

# ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst  
District 2 - Jeb S. Smith  
District 3 - Paul M. Waldron  
District 4 - Jeremiah R. Blocker, Chair  
District 5 - Henry Dean, Vice Chair



## BOARD MEETING AGENDA

County Auditorium  
500 San Sebastian View

Hunter S. Conrad, County Administrator  
Patrick F. McCormack, County Attorney

Tuesday, March 16, 2021 9:00 AM

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

## REGULAR MEETING

- ❖ Call to Order by Chair
- ❖ Roll Call by the Clerk of the Court
- ❖ Invocation
- ❖ Pledge of Allegiance
- ❖ Proclamation Recognizing March 2021 as American Red Cross Month
- ❖ Acceptance of Proclamation
- ❖ Public Safety Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

**Presenter: Nate Day; H. Smith, Inc.**

**Staff Member: Justin Kelly, Senior Planner**

### District 1

1. **Public Hearing \* COMPAMD 2019-01 Oxford Estates East (ADOPTION).** Adoption hearing to amend the Future Land Use designation of approximately 32.5 acres of land, located on the eastern side of Longleaf Pine Parkway, north of Greenbriar Road from Rural/ Silviculture (R/S) to Residential-B (Res-B). This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on February 18, 2021, and was recommended for approval, 4-2.

### District 1

2. **MAJMOD 2020-15 Oxford Estates (Phase 7).** Request for a Major Modification to the Oxford Estates PUD (Ordinance 2013-16, as amended) to accommodate the addition of 31 single family lots, increasing the overall total from 290 to 321. The request was heard by the Planning and Zoning Agency at their regular scheduled public hearing on February 16, 2021, and was recommended for approval, 4-2. This request is a companion item to COMPAMD 2019-01 Oxford Estates East.

**Presenter: Jack Ossi**

**Staff Member: Jacob Smith, Planner**

### District 4

3. **NZVAR2020-07 10 San Juan Circle Second Driveway.** Request for a Non-Zoning Variance to Section 6.04.05.C.3 of the Land Development Code to allow for a second driveway access point.

**Presenter: Rebecca Lavie, Senior Assistant County Attorney**

4. **First reading of updates to LAMP Ordinance.** At its January 19, 2021, meeting, the Board of County Commissioners voted to reactivate the St. Johns County Land Acquisition and Management Program (LAMP) Advisory Board. At that time, the Board requested that the Office of the County Attorney review the LAMP ordinances (St. Johns County Ordinances 1999-3 and 2003-57) and bring back any recommendations for bringing the ordinances up-to-date. The attached proposed ordinance consolidates the two ordinances relating to the LAMP and revises the sections of the ordinances relating membership requirements and the acquisition of property. Additionally, due to changes in Florida's financial disclosure law since the enactment of the existing LAMP ordinances, the Board's direction is sought with respect to the question of whether members of the LAMP should be required to file financial disclosures.

**Presenter: Melissa A Lundquist, Assistant to the Board of County Commissioners**

5. **Consider appointments to the Recreation Advisory Board.** Currently there are two (2) vacancies on the Recreation Advisory Board. These vacancies are due to expired terms. The vacancies were advertised for a four-week span of October 21, 2020 through November 20, 2020. Please find attached for your review and consideration a recommendation letter from the Recreation Advisory Board and five (6) applications: Mario Caycedo - Dist. 2, Brandi Schmidt - Dist. 5, Jillian Villemaire - Dist. 3, John Bert Watson - Dist. 2, Marc Williams - Dist. 1.
6. **Consider appointments to the Affordable Housing Advisory Committee (AHAC).** The purpose of the Affordable Housing Advisory Committee (AHAC) is to review established policies, procedures, ordinances, land development regulations, and the adopted local government comprehensive plan to recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. Currently there are three vacancies on the Affordable Housing Advisory Committee (AHAC). Two of those vacancies are due to the expired terms of Steven Ladrado and Brittany Coronado. The third vacancy is due to the resignation of Jerry Folckemer. These vacancies were advertised in October of 2020. The three vacancies are required to be filled by St. County residents 1) representing essential service personnel, 2) representing employers within St. Johns County, and 3) engaged in residential home building. Please find attached for your review and consideration a recommendation from the AHAC and eight applications: (Lee Bailey - District 5, Dorothy Barrett - District 2, Brittany Coronado- District 5, Nizam Emamdie - District 2, Shane Knell- District 2, Steven Ladrado- District 5, Nancy Mock - District 4, and Ellen Rogers District 4).
7. **Consider appointments to the Planning & Zoning Agency (PZA).** Currently there are two vacancies on the Planning & Zoning Agency (PZA) due to the expired term of Mr. Mike Koppenhafer and the resignation of Mr. Archie Wainright (Note: Mr. Wainright's term is scheduled to expire June 6, 2021). These vacancies were advertised for a four week span from December 21, 2020 through January 21, 2021. The purpose of the PZA is to serve in an advisory capacity and recommending body to the St. Johns County Board of County Commissioners on matters relating to zoning of land, amendment of land development regulations, land use amendments and major modifications to planned unit developments, including those functions as the County's Local Planning Agency per Chapter 163, Florida Statutes. Per BCC Rule 2.201.B, every reasonable attempt will be made to have all County Commission districts equally represented on each Board/Committee. PZA Members are required to be registered voters of St. Johns County. Please find for your review and consideration six applications: (Deanna Grayson- District 2, Joseph McAnarney- District 1, Zachary Miller- District 4, Travis Minch- District 4, John E. "Jack" Peter- District 4 and Jon Scott Walker- District 4, along with recommendations from the PZA.

**Presenter: Hunter S. Conrad, County Administrator**

- 8. Board Goals.** Proposed St. Johns County Goals will be presented for Board consideration and adoption.

- ❖ Public Comment
- ❖ Commissioners' Reports
- ❖ County Administrator's Report
- ❖ County Attorney's Report
- ❖ Clerk of Court's Report