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, June 15, 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 July 2021, as Parks and Recreation Month
- ❖ Acceptance of Proclamation
- Public Safety Update
- Deletions to Consent Agenda
- Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- Approval of Regular Agenda

Presenters: Eddie Creamer, SJC Property Appraiser & Robert Hardwick, SJC Sheriff Staff Member: Jesse Dunn, Director, OMB

1. Constitutional Officers' Fiscal Year 2022 Budget Presentations - St. Johns County Property Appraiser & St. Johns County Sheriff. Presentation of the Constitutional Officer's tentative budgets for Fiscal Year 2022. Under F.S. 129.03(2), on or before June 1 of each year, Constitutional Officers shall submit to the Board of County Commissioners (BCC) a tentative budget for their respective offices for the ensuing fiscal year. Since the Tax Collector is fee-based, it is not required for the Tax Collector's budget to be submitted to the BCC at this time. Each Constitutional Officer will make a brief oral presentation to the BCC relative to their respective tentative budget. The tentative presentation order will be: 1) Property Appraiser Eddie Creamer; 2) Sheriff Robert Hardwick. The Clerk of the Circuit Court and Comptroller and the Supervisor of Elections made their respective presentations to the BCC on June 1, 2021.

Presenter: Tera Meeks, Director, Tourism & Cultural Development

2. First Reading of a proposed ordinance that levies and imposes an additional one percent (1%) tourist development tax and amends, revises, and restates the **County's Tourist Development Plan.** On March 2, 2021, in accordance with section 125.0104 of the Florida Statutes ("Local Option Tourist Development Act" or "Act"), the Board of County Commissioners directed the Tourist Development Council (TDC) to consider and offer a recommendation on levying an additional one percent (1%) tourist development tax. The Board further directed that the TDC to provide a recommendation on a proposed allocation of the revenues. Subsequently, during its next three meetings on March 15, 2021, April 19, 2021, and May 17, 2021, the TDC discussed levying the additional one percent (1%) tourist development tax, a proposed allocation of the revenues, and additional changes to the County's current Tourist Development Plan. On May 17, 2021, by majority vote, the TDC recommended that the Board enact an ordinance levying an additional one percent (1%) tourist development tax, for a total County-wide rate of five percent (5%). The TDC further recommended that the Plan be amended and revised to allocate the revenues and to modify the categories of use as provided in the attached draft. Among the notable revisions to the categories of use is a proposal to change the name of the "Tourist Assets" category to "Beach Assets," and to consolidate all expenditures related to improving and maintaining local beaches within the category. This First Reading of the proposed ordinance allows for the Board's review, discussion and further direction. Please note that, for ease and convenience in reading, the Plan is provided separately; however, if approved, the Plan will be incorporated into the ordinance prior to enactment. Ouestions regarding proposed changes to the Plan may be directed to Tera Meeks, Tourism and Cultural Development Director, and questions regarding enactment of the ordinance or the Local Option Tourist Development Act may be directed to Regina D. Ross, Deputy County Attorney.

<u>Presenter: Nate Day, H. Smith, Inc.</u> Staff Member: Justin Kelly, Senior Planner

District 1

3. Public Hearing * COMPAMD 2019-01 Oxford Estates East. Adoption hearing for COMPAMD 2019-01 Oxford Estates East, a request 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 request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on May 20, 2021 for their consideration of the Board's recommended revisions to the companion Major Modification application (MAJMOD 2020-15). The Agency recommended approval 4-3.

District 1

4. Public Hearing * 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 of entitled residential lots from 290 to 321. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on May 20, 2021 for their consideration of the Board's recommended revisions to the request regarding traffic concerns and the tot-lot recreation area. The Agency voted to recommend approval by a vote of 4-3.

<u>Presenter: Ellen Avery-Smith, Esq. Rogers Towers, PA</u> Staff Member: Jan Trantham, Senior Transportation Planner

District 1

5. Public Hearing * DEVAGREE 2020-03 Bartram Park PUD/DRI. Bartram Park Development, LTD, Bartram Park Associates, LLC, Winslow Farms, LTD, Bartram Market, LLC, and Bartram Park Community Development District have proposed a Development Agreement to provide a mechanism to fund the widening of a portion of Race Track Road from two to four lanes. The Bartram Park DRI has the obligation to widen Race Track Road between Bartram Park Blvd. and Bartram Springs Pkwy., including the I-95 bridge/overpass from two to four lanes or provide financial assurance prior to being able to develop parcel 32 in St. Johns County and parcels 28, 29, 30, and 31 in Duval County. The Florida Department of Transportation has committed to widen the portion of Race Track Road from just west of I-95, including the I-95 bridge/overpass, to the existing four-lane section to the east near Bartram Springs Pkwy. Companion Tax Increment Financing Ordinances (TIF) are proposed for St. Johns County and Duval County to establish a funding mechanism to enable the construction within the same timeframe as the proposed FDOT planned widening. The proposed TIF in St. Johns County will apply to 38 acres of non-residential development. This is the first of two required public hearings for consideration of a Development Agreement. The second public hearing is scheduled for August 3, 2021.

