

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

District 1 - James K. Johns
District 2 - Jeb S. Smith, Vice-Chair
District 3 - Paul M. Waldron, Chair
District 4 - Jeremiah Ray Blocker
District 5 - Henry Dean



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
Patrick F. McCormack, County Attorney

Tuesday, February 5, 2019 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 - Justin Kelly, Planner

District 3

1. **Public Hearing * REZ 2018-12 6256 Costanero Road.** A request to rezone approximately .23 acres from Commercial, Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)). The Planning and Zoning Agency (PZA) heard the application during their regularly scheduled public hearing on December 20, 2018 and voted 5-0 to recommend approval. There was no discussion or public comment.

Presenter - Casey Dendor, Planner

District 5

2. **Public Hearing * REZ 2018-16 Clark-Hanks Property (3025 3rd Street).** Request to rezone approximately 0.55 acres of land from Commercial, Highway Tourist (CHT) to Residential, Single Family (RS-3) to accommodate construction of a single-family home located at 3025 3rd Street. The Planning and Zoning Agency (PZA) heard the application during their regularly scheduled public hearing on December 20, 2018 and voted 5-0 to recommend approval. There was no discussion or public comment.

District 5

3. **Public Hearing * REZ 2018-13 Smyrna Ready Mix Concrete Batch Plant.** Request to rezone approximately 3.53 acres of land from Industrial Warehouse (IW) with conditions to Heavy Industrial (HI) with conditions to allow for a concrete ready mix batch plant, located west of US Highway 1 North and south of International Golf Parkway. The Planning and Zoning Agency (PZA) heard the request at their regularly scheduled public hearing on December 20, 2018 and voted 5-0 to recommend approval. Discussion resulted in one added condition to the rezoning to limit the uses on the property by prohibiting uses that would be incompatible with the surrounding area (i.e., slaughterhouses, animal processing, chemical and fertilizing plants, power plants, and petroleum refining).

Presenter - Beverly Frazier, Senior Supervising Planner

District 3

4. **Public Hearing * CPA(SS) 2018-05 Pellicer Creek Outpost.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.61 acres of land, less the Coastal High Hazard Area (CHHA) from Rural/Silviculture (R/S) to Residential-A (Res-A) and include a textual policy limitation of four (4) dwelling units, located at 10260 US-1 South. The Planning and Zoning Agency recommended approval of this amendment with a 6-0 vote at the December 6, 2018 meeting.

District 3

5. **Public Hearing * REZ 2018-08 Pellicer Creek Outpost.** Request to rezone approximately 25.3 acres of land from an expired Planned Unit Development (PUD) to Open Rural (OR) to utilize the property for residential and agricultural uses, located at 10260 US Highway 1 South. This rezoning request is companion to application CPA(SS) 2018-05 to amend the Future Land Use Map for 9.6 acres of the property from Rural Silviculture (R/S) to Residential-A (Res-A) with a textual policy to allow a maximum of four (4) dwelling units. The Planning and Zoning Agency recommended approval of this rezoning with a 6-0 vote at the December 6, 2018 meeting.

Presenter - Lisa Brown, Senior Supervising Planner

District 3

6. **Public Hearing * NZVAR 2018-10 Pellicer Creek Outpost.** Request for Non-Zoning Variance to Land Development Code, Section 5.01.01.C, to allow relief from the requirements to file a subdivision plat. This application is companion to CPA (SS) 2018-05 and REZ 2018-08 Pellicer Creek Outpost.

Presenter - Beverly Frazier, Senior Supervising Planner

District 2

7. **Public Hearing * PLNAPPL 2018-07 and PLNAPPL 2018-08 Hicks Elkton Borrow Pit Special Use Permit.** Requests from Mark Atkins, on behalf of North Florida Bicycle Club, and Dale & Molly Jackson, adjacent property owners, to appeal the approval of Special Use Permit for Hicks Elkton Borrow Pit (SUPMAJ 2018-12) by the Planning and Zoning Agency. The approval permits development of a 35-acre excavation site on a 124-acre parcel of land in Open Rural (OR) zoning subject to the criteria of Section 2.03.10 and Section 6.04.09 of the Land Development Code. The Special Use Permit was approved by the Planning and Zoning Agency with a 5-2 vote at the November 1, 2018 meeting, with Mr. Woodward and Mr. Alaimo dissenting.

