## ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

#### BOARD OF COUNTY COMMISSIONERS

District 1 - Christian Whitehurst, Vice Chair

District 2 - Sarah Arnold

District 3 - Paul M. Waldron

District 4 - Jeremiah R. Blocker

District 5 - Henry Dean, Chair



#### BOARD MEETING AGENDA

County Auditorium 500 San Sebastian View

Hunter S. Conrad, County Administrator David Migut, County Attorney

Tuesday, September 6, 2022 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 2022 as Library Card Sign-up Month
- ❖ Proclamation Recognizing Sept. 15-Oct. 15, 2022 as Hispanic Heritage Month
- ❖ Proclamation Recognizing Sept. 17-23, 2022 as Constitution Week
- 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

#### \*\*\*THE FOLLOWING ITEM IS TO BE HEARD AT 10:30 AM TIME CERTAIN \*\*\*

# <u>Presenters: Jerry Wilson, Chair and Dylan Rumrell, Vice-Chair Staff Member: Gabe Pellicer, General Manager</u>

1. Report and Recommendation of Amphitheatre & Concert Hall Advisory Committee. The Amphitheatre & Concert Hall Advisory Committee was created in order to provide new ideas, suggest changes, enhancements of programs, explore alternate organizational options, and assist in ensuring adequate operation of the facilities for the residents and visitors of St. Johns County while achieving maximum economic advantages and remaining accountable to the tax payers of St. Johns County. The Amphitheatre & Concert Hall Advisory Committee's primary responsibility is to serve in an advisory capacity to the Board of County Commissioners.

Presenter: Michael McKee, Esq.

Staff Member: Jacob Smith, Senior Supervising Planner

**District 4** 

2. Public Hearing \* PLNAPPL 2022-01 Zurlinden Residence Appeal - 34 Marsh Dunes Pl. Request to appeal the Ponte Vedra Zoning and Adjustment Board (PVZAB) approval of a Ponte Vedra Zoning Variance (PVZVAR 2022-15) to allow for a Front Yard setback of 34'6" in lieu of the required forty (40) feet, and modify the northerly setback from ten (10) feet to twelve (12) feet.

Presenter: Ellen Avery-Smith Esq., Rogers Towers, P.A.

Staff Member: Brandon Tirado, Planner

**District 5** 

Modification to the New Twin Creeks PUD, AKA Twin Creeks, (ORD 2006-3, as amended) and within the Twin Creeks Development of Regional Impact (Res. 2005-208, as amended), to remove approximately 2.14 acres from the PUD boundaries in order to add such parcel to the Momentum Twin Creeks Planned Unit Development to provide for workforce housing contemplated in Special Condition 27 of the Amended and Restated Development Order.

District 5

**4.** Public Hearing \* PUD 2022-06 Momentum Twin Creeks PUD. Request to rezone approximately 15.2 acres of land from New Twin Creeks Planned Unit Development (PUD) to Momentum Twin Creeks Planned Unit Development (PUD) to allow for a maximum of 192 multi-family workforce housing residential units.

## <u>Presenter: Janis Fleet - Fleet Architects/Planners</u> <u>Staff Member: Trevor Steven, Planner</u>

District 3

5. **Public Hearing** \* MAJMOD 2022-02 Ellianos Coffee Shop. Request for a Major Modification to the Indian Creek Forest Campground and Commercial Park PUD (ORD 1997-56, as amended) to revise the Master Development Plan Text and Map to accommodate the construction of a coffee shop and add an access point along State Road 207. At the August 4, 2022 PZA Meeting, this item was voted 7-0 for a continuance to the August 18, 2022 PZA Meeting. At the August 18, 2022 PZA Meeting, the Agency voted to recommend approval with a vote of 5-0.

## <u>Presenter: Michael & Kyrsten Hicks</u> Staff Member: Trevor Steven, Planner

District 2

6. **Public Hearing** \* **CPA(SS)** 2022-09 3560 Joe Ashton Road (013135-0000). Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately ten (10) acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A) with a text amendment limiting the maximum number of single-family dwelling units allowed on the property to two (2). This item was heard before the regularly scheduled meeting of the PZA on Thursday, July 21 2022. The agency voted to recommend approval of the request, 6-0.