Presenter: Lindsay Haga, AICP, England-Thims & Miller, Inc. Staff Member: Cynthia A. May, ASLA, Senior Planner

District 2

6. Public Hearing * MAJMOD 2021-03 TrailMark Added Land (Six Mile Creek PUD). Request for a Major Modification to the Six Mile Creek PUD (ORD 1991-37, as amended) to incorporate the 71-acre property adjoining the TrailMark (aka Six Mile Creek South) parcel to the southeast ("TrailMark Added Lands"), as adopted February 16, 2021 by Comprehensive Plan Amendment (COMPAMD 2019-08) Ordinance 2021-07, and DRI MOD 2019-02 (Res. 2021-82). The request includes a waiver to LDC Section 6.01.03.H to clarify that covered porches are included in the list of architectural features permitted to project three (3) feet into the required Front and Rear Yards. This item was heard by the Planning and Zoning Agency on June 3, 2021, with the modification of the PUD limited to annexing the Added Lands Parcel to the Six Mile Creek PUD as approved by DRI MOD 2019-02 (Res. 2021-82). Future development plans will require administrative approval of Incremental Master Development Plans prior to Subdivision Construction approval. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on June 3, 2021, and was recommended for approval by a vote of 5-2.

Presenter: William Woinski, Jr., Applicant Staff Member: Saleena Randolph, Planner

District 2

7. Public Hearing * REZ 2021-06 920 Francis Street. Request to rezone approximately 0.33 acres of land from Commercial, Neighborhood (CN) to Residential, Single Family (RS-3) specifically located at 920 Francis Street. The Planning and Zoning Agency heard this request during their regularly scheduled public hearing on May 6, 2021. The Agency voted unanimously 5-0 to recommend approval. Agency members inquired about whether or not the applicant knew the site was commercial when purchased and the applicant stated that he did not. There was no public comment. Please see the Growth Management Staff Report for project details.

Presenter: Johnathon T. Johnson, Hopping Green & Sams, P.A.

Staff Member: Justin Kelly, Senior Planner

District 2

8. *Public Hearing* * CDD AMD 2021-03 Premium Pointe. The Premium Pointe Community Development District requests that the St. Johns County Board of County Commissioners consent to the CDD's request to amend Ordinance 2020-65 to change the District's name from Premium Pointe Community Development District to Elevation Pointe Community Development District.

Presenter: Robert Quinney, Deputy Director of Disaster Recovery

RFQ 20-77; Design-Build Services Hurricane Matthew FEMA Cat B Emergency Berm Restoration - Secondary Contract. In November 2020, BOCC authorized negotiations with the top ranked firm, Continental Heavy Civil Corp, for the preliminary agreement under RFO 20-77. In February, the preliminary agreement was signed and work on design began. Also in February, the County received a Conditionally approved appeal from FEMA on the Hurricane Irma project, providing that the project be completed in conjunction with the Hurricane Matthew project, and all work is completed before December 31, 2021. CHC worked with the County to address the services and factor in the completion date. In May 2021, CHC submitted its proposal to complete "Phase 2" of the project, which is the finalization of the design, and completion of the construction for the berm restoration. At the June 1st BOCC Meeting, staff made the recommendation to the BOCC to only proceed with those segments that have 50% or more easements from property owners. At this time, those areas include Ponte Vedra 1, Ponte Vedra 2, and South Ponte Vedra, as well as the specific portion of Crescent Beach around Summer House. The cost of the project for only these sections is a not-to-exceed amount of \$33,766,566.60. This is the not-toexceed maximum amount, and expectation should be for the actual costs of the project to be less, as this is with 100% easements assumed for these areas. Staff recommends approval to finalize negotiations and execute the secondary agreement, in substantially similar form and format as the attached, based upon negotiations and direction provided by the BOCC. Additionally, the Matthew and Irma portions of the project will each have its own cost share requirements. Request is to recognize and appropriate a Department of Homeland Security FEMA Grant in an amount not to exceed \$27,056,876. Additionally, recognize and appropriate a State of Florida Division of Emergency Management Grant in an amount not to exceed \$2,933,846. Request also includes a General Fund Reserve Transfer in the amount not-to-exceed \$4,375,846.

