ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns

District 2 - Jeb S. Smith, Chair

District 3 - Paul M. Waldron

District 4 - Jeremiah Ray Blocker, Vice Chair

District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium 500 San Sebastian View

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

Tuesday, April 7, 2020 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 2020 as Sexual Assault Awareness Month
- ❖ Proclamation Recognizing April 2020 as Child Abuse Prevention Month
- ❖ Proclamation Recognizing April 2020 as Water Conservation Month
- ❖ Acceptance of Proclamations
- Public Comment
- Deletions to Consent Agenda
- ❖ Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- Approval of Regular Agenda

Presenter - Kim Del Rance, Senior Planner

District 4

1. Public Hearing * PLNAPPL 2020-02 and ARC APPEAL 2020-01 Gate C-Store/Gas Station and Carwash. Request to appeal the Ponte Vedra Zoning and Adjustment Board (PVZAB) and Ponte Vedra Architectural Review Committee (PVARC) approvals for the proposed Gate C-Store/Gas Station and Carwash, located at 330 A1A North. PVZAB approved variances (PVZVAR 2019-10 and NZVAR 2019-16) by a 6-1 vote to allow relief from signage, roof design, building length, and buffer regulations, as outlined in the Ponte Vedra Zoning District Regulations. PVARC approved the site and building design (ARC 2019-08) contingent on approvals of the associated variances by a 3-0 vote for all but the 120-foot limit for buildings, which was approved by a 2-1 vote. The attached Growth Management staff report provides details regarding the requested variances and proposed site plan for the project.

Presenter - Justin Kelly, Planner

District 5

2. Public Hearing * REZ 2019-16 Stratton Boulevard Rezoning. Request to rezone approximately 8.34 acres of land from Open Rural (OR), Residential General (RG-1), Commercial Neighborhood (CN), and Commercial General (CG) to Commercial Warehouse (CW) with conditions to allow for commercial intensive and light industrial uses. This item was heard by the Board of County Commissioners at their regularly scheduled public hearing on February 4, 2020 and was continued to the April 7 public hearing to allow the applicant to meet with neighboring property owners. The Planning and Zoning Agency unanimously recommended approval of the request by a vote of 7-0 on December 19, 2019.

Presenter - Jacob Smith, Planner

District 3

3. Public Hearing * **PUD2019-14 Benchip Commercial.** Request to rezone approximately 33.4 acres of land from Planned Unit Development (PUD), Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a mix of up to 500,000 square feet of commercial uses, located west of the intersection of State Road 207 and Wildwood Drive. On 2/20/2020, the Planning and Zoning Agency unanimously recommended approval by a 7-0 vote with the condition that signage will meet LDC regulation.

Presenter - Valerie Stukes, Senior Planner

District 1

4. Public Hearing * PUD 2019-13 Fountains North. Request to rezone approximately 34.12 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate for up to 300 multi-family units, 130 age-restricted units, 200,000 square feet of retail, 80,000 square feet of professional and medical offices, 120 hotel rooms and 30,000 square feet of outpatient surgical/clinical facilities, or in the alternative, 500,000 square feet of hospital, 70,000 square feet of professional and medical offices, 50,000 square feet of retail, 30,000 square feet of outpatient surgical/clinical facilities, and 300 multi-family units. The property is located in the NE quadrant of I-95 & CR 210 interchange along CE Wilson Road. PZA vote on February 20, 2020 was 4-2. No public comment was made. Further details can be found in the attached staff report.

Presenter - Justin Kelly, Planner

District 4

5. Public Hearing * **REZ 2019-18 Stokes Industrial.** Request to rezone approximately 9.42 acres of land from Industrial Warehousing (IW) and Open Rural (OR) to Commercial Warehouse (CW). The Planning and Zoning Agency unanimously recommended approval, 7-0, at its March 5, 2020 hearing.

Presenter - Joseph Cearley, Special Projects Manager

6. Public Hearing * COMPAMD 2020-01 Amendments to the Comprehensive Plan Text for new Workforce Housing Zoning designation. Transmittal hearing for proposed amendments to the Comprehensive Plan "A Land Use Element" and "C Housing Element" to create a density category for the new Workforce Housing Zoning designation. These amendments will provide for an increase in the Residential B, Residential C, and Mixed Use land use categories for developments that rezone to the proposed Workforce Housing Zoning designation.

