

**ORDINANCE NO. 2024 - 38**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE OUTLET CENTER (PUD), ORDINANCE NO. 1989-51, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

Public Records of St. Johns County, FL  
Clerk number: 2024067425  
BK: 6009 PG: 867  
8/26/2024 2:59 PM  
Recording \$86.50

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**WHEREAS**, the development of lands within this Major Modification shall proceed in accordance with the application dated January 10, 2024, in addition to the supporting documents and statements from the applicant which are a part of file **MAJMOD 2024-01 St. Augustine Premium Outlets**, for a Major Modification to the St. Augustine Outlet Center (PUD), Ordinance 1989-51, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

**SECTION 1.** That development of lands, described in the attached Exhibit "A", within the St. Augustine Premium Outlets PUD, shall be zoned and proceed in accordance with Ordinance Number 1989-51, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text).

**SECTION 2.** That the need and justification for modification of the St. Augustine Outlet Center PUD, Ordinance Number 1989-51, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the St. Augustine Outlet Center PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the St. Augustine Outlet Center PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the St. Augustine Outlet Center PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text for the St. Augustine Outlet Center PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the St. Augustine Outlet Center PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

**SECTION 3.** That all other provisions of the St. Augustine Outlet Center PUD (Ordinance 1989-51, as amended), not in conflict with the provision of this Ordinance, shall remain in full force and effect.

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.


**SECTION 5.** That the terms of this modification to the St. Augustine Outlet Center PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**SECTION 6.** This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**SECTION 7.** It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 20th DAY OF August, 2024.**

**BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Sarah Arnold, Chair

Rendition Date AUG 20 2024

**ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller**

BY:   
Deputy Clerk

**EFFECTIVE DATE: AUG 23 2024**



## EXHIBIT A

### Legal Description

#### PARCEL I:

A portion of Section 6, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

BEGINNING at I-95 Station 8284+42.34 on the Southwesterly right of way line of Interstate Highway No. 95 (according to Florida Department of Transportation Right of Way Map, Section 78080-2405); THENCE South 38° 29' 40" East, along said Southwesterly right of way line, a distance of 1235.87 feet to I-95 Station 8272+06.47, said point being the Point of Curvature of a curve to the right concave Southwesterly and having a radius of 5579.58 feet; THENCE Southeasterly around and along the arc of said curve and continuing along said Southwesterly right of way line, a distance of 1426.59 feet, said arc being subtended by a chord bearing and distance of South 31° 10' 11" East, 1422.71 feet to the most Easterly corner of those certain lands described in Official Records Book 688, Page 1995 of the Public Records of said County; THENCE South 53° 22' 18" West, along the Southeasterly line of said last mentioned lands and along the Southeasterly line of those certain lands described in Official Records Book 231, Page 678 of said Public Records, a distance of 412.13 feet; THENCE North 36° 16' 19" West, and continuing along the boundary of said last mentioned lands, a distance of 150.00 feet; THENCE South 53° 22' 18" West, and continuing along said boundary of said last mentioned lands, a distance of 300.00 feet to a point situate in the Northeasterly right of way line of State Road No. 16 and/or Mill Creek Road (a 200 foot right of way as now established); THENCE North 36° 16' 19" West, along said Northeasterly right of way line and continuing along the boundary of said last mentioned lands, a distance of 50.00 feet;

THENCE North 53° 22' 18" East, and continuing along said boundary of said last mentioned lands, a distance of 300.00 feet; THENCE North 36° 16' 19" West, and continuing along said boundary of said last mentioned lands, a distance of 100.00 feet;

THENCE North 53° 22' 18" East, and continuing along the boundary of said last mentioned lands, a distance of 402.87 feet to the most Northerly corner thereof and a point situate in the Northeasterly boundary of those certain lands described in Deed Book 204, Page 35 of said Public Records;