Presenter: Max Garcia, Matthews Design Group

Presenter: Evan Walsnovich, Planner

District 3

7. **Public Hearing** \* **REZ 2021-42 Old Moultrie Flex Space.** Request to rezone approximately 0.74 acres of land from Residential, General (RG-2), Single Family, Residential (RS-3), and Commercial Intensive (CI) to Commercial Warehouse (CW) to allow for a flex warehouse space with limited commercial uses and light manufacturing. This item was heard before the regularly scheduled meeting of the PZA on Thursday, June 16, 2022. The Agency voted to recommend approval of the request, 6-0.

Presenter: Cecelia Aldrich

Staff Member: Jeffrey Petrie, Engineer

District 2

8. Public Hearing \* VACROA 2022-07 - Public Hearing to vacate the unopened Navara Park subdivision ROWs dedicated for public use. The applicant has requested the vacation of the unopened ROWs in the Navarra Park subdivision. This includes all of Mirida Street, all of Castile Street lying north of the south line of Lot 8, Block 2, and all of La Paz Street lying north of Limon Street Based on staff's review thus far no party will be unreasonably affected by the requested vacation.

\*\*\*Recess Regular Board of County Commissioners Meeting\*\*\*

\*\*\*Convene as St. Johns County Community Redevelopment Agency (CRA)\*\*\*

#### Presenter: Joseph Cone, Assistant Director, Health and Human Services

District 2

**9. Flagler Estates CRA Reserve Transfer.** The Flagler Estates Community Redevelopment Area (CRA) Steering Committee is requesting that the St. Johns County Community Redevelopment Agency transfer \$1,500 from the Flagler Estates CRA Trust Fund to fund the inaugural opening ceremonies of the Flagler Estates Community Center located within Flagler Estates Park at 9970 Oliver Road, Hastings, FL 32145. The scheduled events will take place on September 16-17, 2022. The Community Development Block Grant, a federal entitlement grant to St. Johns County, funded the community center. The proposed ceremonies will also be celebrating the 20th anniversary of the establishment of the Flagler Estates CRA.

\*\*\*Adjourn St. Johns County Community Redevelopment Agency (CRA) Meeting\*\*\*

\*\*\*Reconvene Regular Board of County Commissioners Meeting\*\*\*

#### Presenter: Joanne Spencer, Assistant to the Board of County Commissioners

- 10. Consider appointments to the Mid-Anastasia Design Review Board. Currently, there are seven (7) vacancies on the Mid-Anastasia Design Review Board (MADRB). Three (3) are due to expired terms. The other (4) four have been vacant for an extended period due to expired terms, a death and a resignation. A vacancy ad was open for (7) months. During that time, only (6) applications were received. A vacancy ad for the remaining Alternate position will be placed at a later date. In order to ensure membership continuity, and following Article II of Resolution 2015-207 MADRB Bylaws & Operating Procedures, it is recommended that the term limits be staggered. If acceptable to the Board, the terms of the appointments will be as follows; The (3) three re-appointed members will serve full four-year terms and the (3) initially appointed members will serve (2) year terms. After the new members' terms are completed, members shall be eligible for (2) two additional four-year terms. Please see attached for your review and consideration, a recommendation letter and (6) six applications. (Ginger Borgman Dist. 3, Daniel Greene Dist. 3, Sandra Gale Bond Dist. 4, Robert Boese Dist. 5, Ann Breslauer Dist. 5, Maureen Long Dist. 5)
  - Public Comment
  - Commissioners' Reports
  - County Administrator's Report
  - County Attorney's Report

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#### **BOARD MEETING AGENDA**