Presenter - Cynthia A. May, Senior Planner

District 1

8. **Public Hearing * COMPAMD 2018-09 Mill Creek Forest (TRANSMITTAL).** Transmittal hearing for COMPAMD 2018-09 known as Mill Creek Forest, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential - B with a text amendment limiting the number of residential units to a maximum of 305 single family dwelling units. The subject property fronts along Greenbriar Road, east of Longleaf Pine Parkway in the vicinity of 601 Greenbriar Road. On May 2, 2018, the majority of Board of County Commissioners voted to Deny adoption. This is a new application to request a Comprehensive Plan Amendment. Please see Growth Management Department staff report for project history and details. The Planning and Zoning Agency held a public hearing on December 6, 2018, and voted 3-2 in favor of recommending transmittal of COMPAMD 2018-09 Mill Creek Forest.

Presenter - Cynthia A. May, Senior Planner

District 2

- 9. Public Hearing * COMPAMD 2016-06 Minorcan Mill (TRANSMITTAL).** Transmittal hearing for COMPAMD 2016-06 Minorcan Mill, a Comprehensive Plan Amendment to amend 58.24 acres on the Future Land Use Map from Agricultural Intensive (AI) to Residential-B (Res-B), with a text amendment limiting the maximum number of single-family residential units to 125. The Planning and Zoning Agency held a public hearing on December 6, 2018, and voted 3-2 in favor of recommending denial of transmittal of COMPAMD 2016-06 Minorcan Mill.

Recess Board of County Commissioners Meeting and Convene St. Johns County Community Redevelopment Agency

Presenter - Shawna Novak, Director, Health and Human Services

District 5

- 10. Agreement between the St. Johns County Community Redevelopment Agency and Vilano Beach Main Street, Inc.** The St. Johns County Board of County Commissioners, by the adoption of its Resolution 2002-184, established the boundaries of the Vilano Beach Community Redevelopment Area, and, by the adoption of its Resolution 2002-208, incorporated the boundary areas of the Vilano Beach Community Redevelopment Area into the CRA. The Vilano Beach Main Street, Inc., (VBMS), is a not-for-profit organization dedicated to enhancing, promoting, and preserving the historic character and economic vitality of the Vilano Beach Town Center by implementing the national Main Street program. On January 11, 2018, the VBMS requested funding from the St. Johns County Community Redevelopment Agency to continue its efforts as a recognized Florida Main Street community. This funding request was approved as part of the adoption of the FY 2019 budget which was adopted on September 20, 2018. This agenda item is a sub-recipient agreement between the County and VBMS in an amount not to exceed \$10,000 for the purpose of providing services in support of economic development within the Vilano Beach Community Redevelopment Area as recommended by the July 31, 2007 Market Analysis prepared by Thomas Point and Associates. A motion to approve this sub-recipient agreement is necessary.

Adjourn St. Johns County Community Redevelopment Agency and Convene Board of County Commissioners Meeting

Presenter - Paolo Soria, Senior Assistant County Attorney

- 11. LDC Discussion Item - Vacation Rentals.** During recent Board of County Commissioners meetings, several members of the general public expressed concern regarding short term vacation rentals (vacation rentals). For this discussion, vacation rentals are the rental, often for less than a week, of a single family residential dwelling units not for permanent residence but for vacation lodgings. Due to the strong pre-emption by the state, local governments without short-term rental regulation in place prior to June 1, 2011, have had their zoning authority stripped and are now seeing vacation rentals completely overtaking residential neighborhoods. Staff conducted a community meeting on October 9, 2018. This discussion item will summarize staff's findings and research and the results of the community meetings and survey regarding vacation rentals.