Presenter: Joseph C. Cearley, Special Projects Manager

- **10.** Public Hearing * Comprehensive Plan Text Amendment Workforce Housing Zoning District (Transmittal). Proposed modifications to the text of A Future Land Use Element (Policy A.1.11.1.m) of the Comprehensive Plan. These amendments amend the Policy A.1.11.1.m. regarding the maximum sales price for Workforce Housing units. At a regularly scheduled Planning and Zoning Agency meeting held on May 20, 2021, agency members voted unanimously (7-0) to recommend transmittal.
- 11. Public Hearing * Comprehensive Plan Text Amendment Family Farms (Transmittal). Proposed modifications to the text of A Future Land Use Element, Policies A.1.6.1, A.1.6.2, A.1.6.3, and A.1.6.4 of the Comprehensive Plan. These amendments provide a mechanism for Family Farms to terminate their Family Farm use after seven (7) years and also reduces the required minimum lot size within the Agricultural-Intensive (A-I) and Rural/Silviculture (R/S) Future Land Use Map designations. At a regularly scheduled Planning and Zoning Agency meeting held on May 20, 2021, agency members voted 6-1 to recommend transmittal.

Presenter: Rebecca Lavie, Senior Assistant County Attorney

12. Second reading of updates to LAMP Ordinance. At its March 16, 2021 meeting, the Board of County Commissioners heard the first reading of the updated ordinance for the implantation of the Land Acquisition Management Program (LAMP). Per the direction of the Board, the ordinance is being brought back for a second reading with the following changes: (1) Removal of references to activity-based recreation; (2) Addition of references to the Florida Fish and Wildlife Conservation Commission; (3) Addition of the requirement for financial disclosures for LAMP board members; and (4) Insertion of language regarding voluntary property acquisitions. Clean and redline versions of the ordinance have been attached to this item.

<u>Presenters: Jan Brewer, Environmental Division Manager and Larry Miller, Utilities</u> <u>Department Chief Engineer</u>

- 13. Public Hearing * Adoption Hearing for COMPAMD 2018-06 a Comprehensive Plan Amendment to amend the Comprehensive Plan Goals, Objectives and Policies to comply Section 163.3177, Florida Statutes, and adoption of the St. Johns County Water Supply Facilities Work Plan. This is the adoption hearing for a Comprehensive Plan Amendment to amend Goals, Objectives and Policies of the St. Johns County 2025 Comprehensive Plan in order to comply with Chapter 163.3177, Florida Statutes. Chapter 163, Florida Statutes, requires local governments to amend their Comprehensive Plans to adopt a Water Supply Facilities Work Plan (Work Plan) to provide for consistency with the State's Regional Water Supply Plans that were prepared by each Water Management District.
 - Public Comment
 - Commissioners' Reports
 - County Administrator's Report
 - County Attorney's Report
 - Clerk of Court's Report

