## 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, September 21, 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 September 17-23, 2021, as Constitution Week.
- ❖ Proclamation recognizing September 15 October 15, 2021 as Hispanic Heritage Month.
- Acceptance of Proclamations
- Public Safety Update
- Clerk of Court's Report
- Deletions to Consent Agenda
- Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- Approval of Regular Agenda

Presenter: Lindsay Haga, AICP, England, Thims & Miller Staff Member: Joseph C. Cearley, Special Projects Manager

District 5

1. **Public Hearing \* PUD 2020-04 Porter Property.** PUD 2020-04 Porter Property, request to rezone approximately 165 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow up to 237 single-family dwelling units. This item was heard by the Planning and Zoning Agency on August 5, 2021, and was recommended for denial by a vote of 4-2.

<u>Presenter: Ellen Avery Smith, Esq.; Rogers Towers P.A.</u>
<u>Staff Member: Jacob Smith, Senior Planner</u>

#### District 1

2. **Public Hearing** \* **DRI MOD 2021-02 Twin Creeks DRI.** Request to amend the Twin Creeks DRI to modify Special Condition 27 to allow private sector development of workforce housing on the 13-acre parcel, revise Special Condition 30 to reflect the dedication of 2.78 acres to the St. Johns County School Board, revise the land use total in General Condition 2, extend phasing and build-out dates based on legislative extension orders, and update biennial monitoring reports. The Planning and Zoning Agency recommended approval of DRIMOD21-02 with a vote of 6-0.

# <u>Presenter: Beth Breeding, Silverfield Development Group</u> Staff Member: Joseph C. Cearley, Special Projects Manager

District 4

**3.** *Public Hearing* \* **REZ 2021-27 Stokes Landing Townhomes.** REZ 2021-27 Stokes Landing Townhomes, Request to rezone approximately 33.46 acres from Workforce Housing (WH) to Workforce Housing (WH) with conditions. This item was heard by the Planning and Zoning Agency on September 2, 2021, and was recommended for approval by a vote of 5-0.

Presenter: Beth Breeding

Staff Member: Victoria Kutney, Transportation Planner

**District 4** 

4. PFS AGREE 2021-03 Stokes Landing Townhomes Proportionate Fair Share **Agreement.** Silverfield Development Company (Applicant), the owner of approximately 28 acres of land (Property), has proposed a Proportionate Fair Share Agreement (Agreement) to mitigate for transportation impacts to International Golf Parkway pursuant to Section 11.09.04.B of the Land Development Code to meet transportation concurrency requirements for 320 multi-family residential units. The Board approved the Applicant's Workforce Housing rezoning request on May 4, 2021. On July 20, 2021 the applicant moved forward with a proportionate fair share agreement for 320 multifamily residential units where it was denied. On the September 21, 2021 BCC agenda the applicant will be presenting a rezoning application (REZ 2021-27) to go from workforce housing to workforce housing with conditions for up to 320 dwelling units and, if approved, simultaneously present a proportionate fair share agreement to mitigate for 320 multi-family residential units. The proportionate fair share for Stokes Landing Townhomes is calculated to be \$225,989.00 as detailed in Exhibit B of the Agreement (PFS). The total proportionate share is required to be paid within two years of approval; however, payment is required prior to each Plat approval for the number of lots on each Plat. The Impact Fee Credit Reduction provision of the LDC applies to the calculated proportionate share amount resulting in a reduction of \$4,676.00 from the total road impact fee credit. Road impact fee credit in the amount of \$221,314.00 is included as a component of the Agreement to be awarded upon the County's receipt of the Cash Payment.

## <u>Presenter: Shannon Acevedo, AICP, Matthews Design Group</u> <u>Staff Member: Teresa Bishop, AICP, Planning Division Manager</u>

District 3

**5. Public Hearing** \* **PLNAPPL 2021-01 Tara Hill Barn.** Appeal of the Planning and Zoning Agency Final Order denying a Special Use to allow an event center under Section 2.03.01.A of the Land Development Code and to allow for unpaved parking under Section 2.03.15 of the Land Development Code. The property is zoned Open Rural (OR) and located at 2985 Kings Road.

