

ST. JOHNS COUNTY Planning & Zoning

BOARD

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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Lex Taylor III, Deputy County Attorney

Thursday, July 18, 2024 1:30:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, July 18, 2024 1:30:00 PM in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

This Agenda may contain both regular business items and specially advertised Public Hearing items. Business items are those that require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are items that require advertising in a newspaper, notification of adjacent property owners, and posting of a sign on the subject property. **This agenda is subject to change at the discretion of the Planning and Zoning Agency and further subject to proper notice requirements as may be required for individual agenda items.**

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- Public Comments

** The REZ 2023-23 Osceola Lakes application will not be heard during the July 18, 2024 PZA. The application was rescheduled to the August 1, 2024 PZA Hearing. **

AGENCY ITEMS

Presenter - Ellen Avery-Smith, Esq. Rogers Towers, P.A.

Staff - Brandon Tirado, Planner

District 4

1. **TUP 2024-01 The PLAYERS Championship Parking.** Request to extend the previously approved Temporary Use Permit (TUP 2013-04) for The PLAYERS Championship Temporary Parking Lot, and access to Roscoe Boulevard and Solana Road via private easement annually during the 12-day PLAYERS Championship at Sawgrass. The Temporary Use Permit shall be for a maximum of 12 days per year, beginning in March 2025 for a period of ten (10) years, generally located along the private easement east of N. Roscoe Blvd., north of Palm Valley Road, and south of Solana Road.

Presenter - Geoffrey C. Batteiger

Staff - Marie Colee, Assistant Program Manager

District 2

2. **SUPMIN 2024-04 Murray-Gonzales Flores Mobile Home.** Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08., specifically located at 200 N. Brevard St.

Presenter - Nathan Stuart, Owner

Staff - Marie Colee, Assistant Program Manager

District 2

3. **SUPMAJ 2024-08 Outback Crab Shack.** Request for a Special Use Permit to allow for on-premise consumption of alcoholic beverages under the regulation of a State of Florida Type 4COP/SFS beverage license pursuant to Land Development Code Section 2.03.02 specifically located at 8155 County Road 13 North.

Presenter - Brad Wester | Driver McAfee Hawthorne & Diebenow, PLLC

Staff - Justin Kelly, Senior Planner

District 2

4. **MAJMOD 2024-01 St. Augustine Premium Outlets.** Request for a Major Modification to the St. Augustine Outlet Center PUD (Ordinance 1989-51, as amended) to add temporary Outdoor Sales and Display, and the on-site sale and consumption of alcoholic beverages as allowed uses.

Presenter - Douglas N. Burnett | St. Johns Law Group

Staff - Justin Kelly, Senior Planner

District 3

5. **REZ 2023-21 Ohana Breeze.** Request to rezone approximately 0.21 acres of land, located along the eastern side of AIA South, north of Treasure Beach Road, from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family [RMH(S)] to allow for one (1) single family residence.

Presenter - Jack D. Wiles

Staff - Trevor Steven, Planner

District 5

6. **REZ 2024-10 1974 State Road 16.** Request to rezone approximately 4.4 acres of land from Open Rural (OR) and Commercial Intensive (CI) to Commercial Intensive (CI) to provide for the same zoning over the entirety of the site, and allow for the use of Boat Sales, Service, and Storage.

- Staff Reports
- Agency Reports
- Meeting Adjourned

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209- 0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, not later than 5 days prior to the date of this meeting.

If the use of visual aids as part of any presentation to the Planning and Zoning Agency or the Board of County Commissioners is needed, such arrangements must be made at least twenty- four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Section at (904) 209-0675. The St. Johns County Planning and Zoning Agency meetings are held the first and third Thursdays of each month commencing at 1:30 PM in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL. Applications are scheduled for the next available Planning and Zoning Meeting upon a determination of completeness. The following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Agency reserves the right to cancel the meeting schedule as needed.