

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, April 6, 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 April 2021 as National Healthcare Decisions Month
- ❖ Proclamation Recognizing April 2021 as Sexual Assault Awareness Month
- ❖ Proclamation Recognizing April 2021 as National Poetry Month
- ❖ Proclamation Recognizing April 11 - 17, 2021, as Public Safety Telecommunications Week
- ❖ Acceptance of Proclamations
- ❖ Public Safety Update
- ❖ Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- ❖ Approval of Regular Agenda

Presenter: Kathryn Whittington, Esq., Whittington Law, PLLC

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 5

1. **MAJMOD 2020-12 Saint Johns Interchange Parcels PUD.** Major Modification 2020-12 – Major modification to the Interchange Parcels PUD (Ordinance No. 1991-36, as amended), located within the Saint Johns Development of Regional Impact (DRI). The request provides for the transfer of five (5) residential dwelling units and 200,000 square feet of retail/commercial development rights to the Six Mile Creek PUD, also located within the Saint Johns DRI, the incorporation of previous approved land use exchange of 728,863 square feet of industrial uses to 350,000 square feet of commercial uses, pursuant to the approved Land Use Equivalency Table in the Saint Johns DRI, allow up to 250 multi-family units to be constructed on Parcel 15 and allow multi-family parking standards as per the Land Development Code. The Planning and Zoning Agency recommended approval with a 3-2 vote. The Agency discussed growth and development in the general area of International Golf Parkway, Pacetti Road and SR 16, and its impact on quality of life, traffic capacity, school capacity, if there is a need for additional commercial uses in this area, and the impact these changes may have upon the existing residents within both the Interchange Parcel PUD and the Six Mile Creek PUD, specifically the King and Bear community in the Six Mile PUD. Many King and Bear residents spoke against increasing the commercial uses at the entrance of the King and Bear community. Please see Growth Management Report for project details.

2. **Public Hearing * MAJMOD 2020-13 Six Mile Creek PUD.** Major modification to the Six Mile Creek PUD, located within the Saint Johns Development of Regional Impact (DRI). The request provides for a transfer of five (5) dwelling units from the Interchange Parcels PUD, planned as single family or multi-family; a transfer of 200,000 square feet of commercial retail uses increasing the commercial retail to 351,000 square feet; delete 6,000 square feet of commercial entitlement on Parcel 9 and relocate to Parcels 1 and 2 of Six Mile Creek North; decrease the commercial entitlement on Parcel 6 from 15,000 square feet to 13,650 square feet and relocate to Parcels 1 and 2 of Six Mile Creek North; and allow 18,362 square feet of the King and Bear Clubhouse for commercial uses. The Planning and Zoning Agency recommended approval with a 3-2 vote. The Agency discussed growth and development in the general area of International Golf Parkway, Pacetti Road and SR 16, and its impact on quality of life, traffic capacity, school capacity, if there is a need for additional commercial uses in this area, and the impact these changes may have upon the existing residents within both the Interchange Parcel PUD and the Six Mile Creek PUD, specifically the King and Bear community in the Six Mile PUD. Many King and Bear residents spoke against increasing the commercial uses at the entrance of the King and Bear community. Please see Growth Management Report for project details.