THENCE North 36° 15' 40" West, along the Northeasterly boundary of said last mentioned lands and along the Northeasterly boundary of those certain lands described in Deed Book 208, Page 520 of said Public Records and along the Southwesterly boundary of said lands described in Official Records Book 688, Page 1995, a distance of 770.51 feet to the most Northerly corner of said lands described in Deed Book 208, Page 520; THENCE South 53° 44' 20" West, along the Northwesterly boundary of said last mentioned lands, a distance of 703.00 feet to a point situate in said Northeasterly right of way line of State Road No. 16 and/or Mill Creek Road;

THENCE North 36° 16' 19" West, along said Northeasterly right of way line, a distance of 100.00 feet;

THENCE North 53° 44' 20" East, a distance of 270.00 feet;

THENCE North 36° 16' 19" West, a distance of 260.00 feet;

THENCE North 81° 15' 40" West, a distance of 99.01 feet;

THENCE North 36° 16' 19" West, a distance of 660.00 feet;

THENCE North 11° 56' 03" East, a distance of 54.65 feet;

THENCE North 36° 16' 19" West, a distance of 439.91 feet;

THENCE South 18° 32' 20" West, a distance of 294.58 feet to a point situate in said Northeasterly right of way line of State Road No. 16 and/or Mill Creek Road;

THENCE North 36° 16' 19" West, along said Northeasterly right of way line, a distance of 122.36 feet to a point situate in the Westerly boundary of those certain lands described in Official Records Book 568, Page 119 of said Public Records; THENCE North 18° 32' 20" East, along said Westerly boundary, a distance of 666.30 feet; THENCE North 42° 33' 45" West, and continuing along the boundary of said last mentioned lands, a distance of 266.98 feet;

THENCE North 17° 23' 19" East, and continuing along the boundary of said last mentioned lands, a distance of 147.93 feet to a point situate in said Southwesterly right of way line of Interstate Highway No. 95; THENCE South 38° 29' 40" East, along said Southwesterly right of way line, a distance of 194.87 feet to I-95 Station 8289+27.51, as shown on said right of way map Section 78080-2405;

THENCE South 53° 29' 40" East, and continuing along said Southwesterly right of way line, a distance of 502.28 feet to the POINT OF BEGINNING.

**PARCEL II:**

A portion of Section 6, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

COMMENCE at I-95 Station 8284+42.34 on the Southwesterly right of way line of Interstate Highway No. 95 (according to Florida Department of Transportation Right of Way Map, Section 78080-2405); THENCE North 53° 29' 40" West, along said Southwesterly right of way line, 502.28 feet to an angle point in said right of way line; THENCE North 38° 29' 40" West, and continuing along last said line, 194.87 feet to a point situate in the Westerly boundary of those certain lands described in Official Records Book 568, Page 119 of said Public Records; THENCE South 17° 23' 19" West, along last said line, 147.93 feet; THENCE South 42° 33' 45" East and continuing along the Westerly boundary of said last mentioned lands, 266.98 feet; THENCE South 18° 32' 20" West, along said last mentioned line, 666.30 feet to a point situate in the Northeasterly right of way line of State Road No. 16 and/or Mill Creek Road (a 200 foot right of way as now established); THENCE South 36° 16' 19" East, along last said line, 1518.91 feet; THENCE North 53° 44' 20" East, along the Northwesterly line of those certain lands described in Deed Book 208, Page 520 of the Public Records of said County, 230.83 feet to the POINT OF BEGINNING; THENCE continue North 53° 44' 20" East, along said last said line 472.17 feet to the most Northerly corner of those certain lands described in said Deed Book 208, page 520; THENCE South 36° 15' 40" East, along the Northeasterly line of said last mentioned lands and along the Northeasterly line of those certain lands described in Deed Book 204, Page 35, of said Public Records 770.51 feet; THENCE South 53° 22' 18" West along the Northwesterly line of those certain lands described in Official Records Book 231, page 678 of said Public Records, 402.87 feet; THENCE North 36° 16' 19" West, 231.17 feet; THENCE South 53° 22' 18" West, 69.16 feet; THENCE North 36° 16' 19" West 542.36 feet to the POINT OF BEGINNING.

