# 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, August 3, 2021 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 Safety Update
- Deletions to Consent Agenda
- Approval of Consent Agenda
- ❖ Additions/Deletions to Regular Agenda
- Approval of Regular Agenda

<u>Presenter: Ellen Avery-Smith, Esq., Rogers Towers</u> <u>Staff Member: Justin Kelly, Senior Planner</u>

#### District 1

1. **Public Hearing** \* **DRI MOD 2021-01 Rivertown DRI.** Request to amend the Rivertown DRI to extend the dates by which the developer is required to construct a four-lane portion of CR 223 from CR 210 to Longleaf Pine Parkway, extend commencement date for the construction of required Affordable Housing units, revise the contribution schedule to the County for "Down Payment Assistance", extend phasing and build out dates based on legislative extension orders, and reflect amendments to Section 380.06(6), F.S. regarding the requirement for biennial monitoring reports. This item was heard before the Planning and Zoning Agency at their regularly scheduled public hearing on June 17, 2021, and was recommended for approval by a vote of 6-1.

<u>Presenter: Shannon Acevedo, Matthews Design Group</u> <u>Staff Member: Joseph C. Cearley, Special Projects Manager</u>

#### District 2

**2. Public Hearing** \* **COMPAMD 2020-09 Indian Branch Farms.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 33.5 acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A). The Planning and Zoning Agency heard this item at a regularly scheduled meeting on June 17, 2021 where they voted to recommend adoption of the Comprehensive Plan amendment with a 5-2 vote.

<u>Presenter: Katie S. Buchanan - Hopping Green & Sams, P.A.</u> Staff Member: Jacob Smith, Senior Planner

District 2

**3. Public Hearing** \* CDD AMD-2021-05 Trout Creek CDD. Petition to amend the Trout Creek Community Development District (CDD), to add approximately 452.62 acres. If approved, the CDD will encompass approximately 1450.52 acres and will serve the Ashford Mills Planned Unit Development (PUD). The CDD is located in Commissioner Districts 1 and 2.

Presenter: Bill Miller, Applicant

Staff Member: Justin Kelly, Senior Planner

District 3

**4. Public Hearing** \* **REZ 2021-12 Content A1A Rezoning.** Request to rezone approximately 0.44 acres from Commercial, Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for two (2) single family homes. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on June 3, 2021. The Agency voted unanimously to recommend approval, 7-0.

Presenter: Ralph Gambale, Applicant

Staff Member: Benjamin Powelson, Engineer

District 2

5. Public Hearing \* VACROA 2021-04 - a Public Hearing to vacate an unopened/unimproved right-of-way within the Atcheson Subdivision. The applicant requests a vacation of a section unopened/unimproved Cypress Avenue, also known as Cypress Street, between Lots 17 and 18 within the Atcheson Subdivision. Based on staff's review thus far, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation.

#### Presenter: Joseph Cearley, Special Projects Manager

- **6. First Reading LDC Amendments Family Farms.** Land Development Code Amendment Family Farms. The attached draft ordinance proposes modifications to the text of Sections 5.04.02 "Design Rule", 5.04.06 "Exemptions to PRD Requirements", and 6.08.17 "Family Farms." The Second Reading and public hearing is scheduled for August 17, 2021. The Planning and Zoning Agency heard this item at a regularly scheduled public hearing on July 15, 2021, and voted unanimously to recommend approval with a 6-0 vote.
- 7. **First Reading LDC Amendments Workforce Housing.** Land Development Code Amendment Workforce Housing. The attached draft ordinance proposes modifications to the text of Sections 5.11.00 "Workforce Housing Zoning designation" and Article XII, "Definitions." The Second Reading and public hearing is scheduled for August 17, 2021. The Planning and Zoning Agency heard this item at a regularly scheduled public hearing on July 15, 2021, and voted unanimously to recommend approval with a 6-0 vote.