Presenter - Joseph Cearley, Special Projects Manager

7. Public Hearing * Land Development Code Amendments - Creation of a Workforce Housing Zoning Designation. Proposed amendments would revise Articles II, V, VI, and XII of the Land Development Code. This is the first of three public hearings for Land Development Code Amendments creating a Workforce Housing Zoning designation, providing for site development standards, density bonus, and definitions, specifically amending Articles II, V, VI, and XII of the Land Development Code. These amendments will run concurrently with Comprehensive Plan policy amendments and will create a new zoning designation that would encourage the construction of attainable Workforce Housing by providing a density bonus to those developments dedicating at least 40% of the dwelling units to be sold at a price point of no more than \$210,000.00 upon the initial sale. A new zoning district requires two public hearings before the Board of County Commissioners, with one of the public hearings being after 5:00 p.m. on a weekday unless a majority plus one of the Board votes to hold the hearing at a different time. Ordinances that change the specific list of uses in a zoning district require two (2) public hearings, one of which must be held after 5:00 p.m. on a weekday, unless a majority plus one of the Board of County Commissioners votes to hold the hearing at another time. An optional motion is provided for the second hearings to be conducted at a hearing beginning at the standard time of 9:00 a.m.

Presenter - Rebecca Lavie, Senior Assistant County Attorney

District 5

8. Public Hearing * Ordinance establishing slow speed/minimum wake zones in Matanzas Inlet. Changing conditions in the Matanzas Inlet have led to unsafe levels of vehicle congestion, creating a significant risk to persons swimming and/or boating in the area. Pursuant to Section 327.46(1)(c), Florida Statutes, the County has the authority to establish by ordinance boating-restricted areas in areas that are subject to unsafe levels of vehicle congestion, subject to a finding by the Florida Fish and Wildlife Conservation Commission that the ordinance is necessary to protect public safety. This Ordinance will establish an slow speed minimum wake zone restricting boat speeds throughout the entirety of Matanzas Inlet. At its February 4, 2020 meeting, the Board of County Commissioners authorized the waiver of the two-hearing requirement for ordinances set forth in Rule 3.103 of the Board Rules and Policies. This is the first reading of this ordinance.

Presenter - Joseph Giammanco, Disaster Recovery and Grants Director

Hurricane Dorian Federally Funded Public Assistance State Agreement and recognition and appropriation of FEMA grant funding for eligible recovery projects. FEMA's Public Assistance program is a Federal grant to aid State and Local governments in returning a disaster area to pre-disaster conditions. The grant is provided to primarily address the repair and restoration of public facilities and infrastructure which have been damaged or destroyed, or the restoration of services which were negatively impacted. Because St. Johns County's Request for Public Assistance (RPA) was approved, it is now necessary to enter into the attached Agreement with the Florida Division of Emergency Management. In addition, the attached list are projects that were identified by County Staff as a result of Hurricane Dorian. The list has been initially reviewed by FEMA for inclusion into the Public Assistance Program. The County estimates that the eligible costs for these projects are \$3,284,000. It is estimated that FEMA will reimburse up to 75% of eligible expenditures and the State will reimburse up to 12.5% of eligible expenditures, leaving St. Johns County to fund the remaining 12.5%. Estimates for eligible reimbursement for expenses related to these projects: FEMA at \$2,463,000, State at \$410,500, and the County at \$410,500. The County portion is requested to be transferred from the appropriate Fund accounts as noted on the attached project list spreadsheet. However, certain projects have already been appropriated therefore this agenda item is recognizing the grant funds and appropriating the remaining balance.

Presenter - Melissa Lundquist, Assistant to the Board of County Commissioners

10. Consider an appointment to the North Florida TPO Citizen Advisory Committee. The North Florida Transportation Planning Organization (TPO) Citizen Advisory Committee has three seats designated to be representatives from St. Johns County. Currently, one of these at-large positions is vacant due to the resignation of Mr. Warren Butler. St. Johns County advertised the vacancy from February 7, 2020 to March 6, 2020. The TPO has forwarded three applications for review and consideration for nomination to the vacant position (Mark Allen - Dist 4, Lisa McGreevy McGlynn - Dist 3, & Rob Schlingmann - Dist 4).