## **Exhibit B**

### **ST. AUGUSTINE OUTLET CENTER PUD MAJOR MODIFICATION**

#### **MASTER DEVELOPMENT PLAN TEXT**

##### **I. Overview**

This Master Development Plan Text is part of an application for a Major Modification (the "Application") to the St. Augustine Outlet Center Planned Unit Development, as approved under PUD Ordinance 89-51, as previously modified by St. Johns Planning and Zoning Agency Resolutions 93-45, 94-8, 2003-07 and by St. Johns County Ordinance 90-167 and 93-15 (the "PUD") in compliance with Section 5.03.02.G.1 of the St. Johns County Land Development Code (the "LDC"). The application is filed on behalf of Premium Outlet Partners, L.P. (the "Applicant"). The purpose of this Application is to add temporary outdoor sales, display, and similar uses, and (ii) allow for the sale of alcoholic beverages for on-premises consumption within the PUD.

In accordance with the Vesting Determination for the St. Augustine Outlet Center dated February 11, 1991, the St. Augustine Outlet Center PUD has vested rights to continue development in accordance with the zoning and land development regulations in effect at the time of Final Development Plan Approval, being on March 27, 1990.

##### **II. Waivers**

###### **A) LDC Section 2.03.02**

The sale of alcoholic beverages is currently a permitted use within the PUD under Ordinance 89-51. However, the subsequent establishment of a church at 2924 State Road 16 (the "Church"), within 1,000 feet of the PUD's northern boundary, precludes alcoholic beverage sales within the entire PUD pursuant to Section 2.03.02 of the LDC. Consistent with Section 5.03.01 and Section 2.03.02 of the LDC, a waiver from Section 2.03.02 is requested to allow the sale of alcoholic beverages within 1,000 feet of the Church. Relief from the minimum distance requirements is appropriate in this location because of the discrepancy in practical travel distance and measured distance, the intensity of surrounding development and the duration of the PUD's entitlement for alcoholic beverage sales. First, the actual travel distance between the Church and various uses within the PUD is greater and more inconvenient than the straight-line measurement in Section 2.03.02 of the LDC would suggest. Existing retail uses within the PUD are designed with primary entrances facing Interstate 95 and parking facilities to the East. Vehicular access to the PUD's retail uses are located at the North and South ends of the property, prolonging travel time from State Road 16 and the Church. Second, located between the PUD and the Church, at 2900 State Road 16, is an approximately 16-acre mini-warehouse facility zoned Commercial Highway Tourist (CHT). The CHT Zoning District at 2900 State Road 16 and the PUD, which allow for some of the highest intensity commercial uses in the St. Johns County Land Development Code, were both entitled prior to the Church's establishment. As indicated by Section 2.03.02.A.2., the subsequent establishment of a church within is afforded less protections with respect to the distance requirements than those which precede the alcoholic beverage sales establishment.

**B) LDC Section 2.02.05**

Temporary uses are customary and have been approved previously in the PUD. A waiver to LDC Section 2.02.05.A.1.a and 2.02.05.A.1.b and 2.02.05.A.2.a is requested to allow for increased time frames and durations as listed in Section III.A below. The time frames specified, and the durations may include multiple times per month as desired per seasonal and market demand at owner's discretion. The temporary uses allow for use and activation of parking lot space not otherwise utilized and does not negatively impact the uses on site. Consistent with the adopted language currently existing in this PUD and the customary practice of the past temporary uses, any displays within parking areas will be set up so that they do not interfere with the flow of traffic or create a fire hazard.

