

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 97-15 WHICH IS THE COUNTY'S ZONING ORDINANCE. THIS AMENDMENT ESTABLISHES A NEW ZONING DISTRICT "OPEN RURAL - WATER" FOR WATERWAYS, BODIES OF FRESH AND SALTWATER AND WETLANDS; PROVIDES FOR MAXIMUM LOT COVERAGE IN OR, OPEN RURAL CLASSIFICATION FOR PERMITTED AND PERMISSIBLE USES AND ACCESSORY STRUCTURES; PROVIDES FOR THE USE BY EXCEPTION WITHIN CN, COMMERCIAL NEIGHBORHOOD, PALMISTS, ASTROLOGISTS, PSYCHICS, CLAIRVOYANTS, PHRENOLOGISTS AND SIMILAR USES; AND PROVIDES AN EFFECTIVE DATE.

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

Section 1. St. Johns County Florida Ordinance 97-15 is hereby amended by adding the following Section 4-4-9:

4-4-9. Any and all portions of waterways, bodies of salt or fresh water or wetlands in St. Johns County, Florida that are (1) not within a County's zoning district as designated in the Zoning Atlas and (2) not within the boundary limits of a municipality or a federal or State park or preserve, are hereby zoned Open Rural - Water.

Section 2. St. Johns County Florida Ordinance 97-15 is hereby amended by adding the following Section 5-11A, OR (W), Open Rural (Waterways):

5-11 A: Open Rural, Water District: OR (W):

5-11 A-1: Intent: This district is intended to apply to areas from shorelines to the County jurisdiction limits, as defined in Section 4-4-9. It is intended that substantial development shall not occur within these areas, but lands in such district may be rezoned to the proper district to accommodate such uses when conditions warrant rezoning.

5-11 A-2. OR (W) : Permitted Principal Uses and Structures:

a. Any use that (i) is a permitted use or allowed accessory use on the nearest immediately adjoining upland shoreline and that (ii) will be used or served by, or will serve, a permitted upland use.

5-11 A-3 OR (W): Permissible Uses by Exception:

- a. Any use that (i) is compatible with the lawful use of the nearest adjoining upland shoreline and that (ii) will be used or served by, or will serve, the compatible upland use. Such use shall be subject to conditions and safeguards required by the Board or Agency to protect the public interest and to ensure compatibility with the adjoining upland zoning classification.

Section 3. St. Johns County, Florida Ordinance 97-15 is hereby amended by deleting Section 5-11-6 and substitute in its stead the following Section 5-11-6:

5-11-6: OR: Maximum Lot Coverage by All Buildings:

- a. Single family dwelling, mobile homes, and accessory buildings on individual lot: 10 percent. For lots or parcels of land which are non-conforming due to lot size, the maximum permitted coverage by all buildings shall be 35 percent.
- b. Other permitted or permissible uses and accessory buildings thereto: 20 percent

Section 4. St. Johns County, Florida Ordinance 97-15 is hereby amended by adding to Section 5-6-5, CN, Commercial Neighborhood, paragraph "f" to allow the following use by Exception:

- f. Palmists, astrologists, psychics, clairvoyants, phrenologists, and similar uses

Section 5. This Ordinance shall be effective upon filing with the Florida Department of State.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, State of Florida, this 24TH day of February, 1998.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Moses A. Floyd
Moses A. Floyd, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Patricia DeBrande
Deputy Clerk

Effective date: March 2, 1998

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#27

COPY OF ADVERTISEMENT

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

Sandra D. Oliver

who on oath says that she is

Accounting Clerk

of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a _____

Display Ad

in the matter of _____

Notice of Hearing

Ord. # 97 15

in the _____ Court, was published in said newspaper in the

issues of _____

Jan 2, 1998

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 5 day of Jan, 1998,

by Sandra D. Oliver who is personally

known to me or who has produced _____ as
identification. (Type of Identification)



Zoe Ann Moss
MY COMMISSION # CC641814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

Zoe Ann Moss
(Signature of Notary Public)

(Seal)

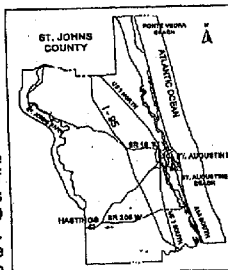
Zoe Ann Moss

(Print, Type or Stamp Commissioned Name of Notary Public)