<u>Presenter - Mercedes Harrold, Cultural Resources Coordinator</u>

District 2

11. Public Hearing * LMA 2019-05 County Landmark Application - Hastings Jail. This application is for a County Landmark designation for the Hastings Jail. The Hastings Jail property is owned by St. Johns County and is currently leased to Comcast. Sheila Greenleaf, a local resident of St. Johns County, brought the Hastings Jail to the attention of St. Johns County staff. The Hastings Jail is eligible for County Landmark designation as it meets the following requirements: The structure is 50 years old or older, the property meets seven (7) attributes of integrity, and five (5) of the additional criteria. The Cultural Resource Review Board recommended approval on it's February 3, 2020 meeting.

Presenter - Mercedes Harrold, Cultural Resources Coordinator

District 2

12. Public Hearing * LMA 2019-06 County Landmark Application - Hastings Hotel. This application is for a County Landmark designation for the Hastings Hotel. The Hastings Hotel property is owned by Randall (Randy) and Lori Dukes. The Hastings Hotel is eligible for County Landmark designation as it meets the following requirements: The structure is 50 years old or older, the property meets five (5) attributes of integrity, and the property meets at least two (2) of the additional criteria. The Cultural Resource Review Board voted unanimously to recommend approval at its February 3, 2020 meeting.

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

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BOARD MEETING AGENDA

County Auditorium 500 San Sebastian View

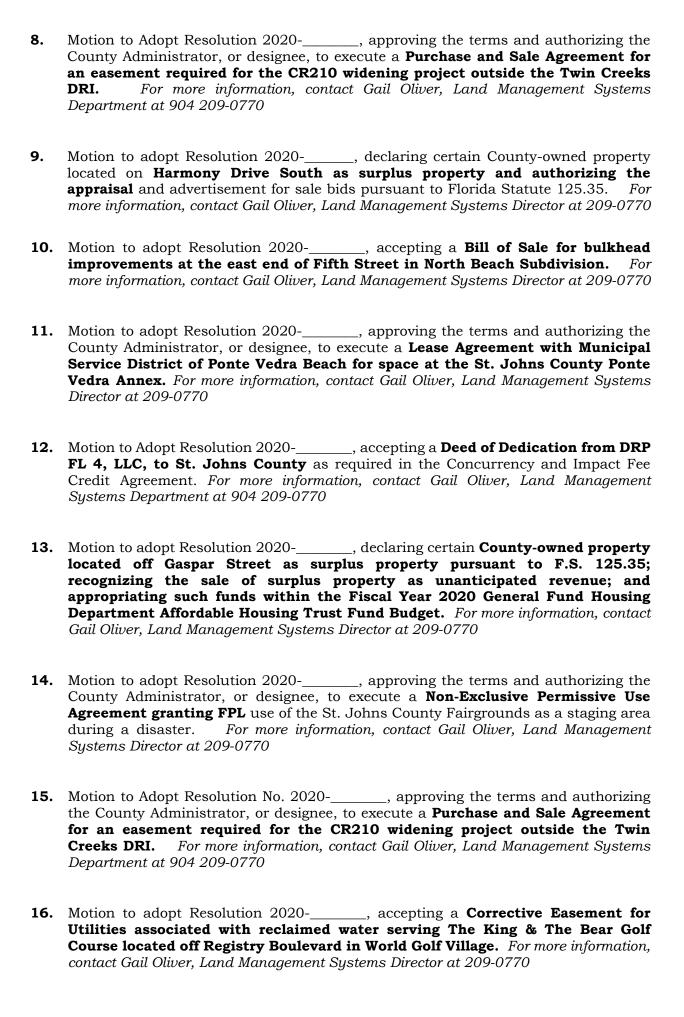
Hunter S. Conrad, County Administrator Patrick F. McCormack, County Attorney