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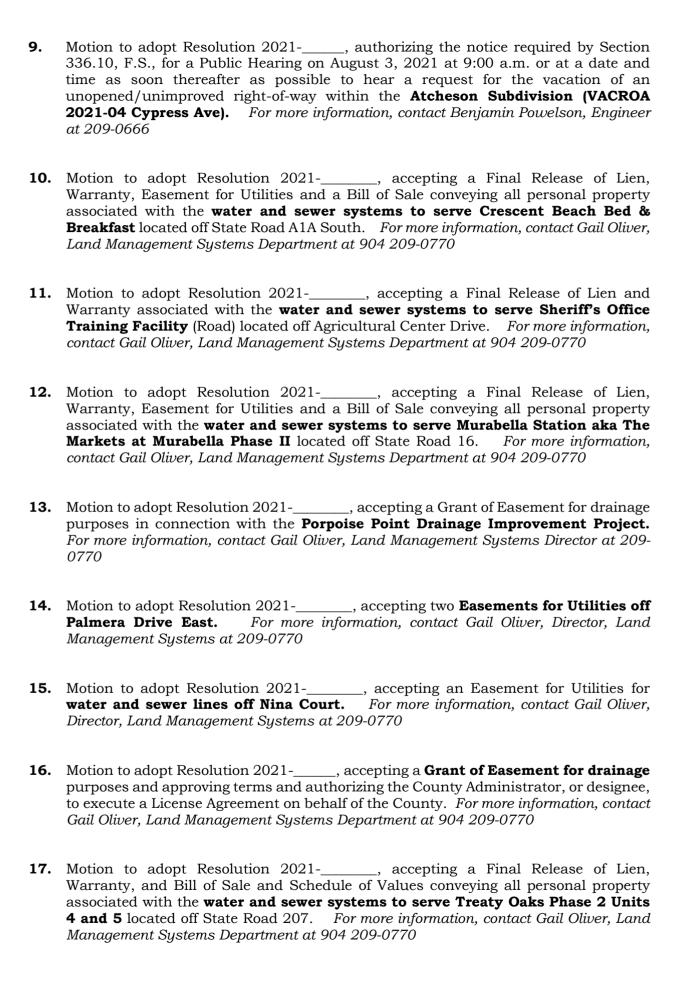
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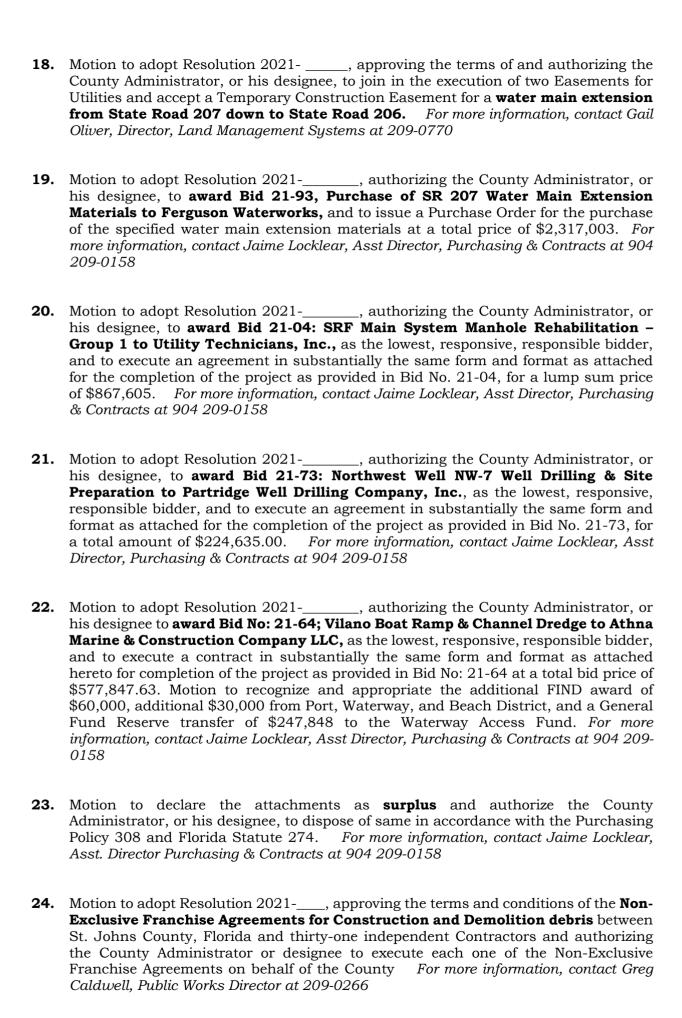
Tuesday, June 15, 2021 9:00 AM