## <u>Presenter - Hawley Smith, Applicant</u> <u>Staff Member: Joseph C. Cearley, Special Projects Manager</u>

District 1

**6. Public Hearing** \* NZVAR 2021-11 Century Acres Lane. NZVAR 2021-11 Century Acres, Request for a Non-Zoning Variance to Section 6.02.01.B.3 of the Land Development Code to allow for a newly created lot to take access from an existing easement within a platted subdivision and to Section 5.01.01.C for relief from platting requirements for the newly created lot, specifically located at 1665 Century Acres Lane.

Presenter: Timothy Holt

Staff Member: Valerie Stukes, Senior Planner

District 3

7. **Public Hearing** \* **REZ 2021-13 297 Henry Street.** A request to rezone approximately .48 acres of land from Residential, Mobile Home (RMH) to Commercial Neighborhood (CN) to allow for a financial planning office, specifically located at 297 Henry Street. This item was heard by the Planning and Zoning Agency on August 19, 2021, and was recommended for approval by a vote of 5-1.

## Presenter: Katie S. Buchanan, Esq. Hopping Green & Sams, P.A. Staff Member: Teresa Bishop, AICP, Planning Division Manager

District 1

**8.** *Public Hearing* \* CDD 2021-03 Longleaf Pine CDD. Petition to establish the Longleaf Pine Community Development District (CDD). The CDD encompasses approximately 528.53 acres of land and is generally located south of Race Track Road and bisected by both Longleaf Pine Parkway and Veterans Parkway. The CDD covers the ICI Middlebourne PUD, approved by Ordinance No. 2018-29, as amended.

### Presenter: Teresa Bishop, AICP, Planning Division Manager

9. Public Hearing \* COMPAMD 2021-11 Property Rights Element (Adoption). This is the Adoption hearing for the Comprehensive Plan Amendment to include a Property Rights Element in compliance with Section 163.3199(6)(I), Florida Statutes (2021). The Board of County Commissioners transmitted the proposed amendment for State and regional review on August 17, 2021. Staff the proposed amendment to the State and regional agencies on August 18, 2021 and is it is currently in review.

# Presenter: Chief James Angle, Emergency Services Consulting International Staff Member: Jeremy Robshaw, Chief Administrative Services

10. Emergency Services Consulting International Presentation - Evaluation of Fire Rescue Services and Master Planning Document. Emergency Services Consulting International Presentation covering an evaluation of Fire Rescue services and master planning recommendations related to future staffing, facilities and personnel needs taking into account exponential growth being experienced in St. Johns County relative to the provision of Emergency Services.

#### Presenter: Joseph Giammanco, PhD, Director

11. South Ponte Vedra One-time Dune Restoration Project Update. Staff will provide update on the South Ponte Vedra one-time dune restoration project.

District 5

12. Request for direction regarding a request from Villages of Vilano to fill a void under their Gazebo in the USACE Vilano Coastal Storm Risk Management Project. In January 2021, the US Army Corp of Engineers completed the South Ponte Vedra and Vilano Beach CSRM project. In discussion with the Villages of Vilano (VOV) HOA they have discovered a void under the covered portion of the VOV boardwalk in the project template. They have concerns over safety of the void and are requesting the County assist with filling the void. The Villages of Vilano will pay for half of the total \$35,000 cost. If the Board wishes to move forward with this item, staff will prepare a cost-share agreement for the Board's consideration on a future agenda.

#### Presenter: Greg Caldwell, Public Works Director

#### District 3

13. Old A1A Access. This item is being brought before the Board per request of the Chair. The Board directed staff to review the potential of providing improved access to Summer Haven properties along Old A1A South. The design of recently completed FEMA Berm project contemplated the development of an improved access landward of the constructed berm. Development of an improved access will require a detailed engineered project to finalize the project elements, verify project assumptions and engineer the improvements. Project development includes design and permitting with a deliverable that includes final construction plans and an engineer's opinion of cost to solicit bids for construction. Project design, permitting and construction is estimated to cost approximately \$380,000. The design is expected to take approximately 4 to 6 months to complete. The Construction phase is conceptual and will be refined during the design process as assumptions are verified. Construction is estimated to take an additional 3 months after commencement. The Summer Haven Municipal Service Taxing Unit (Ordinance 2006-15) was established to provide for road construction, erosion control and nourishment services, facilities and programs. The Summer Haven MSTU fund balance is approximately \$422,000. There is \$80,000 allocated in the FY 2022 budget and \$300,000 is available in reserves that can be used for this project.