## Presenter: Jesse Dunn, Director, Office of Management & Budget

- 8. Fiscal Year 2022 Recommended Budget and Proposed Millage Rates. The annual County budget process requires a number of steps, ranging from its preparation through adoption, per Florida Statutes (F.S. 129.03(3) and F.S. 200.065, Truth in Millage requirements). The Truth in Millage (TRIM) process informs taxpayers and the public about the legislative process by which local taxing authorities determine ad valorem (property) taxes. On July 20, 2021, the Board of County Commissioners received the FY 2022 Recommended Budget, balanced with expenditures and adequate reserves within each County fund equal to projected fund revenues. County Administration's Recommended Budget represents a funding level that can reasonably assure the achievement of St. Johns County's operational needs while minimizing the tax impact on its citizenry. An electronic version (in pdf format) of the workbook may be found on the County's website at: www.sjcfl.us/OMB. Following the development and presentation of a Recommended Budget, the County is obligated to provide certain information concerning that budget to the Property Appraiser. This information includes 1.) The FY 2021 millage rates; 2.) The FY 2022 proposed millage rates; 3.) The FY 2022 rolled-back rates; and 4.) The date, time, and meeting place of the tentative budget hearing. This information is placed on Department of Revenue DR-420 forms and forwarded to the Property Appraiser. Those forms provide the basis for the "TRIM" notice mailed by the Property Appraiser to property owners in St. Johns County. The BCC will need to approve proposed Millage rates (see the attached sheet) for the County's TRIM mailing, and approve September 7, 2021 @ 5:01 PM in the County Auditorium as the Date, Time and Place of the first public hearing for the adoption of the FY 2022 Annual Budget. For practical purposes, once the tentative Millage rates are set, they can still be decreased but not increased.
  - Public Comment
  - Commissioners' Reports
  - County Administrator's Report
  - County Attorney's Report
  - Clerk of Court's Report

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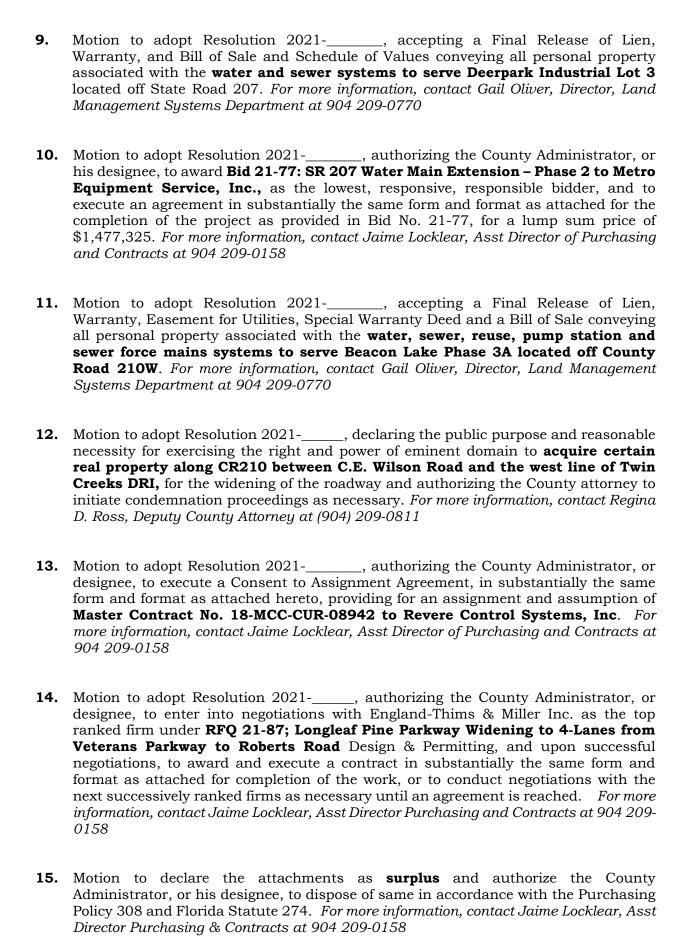
Tuesday, August 3, 2021 9:00 AM