**III. PUD Text Modifications**

The following language under Section III.A. of the Intended Plan and Schedule of Development, as amended, is proposed to be modified consistent with the changes discussed above. The modified text is shown in underline and strike-through below:

A. Phasing And Intended Schedule of Development

The proposed PUD is a factory outlet retail center to be developed on approximately 39.94 acres of land. It will be constructed in four phases reaching a total of 336,063 square feet of gross floor area. It would primarily be tourist oriented but would serve local residents as well. When completed, it will provide for 1,838 parking spaces. The permitted uses within the PUD may include all permitted principle uses under Section 5-8-1 (Commercial General) and those uses permitted by exception under Subsections a, c, d, e, and g all as contained in St. Johns County Zoning Code in effect as of August 1, 1989.

Notwithstanding the foregoing, the sale of alcoholic beverages, including beer, wine, and liquor, by a licensed vendor for on-premises consumption is permitted within the PUD. The term licensed vendor shall include, but not be limited to, permanent establishments, temporary vendors, outdoor sales vendors, mobile sales units and mobile food dispensing vendors such as food trucks. The sale of alcohol for off-premises consumption is prohibited. As used in this paragraph, the term premises shall refer to all property within the PUD.

~~In addition to the alleged uses contained in the Commercial General Category, outside sale and display shall be permitted subject to site plan approval and length of time approval by the~~

planning and zoning agency. Temporary outdoor sales, display, storage and promotional activity (collectively, "Temporary Outdoor Sales Uses") are permitted within parking areas and spaces as listed and depicted on the enclosed site plan Exhibit C. Temporary Outdoor Uses and the maximum consecutive time frames (days) for each temporary event shall be allowed as follows:

- 1) Christmas Tree Sales (45 days)\*
- 2) Pumpkin Sales (30 days)
- 3) Plant/Tree Sales (30 days)
- 4) Firework Sales (14 days)\*
- 5) Spa Sales (3 days)
- 6) Wholesale Food Sales (3 days)
- 7) Food Trucks (3 days)
- 8) Auto/RV Sales (10 days)
- 9) Auto Overflow Parking (90 days)\*
- 10) Carnival/Circus/Fair (14 days)\*

The Auto Overflow Parking, Firework Sales, Christmas Tree Sales, and Carnival/ Circus/Fair temporary uses, as noted by the asterisk (\*), require review and approval as an Administrative Temporary Use Permit (TUPADM) by St. Johns County Growth Management staff. The TUPADM is administrative level review with no public hearing. The other listed temporary uses shall be allowed to setup and commence at the owner's discretion pursuant to the applicable approved timeframes and location, respectively, in the PUD.

Auto Overflow Parking is temporary storage of rental and or sales vehicles from an off-site rental and or sales establishment in close proximity to the PUD that has impediments storing or displaying their vehicles.

All Firework Sales will be in compliance with the St. Johns County Fire Marshal's lottery rules. All

Food Trucks will be in compliance with NFPA 96 and the Florida Fire Prevention Code.

Only the written authorization of the property owner or assigns shall be required to conduct Temporary Outdoor Uses within the PUD. As previously described in Section II of this request, a waiver to LDC Section 2.02.05.A.1.b and 2.02.05.A.1.c and 2.02.05.A.2.a is requested to allow for increased time frames and durations. The time frames are specified above, and the durations may include multiple times per month as desired per seasonal and market demand at owner's discretion.

No permanent structure(s) may be erected in conjunction with a Temporary Outdoor Use.

The following language in Section 7 to PUD Ordinance Number 89-51 shall be modified consistent with the changes proposed above. The modified text is shown in underline and strike-through below:

~~7. Temporary Uses:~~

~~The only planned temporary use will be construction trailers on the site and they will not be located adjacent to any highway and will be removed within , thirty (30) days of receipt of C.O. For a more specific location, please refer to the site plan attached hereto as Exhibit "A";~~

The following language in the Request for Minor Modification to R-PUD-89-043, dated March 4, 1994, and approved by Planning and Zoning Agency Resolution Number 94-008 shall be modified consistent with the changes proposed above. The modified text is shown in underline and strike-through below:

The PUD does not currently provide for outside events such as sidewalk sales and promotional activities. Such outside activities are customary for outlet malls, and the applicant requests the PUD be modified to permit sidewalk sales, displays and promotional activities in the parking areas and covered walkways. ~~Outside events will be held no more often than two (2) times a month, and each event will last no more than 48 hours.~~ Sale displays shall not block exits from stores or require pedestrians to walk in traffic to get around the sales display. Any displays within parking areas will be set up so that they do not



interfere with the flow of traffic or create a fire hazard.

