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, December 1, 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
- Public Comment
- Deletions to Consent Agenda
- Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- Approval of Regular Agenda

Presenter: Joseph Cearley, Special Projects Manager

1. Public Hearing * LDC Amendment - Short Term Vacation Rentals. Proposed Land Development Code Amendments - Amending Articles II and XII of the St. Johns County Land Development Code for Short Term Vacation Rentals

Presenter: Bob Porter, D.R. Horton

Staff Member - Joseph Cearley, Special Projects Manager

District 5

2. Public Hearing * **REZ 2020-17 Ravenswood Subdivision.** Request to rezone approximately 65 acres of land from Planned Unit Development (PUD) and Open Rural (OR) to Workforce Housing (WH) to allow 198 single family homes and 124 multi-family homes.

Presenter: Marcelle and Brian Grimard

Staff Member: Marie E. Colee, Assistant Program Manager

District 3

3. Public Hearing * PLNAPPL 2020-05 - Planning and Zoning Agency Appeal of ZVAR 2020-19. Appeal of the Planning and Zoning Agency Final Order approving a variance to the Land Development Code, Section 2.02.04.B.12 to allow an 8-foot fence in lieu of the 6-foot requirement, specifically located at 6864 Middleton Avenue.

Presenter: Jamie Mackey

Staff Member: Justin Kelly, Senior Planner

District 4

4. Public Hearing * **CPA (SS) 2020-04 Bell Covered Storage.** Adoption of CPA (SS) 2020-04 Bell Covered Storage, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 1.16 acres of land located along Old Dixie Highway, north of Cross Ridge Drive and south of the Nocatee Parkway, from Rural/Silviculture (R/S) to Mixed Use District (MD). This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on November 5, 2020. Agency members voted 6-1 to recommend approval.

Presenter: Jamie Mackey

Staff Member: Justin Kelly, Senior Planner

District 4

5. Public Hearing * **REZ 2020-15 Bell Covered Storage.** Request to rezone approximately 1.16 acres of land from Open Rural (OR) to Commercial Intensive (CI) with conditions to allow for a covered RV/Boat Storage facility.

<u>Presenter: Brad C. Wester, Driver McAfee Hawthorne & Diebenow, PLLC Staff Member: Valerie Stukes, Senior Planner</u>

District 1

6. Public Hearing * **PUD 2020-09 Fountains East PUD.** A request to rezone approximately 41 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow a mix of multi-family residential and general business/commercial uses, specifically located in the northeast quadrant of Interstate 95 and County Road 210. The PZA held a public hearing on November 19, 2020 and voted 5-1 in favor of recommending approval.

Presenter: Ellen Avery-Smith, Esq., Rogers Towers. Staff Member: Megan Kuehne, Planner

District 3

7. Public Hearing * MAJMOD 2020-04 Old Moultrie Bluff PUD. MAJMOD 2020-04 Old Moultrie Bluff PUD request for a Major Modification to the expired Old Moultrie Bluff PUD (ORD 2006-108, as amended) to allow a maximum of 119 townhome units with related recreational facilities and open space; and extending project commencement and completion dates. The Old Moultrie Bluff PUD is located west of US 1 S., east of Old Moultrie Rd., and south of Kings Estate Rd.The Planning and Zoning Agency heard this item on October 15, 2020 and voted 6-0 in favor of recommending approval.

Presenter: Kathryn Whittingotn, Esq./William "Bill" Schilling, Jr. P.E. Staff Member: Justin Kelly, Senior Planner

District 2

8. Public Hearing * MAJMOD 2020-06 Elevation Pointe at Anderson Park PUD. Request for a Major Modification to the Anderson Park PUD (Ordinance 1996-66, as amended) to allow up to 190,000 square feet of non-residential uses, 240 hotel rooms, 430 townhomes, and 320 multi-family residential units. This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on November 5, 2020. Agency members voted to recommend approval, 6-1.

Presenter: Joy Andrews, Deputy County Administrator

- **9. S. Collins Avenue / Westgate Business Park Staff Report.** The Board previously directed staff to evaluate citizen concerns related to S. Collins Avenue and the Westgate Business Park. The citizen concerns specifically regard buffer compliance, commercial truck usage, and drainage and flooding. Staff has evaluated these items and will present the findings and potential options to address these findings for the Board's consideration. Staff is seeking Board direction for further action on this item.
 - Commissioners' Reports
 - County Administrator's Report
 - County Attorney's Report
 - Clerk of Court's Report

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 Ray Blocker

District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium 500 San Sebastian View