### Presenter: Ryan Kane, Director

#### District 2

- 14. St.Johns Disc Golf Course Presentation. At its February 16, 2021 meeting, the Board of County Commissioners directed Administration to renovate the current 18-hole golf course and propose recreational uses for the remaining 9-holes. At a subsequent meeting on August 17, 2021, the Board directed staff to review the Recreation Advisory Board's recommendation to add a Disc Golf Course on the back 9-holes of the St. Johns Golf Course. In this item, staff will provide a presentation on the proposed disc golf course and seek funding and authorization to proceed with the recommended disc golf course plan.
- **15. St. Johns County Park Foundation.** Parks and Recreation will be introducing the Park Foundation, who will follow with a presentation which, will include a request for initial funding from the County.

## Presenter: Lorena Inclan, Director of Public Affairs

16. Consider the proposed 2022 St. Johns County Legislative Action Plan and Top Three Legislative Priorities. The St. Johns County Legislative Action Plan is a focused list of priorities for which the County requests financial assistance and other support from our State and Federal representatives. Legislative priorities have historically included issues related to Florida Statutes, transportation, water quality, unfunded mandates, and a variety of other subjects. County Administration presents a draft list of recommended items from County staff, constitutional officers, local cities, and other external partners and agencies for the Board to consider adopting as the 2022 Legislative Action Plan. The approved Legislative Action Plan is subsequently presented to the public and submitted to the County's Legislative Delegation for consideration prior to the next legislative session. In addition, the Northeast Florida Regional Council (NEFRC) requests that all member counties adopt three top legislative priorities that most significantly represent the critical needs and concerns for incorporation in a regional legislative priority guide. The NEFRC Legislative Committee subsequently compiles the submitted issues and identifies regional priorities for the 2022 Legislative Session. The guide is then submitted to the region's State and Federal elected officials.

- Public Comment
  Commissioners' Reports
  County Administrator's Report
  County Attorney's Report

## ST. JOHNS COUNTY

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District 2 - Jeb S. Smith

0770

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

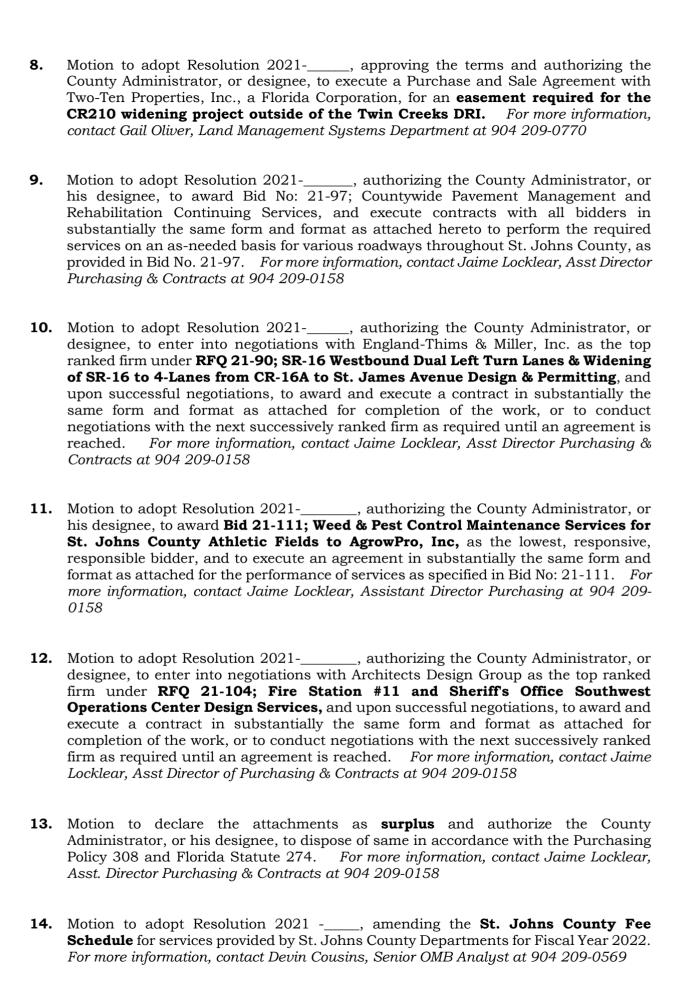
Hunter S. Conrad, County Administrator Patrick F. McCormack, County Attorney

