compatibility, traffic on County Road 210 West and the status of it being widened, the approved County Road 210 Town Center PUD located to the north, and the demand for non-residential uses, in general, for the nearby area.

Discussion occurred with Regular Agenda Item 6.

**Motion by Arnold, seconded by Alaimo, carried 5/0, to deny CPA (SS) 2023-11, Shearwater 210 PUD, based upon four findings of fact, as provided in the staff report.**

**Yea: Arnold, Alaimo, Dean, Whitehurst, Joseph**  
**Nay: None**

8. Public Hearing - PUD 2023-09, Rivers Self Storage PUD. Request to rezone approximately 5.99 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 100,000 square foot self-storage facility, specifically located at 1065 State Road 16. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on June 20, 2024, and recommended approval with a vote of 6 to 0. Agency members discussed the applicant's plan to provide buffers, along State Road 16 and Mission Trace, where the applicant highlighted that the buffer reduction was limited to the southwest corner of the site. They also noted that the reduced setback was adjacent to the open space parcels for Mission Trace to the south and west. The Agency discussed the applicant's plan for the preservation of significant trees, controlled onsite lighting, security fencing, and acknowledged the Project Team's outreach through unofficial meetings with Mission Trace neighbors. There was only one member of the public who spoke during public comment, and they presented the applicant's agreement to address site/area security, adequate stormwater management, prevention of damage/trespass during construction, and appreciation for the courtesy meetings hosted by the applicant.

The Board disclosed ex parte communication.

Kathryn Whittington, Whittington Law, Bill Schilling, Kimley-Horn Associates, Inc., and Hunter Dawkins, Four Rivers Property Group, representing the applicant, presented the details of the request.

The Board members expressed their support for the project.

Public Comment: Charlie Hunt and Ed Slavin provided public comment.

Whittington responded to the public's concerns regarding the size of vehicles on the property.

**Motion by Arnold, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2024-34, approving PUD 2023-09, Rivers Self Storage PUD, based upon nine findings of fact, as provided in the staff report.**

**Yea: Arnold, Alaimo, Whitehurst, Dean, Joseph**

**Nay: None**

9. Public Hearing - PUD 2023-23, Village Commons PUD. Request to rezone three parcels from Open Rural (OR) and Planned Unit Development (PUD) (Ordinance No. 2008-20) to PUD to accommodate a maximum of 55,000 square feet of commercial/retail uses as permitted in the Neighborhood Commercial zoning designation of the Land Development Code, and a 7,000 square foot expansion of the existing church, specifically located at 5845, 5865, and 5885 State Road 16, Saint Augustine. The Planning and Zoning Agency held a public hearing on this item on June 6, 2024, and voted 5-1 in favor of recommending approval. Concerns raised by Agency members included increased traffic, and that the church expansion and proposed commercial uses appeared to be incongruent. The applicant waived any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments

The Board disclosed ex parte communication.

Mark Shelton, AICP, Kimley-Horn Associates, and Bill Schilling, Kimley-Horn Associates, representing the applicant, presented the details of the request.

Public Comment: Charlie Hunt provided public comment.

Discussion ensued on traffic impacts, the church expansion, commercial uses in the area, waiving of the Live Local Act, and restrictions on retail uses.

**Motion by Arnold, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2024-35, approving PUD 2023-23, Village Commons PUD, based on nine findings of fact, as provided in the staff report.**

**Yea: Arnold, Alaimo, Whitehurst, Dean, Joseph**

**Nay: None**

10. A resolution by the Board of County Commissioners of St. Johns County, Florida, authorizing the county administrator, or designee, to award RFP No. 1615, Public Engagement Services to the Valerin Group, Inc., as the top ranked firm, and to execute a contract for the performance of as needed services in accordance with the RFP

*Formerly Consent Agenda Item 26.*

Jamie Locklear, Purchasing Director, presented the details of the agreement.

Public Comment: Ed Slavin and Ann Marie Evans provided public comment.

Discussion ensued on the agreement.

**Motion by Arnold, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to adopt Resolution No. 2024-298, authorizing the county administrator, or designee, to award RFP No. 1615, Public Engagement Consulting Services to The Valerin Group, Inc., as the top ranked proposer, and to execute a contract in substantially same form and format as attached, for the performance of services in accordance with RFP No. 1615.**

**Yea: Arnold, Whitehurst, Alaimo, Dean**

**Nay: Joseph**

11. Wholesale Reclaimed Water and Potable Water Utility Services Agreement between St. Johns County and Jacksonville Electric Authority (JEA)

*Formerly Consent Agenda Item 20.*

Frank Kenton, Assistant Utility Director, presented the details of the agreement. Groff provided additional information on the water systems. Discussion ensued on the areas that JEA covers north of County Road 210.

Public Comment: There was none.