**NOTICE OF PUBLIC HEARINGS OF THE
ST. JOHNS COUNTY
BOARD OF COUNTY COMMISSIONERS
ON ESTABLISHMENT OR CHANGE OF A REGULATION
AFFECTING THE USE OF LAND
AMENDING ZONING ORDINANCE NO. 97-15**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meetings on Tuesday, January 13, 1998 at 1:30 p.m. and on Tuesday, January 27, 1998 at 5:30 P.M., in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and U.S. #1 North), St. Augustine, Florida, will hold public hearings to consider passage of the following ordinance.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 97-15, WHICH IS THE COUNTY'S ZONING ORDINANCE. THIS AMENDMENT ESTABLISHES A NEW ZONING DISTRICT "OPEN RURAL - WATER" FOR WATERWAYS, BODIES OF FRESH AND SALTWATER AND WETLANDS; PROVIDES FOR MAXIMUM LOT COVERAGE IN OR, OPEN RURAL CLASSIFICATION FOR PERMITTED AND PERMISSIBLE USES AND ACCESSORY STRUCTURES; PROVIDES FOR THE USE BY EXCEPTION WITHIN CN, COMMERCIAL NEIGHBORHOOD, PALMISTS, ASTROLOGISTS, PSYCHICS, CLAIRVOYANTS, PHRENOLOGISTS AND SIMILAR USES; AND PROVIDES AN EFFECTIVE DATE.



Excluding the incorporated municipalities of:
City of St. Augustine
City of St. Augustine Beach
Town of Hastings
That portion of the Town of Matineand within St. Johns County
Johns County
Portia Vedra Zoning District

The proposed ordinance is on file in the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration complex, 4020 Lewis Speedway (CR 16A and U.S. #1), St. Augustine, Florida, and may be examined by parties interested prior to the said public hearings. Please take note that the ordinance is subject to revision prior to the hearings or adoption of the ordinance. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearings.

If a person decides to appeal any decision made with respect to any matter considered at these hearings, he/she will need a record of the proceeding, and for such purposes he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an Interpreter to participate in these proceeding should contact ADA Coordinator, at (904) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095.

For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-2501 or Florida Relay Service 1-800-955-8770, no later than 5 days prior to the dates of these hearings.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK

By: *Irma Pacetti*
Irma Pacetti, Deputy Clerk

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The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

Sandra D. Oliver _____ who on oath says that she is
Accounting Clerk _____ of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a _____
Display Ad _____

in the matter of _____ Ord # 97 15 _____

in the _____ Court, was published in said newspaper in the
issues of _____ Feb 2, 1998 _____

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 9 day of Feb, 1998,
by Sandra D Oliver who is personally
known to me or who has produced Personally Known as
(Type of Identification)

Zoe Ann Moss
(Signature of Notary Public)
Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)



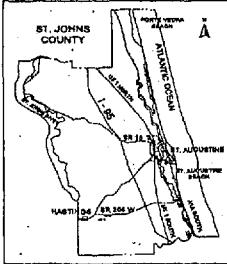
Zoe Ann Moss
MY COMMISSION # CC641814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIR INSURANCE, INC.
(Seal)

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NOTICE OF PUBLIC HEARINGS OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND AMENDING ZONING ORDINANCE NO. 97-15

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on Tuesday, January 27, 1998 at 5:30 p.m., in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and U.S. #1 North), St. Augustine, Florida, rescheduled the public hearings to consider passage of the following ordinances. The final public hearings have been rescheduled for Tuesday, February 10, 1998 at 5:30 p.m.

ORDINANCE NO. 98-
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 97-15, WHICH IS THE COUNTY'S ZONING ORDINANCE. THIS AMENDMENT CLARIFIES AND AMENDS THE DEFINITION OF MARINA; CLARIFIES THAT A PORT IS AN ALLOWABLE USE IN AN INDUSTRIAL WAREHOUSE (IW) ZONING DISTRICT; PERMITS MARINAS IN INDUSTRIAL WAREHOUSE (IW) ZONING DISTRICTS BY EXCEPTION; PROVIDES A DEFINITION OF PORT; CLARIFIES AND AMENDS THE OFF-STREET PARKING REQUIREMENTS FOR MARINAS AND PORTS; PERMITS PORTS IN COMMERCIAL GENERAL (CG), COMMERCIAL INTENSIVE (CI) AND COMMERCIAL HIGHWAY TOURIST (CHT) ZONING DISTRICTS BY EXCEPTION; AND PROVIDES AN EFFECTIVE DATE.



