

# 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**

- 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. **District 5**

### **Presenter: Marcelle and Brian Grimard**

### **Staff Member: Marie E. Colee, Assistant Program Manager**

- 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. **District 3**

**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.

**Presenter: Brad C. Wester, Driver McAfee Hawthorne & Diebenow, PLLC**

**Staff Member: Valerie Stukes, Senior Planner**

**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

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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 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*

10. Motion to adopt Resolution 2020-\_\_\_\_\_, accepting an Easement for Utilities and a Warranty, associated with the water meter system to serve **Moultrie Oaks Retirement Community** Phase VI located off Wildwood Drive. *For more information, contact Gail Oliver, Land Management Systems Department at 904 209-0770*
11. Motion to adopt Resolution 2020-\_\_\_\_\_, authorizing the County Administrator, or designee, to award Bid No. 20-50; **FEMA Project - Old A1A South Berm Restoration to Turnbull Environmental, Inc.**, as the lowest, responsive, responsible bidder, and to execute a contract in substantially same form and format as attached hereto for completion of the work at a total lump sum cost of \$937,500. *For more information, contact Jaime Locklear, Asst. Director Purchasing & Contracts at 904 209-0158*
12. Motion to adopt Resolution 2020-\_\_\_\_\_ authorizing the County Administrator, or his designee, to award Bid 21-07: Group 3B **Lift Station Improvements Casa De Contera (PS 64) and Island South (PS 57)** to G&H Underground Construction, Inc., as the lowest, responsive, responsible bidder, and to execute an agreement in substantially the same form and format as attached for the completion of the project as provided in Bid No. 21-07 for a lump sum price of \$543,300. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 209-0154*
13. Motion to adopt Resolution 2020- \_\_\_\_\_, authorizing the County Administrator, or designee, to piggyback the **Florida Department of Management Services** Contract No. 973-163-10-1 (Contract) with WEX Bank for participation in the State Fleet Fuel Program, and subject to an annual appropriation of funds, to execute purchase order(s) pursuant to the Contract for its full effective term, including any renewals. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
14. Motion to adopt Resolution 2020-\_\_\_\_\_, approving the revised and restated SJC Purchasing Policy, with the addition of a **local preference policy**, to be incorporated into the County Administrative Code, for implementation by Staff beginning on January 1, 2021. *For more information, contact Jaime Locklear, Asst Director Purchasing & Contracts at 904 209-0158*
15. Motion to **declare the attachments as surplus** and authorize the County Administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274. *For more information, contact Jaime Locklear, Asst. Dir. Purchasing & Contracts at 904 209-0158*
16. Motion to adopt St. Johns County Resolution 2020-\_\_\_\_\_ **establishing a restricted reserve account for the Clerk of the Circuit Court.** *For more information, contact Rebecca Lavie, Senior Assistant County Attorney at 904 209-0805*

17. Motion to adopt Resolution 2020-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of a Material Removal Agreement between the Florida Inland Navigation District and St. Johns County related to the **Summer Haven FEMA Berm Project**, and authorizing the County Administrator, or designee, to execute the agreement on behalf of the County. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0268*
18. Motion to adopt Resolution 2020-\_\_\_\_\_, **recognizing and accepting ownership of two (2) Caterpillar C18 600kW engine generators**, donated by Ring Power Corporation, for installation and use at the Sheriff's Training Facility. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0268*
19. Motion to adopt Resolution 2020-\_\_\_\_\_, approving the terms, provisions, conditions, and requirements of a **Sewer Unit Connection Refund Agreement between St. Johns County, Florida, and NGMB Properties, LLC**, for the provision of a utility sewer unit connection fee refund and authorizing the County Administrator to execute the agreement on behalf of St. Johns County. *For more information, contact Larry Miller, Chief Engineer - Development at 904 484-6448*
20. Motion to adopt Resolution 2020-\_\_\_\_\_ amending the FY21 Budget to recognize the \$2,975 **contribution by Florida Elite Soccer Association as unanticipated revenue**, and approving allocation of the funds for use by the Parks and Recreation Department for the purchase and installation fencing to provide storage at Veterans Park as described herein. *For more information, contact Doug Bataille, Director at 904 209-0322*
21. Motion to adopt Resolution 2020-\_\_\_\_\_ **recognizing and appropriating unanticipated revenue** in the amount of \$4,987 into the FY 2021 General Fund Recreation Facilities Department for park improvements. *For more information, contact Doug Bataille, Director at 904 209-0322*
22. Motion to adopt Resolution 2020-\_\_\_\_\_ approving for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Finance Authority of St. Johns County, Florida of multifamily housing revenue debt obligations, in one or more series, to finance or refinance all or a portion of the costs of the acquisition, construction and development of a multifamily housing project to be known as **San Marcos Heights**; and establishing an effective date. *For more information, contact Joseph Cone, Assistant Director, Health and Human Services at 904 827-6890*
23. Motion to adopt Resolution 2020-\_\_\_\_\_, approving the SHIP and Housing program **Multi-Family Mortgage Lien Subordination Agreement** template and authorizing the County Administrator to execute the agreement substantially in the same form as attached. *For more information, contact Joseph Cone, Assistant Director, Health and Human Services at 904 827-6890*
24. Motion to adopt Resolution 2020-\_\_\_\_ authorizing the County Administrator or authorized designee to **submit a grant application to the Florida Department of Health Emergency Medical Services** Program and to execute a grant agreement or other documents associated with the grant upon a finding of legal sufficiency by the Office of the County Attorney. *For more information, contact Jeremy Robshaw, Fire Rescue Deputy Chief at 209-1750*

**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