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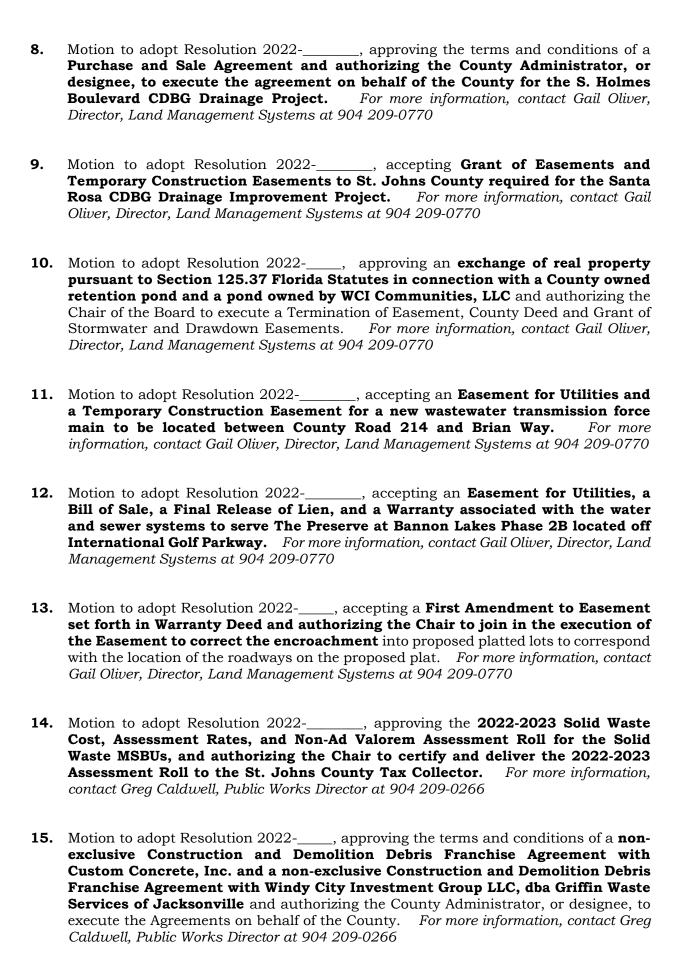
Tuesday, September 6, 2022 9:00 AM

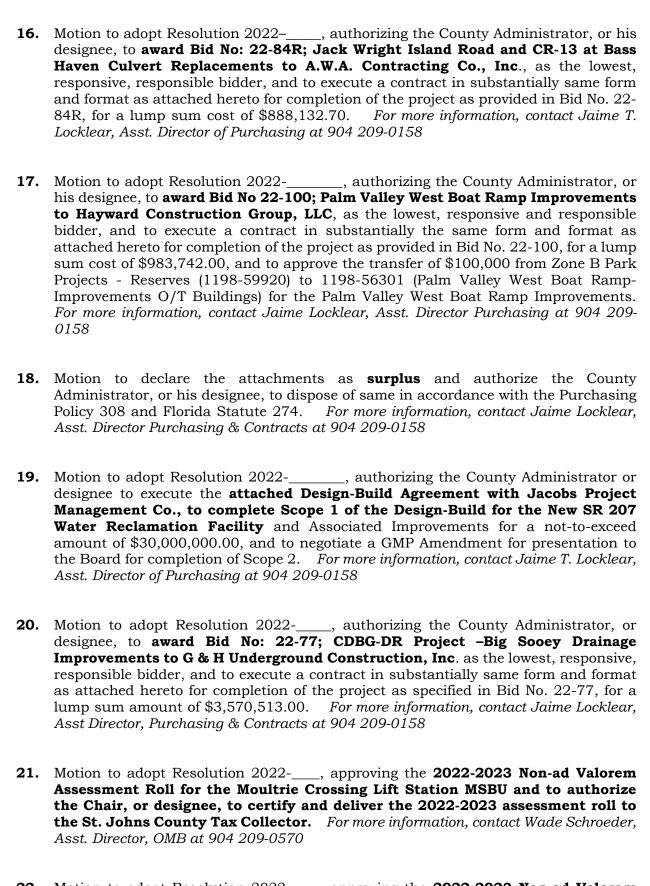
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#### **CONSENT AGENDA**

