

ST. JOHNS COUNTY
Planning & Zoning

BOARD

Meagan Perkins
Jack Peter
Greg Matovina
Henry F. Green
Dr. Richard Hilsenbeck

Elvis Pierre
Judy Spiegel



REGULAR MEETING MINUTES

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

MEMBERS PRESENT:

Jack Peter, District 4, Chair
Dr. Richard A. Hilsenbeck, District 3, Vice-Chair
Elvis G. Pierre, District 2
Gregory Matovina, District 1
Henry F. Green, District 5
Judy Spiegel, District 3

MEMBERS ABSENT:

Meagan Perkins, District 4

STAFF PRESENT:

Jacob Smith, Planning Manager
Keisha Frank, Senior Planner
Lex Taylor, Sr. Assistant Attorney
Jasmine Allen, GIS Technician
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- Public Comments
- Statement read into the record: 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

(00:03:12) 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.

Ex parte communication was disclosed.

Ms. Avery-Smith presented details pertaining to the Temporary Use Permit Request.

Agency discussion clarifying the 12-day period which aligns with the Players calendar as well as flow of traffic.

Public Comment: Capt. Tres Edenfield

Additional Discussion: None

Motion to approve by Mr. Matovina, second by Mr. Green (Motion Passes 6/0; Absent: Ms. Perkins) TUP 2024-01 The PLAYERS Championship Parking based upon four (4) findings of fact and subject to eleven (11) conditions, as provided within the Staff Report.

Presenter - Geoffrey C. Batteiger

Staff - Marie Colee, Assistant Program Manager

(01:30:46) 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.

Ex parte communication was disclosed.

Mr. Batteiger presented details pertaining to the Special Use Permit request.

Agency Discussion: None

Public Comment: None

Motion to approve by Ms. Spiegel second by Mr. Pierre (Motion Passes 6/0; Absent: Ms. Perkins) SUPMIN 2024-04 Murray-Gonzales Flores Mobile Home based upon eight (8) findings of fact and ten (10) conditions as provided in the Staff Report.

Presenter - Nathan Stuart, Owner

Staff - Marie Colee, Assistant Program Manager

(00:13:36) 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.

Ex parte communication was disclosed.

Mr. Brown presented details pertaining to the Special Use Permit request.

Agency clarification on opening once the license is decided on as well as boat parking slips as well as lighted pathways to and from the boat parking.

Public Comment: None

Additional Discussion: Agency discussion around parking calculations pertaining to cars and boats as the code does not specify boat parking. Additional discussion regarding lighted pathways to and from the boat parking.

Motion to approve by Mr. Green second by Dr. Hilsenbeck (Motion Passes 5/1: Dissenting Vote: Ms. Spiegel; Absent: Ms. Perkins) 2024-08 Outback Crab Shack based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

Presenter - Brad Wester | Driver McAfee Hawthorne & Diebenow, PLLC
Staff - Justin Kelly, Senior Planner

(00:33:49) 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.

Ex parte communication was disclosed.

Mr. Wester presented details pertaining to the Major Modification Request.

Agency clarification regarding food sales and vending as well as where the threshold for land devoted to sales clarification of parking space used throughout the year will not impede on required parking as defined by the code.

Public Comment: None

Additional Discussion: Discussion pertaining to automobile overflow parking adjustment from 180 days to 90 days. Clarification regarding security for the property.

Motion to RECOMMEND APPROVAL by Mr. Green, seconded by Mr. Pierre (Motion Passes 6/0; Absent: Ms. Perkins) of MAJMOD 2024-01 St. Augustine Premium Outlets based on six (6) findings of fact, as provided within the Staff Report with the change in automobile overflow parking from 180 to 90 days.

Presenter - Douglas N. Burnett | St. Johns Law Group
Staff - Justin Kelly, Senior Planner

(01:01:14) 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.

Ex parte communication was disclosed.

Mr. Burnett presented details pertaining to the Rezoning request.

Agency requests clarification of and discussion regarding 10% preservation for the 6 significant natural communities which will be reviewed during the clearance sheet process. Clarification regarding permissible development without this rezoning application approval.

Public Comment: None

Additional Discussion: None

Motion to RECOMMEND APPROVAL by Mr. Green, second by Mr. Pierre (motion passes 6/0; Absent: Ms. Perkins) of REZ 2023-21 Ohana Breeze based on four (4) findings of fact, as provided in the Staff Report.

Presenter - Jack D. Wiles
Staff - Trevor Steven, Planner

(01:12:20) 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.

Ex parte communication was disclosed.

Mr. Wiles representative presented details pertaining to the rezoning request.

Agency Discussion regarding Phase 1 environmental evaluation; acknowledgement and discussion of location of 4 specimen trees on the property. Discussion regarding traffic generation as well clarification on the total capacity of State Rd 16. Staff (Jan Trantham) provided additional details regarding FDOT requirements for the median and the roadway.

Public Comment: None

Motion to RECOMMEND APPROVAL by Ms. Spiegel, second by Mr. Green (Motion Passes 6/0; Absent: Ms. Perkins) of REZ 2024-10 1974 State Road 16 based on four (4) findings of fact, as provided in the Staff Report. in the Staff Report.

- Staff Reports: There will be Open House events for the Comprehensive Plan on July 23, 2024 from 10am -12pm as well as 530pm -730pm. August 1, 2024 is the next regularly scheduled PZA hearing.
- Agency Reports: None at this time
- Meeting Adjourned: 3:05pm

Minutes approved on the 15 day of August, 2024.



Chair / Vice-Chair
Planning and Zoning Agency



Clerk, Growth Management

*For more detailed Minutes, please visit the St. Johns County GTV video recording:

<http://www.sjcfcl.us/GTV/WatchGTV.aspx>