Excluding the incorporated municipalities of:
 City of St. Augustine
 City of St. Augustine Beach
 Town of Hastings
 That portion of the Town of Matinaland within St. Johns County
 Ponte Vedra Zoning District

ORDINANCE NO. 98-
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 97-15, WHICH IS THE COUNTY'S ZONING ORDINANCE. THIS AMENDMENT ESTABLISHES A NEW ZONING DISTRICT "OPEN RURAL - WATER" FOR WATERWAYS, BODIES OF FRESH AND SALTWATER AND WETLANDS; PROVIDES FOR MAXIMUM LOT COVERAGE IN OR, OPEN RURAL CLASSIFICATION FOR PERMITTED AND PERMISSIBLE USES AND ACCESSORY STRUCTURES; PROVIDES FOR THE USE BY EXCEPTION WITHIN CN, COMMERCIAL NEIGHBORHOOD, PALMIST S, ASTROLOGISTS, PSYCHICS, CLAIRVOYANTS; PHRENOLOGISTS AND SIMILAR USES; AND PROVIDES AN EFFECTIVE DATE.

The proposed ordinances are on file in the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (CR 16A and U.S. #1), St. Augustine, Florida, and may be examined by parties interested prior to the said public hearings. Please take note that the ordinances are subject to revision prior to the hearings or adoption of the ordinances. All parties having any interest in said ordinances will be afforded an opportunity to be heard at the public hearings.

If a person decides to appeal any decision made with respect to any matter considered at the hearings, such person will need a record of the proceedings, and for such purposes 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 to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in these proceedings should contact ADA Coordinator, at (904) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095.

For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-2501 or Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearings.

BOARD OF COUNTY COMMISSIONERS
 OF ST. JOHNS COUNTY, FLORIDA
 CHERYL STRICKLAND, ITS CLERK
 By: Yvonne Carter, Deputy Clerk

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The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

Sandra D. Oliver who on oath says that she is
Accountign Clerk of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a _____

Display Ad

in the matter of Notice of Continued Hearing

in the _____ Court, was published in said newspaper in the
issues of Feb 14, 1998

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 16 day of Feb, 1998,

by Sandra D. Oliver who is personally

known to me or who has produced Personally Known as
(Type of Identification)

identification.

Zoe Ann Moss
(Signature of Notary Public)  (Seal)

Zoe Ann Moss

(Print, Type or Stamp Commissioned Name of Notary Public)

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**NOTICE OF A CONTINUED PUBLIC HEARING OF THE
ST. JOHNS COUNTY BOARD OF COUNTY
COMMISSIONERS ON ESTABLISHMENT OR CHANGE
OF A REGULATION AFFECTING THE USE OF LAND,
AMENDING ZONING ORDINANCE NO. 97-15**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on Tuesday, February 10, 1998 at 5:30 p.m. continued until Tuesday, February 24, 1998 at 5:30 P.M., in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and U.S. #1 North), St. Augustine, Florida, the final public hearing to consider passage of the following ordinance.

ORDINANCE NO. 98-

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 97-15, WHICH IS THE COUNTY'S ZONING ORDINANCE. THIS AMENDMENT ESTABLISHES A NEW ZONING DISTRICT "OPEN RURAL - WATER" FOR WATERWAYS, BODIES OF FRESH AND SALTWATER AND WETLANDS; PROVIDES FOR MAXIMUM LOT COVERAGE IN OR, OPEN RURAL CLASSIFICATION FOR PERMITTED AND PERMISSIBLE USES AND ACCESSORY STRUCTURES;

PROVIDES FOR THE USE BY EXCEPTION WITHIN CN, COMMERCIAL NEIGHBORHOOD, PALMISTS, ASTROLOGISTS, PSYCHICS, CLAIRVOYANTS, PHRENOLOGISTS AND SIMILAR USES; AND PROVIDES AN EFFECTIVE DATE.

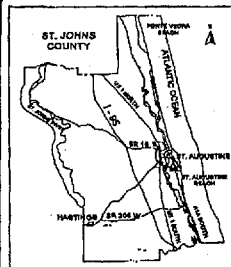
The proposed ordinance is on file in the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (CR 16A and U.S. #1), St. Augustine, Florida and may be examined by parties interested prior to the said public hearing. Please take note that the ordinance is subject to revision prior to the hearing or adoption of the ordinance. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearing.

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

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**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK**

By: Patricia DeGrande, Deputy Clerk



Excluding the incorporated municipalities of:
City of St. Augustine
City of St. Augustine Beach
Town of Hialeah
That portion of the Town of Marineland within St. Johns County.
Ponce de Leon Zoning District

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