- ❖ 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 Allen MacDonald, County Finance Director at 819-3669*
2. Motion to approve the **North Creek PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2018-06).** *For more information, contact Heather Stahl, Transportation Planner at 904 209-0753*
3. Motion to approve **IFAM 2018-01** and authorize the County Administrator to execute the Agreement Terminating **Project Family Concurrency and Impact Fee Credit Agreement** finding that the termination of PFS AGREE 2017-02 is consistent with Article XI of the Land Development Code, as amended. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
4. Motion to adopt Resolution 2019-_____, authorizing the County Administrator to execute the **Impact Fee Credit Agreement with Property Management Support, Inc., as Trustee of St. Johns Parkway Land Trust u/t/a (IFA 2018-02)** with a total road impact fee credit of \$1,600,000.00. *For more information, contact Jan Trantham, Senior Transportation Planner at 209-0611*
5. Motion to adopt Resolution 2019-_____, accepting a **deed of dedication for right-of-way along County Road 2209** in connection with **The Shoppes at St. Johns Parkway.** *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
6. Motion to adopt Resolution 2019-_____, accepting a **Final Release of Lien, Warranty, Easement for Utilities, Special Warranty Deed, and Bill of Sale and Schedule of Values** conveying all personal property associated with the **sewer system to serve Dolphin Cove located off A1A North.** *For more information, contact Gail Oliver, Land Management Systems, Director at 209-0770*
7. Motion to adopt Resolution 2019-_____, approving the terms and authorizing the County Administrator, or Designee, to execute a **Lease Agreement with The First Tee of North Florida, Inc. for space at the St. Johns County Golf Club, Elkton, Florida.** *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

8. Motion to adopt Resolution 2019 - _____, accepting an **Easement for Utilities** and Access for the relocation and construction of a lift station site and sewer lines located off **A1A Beach Boulevard, St. Augustine Beach**. *For more information, contact Gail Oliver, Land Management Systems Director at 209-0770*

9. Motion to adopt Resolution 2019-_____, approving the terms, provisions, conditions, and requirements of a **Construction Agreement with the School Board of St. Johns County, Florida to complete the Ray Road Turn Lane Improvements**; authorizing the County Administrator, or his designee, to execute the Construction Agreement; amending the FY2019 Transportation Trust Fund budget to receive unanticipated revenue; and authorizing expenditure of unanticipated revenue by the Public Works Department. *For more information, contact Neal Shinkre, P.E., Public Works Director at 904 209-0266*

10. Motion to adopt Resolution 2019- _____, authorizing the County Administrator, or his designee, to **piggyback the FDOT Public Transit Office's Contract No: TRIPS-17-CA-CBS** substantially in the same form as attached for the **purchase of four (4) new Champion Cutaway Transit Vehicles (Buses) from Creative Bus Sales, Inc.** for a total purchase price of \$335,880.00. *For more information, contact Jaime Locklear, Purchasing Manager at 904 209-0158*

11. **Proofs:**
 - Proof: Request for Bids, Bid No.: 19-27; Remington Forest Drive Drainage Improvements, published on December 10, 2018, and December 17, 2018, in the St. Augustine Record.
 - Proof: Request for Bids, Bid No.: 19-28; Bartram Trail Branch Library Fire Sprinkler Replacement, published on December 10, 2018, and December 17, 2018, in the St. Augustine Record.
 - Proof: Notice of Meeting, Annual Ethics Training for the Board of County Commissioners, held on December 20, 2018, published on December 14, 2018, in the St. Augustine Record.
 - Proof: Notice of Intent, Adoption of a resolution on the vacation of certain streets, alleyways, easements, or roads on a portion of St. Augustine South Drive, published on December 26, 2018, in the St. Augustine Record.