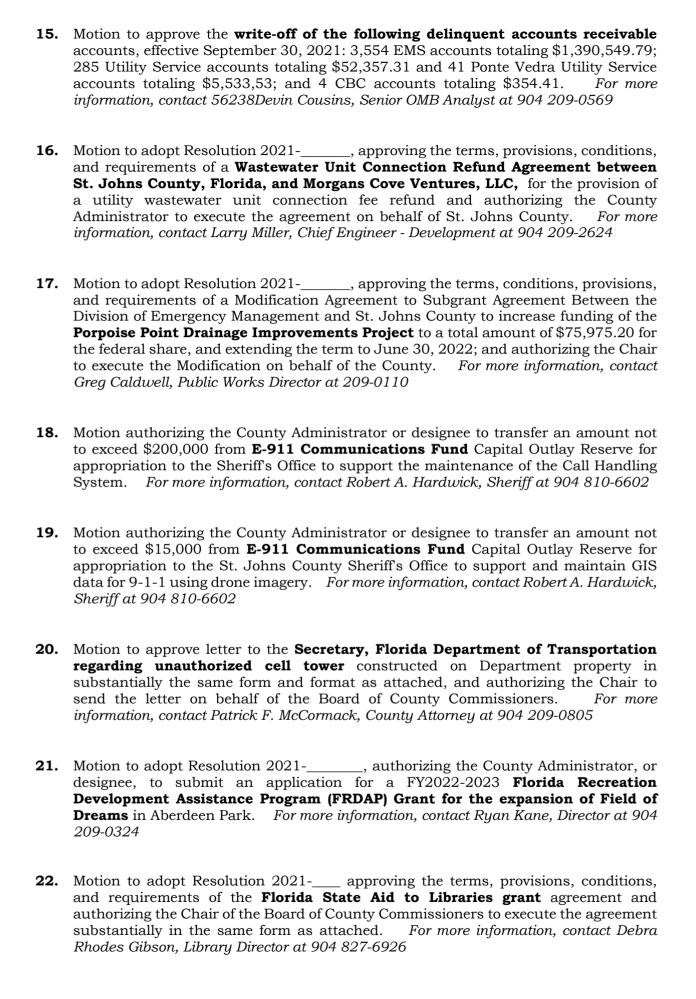
Tuesday, September 21, 2021 9:00 AM

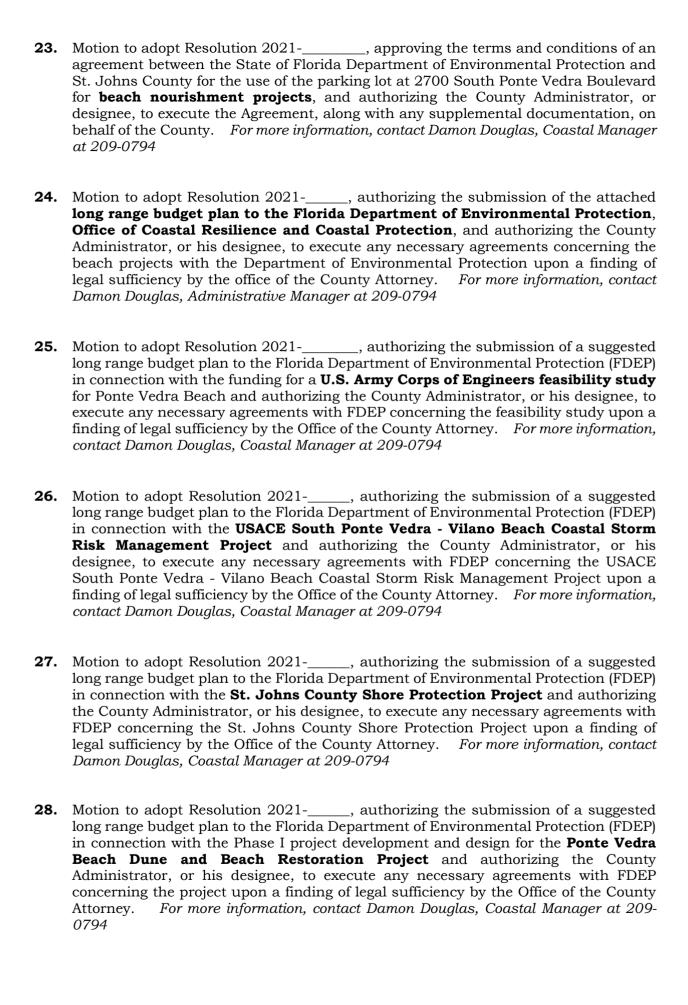
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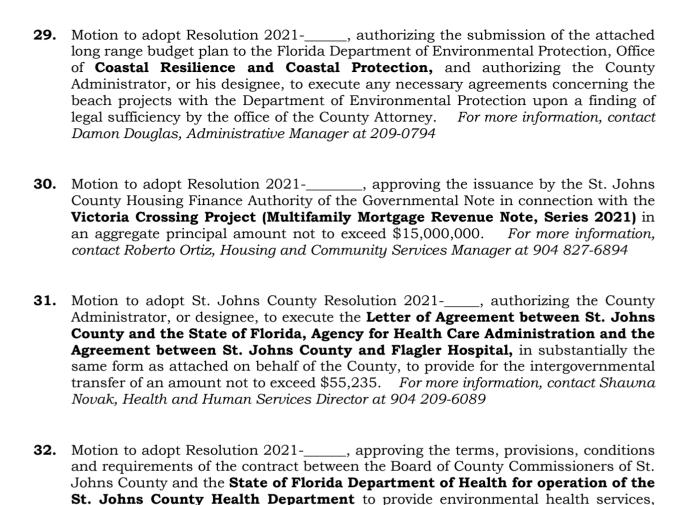
#### CONSENT AGENDA

	CONSENT AGENDA
1.	<b>Motion to approve the Cash Requirement Report.</b> For more information, contact Lon Stafford, Director of Financial Support at 819-3622
2.	Motion to adopt Resolution 2021, and authorize the County Administrator to execute the Memorandum of Understanding between the North Florida Transportation Planning Organization and St. Johns County Board of County Commissioners for a <b>Speed Management by Design Study for A1A/Anastasia Blvd.</b> For more information, contact Phong Nguyen, Transportation Development Manager at 209-0613
3.	Motion to approve <b>PFS AGREE 2021-05 the Palm Lakes (The Marketplace)</b> Proportionate Fair Share Agreement, finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611
4.	Motion to adopt Resolution 2021, approving a Contract for Sale and Purchase and Deposit Receipt between the Board of Trustees of the Internal Improvement Fund of the State of Florida and St. Johns County for the acquisition of property required for the <b>Big Sooey CDBG Drainage Project</b> and authorizing the County Administrator, or designee, to execute the Contract on behalf of the County. <i>For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770</i>
5.	Motion to adopt Resolution 2021, approving the terms and authorizing the County Administrator, or designee, to execute a Second Amendment to Lease Agreement with The Historic St. Johns County <b>Police Athletic League, Inc. for additional space in the W. E. Harris Community Center</b> located in Hastings. For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770
6.	Motion to adopt Resolution 2021, accepting two <b>Grant of Easements for drainage improvements in Cunningham Creek III Subdivision</b> . For more information, contact Gail Oliver, Director, Land Management Systems at 209-0770
7.	Motion to adopt Resolution 2021, approving the terms and authorizing the County Administrator, or designee, to execute a Purchase and Sale Agreement, in substantially the same form and format as attached, to acquire <b>property necessary for the CR210 widening project outside of the Twin Creeks DRI.</b> For more information, contact Gail Oliver, Land Management Systems Department at 904 209-









communicable disease control services and primary care services from October 1, 2021 through and until September 30, 2022; and authorizing the Chair to execute the contract on behalf of the County. For more information, contact Dawn C. Allicock, MD,

- 33. Motion to approve minutes:
  - 09/07/21, BCC Regular

MPH, CPH, Director/Health Officer at 904 209-0322

• 09/07/21, BCC Special