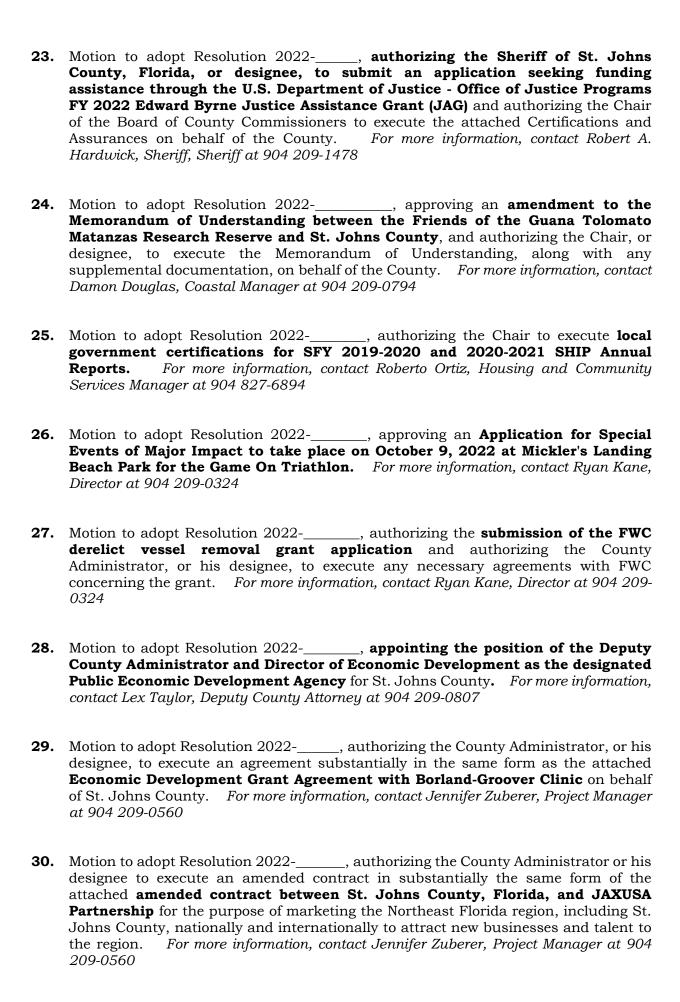
1.	<b>Motion to approve the Cash Requirement Report.</b> For more information, contact Lon Stafford, Director of Financial Support at 904 819-3622
2.	Motion to adopt Resolution 2022, approving the <b>final plat for Watersong at Rivertown - Phase Three.</b> For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603
3.	Motion to adopt Resolution 2022, approving the <b>final plat for Entrada Phase 2 Unit 3B.</b> For more information, contact Tayler Howe, Application Review Supervisor at 904 209-0603
4.	Motion to adopt Resolution 2022, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on September 6, 2022 at 9:00am or at a date and time as soon thereafter as possible to hear a request for the vacation of a portion of Chapin Street right-of-way (VACROA 2022-08 Columbus Street (Spanish Forest)). For more information, contact Jeffrey Petrie, Engineer at 904 209-0672
5.	Motion to adopt Resolution 2022, authorizing the County Administrator to execute the Impact Fee Credit Agreement with WFC Ashford Mills Owner VII, LLC (IFA 2021-01) establishing a total public facilities/buildings impact fee credit of \$396,000.00 For more information, contact Jan Trantham, Senior Transportation Planner at 904 209-0611
6.	Motion to adopt Resolution 2022, approving the proposed Program of Projects, approving <b>submission of the 5307/5339 grants for federal public transportation funding assistance based on the approved Program of Projects,</b> authorizing the County Administrator, or designee, to execute the grant agreement and any supplemental documentation upon approval of the application and to recognize the funds in the County's FY 2023 budget. For more information, contact Rachel Garvey, Transit Grants Specialist at 904 209-0630
7.	Motion to adopt Resolution 2022, accepting an Easement for Utilities and a Temporary Construction Easement for a new wastewater transmission force main to be located between County Road 214 and Brian Way. For more

information, contact Gail Oliver, Director, Land Management Systems at 904 209-0770





22. Motion to adopt Resolution 2022-\_\_\_\_, approving the 2022-2023 Non-ad Valorem Assessment Roll for the Treasure Beach Canals MSBU and to authorize the Chair, or designee, to certify and deliver the 2022-2023 assessment roll to the St. Johns County Tax Collector. For more information, contact Wade Schroeder, Asst. Director, OMB at 904 209-0570



- **31.** Motion to adopt Resolution 2022-\_\_\_\_\_, **appointing James E. Bedsole as Special Magistrate** for a two-year term expiring on September 6, 2024; setting the amount of compensation for the Special Magistrate at \$240 per hour; approving the terms, conditions, provisions, and requirements of an agreement for special magistrate services with the Law Offices of James E. Bedsole; and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. For more information, contact Jalisa Ferguson, County Attorney at 904 209-0805
- **32.** Motion to approve **minutes**:
  - 08/16/2022, BCC Regular