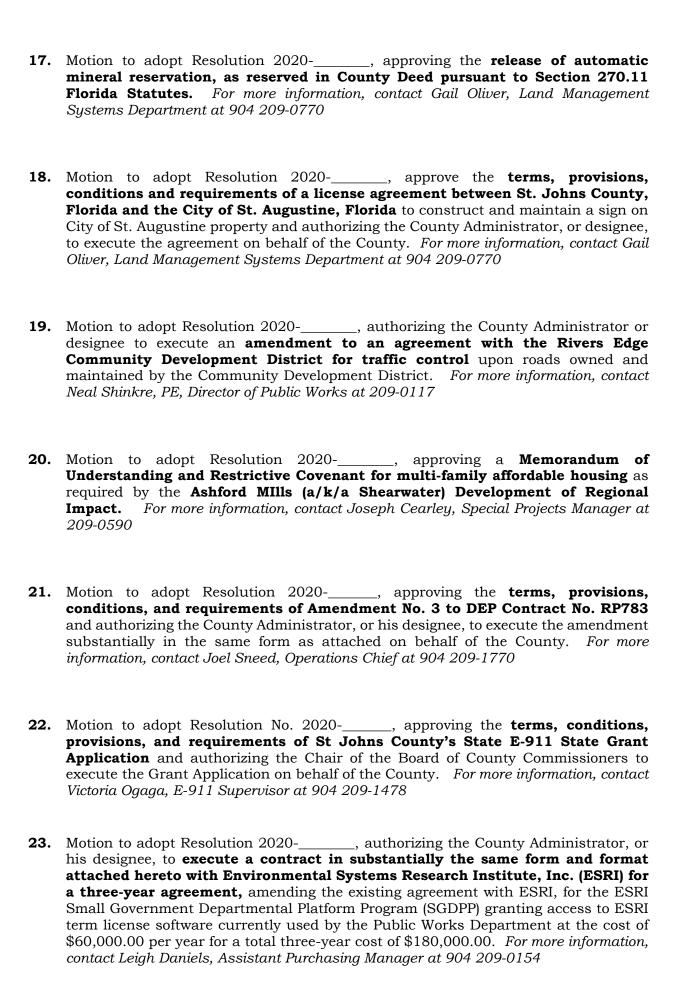
Tuesday, April 7, 2020 9:00 AM

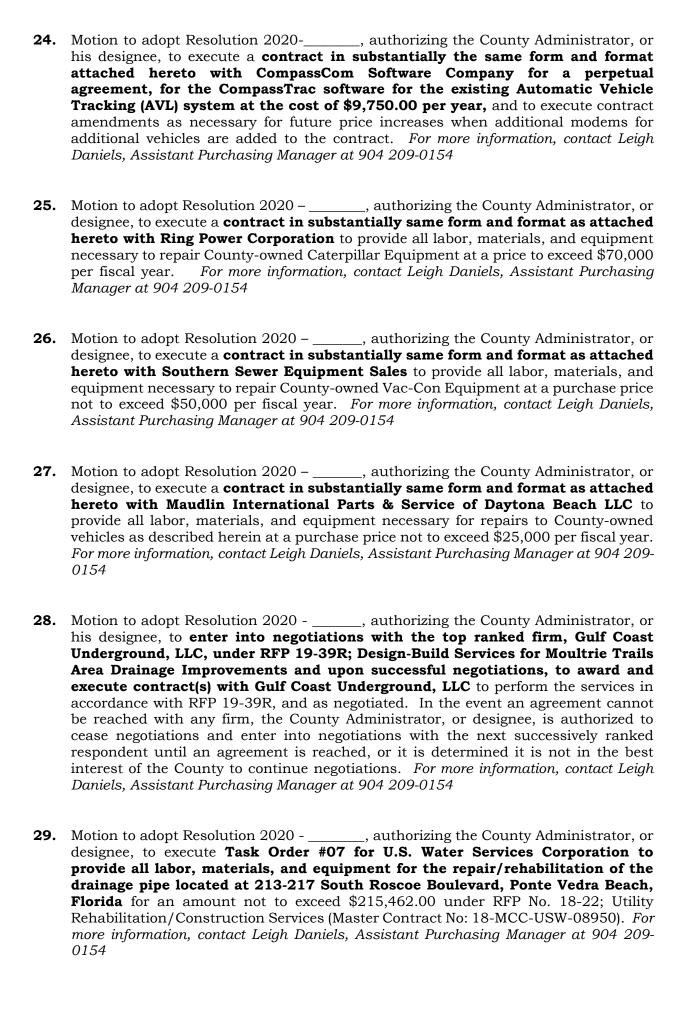
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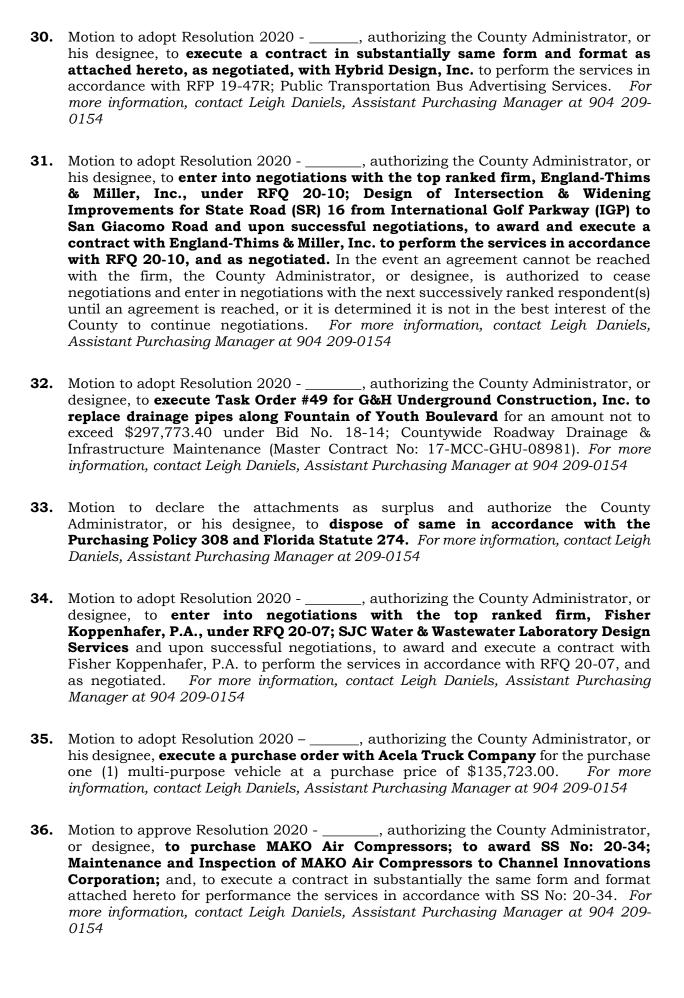
CONSENT AGENDA

1.	Motion to approve the Cash Requirement Report. For more information, contact Lon Stafford, County Chief Financial Officer at 819-3622
2.	Motion to adopt Resolution 2020, approving the final plat for Braewick. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
3.	Motion to adopt Resolution 2020, approving the final plat for Colonnade Drive. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
4.	Motion to adopt Resolution 2020, approving the final plat for HighPointe at RIVERTOWN – PHASE ONE. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
5.	Motion to adopt Resolution 2020, approving the final plat for Shearwater Phase 2C-3 Replat. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
6.	Motion to approve PFS AGREE 2020-01 and authorize the County Administrator to execute the Minorcan Mill PUD Proportionate Fair Share Agreement , finding that the proposed Agreement is consistent with Section 11.09 of the Land Development Code. For more information, contact Victoria Kutney, Transportation Planner at 209-0753
7.	Motion to adopt Resolution 2020, authorizing the notice required by Section 336.10, F.S., for a Public Hearing on May 5, 2020 at 9:00am or at a date and time as soon thereafter as possible to hear a request for the vacation of unopened alleyways, located within Block 12, Hastings Land and Improvement Subdivision (VACROA 2019-04 Ancient City Construction). For more information, contact Jeffrey Petrie, Engineer at 209-0672









37. Motion to approve a General Fund transfer in the amount of \$182,225, and the re-appropriation of \$40,000 from within General Fund Departments, ensure sufficient budget within the County Administration Department for the remainder of Fiscal Year 2020. For more information, contact Jesse Dunn, Director, OMB at 904 209-0568