**Motion by Alaimo, seconded by Joseph, carried 5/0, to adopt Resolution No. 2024-299, approving the terms, conditions, provisions, and requirements of the Wholesale Reclaimed Water and Potable Water Utility Services Agreement between St. Johns County and JEA, and authorizing the county administrator, or designee, to execute the agreement on behalf of the County, in substantially the same form and format as attached hereto.**

**Yea: Alaimo, Joseph, Arnold, Whitehurst, Dean**

**Nay: None**

## **PUBLIC COMMENT**

Public Comment: Ed Slavin, Richard Norwood (Exhibit A), Judy Spiegel, Clay Murphy, Charlie Hunt, and B.J. Kalaidi (Exhibit B) provided public comment.

## **COMMISSIONERS' REPORTS**

Commissioner Joseph

Joseph expressed her gratitude to Clay Murphy for his comments.



Commissioner Alaimo

Alaimo said he received correspondence regarding the Vilano Boat Ramp. He planned to meet with representatives from the commercial fishing tours this week. He expressed gratitude to Joy Andrews for the State of the County town hall events.

Commissioner Whitehurst

Whitehurst requested to also meet with the tour boat captains. He requested Board *consensus to direct staff to have Adam Tecler explore grants and funding opportunities, excluding General Funds, to assist in getting Veteran's Village online. Consensus was given.*

Commissioner Dean

Dean requested *Board consensus to schedule a workshop with the charter boat captains in August or September. Consensus was given.* Additionally, he invited everyone to a ribbon-cutting ceremony at Vilano Beach Oceanfront Park on July 17, 2024, at 4 p.m.

Commissioner Arnold

Arnold, speaking as the Tourist Development Council (TDC) liaison, explained that the TDC requested that the Board modify an ordinance that limited funding for certain items, specifically the annual holiday fireworks display put on by the City and the Beach, as the cap did not allow for certain events to be sufficiently funded; discussion ensued.

Public Comment: Ed Slavin provided public comment.

**Motion by Arnold, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to direct staff and OCA to amend the funding limits of the TDC ordinance, Ordinance No. 2021-43, Tourist Development Plan, for the St. Augustine Amphitheatre debt service, Nights of Lights, Holiday Fireworks, The Players Championship, and the Visitors Information Center.**

**Yea: Arnold, Whitehurst, Alaimo, Dean**

**Nay: Joseph**

**COUNTY ADMINISTRATOR'S REPORT**

No report.

**COUNTY ATTORNEY'S REPORT**

Kealey West, Senior Assistant County Attorney, spoke on the Board's request for more information regarding the "missing middle tax exemption," and the related changes under the 2024 legislative process. She reviewed the changes and details of the opt-out option.

Whitehurst felt that the Board should move forward with a resolution to opt-out of the tax exemption; *he requested Board consensus to authorize the County Attorney's Office to bring back a resolution, on a future agenda, for the Board's consideration. Consensus was given.*

With there being no further business to come before the Board, the meeting adjourned at 5:34 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 623562-623628, totaling \$43,264.66 and Voucher Register, Voucher Nos. 80272-80477, totaling \$172,700.84 (06/19/2024)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 623629-623798, totaling \$1,591,297.09 and Voucher Register, Voucher Nos. 80478-80576, totaling \$27,088,220.54 (06/24/2024)
3. St. Johns County Board of County Commissioners Check Register, Check No. 623799, totaling \$145.84 (06/24/2024)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 623800-623816, totaling \$576,146.48 (06/24/2024)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 623817-623828, totaling \$69,708.22 and Voucher Register, Voucher Nos. 80577-80579, totaling \$13,928.36 (06/27/2024)
6. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 80580-80581, totaling \$7,723.27 (06/27/2024)
7. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 80582, totaling \$1,650 (06/28/2024)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 623829-623990, totaling \$1,769,912.38 and Voucher Register, Voucher Nos. 80583-80670, totaling \$3,220,116.29 (07/01/2024)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 623991-624019, totaling \$42,872.65 and Voucher Register, Voucher Nos. 80671-80697, totaling \$81,405.84 (07/03/2024)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 624020-624178, totaling \$2,012,934.92 and Voucher Register, Voucher Nos. 80698-80794, totaling \$5,039,988.53 (07/08/2024)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 624179-624180, totaling \$79,847.42 (07/09/2024)
12. St. Johns County Board of County Commissioners Check Register, Check Nos. 624181-624194, totaling \$6,971.36 and Voucher Register, Voucher Nos. 80795-80799, totaling \$7,639 (07/10/2024)
13. St. Johns County Board of County Commissioners Check Register, Check Nos. 624195-624199, totaling \$2,057.60 and Voucher Register, Voucher Nos. 80800-80802, totaling \$13,928.36 (07/11/2024)
14. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 80803-80804, totaling \$7,986.05 (07/11/2024)
15. St. Johns County Board of County Commissioners Check Register, Check No. 624200, totaling \$440 (07/11/2024)


16. St. Johns County Board of County Commissioners Check Register, Check Nos. 624201-624326, totaling \$435,402.53 and Voucher Register, Voucher Nos. 80805-80889, totaling \$1,465,333.59 (07/15/2024)

CORRESPONDENCE:


There was none.

Approved August 6, 2024

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Sarah Arnold, Chair

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

By:   
Deputy Clerk