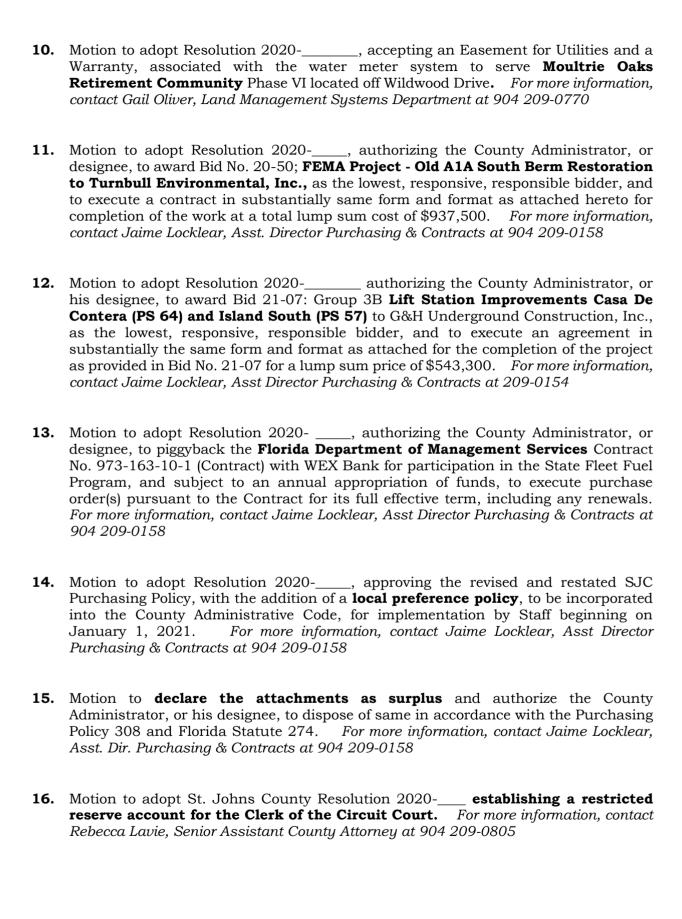
Hunter S. Conrad, County Administrator Patrick F. McCormack, County Attorney

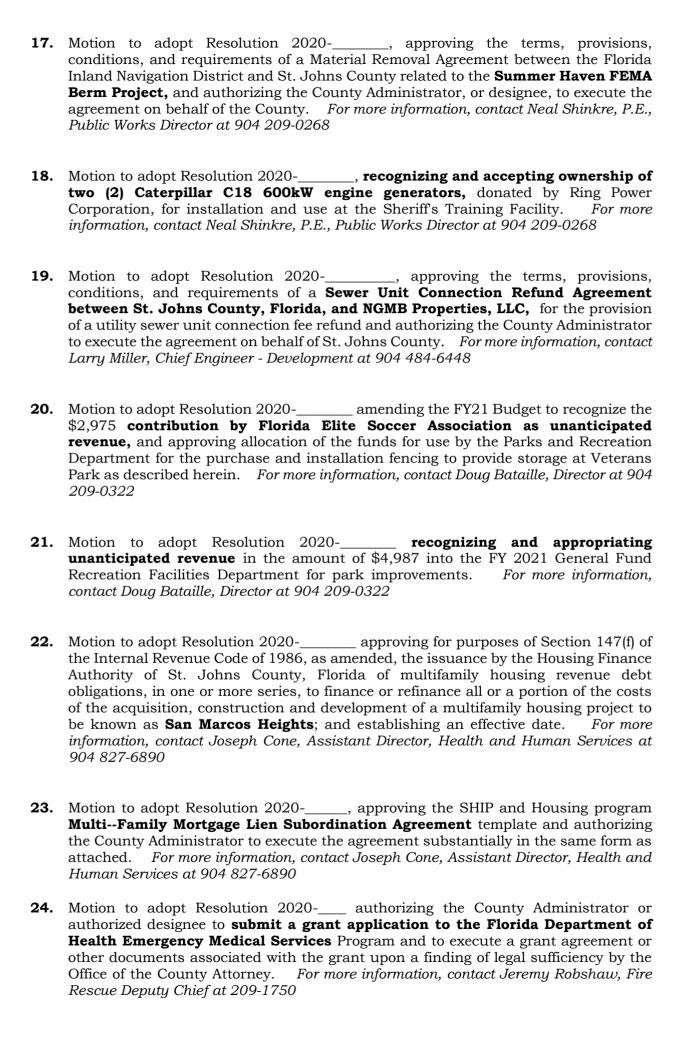
Tuesday, December 1, 2020 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

	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 St. Johns County Emergency Proclamation No. 2020, extending the local state of emergency for an additional seven day period. For more information, contact Patrick F. McCormack, County Attorney at 904 209-0805						
3.	Motion to adopt Resolution 2020, approving the final plat for North Creek (Replat). For more information, contact Tayler Lewis, Application Review Supervisor at 209-0603						
4.	Motion to adopt Resolution 2020, approving the final plat for Grand Oaks Phase 1C Unit 1. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720						
5.	Motion to adopt Resolution 2020, approving the final plat for Entrada Phase 1 Unit 1. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720						
6.	Motion to adopt Resolution 2020, approving the final plat for Crosswater Village Phase 6A. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720						
7.	Motion to adopt Resolution 2020, approving the final plat for Rock Springs Farms. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720						
8.	Motion to adopt Resolution 2020, approving the final plat for Orchard Park Phase 2. For more information, contact Kelly Schley, Application Review Supervisor at 209-0720						
9.	Motion to adopt Resolution 2020, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the lift station to serve Parkland Preserve Phase 1 located off International Golf Parkway. For more information, contact Gail Oliver, Land						

Management Systems Department at 904 209-0770





25. Motion to approve Minutes:

- 10/20/20, BCC Regular
 10/27/20, BCC Special
 11/10/20, BCC Special
 11/03/20, BCC Regular