Presenter: Joy Andrews, Deputy County Administrator

3. **Project Breeze Economic Development Incentive Request.** The St. Johns County Economic Development Agency (Agency) has received an application from Project Breeze for economic development incentives. The Applicant has requested confidentiality under Section 288.075, Florida Statutes, for the project as it goes through the due-diligence process. The Applicant proposes to develop a 150,000-square-foot building (Building A) to house digital media operations within the qualified targeted industry of infotech. The Applicant has yet to submit the final number of new fulltime jobs and annual average wage of the new jobs the project will bring. In addition to the provision of incentives based on the construction of a new facility and creation of new jobs, the Applicant has requested that the County consider the value of retention of existing jobs at an existing facility (Building B) within the County in its consideration of the application. The project will retain 145 jobs there, averaging \$97,000 per job retained. The Applicant has also proposed additional potential inducements for further incentives, such as the conveyance of certain property rights to the County and the opportunity for the County to work with the Applicant as a resource for County-wide economic development and general marketing. These inducements would be a condition of the County's entering into an incentive agreement with the Applicant. The County has broad authority under Section 125.045, Florida Statutes, to expend public funds for the expansion or retention of businesses. The Applicant has requested economic development incentives over a 30-year period due to the magnitude of the project and to encourage retention and expansion of an existing business with significant economic impact within St. Johns County. An incentive period of this duration falls outside of the scope of the incentive program provided under Section 11 of the St. Johns County Business Incentive Program Ordinance (the Ordinance); however, Section 7 of the Ordinance permits the Board of County Commissioners to consider incentives that fall outside the scope of the program. Completion of the project is anticipated by the first quarter of 2024. With this schedule, the first annual grant payment would be anticipated during FY26. Based on the Applicant's request, the estimated value of the incentive for Building A is \$13,774,888. Based on the Applicant's request, the estimated value of the incentive for Building B is \$9,605,237. Based on the Applicant's request, the total estimated value of incentives for both buildings is \$23,380,125. The requested values are subject to change based on the final number of new fulltime jobs provided by the Applicant and other conditions outlined for the project. In accordance with program requirements, the Agency is required to review the application and make a written report to the Board of County Commissioners.

Presenter: Shannon Acevedo, AICP Senior Planner MDG

Staff Member: Valerie Stukes, Senior Planner

District 2

4. **Public Hearing * CPA (SS) 2019-06 State Road 16 Car Condos.** A request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map classification from Rural/Silviculture (R/S) to Mixed Use (Md) for approximately 5.74 acres of land, with a Text Amendment to Policy A.1.11.1(M)(8) limiting Commercial development to a maximum of 79,000 square feet. The Planning and Zoning Agency voted 5-0 to recommend approval.

District 2

5. **PUD 2019-09 State Road 16 Car Condos.** A request to rezone approximately 5.74 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 79,000 square feet of commercial development, of which 55,000 square feet shall be utilized for Car Condo Facility, specifically located south of state road 16 about 1 mile east of the SR 16 and Pacetti Road interchange. The Planning and Zoning Agency voted 5-0 to recommend approval.

Presenter: Gilbert Spruance, Heritage Homes

Staff Member: Jacob Smith, Planner

District 4

6. **Public Hearing * NZVAR21-01 Eventide Lot 11.** Request for a Non-Zoning Variance to Land Development Code Section 4.01.06.B to allow for a retaining wall in lieu of a minimum 25-foot building setback to the Upland Buffer, specifically located at 57 Beachscape Circle.

Presenter: Wesley S. Haber, Esq. Hopping Green & Sams, P.A.

Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 5

7. **Public Hearing * CDD AMD 2020-04 World Commerce Center.** CDD Petition to amend the CDD boundary to add approximately eight acres to the World Commerce Center CDD.

Presenter: Joseph Cearley, Special Projects Manager

8. **Public Hearing * Workforce Housing Zoning District - Discussion Item.** Discussion item for the Board of County Commissioners contemplating an amendment to the Comprehensive Plan and Land Development Code for the potential amendment to the market price maximum cap set on the \$210,000 pricepoint.

Presenter: Jesse Dunn, Director

- 9. Tourism Industry Recovery Loan.** On May 19, 2020, in response to the COVID-19 pandemic, the Board of County Commissioners (BCC) approved a General Fund loan in the amount of \$2 million to Tourism Development Tax Fund, Category I to initiate incremental advertisement programs to target demand among those visitors willing to travel, in order to sustain tourism industry in St. Johns County. Specifically, the BCC approved a motion authorizing an allocation of \$2 million in General Fund reserves to provide for destination marketing to promote St. Johns County as a tourist destination in accordance with the plan presented by the St. Johns County Visitors and Convention Bureau on May 19, 2020, authorizing the County Administrator to execute an amendment governing expenditure of the funds, and for the funds to be paid back over a period of five years from Tourist Development Category I revenues. On March 16, 2021, Commissioner Dean requested Board consideration to discuss loan forgiveness associated with that loan.

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