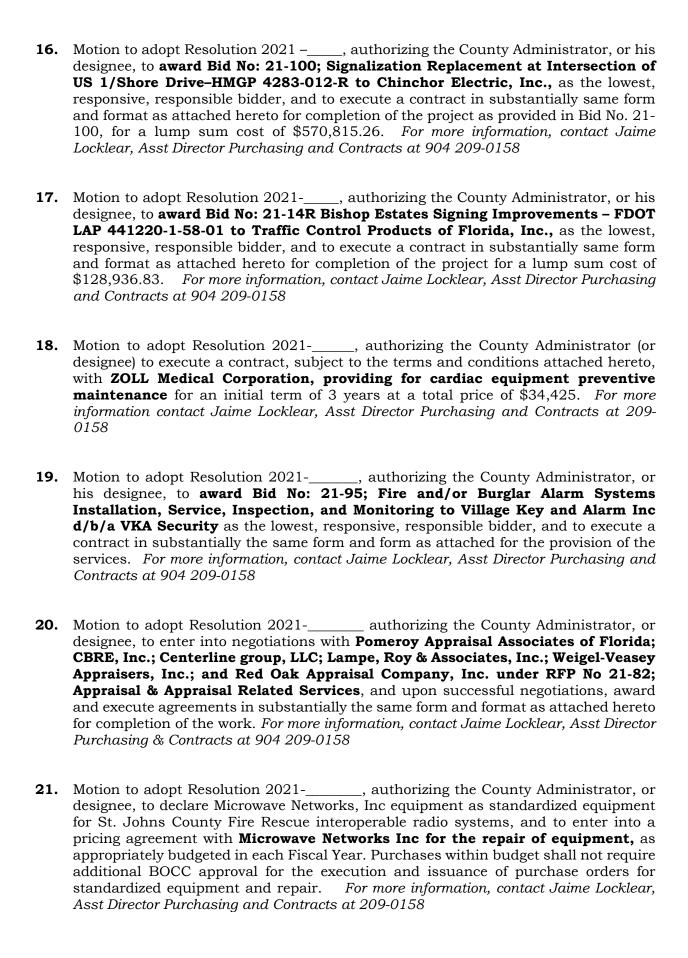
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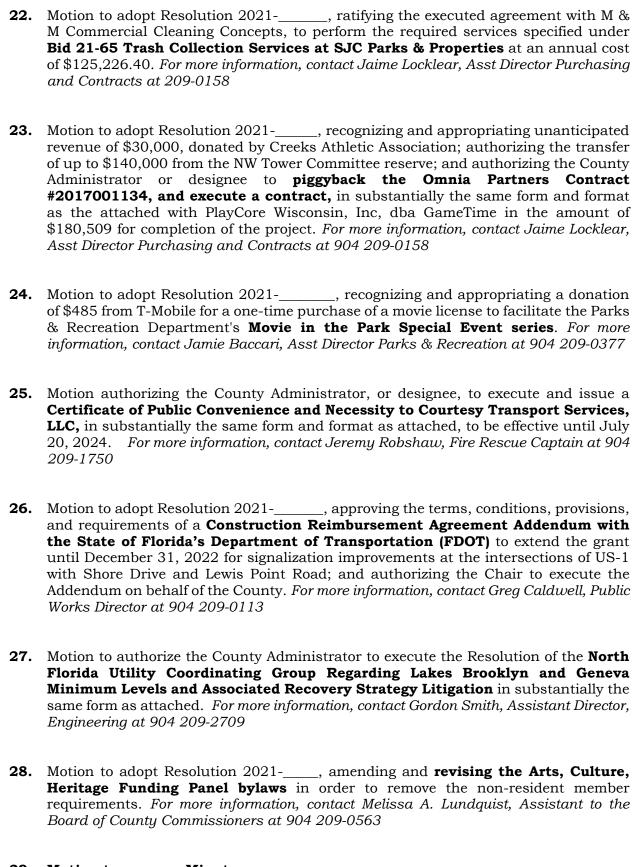
#### CONSENT AGENDA

1.	<b>Motion to approve the Cash Requirement Report.</b> For more information, contact Lon Stafford, Director of Financial Support at 819-3622
2.	Motion to adopt Resolution 2021, approving the <b>final plat for Arbors at Rivertown - Phase Two.</b> For more information, contact Kelly Schley, Application Review Supervisor at 209-0720
3.	Motion to adopt Resolution 2021, approving the <b>final plat for Bartram Ranch - Phase 3.</b> For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603
4.	Motion to adopt Resolution 2021, approving the <b>final plat for Silver Landing.</b> For more information, contact Nichole Bradley, Application Review Supervisor at 209-0603
5.	Motion to adopt Resolution 2021, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale associated with the <b>water and sewer systems to serve Trailmark East Parcel - Phase 1</b> located off County Road 13A. For more information, contact Gail Oliver, Director, Land Management Systems Department at 904 209-0770
6.	Motion to adopt Resolution 2021, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values conveying all personal property associated with the <b>water system to serve ARC Hurricane Shelter</b> located off State Road 16. For more information, contact Gail Oliver, Director, Land Management Systems Department at 904 209-0770
7.	Motion to adopt Resolution 2021, approving and authorizing the Chair of the Board, on behalf of the County, to execute an easement to Florida Power & Light Company to provide <b>electrical service</b> to the new multipurpose ballfield as part of the <b>Davis Park Expansion Project</b> . For more information, contact Gail Oliver, Director, Land Management Systems Department at 209-0770
8.	Motion to adopt Resolution 2021, approving the terms of an Easement for Utilities for installation of a reclaimed water and sewer force mains near the intersection of A1A North and Palm Valley Road. For more information, contact Gail

Oliver, Director, Land Management Systems Department at 209-0770







- 29. Motion to approve Minutes:
  - 7/20/2021, BCC Regular Meeting