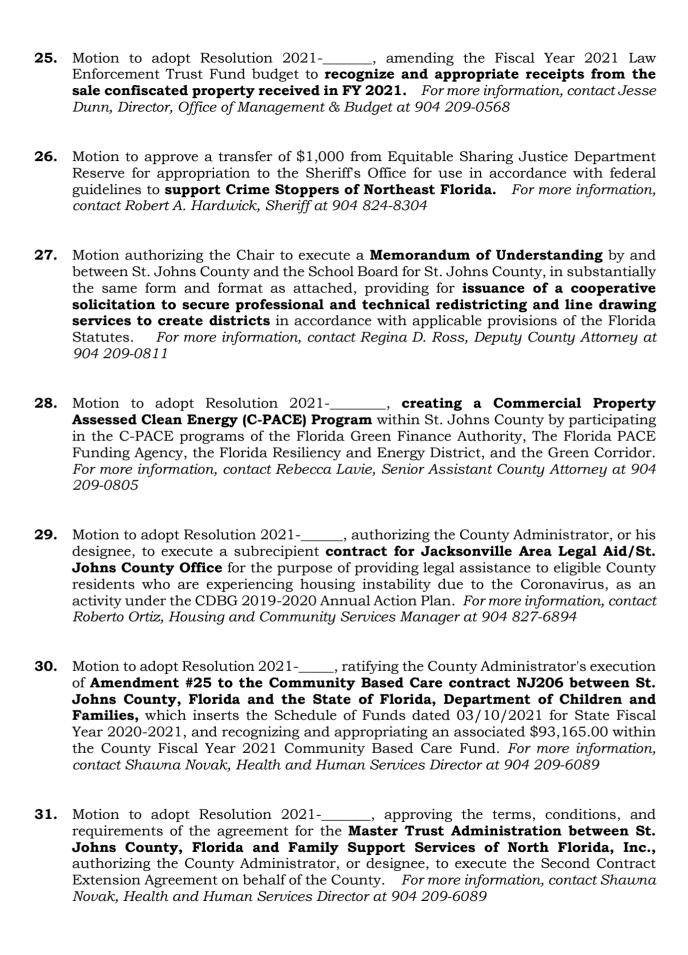
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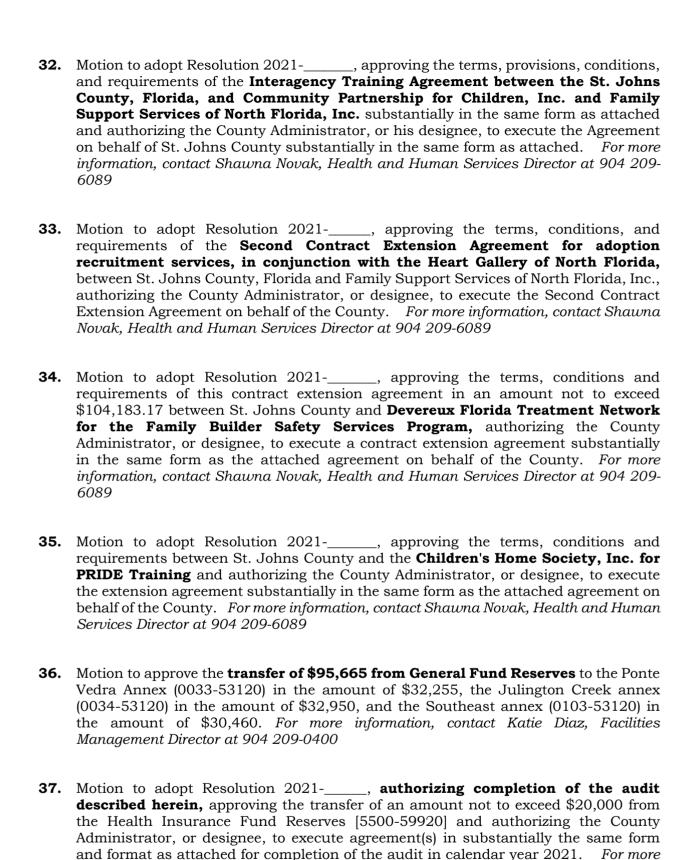
CONSENT AGENDA

1.	Motion to approve the Cash Requirement Report. For more information, contact Lon Stafford, Director of Financial Support at 819-3622
2.	Motion to adopt Resolution 2021, approving the final plat for Grand Creek North Phase 1B. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
3.	Motion to adopt Resolution 2021, approving the final plat for Southwest Quad – St. Johns Segment. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
4.	Motion to adopt Resolution 2021, approving the final plat for Town Center West End Phase 2. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
5.	Motion to adopt Resolution 2021, approving the final plat for Arbors at Rivertown - Phase Two. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
6.	Motion to adopt Resolution 2021, approving the final plat for Shearwater Phase 2E-3 (replat). For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
7.	Motion to adopt Resolution 2021, approving the final plat for Morgan's Cove. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
8.	Motion to adopt Resolution 2021, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on July 20, 2021 at 9:00 a.m. or at a date and time as soon thereafter as possible to hear a request for the vacation of a portion of an unopened/unimproved alley within the College Park Manor Subdivision (VACROA 2021-01 College Park/Yatchak - Alley Vacation). For more information, contact Benjamin Powelson, Engineer at 209-0666









information, contact Sarah Taylor, Director, Human Resources at 904 209-0635

- **38.** Motion to approve minutes:
 - 06/01/2021, BCC Regular