Outside activities shall be held or conducted on site only with the written authorization of the applicant or subsequent owner(s) of the St. Augustine Outlet Mall. ~~For informational purposes, a copy of such written authorization shall be filed with the County Planning and Zoning Department at least 24 hours prior to each activity occurring.~~

#### **IV. Review Criteria**

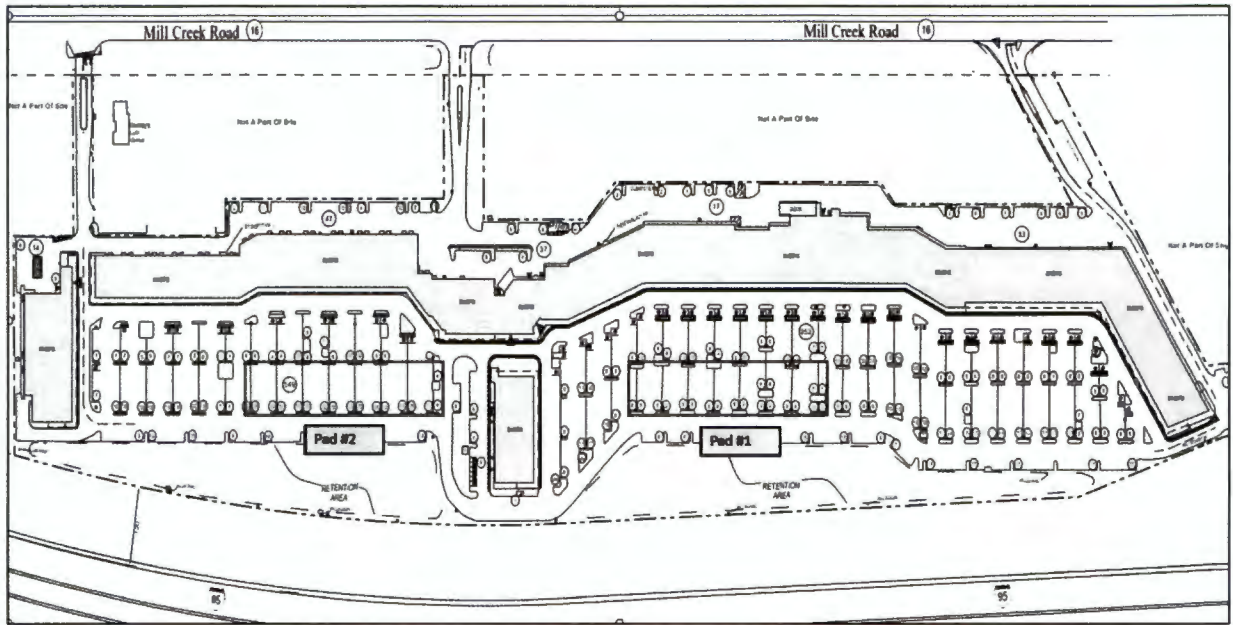
The locational characteristics of the PUD make it well-suited for incorporating the uses proposed in this Application. The existing retail uses within the PUD are configured to face the internal parking areas and Interstate 95, minimizing any impacts to surrounding properties. Since the proposed Temporary Outdoor Uses and on-site alcohol sales will primarily be located within the pedestrian, parking, and retail areas of the PUD surrounding properties would experience little to no impact from the proposed uses.

The St. Augustine Outlet Center contains a large supply of parking spaces, many of which go underutilized with seasonal variation in retail demand. These large, paved areas and continuous pedestrian and vehicular traffic make the Outlet Center an ideal location for both outdoor vendors and shoppers.

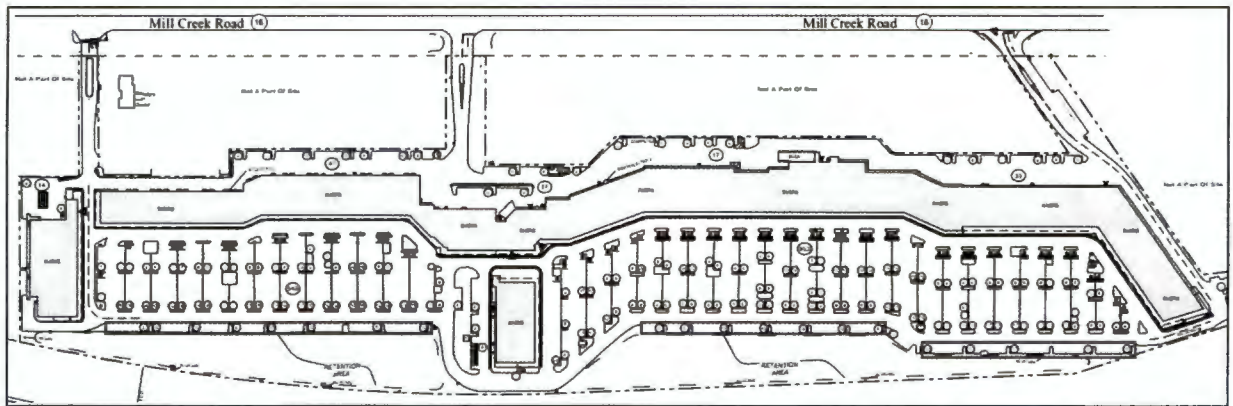
The proposed PUD Modification will not result in an increase in density or intensity of uses within the PUD, nor should it result in increased traffic generation. The Applicant does not propose any changes in building structure height, yard requirements, or the location, number, or type of internal accesses. Additionally, the Applicant does not propose changing the allocation of land uses within the PUD. Certain temporary uses, as previously described above, will be reviewed pursuant to the TUPADM process.

# Exhibit C: Site Plans

## Temporary Outside Sales & Display Locations

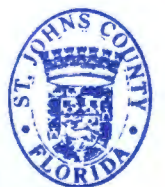


## Auto Overflow Parking Locations



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS

25th DAY OF August 2024  
ST. JOHNS COUNTY CLERK OF COURT  
Ex-Officio Clerk of the Board of County Commissioners  
By: Crystal Smith, Deputy Clerk



# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Bradley Webster  
Driver McAfee Peek & Hawthorne  
1 Independent DR # 1200

Jacksonville FL 32202-5014

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

06/26/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/26/2024

Legal Clerk

*Keegan Gordon*

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	10308065	# of Copies:
Customer No:	765261	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 7/18/2024 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 8/20/2024 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the St. Augustine Outlet Center PUD (Ord. 1989-51) to add temporary Outdoor Sales and display, and the on-site sale and consumption of alcoholic beverages as allowed uses.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE OUTLET CENTER (PUD), ORDINANCE NO. 1989-51, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at 2700 State Road 16 See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
MEAGAN PERKINS, CHAIR  
FILE NUMBER: MAJMOD-2024000001  
PROJECT NAME: St. Augustine Premium Outlet

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
SARAH ARNOLD, CHAIR

Order #10308065  
ED-39709524

Publish Date 6/26/2024



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

August 23, 2024

Honorable Brandon Patty  
Clerk of Courts  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

FILED AUG 23 2024  
St. Johns County  
Clerk of Court

By: Crystal Smith  
Deputy Clerk

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2024-38, which was filed in this office on August 23, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh