

ORDINANCE NO. 2001-01

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING AND SUPPLEMENTING, ADDING SECTIONS TO ARTICLE III OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS ADOPTED BY ORDINANCE 99-51, AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE III, SPECIAL DISTRICTS, SPECIFICALLY ADDING ARTICLE 3.09, THE NORTH COASTAL CORRIDOR OVERLAY DISTRICT, PROVIDING FOR A PURPOSE AND INTENT; DELINEATION OF THE NORTH COASTAL CORRIDOR OVERLAY DISTRICT; USES AND ACTIVITIES SUBJECT TO THE OVERLAY DISTRICT; DEVELOPMENT STANDARDS; ADDITIONAL SIGNAGE REQUIREMENTS; DESIGN REVIEW GUIDELINES AND STANDARDS; MINIMUM YARD REQUIREMENTS AND SITE DEVELOPMENT CRITERIA; ARCHITECTURAL STYLES AND DESIGN ELEMENTS; AND ADMINISTRATIVE REQUIREMENTS.

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

Section 1. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding Part 3.09 to Article III, attached hereto as Exhibit 1, and incorporated herein by reference in its stead.

Section 2. Severance Clause. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 9<sup>th</sup> day of January, 2001.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Mary F. Kohnke  
Mary F. Kohnke, Chair

ATTEST: Cheryl Strickland, Clerk of Court

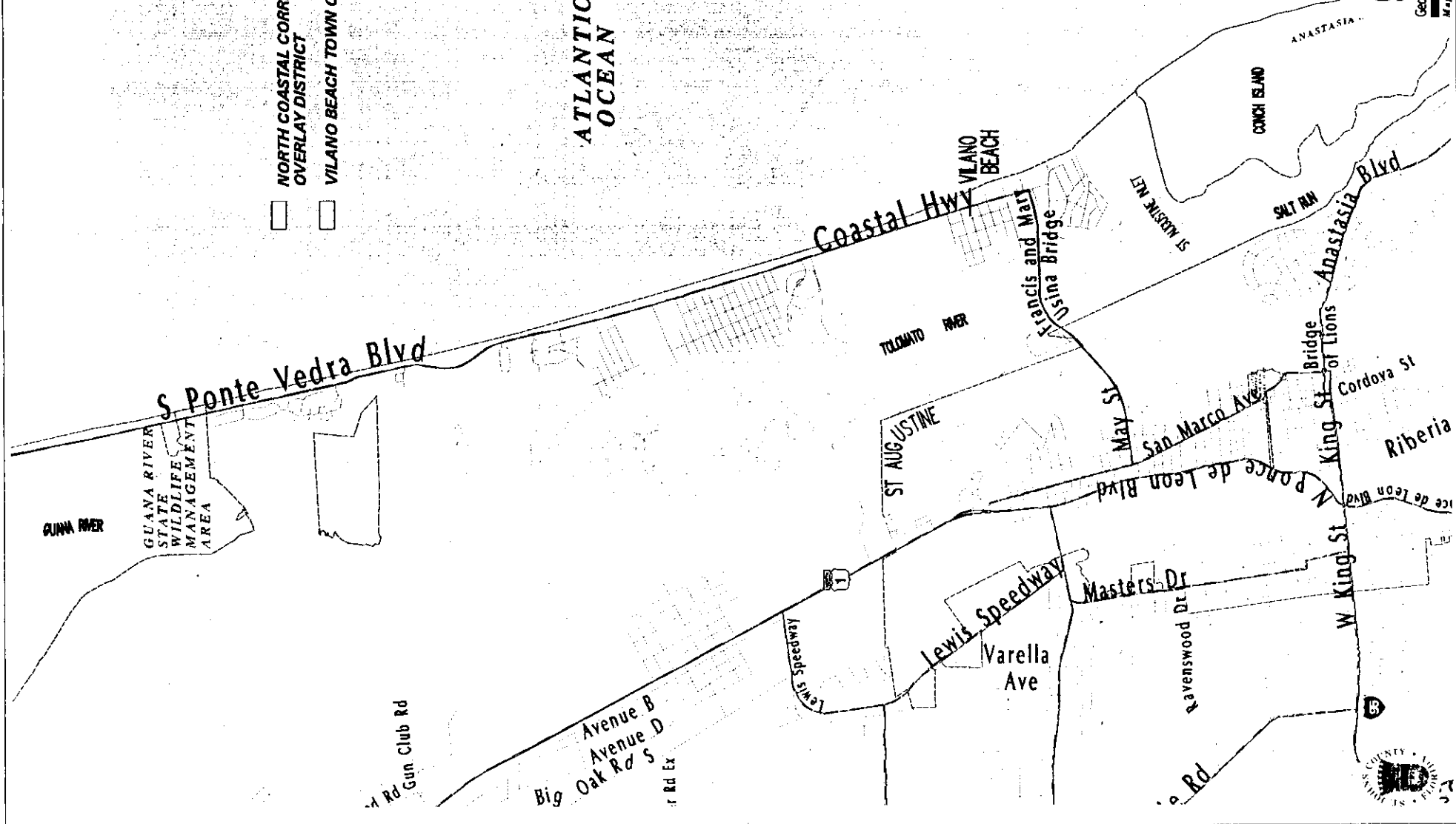
By: Cheryl Strickland  
Deputy Clerk

Effective Date: 01-17-01

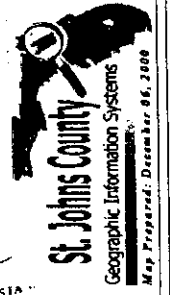


- NORTH COASTAL CORRIDOR OVERLAY DISTRICT
- VILANO BEACH TOWN CENTER

ATLANTIC OCEAN



ORDINANCE BOOK 26 PAGE 454



## Part 3.09.00 North Coastal Corridor Overlay District

### Section 3.09.01 Purpose and Intent

The purpose and intent of this Special District is to achieve specific goals and objectives of the St. Johns County Comprehensive Plan and establish additional requirements which regulate development in a manner that maintains, protects and enhances the diverse and unique character of the North Coastal Corridor, an area of northeast St. Johns County that includes Vilano Beach, Usina's Beach (North Beach), Surfside and South Ponte Vedra Beach. This area has been an established beach community for some time and typifies coastal development along Florida's beaches. The architectural history of the area is well documented by the St. Augustine Historical Society, indicating a blend of the vernacular cottages of the 1920's and the Art Deco style of the 1930's and 1940's. The purpose and intent of this Special District is to encourage a respect for the history of the area, by establishing standards and guidelines that reflect this history, while sustaining and supporting a "sense of place" in this unique beach community.

The North Coastal Corridor Overlay District encompasses the length of State Road A1A North from the Guana River State Park on the north extending to the St. Augustine Inlet on the south. Within the Overlay District, there are two distinct areas: the **A1A Corridor**, which is the linear portion of the District extending along State Road A1A North, and the **Vilano Beach Town Center**, also known as the "Town Center", where certain separate and unique standards shall apply. These two areas comprise the North Coastal Corridor Overlay District and are described as follows:

The **A1A Corridor** extends along State Road A1A North and is comprised primarily of single-family and multi-family residential uses. Within the **A1A Corridor**, the objective of these requirements is to protect surrounding residential uses, encourage the protection of scenic views and enhance the physical appearance of the area through site and building design guidelines and signage controls.

The **Vilano Beach Town Center** is within the southernmost part of the Overlay District and extends along Vilano Road. The Town Center is the commercial, civic and cultural center of the North Coastal Corridor Overlay District. Within the Town Center, the objective of these regulations is to encourage redevelopment and new development that results in a diverse mixture of uses which creates a lively community with daytime and evening activities that offer varied leisure and recreational, residential and commercial opportunities related to the unique beach and waterfront character. These regulations are further intended to support the creation of an architecturally compatible, commercially viable, maintainable, and aesthetically pleasing Town Center, which will incorporate and provide for a social and cultural revitalization of the existing buildings and businesses, provide for new mixed-use development that allows for commercial street front activities with residential uses above, and provides for public spaces for the enjoyment of the town center, the ocean and river waterfronts.

These objectives shall be accomplished through the establishment and implementation of special guidelines, standards and criteria which shall apply to the location, character, compatibility and appearance of proposed commercial and multi-family land uses, and to certain changes or renovations to such existing land uses, relevant to the particular described area.

The implementation of this Part shall be assisted by a Design Review Board, which shall be established in accordance with the administrative procedures of this Part. The review of

activities that are subject to these additional requirements shall be performed with the goal of determining whether a proposed activity meets the goals, objectives and polices set forth in the Comprehensive Plan and the guidelines, standards and criteria of this Part.

### **Sec. 3.09.02 Delineation of the North Coastal Corridor Overlay District**

The North Coastal Corridor Overlay District, as delineated herein, is a Special District in the form of an overlay superimposed upon the various zoning districts. This Special District covers properties along State Road A1A North and encompasses all those lands within unincorporated St. Johns County situated between the Atlantic Ocean (to the east), the Intracoastal Waterway (to the west), the southernmost boundary of State-owned lands of the Guana River State Park and Wildlife Management Area (to the north), and the St. Augustine Inlet (to the south).

A portion within the North Coastal Corridor Overlay District shall be known as the **Vilano Beach Town Center**. Its boundaries shall encompass those lands along Vilano Road from the Atlantic Ocean to the Intracoastal Waterway, extending (as measured from the edge of right of way) 600 feet to the south and 800 feet to the north to include Poplar Avenue and the Francis and Mary Usina Bridge. Because of the unique character of the **Vilano Beach Town Center**, certain separate and additional requirements shall apply within this area. All lands within the Overlay District lying outside of the Town Center shall otherwise be subject to the requirements for the **A1A Corridor**.

### **Sec. 3.09.03 Uses and Activities Subject to the requirements of the North Coastal Overlay District**

**A. Applicability:** The standards prescribed in this Part shall apply to all commercial and multifamily uses contained within the CN, CG, CHT, CI, OP, RG-1, and RG-2 zoning categories, including such uses contained within PUDs. Two-family dwellings, Manufactured/Modular Homes or Manufactured/Mobile Homes, roadside stands, plant nurseries, or temporary uses as may be otherwise allowed by these regulations shall be excluded from the requirements of this Part. Unless otherwise exempted, the requirements of this Part shall apply to property proposed for Development as an Allowable Use or as a Special Use, as well as to signage and certain exterior renovations hereafter undertaken within the North Coastal Corridor Overlay District.

1. Exterior renovation shall be defined as any activity changing the exterior of a structure that requires a County Building Permit, and also exterior repainting not otherwise exempted by this Part.
2. The requirements of this Part shall apply to only that portion being added, remodeled, renovated or changed.
3. Landscaping, buffers, signage, parking lots and Structures may be maintained and repaired, without a review by the Design Review Board, provided that such repair or maintenance does not substantially alter the appearance of that which is being repaired or maintained.
4. Any Non-conforming uses or Structures impacted by this Part, shall follow Part 10.03.00 of this Code concerning non-conforming regulations.

**B. Allowable Uses:** The uses for the property contained within the North Coastal Corridor Overlay District shall be as prescribed in the various Zoning Districts underlying the Overlay District, except where such use is not permitted by the St. Johns County

Comprehensive Plan. Within the **Vilano Beach Town Center**, buildings are encouraged to provide for business activities on the street level combined with residential uses above.

**C. Exemptions:** The following activities shall be exempt from review as otherwise required by this Part. In the event of any conflict related to an exempt activity, it shall be the responsibility of the County Administrator to determine that a proposed exempt activity is in compliance with this Part.

1. Repainting of Structures in existing colors provided that existing colors are otherwise in compliance with this Part.
2. Additions to the rear of a Structure not exceeding two-hundred and fifty (250) square feet which are of similar architectural style to the existing Structure, and consist of like exterior finishes and colors including windows and doors, provided any such addition is otherwise in compliance with this Part.
3. Replacement of roofing with like roofing materials, provided any such replacement is otherwise in compliance with this Part.
4. Replacement of windows and doors, and existing porches, patio overhangs, porte cocheres or carports which are replaced in a similar style as the existing Structure or main portion of the existing Structure and consist of like exterior finishes and colors, provided the replacement is otherwise in compliance with this Part.
5. Non-substantive changes, which do not change the character, design or commonly observed appearance of a site or Structure.

#### **Sec. 3.09.04 Design Guidelines and Development Standards**

The pleasing and compatible relationship of structures in the North Coastal Corridor Overlay District is of important public concern. The architectural design of structures and their materials and colors should be visually harmonious with the overall appearance, history and cultural heritage of St. Johns County, the South Ponte Vedra and Vilano Beach area. The intent of these standards is to encourage architectural diversity and innovative architecture, which supports the intent of this Part and insures an aesthetically pleasing environment that preserves the integrity of this small town area. Site design and architectural features, such as differentiation of floors and providing for the appearance of separate but connected buildings, should be used to reduce the appearance of excessively large or massive buildings. New buildings shall be designed to contribute to the image of the North Coastal Corridor Overlay District community with a pedestrian-oriented, non-urban scale and character. To accomplish these objectives, the following guidelines and standards shall apply to the review of proposed buildings, renovations, and related site improvements, which are subject to the requirements of this Part.

**A. A1A Corridor Standards:** The following general development standards shall apply within the A1A Corridor portion of the Overlay District. For those lands within the Town Center, the general development standards as established within following paragraph B shall apply.

1. Architectural styles of new buildings within the **A1A Corridor** should be reflective of one of the following historical styles: Art Deco, Florida Vernacular, Spanish or Mediterranean, and Northeast Vernacular. These styles are generally described

in Section 3.09.07 of this Part. Elements from these styles should be incorporated into building mass and height, signage, exterior colors, exterior lighting, building materials, rooflines, and any porches, awnings or parapets. Structures should be designed to capture breezes, provide shaded porches and cafes, encourage pedestrian and bicycle use and relate to the character of the area.

2. Long monotonous facade designs including, but not limited to, those characterized by unrelieved repetition of shape or form or design elements, or by unbroken extension of line shall be avoided. The maximum length of any building parallel to the roadway shall be 120 feet.
3. Commercial Buildings should where possible incorporate the following design patterns and details, to encourage pedestrian activity:
  - a. A Commercial Building's main entrance should face the main roadway. Buildings located at street corners should have entrances at the corner. All outside walls of the building shall be finished with the same materials and chosen style as the front.
  - b. Blank walls facing the main roadway shall be avoided. Walls facing State Road A1A shall not be used for service entrances. The use of entranceways and display windows should be used to create business and storefronts that are festive and inviting to the pedestrian.
  - c. Building finishes, design and architectural detailing shall be consistent and of the same quality for all sides of the building.
  - d. Outdoor pedestrian seating areas are strongly encouraged, and similarly, outdoor cafe-type seating is encouraged.
4. Work areas, storage doors and open bays shall not open toward any delineated roadway or any adjacent residential properties. This shall not be construed to prohibit outdoor seating and restaurant or bar areas or open display areas.
5. Heating, ventilation and air conditioning equipment (excluding roof vents), duct work, air compressors, and other fixed operating machinery shall be either screened from view with fencing architecturally compatible with the Building; or vegetation; or located so that such items are not visible from any roadway or adjacent residential properties. Trash receptacles, dumpsters, utility meters, aboveground tanks, satellite dishes (except as provided by Florida law), antenna, and other such structures shall be similarly screened or concealed from sight.
6. Chain link, barbed wire and similar fencing shall not be allowed in any required Front Yard, and where such fencing can be viewed from any delineated roadway, landscaping or berming shall be provided to prohibit visibility from such roadway or any adjacent residential properties
7. Exterior site lighting shall be the minimum necessary to provide security. Light sources shall be recessed or concealed so as not to create harsh lighting, with lights shielded from adjacent properties and focused downward, so that the light source (the filament) may not be directly seen at ground level more than one hundred (100) yards from the light location. Parking area lights shall be no

higher than the eave of the adjacent buildings. Additional lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly.

**B. Vilano Beach Town Center Standards:** The following general development standards and guidelines shall apply within the **Vilano Beach Town Center**.

1. The architectural styles of new Buildings within the **Vilano Beach Town Center** should be reflective of one of two historical forms: Art Deco, or "Florida Vernacular" commonly referred to "Florida Cracker" and "Old Florida Beach". Elements from these styles should be incorporated into Building mass and height, signage, exterior colors, exterior lighting, building materials, roof lines, and any porches, awnings or parapets. Structures should be designed to capture breezes, provide shaded porches and cafes, encourage pedestrian and bicycle use, and relate to a street level and pedestrian scale.
2. Long monotonous facade designs including, but not limited to, those characterized by unrelieved repetition of shape, form, design, or by unbroken extension of line, should be avoided.
3. Commercial Buildings should where possible incorporate the following design patterns and details, to encourage pedestrian activity:
  - a. A Commercial Building's main entrance should face the main roadway or side courtyard accessed from the front of the building. Buildings located at street corners should have entrances at the corner.
  - b. Blank walls facing the main roadway shall be avoided. Walls facing State Road A1A, Vilano Road, Poplar Avenue or Anahama Drive shall not be used as for service entrances. The use of entranceways and display windows should be used to create business and store fronts that are festive and inviting to the pedestrian.
  - c. Building finishes, design and architectural detailing shall be consistent and of the same quality for all sides of the building, whereby all outside walls of the building shall be finished with the same materials and chosen style as the front.
  - d. Outdoor pedestrian seating areas are strongly encouraged, and similarly, outdoor cafes and porches for seating are encouraged.
4. Heating, ventilation and air conditioning equipment (excluding roof vents), duct work, air compressors, and other fixed operating machinery shall be either screened from view with fencing architecturally compatible with the Building; or vegetation; or located so that such items are not visible from Vilano Road or Poplar Avenue, any adjacent residential properties, intersecting streets or the Vilano Bridge. Trash receptacles, dumpsters, utility meters, aboveground tanks, satellite dishes (except as provided by Florida law), Antenna, and other such Structures shall be similarly screened.
5. Chain link, barbed wire and similar fencing shall not be allowed in any required Front Yard, and where such fencing can be viewed from Vilano Road, State

Road A-1-A, Poplar Avenue or the Vilano Bridge, landscaping shall be provided to prohibit visibility.

6. Exterior lighting shall be designed to encourage outdoor activity during evening hours, although exterior lighting of parking areas shall be kept to the minimum necessary to provide safety. Lighting shall be recessed or concealed with light sources shielded so as not to excessively spill over or light adjacent properties and focused downward, so that the light source (the filament) may not be directly seen at ground level more than one hundred (100) yards from the light location. Additional lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly.
7. Where possible, pedestrian access through Development sites shall be provided for the purpose of providing access to the rear of the buildings and connectivity between the beachfront, the fishing pier, businesses, alleys and parking areas and adjacent residential uses.
8. All new Development is encouraged to include streetscape elements that provide for bicycle and pedestrian activity, such as outdoor seating, bicycle racks, courtyards and green spaces, and public art. These elements should facilitate an increased level of activity during daytime and evening hours.

#### **Sec. 3.09.05 Site Development Criteria for Minimum Yard Requirements**

- A. **A1A Corridor** – Minimum yard requirements within the **A1A Corridor** shall be as prescribed in Section 6.01.01 of these regulations.
- B. **Vilano Beach Town Center** – Within the **Vilano Beach Town Center** portion of the Overlay District, and subject to approval by the Design Review Board, the following Front, Side and Rear Minimum Yard Requirements shall replace those as contained in Section 6.01.01.
  1. **Front** – Buildings along Vilano Road and Poplar Avenue shall have a 0' (zero foot) setback and shall be constructed to the edge of the Right-of-Way. However, where a proposed Building contains an open space or front courtyard to be used as a part of daily business operations, such as for outdoor seating or display, the proposed Building may be set back from the edge of Right-of-Way a maximum of twenty (20) feet, and the proposed design and intended use for such space shall be shown on all plans submitted for review.
  2. **Side** – Subject to compliance with applicable fire protection and construction requirements, side yard setbacks may be reduced to 0' (zero foot) where such reduction provides or adjoins a continuous line of construction at the street edge (edge of Right-of-Way).
  3. **Rear** – Buildings shall have not have a rear yard setback, but shall maintain adequate rear yards so as to provide for buffers as required by Section 6.06.04 of these regulations and to provide space for parking and vehicular circulation where necessary.
  4. **Use of Existing Alleys** – Where a Parcel proposed for Development adjoins a Platted Alley, such Alley may be opened in accordance with St. Johns County Standards, and shall be utilized, as appropriate, to provide access to required



parking and internal vehicular circulation. Pedestrian access shall be provided through such sites.

5. **Combined Driveways or Courtyards** – The use of combined driveways to provide access to Vilano Road, State Road A1A, or Poplar Avenue is encouraged for adjacent properties. This shall encourage a limited number of access points to the roadways. In addition, shared courtyards shall be encouraged in order to provide for side entrances to buildings, access through the site and provide for streetscape elements.

### **Sec. 3.09.06 Architectural Styles and Design Elements**

Proposed Structures and exterior renovations shall not be required to strictly adhere to any particular architectural form or style, but should contain features and elements which contribute to the overall styles described herein and found throughout the North Coastal Corridor Overlay District. To assist in defining styles for the District, the following general descriptions and guidelines should be considered in the design of proposed Structures and exterior renovations. A copy of the "Vilano Town Center Design Guidelines", which provides more detailed criteria and examples of the concept for the Town Center, is available from the Planning Division.

Within the **A1A Corridor**, proposed Structures that contain elements, themes and styles representative of the Art Deco movement, the Northeast Vernacular and Florida Vernacular styles commonly referred to as "Florida Cracker" and "Old Florida Beach", and Spanish or Mediterranean forms of architecture shall be considered appropriate.

Within the **Vilano Beach Town Center**, proposed structures that contain elements, themes and styles representative of the Art Deco movement and Florida Vernacular commonly referred to as "Florida Cracker" and "Old Florida Beach" shall be considered appropriate.

- A. Art Deco** – Building forms of the Art Deco style are typically angular and clean, with stepped back facades, symmetrical or asymmetrical massing and vertical accentuation and may include modern design. Florida Art Deco decorations include nautical themes as well as tropical flora and fauna motifs. Ocean liner, palm trees, flamingos and numerous related elements on the exterior and interior of the building. Representative examples include South Beach (Miami). The following materials and features shall be considered appropriate.
1. Finish materials typically used within Art Deco styles may include stucco, etched glass, block glass, and a variety of metals, cast concrete, patterned terrazzo and mosaic tile.
  2. Exterior colors should include pastel tropical colors with contrasting colors to define different features of the building shall be considered appropriate.
  3. Building materials and exterior finish surfaces include exterior insulation-and-finish systems (EIFS), stucco, tile, articulated concrete and cement, wood siding, with glass and metallic embellishments shall be considered appropriate.
  4. Exterior lighting should be designed and constructed to contribute to a festive and tropical character. Lighting elements may incorporate the use of neon, block glass and other similar Art Deco ornamentation.

**B. Florida Vernacular** – Florida Vernacular style may include styles commonly referred to as Florida Cracker, Old Florida Beach, and Gulf Coast. Vernacular architecture is not a clearly defined architectural style, but rather a method of construction that develops particular to a geographic area over time. Vernacular styles historically utilized raw materials that were commonly available in a region and contain functional forms and features appropriate to the physical characteristics of an area, such as climate and topography. Vernacular architecture also commonly contains elements that have derived and evolved from the ancestry of a region's settlers. In Northern Florida, vernacular structures were generally simple, modest structures, rectangular in form with little elaboration. Horizontal wood siding, wood shingles and board and batten with gable or hipped roofs of metal or composition shingles were common. Wide wrap-around porches and large windows with shutters were common. Wide overhanging eaves and breezeways were typically incorporated to provide shade and maximum ventilation. Representative examples include Seaside (Florida Panhandle), Celebration (Orlando), Tides Edge (South Ponte Vedra) and Haile Plantation (Gainesville). The following materials and features shall be considered appropriate.

1. Horizontal wood siding, wood shingles and board and batten with gable or hipped roofs of metal or composition shingles.
2. Wide wrap-around porches and large windows with shutters.
3. Wide overhanging eaves and breezeways were typically incorporated to provide shade and maximum ventilation.
4. Exterior colors of paints and stains may be nature-blending or pastel colors, with no more than three colors per building, excluding roof color. All exterior color hues should be subdued, consistent. In general, such hues of greens, yellows, corals, browns, blues, grays, tans and beiges shall be considered appropriate.
5. Building materials and exterior finish surfaces include stucco, cement composite, wood siding or wood shingle, brick, exterior insulation-and-finish systems (EIFS), or other materials with similar texture and appearance shall be considered appropriate.
6. Architectural grade shingles, metal standing seam, 5 V Crimp metal roofing, tile or other non-reflective roof materials with similar nature-blending texture and appearance shall be considered appropriate. Roof angles should be a minimum of twenty (20) degrees and may incorporate dormer windows.

**C. Northeast Vernacular Style** – Northeast Vernacular Style includes shingle style, Cape Cod and Colonial. Representative examples include Villages of Vilano (North Beach area). The following materials and features shall be considered appropriate.

1. Exterior materials and construction methods such as wood shingles or lapboard for siding of either wood or cement composite style wood should be used.
2. Roof design should be either gable or hip with a minimum angle of twenty-five (25) degrees or greater and may incorporate dormer windows. Wood shingles or asphalt shingles (with the appearance of wood shingles) are appropriate for roofing material.

3. The style of window or door openings may be either square or round with divided panes of glass.
4. Small porches and small windows with shutters are common. Designs can include narrow overhanging eaves, with breezeways connecting separate buildings.
5. Exterior colors (excluding roofs) should be pastel variations of gray, blue/gray, white, green and yellow or natural wood.
6. Roof designs in gable or hip and may include dormer windows.

**D. Spanish / Mediterranean Style** – Although diverse in scope, Spanish influenced architecture is clearly part of the history of the area and may include Spanish, Italian, Italianate, Moorish, Palladian and Greek Revival. Structures may include Spanish influence, which are generally modest structures, simple in construction with clean lines, and rectangular with little elaboration. The Mediterranean influence is more complex, and involves masonry or stone construction with archways, turrets and courtyards. Representative examples include The Lodge (Ponte Vedra), Village of San Jose (Jacksonville), the Casa Monica Hotel, Lightner Museum and Flagler College (St. Augustine). The following materials and features shall be considered appropriate.

1. Exterior materials should include masonry and stone with heavy timber, stucco or plaster walls or similar type finishes applied in earth tone colors of brown, crème, beige, gold, yellow and/or white.
2. Window and door openings should be square or round and glass areas should have divided panes.
3. Roof materials should include wood shingles and barrel tile or slate.
4. The use of porticos, cantilevered decks or balconies, archways, courtyards, trellises, arbors, wrought iron and tile decoration are all typical of the styles and appropriate.
5. Wide wrap-around porches and large windows with shutters are also appropriate.
6. Wide overhanging eaves and breezeways may be typically incorporated to provide shade and maximum ventilation. Roof designs should generally be gable or hip with a minimum roof angle of 20 degrees or greater and may include dormer windows.

**Sec. 3.09.07 Signage Requirements**

The following requirements, in addition to those as set forth in Article VII of this Code, shall apply to all multi-family and commercial Signs, including new Signs and the replacement of existing Signs.

**A. General Signage Provisions:** The following design requirements shall apply to the entire North Coastal Corridor Overlay District, including the **A1A Corridor** and the **Vilano Beach Town Center**.

1. The colors and materials of Signs shall be similar to and compatible with the

architectural style and colors and materials of the related commercial or multi-family Building.

2. Signs should be oriented to vehicular traffic as well as pedestrians and scaled appropriately. Street numbers should be visible on Signs or the front of buildings, as appropriate.
3. Signs must be professionally designed, lettered and constructed.
4. Wall Signs shall be mounted directly upon wall surfaces, and shall not be mounted upon raceways or other protrusions from the wall surface.
5. Lettering upon doors or windows, which does not exceed six (6) inches in height, shall not be counted as a Sign and shall not be subject to review.
6. Signs may be illuminated as provided by Article VII of this Code, however when Signs use exterior lighting, such lighting must be concealed and shielded. Additional lighting criteria for the protection of marine turtles and their hatchlings defined in Section IV of this Code shall be followed accordingly.
7. Molded vinyl or plastic internally illuminated Signs shall not be allowed.
8. For Signs that contain Federally registered trademarks or service marks, documentation of such registration shall be provided with the application for review.

**B. A1A Corridor Signage** – The following specific provisions apply to multi-family and commercial Signs in the **A1A Corridor** portion of the Overlay District. The provisions of following paragraph C shall apply within the **Vilano Beach Town Center**.

1. Signs shall be of wide-based monument style design or pylon Signs. Pylon Signs may be permitted when the pylon is substantially screened from view with landscaping or berming.
2. The maximum allowable height of a Sign structure shall be twelve (12) feet including any foundation supporting the Sign. A foundation used to support a Sign shall not exceed four (4) feet in height. The use of dirt, sand or other material to elevate the height of a Sign on a mound is prohibited.
3. The maximum number and size of Ground Signs within the **A1A Corridor** for each street frontage shall be as follows:
  - a. For sites less than five (5) acres: One (1) on-site Sign not to exceed thirty-two (32) square feet.
  - b. For sites more than five (5) acres: One (1) on-site Sign not to exceed sixty (60) square feet.
4. All ground Signs shall include the street number in a size and manner that is clear and visible.
5. Directional Signs Allowed: In addition to the above Signs, two directional ground Signs limited to four (4) square feet per Sign face are allowed. The maximum

allowable height shall be three (3) feet. Directional Signs shall contain the business name and directional information only.

**C. Vilano Beach Town Center Signage** – The following specific provisions shall apply to multi-family and commercial Signs within the **Vilano Beach Town Center**. The style and design of Signs within the Town Center shall promote an environment that is festive and oriented toward entertainment, recreational and beach activities. Canopy, hanging or bracket Signs are encouraged. Wide-based monument style ground Signs shall not be allowed within the Town Center.

1. Each commercial or multi-family use shall be allowed one Freestanding pylon Sign or one hanging (bracket) Sign, as described below.

a. The Sign face for pylon Signs may be either 24 inches or 36 inches in width, with a maximum size of twelve (12) square feet. Pylon Signs may be supported by foundations, provided the height of the foundation shall not exceed four (4) feet. The combined height of the Sign structure and foundation shall not exceed twelve (12) feet.

b. Hanging Signs, which may be mounted upon a bracket extending from a building, shall be considered most appropriate for buildings constructed with a zero foot front yard requirement, or buildings otherwise located close to the street edge. The maximum size of such Signs shall be six (6) square feet, and limited to a maximum twelve (12) feet in height as measured from the top of the bracket. Signs shall be double-faced. Brackets may project from the front of the building a maximum of 48 inches for a 36 inch wide Sign or 36 inches for a 24 inch wide Sign. The bottom of any hanging Sign must provide a minimum of eight (8) feet of vertical clearance.

2. Additional Signs allowed:

a. In addition to the above pylon or hanging Sign, a Commercial use is allowed one (1) wall Sign not to exceed twenty-four (24) square feet.

b. Where a one-story building is divided into units for several businesses, with separate entrances, one (1) wall Sign as specified above is authorized for each business entrance.

c. In addition, each business entrance may have one (1) double-faced hanging Sign under covered walkways with maximum dimensions of two (2) feet vertical by three (3) feet horizontal.

d. One (1) awning Sign or one window identification Sign may be substituted for a wall Sign, with Sign display area not to exceed twenty-four (24) square feet.

**D. General Signage Requirements** – The following Sign requirements shall be applicable to the entire North Coastal Corridor Overlay District, including the **A1A Corridor** and **Vilano Beach Town Center**.

1. Multi-Story Buildings

- a. Where a multi-story building is divided into units or floors for several businesses, one wall Sign, not exceeding twenty-four (24) square feet of area, may be allowed on each street side of the building.
- b. In addition to the above wall Sign, where a multi-story building is divided into units or floors for several businesses, one awning Sign, not exceeding twenty-four (24) square feet of display area, may be allowed over each first story entrance, provided that any such awning Sign is an integral and unified part of the architectural design of the entire building.
- c. One (1) double-faced hanging Sign under covered walkways with maximum dimensions of two (2) feet vertical by three (3) feet horizontal is allowed for each business entrance.

2. Multiple Tenant Directory Signs: For buildings with multiple tenants, one (1) directory Sign containing only the suite number, the names of individuals, organizations or businesses occupying the building not exceeding fifteen (15) square feet of face area is allowed. Such Signs are permitted in addition to any other allowed Signs.

3. Temporary Development Signs: Temporary development Signs may be installed in addition to the above Signs provided the Sign area shall not exceed twelve (12) square feet and shall be limited to one (1) Sign per parcel of land. Such Signs shall be removed upon completion of construction and shall not be permitted to remain as permanent Signs.

4. Real Estate for Sale, Lease or Rental Signs: Real Estate for Sale, Lease or Rental Signs may be installed in addition to the above Signs provided the Sign area shall not exceed twelve (12) square feet and shall be limited to one (1) Sign per parcel of land. Such Signs shall be simple in design containing only black block letters on a white background and shall be removed upon sale, lease or rental. These Signs shall not be permitted to remain as permanent Signs.

**E. Prohibited Signs:** In addition to those Signs prohibited within Section 7.02.09, the following Signs are prohibited in the North Coastal Corridor Overlay District.

1. Animated Signs with any moving parts.
2. Signs advertising "future businesses" or similar messages on land being developed shall not be allowed until Construction Plans have received final approval by St. Johns County. Such Signs may be allowed upon existing buildings, provided a building permit has been issued to commence construction or renovation.
3. Exterior Neon Signs, except those specifically related to the Art Deco building style or those approved by the Design Review Board and found to be consistent with the Purpose and Intent of this Part.
4. Interior Neon window Signs which exceed more than thirty percent (30%) of the window area. In no case shall an interior neon Sign exceed twelve (12) square feet.

**E. Signs Exempt from Review** – Real Estate for Sale, Lease or Rental Signs, or Open House Signs, Temporary Window Signs, Contractor Identification Signs, trespass and alarm warning Signs, which are in compliance with the requirements of this section, are exempt from review. However, if in the determination of the County Administrator, any Signs may be in conflict with the Purpose and Intent of the North Coastal Corridor Overlay District, a review by the Design Review Board may be required, and appropriate modifications ordered.

**Sec. 3.09.08 Administrative Requirements**

The following requirements shall apply to all projects and activities that are subject to the North Coastal Corridor Overlay District. For those projects involving Signs less than fifteen (15) square feet in size, re-painting, or other activities not requiring a County building permit, a Minor Review shall be allowed. Additionally, a Minor Review shall be allowed for those other projects, which are determined by the County Administrator to be minor in nature. For all other projects, a Regular Review shall be required.

**A. Design Review Board** – The St. Johns County Board of County Commissioners shall direct the following functions to determine compliance with the North Coastal Corridor Overlay District:

1. The St. Johns County Board of County Commissioners shall establish by appointment a Design Review Board. It shall be the role of the Design Review Board to determine compliance with the Purpose and Intent of this Part.
2. The Design Review Board shall consist of three (3) members. Two (2) alternate members may be appointed by the Board of County Commissioners. Appointees to the Design Review Board shall be qualified through the demonstration of special interest, experience, or education in design, architecture or history of the North Coastal Overlay community of the area encompassing the North Coastal Corridor Overlay District. A majority of members and alternates, combined, shall reside within the North Coastal Corridor Overlay District. Members and alternates shall be appointed to two (2) year terms, and may be re-appointed at the discretion of the Board of County Commissioners, but shall serve at the pleasure of the Board of County Commissioners.
3. The Design Review Board shall adopt by Resolution operating procedures shall be in accordance with all applicable St. Johns County Land Development Codes and State and Federal laws.
4. The Design Review Board shall meet as needed in order to fulfill its functions in a timely manner. Reasonable public notice shall be provided for all meetings of the Design Review Board, and all meetings shall be open to the public. The Design Review Board shall appoint a member to keep minutes of its proceedings and other official actions. A majority vote of members present at meetings shall be required in order to take final action on an application.

**B. Optional Preliminary Review** – It is the intent of these regulations to encourage development that conforms with the requirements stated herein. In an effort to provide guidance and information to applicants prior to the preparation of site plans and formal submittals, a preliminary informal review shall be available to any property owner subject to these regulations. Such review may be scheduled for the next regularly scheduled

meeting of the Design Review Board. Applicants are requested to bring to the meeting, a general survey indicating the property boundaries, with relevant topographic and/or jurisdictional information, preliminary site plan or plans (this may include one or more site plan alternatives to be considered) and/or photographs or drawings of proposed building styles, for discussion. No formal determination of consistency shall be made or construed from this preliminary review. Such meetings shall be open to the public.

**C. Application and Permitting Requirements**

1. The County Administrator shall develop application forms and review procedures to assist the Design Review Board in determining compliance with the North Coastal Corridor Overlay District requirements. The Design Review Board shall meet as required to review applications and take action in a timely manner on all applications submitted for review.
2. Following any final action, The Design Review Board shall provide a written order to the Applicant stating that the request complies, complies with conditions, or does not comply, with North Coastal Corridor Overlay District requirements. Any determination by the Design Review Board shall be supported by appropriate findings of fact.
3. The Applicant shall provide a copy of the final order of approval prior to obtaining construction permits as required for the proposed project or activity.
4. In general, all applications that are subject to the County's established Development Review Process shall proceed through a first submittal review prior to being scheduled for the Design Review Board. Any Development Review comments that have not been addressed at the time of the Design Review Board meeting shall be noted by the Applicant. If appropriate, the Design Review Board may attach conditions to its determinations related to outstanding Development Review comments. The Design Review Board shall not request modifications that are not in compliance with other land development regulations.

**C. Vested Rights Determinations** – As an alternative to a determination that a Project or activity complies with this Part, the Applicant may demonstrate that vested rights to proceed with the proposed Project or activity have been legally established, and/or demonstrate that the County is equitably estopped from applying Part 3.09.00 of this Code. Vested rights determinations shall be made in accordance with Part 10.02 of this Code.

**D. Variances and Appeals** – An Applicant may apply and be granted or denied a Variance from one or more standards of this Part in accordance with the provisions of Part 10.04 of this Code. Variances or modifications to these requirements shall be further governed as follows:

1. Any Variance, or modification within PUDs to these requirements may be granted only by the Board of County Commissioners. Such requests shall be considered by the Board of County Commissioners pursuant to requirements of Section 10.04. of this Code.
2. Any affected or aggrieved person may Appeal a determination of the Design Review Board to the Board of County Commissioners, in accordance with Section 9.07.04.



E. **Failure to Establish a Design Review Board:** In the event that the St. Johns County Board of County Commissioners is unable to establish a Design Review Board as defined by this Part, it shall be the responsibility of the County Administrator to determine compliance with the provisions of the North Coastal Corridor Overlay District.

Tuesday, January 02, 2001

9

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING 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 **LINDA Y MURRAY**  
who on oath says that she is an 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

**PUBLIC NOTICE (DISPLAY ADVERTISEMENT)**

in the matter of **PUBLIC HEARINGS**

**ORDINANCE # 99-51 (NORTH COASTAL CORRIDOR OVERLAY DISTRICT)**

in the Court, was published in said newspaper in the issues of  
**DECEMBER 5, 2000**

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, for a period of one year 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 **12<sup>TH</sup>** day of **DECEMBER** 2000,

by Linda Y Murray who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.



Zoe Ann Moss  
(Signature of Notary Public)

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

Zoe Ann Moss

**NOTICE OF PUBLIC HEARINGS  
OF THE ST. JOHNS COUNTY  
BOARD OF COUNTY  
COMMISSIONERS ON  
ESTABLISHMENT OF  
ORDINANCE/REGULATIONS  
AFFECTING THE USE OF LAND**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at a regular meeting on Tuesday, December 12, 2000 at 5:30 p.m. and a regular meeting on Tuesday, January 9, 2001 at 9:00 a.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 adoption of the following proposed ordinance:

**AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING AND SUPPLEMENTING, ADDING SECTIONS TO ARTICLE III OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS ADOPTED BY ORDINANCE 99-51, AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE III, SPECIAL DISTRICTS, SPECIFICALLY ADDING ARTICLE 3.09, THE NORTH COASTAL CORRIDOR OVERLAY DISTRICT, PROVIDING FOR A PURPOSE AND INTENT; DELINEATION OF THE NORTH COASTAL CORRIDOR OVERLAY DISTRICT; USES AND ACTIVITIES SUBJECT TO THE OVERLAY DISTRICT; DEVELOPMENT STANDARDS; ADDITIONAL SIGNAGE REQUIREMENTS; DESIGN REVIEW GUIDELINES AND STANDARDS; MINIMUM YARD REQUIREMENTS AND SITE DEVELOPMENT CRITERIA; ARCHITECTURAL STYLES AND DESIGN ELEMENTS; AND ADMINISTRATIVE REQUIREMENTS.**

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. 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 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 to participate in the proceedings should contact ADA Coordinator, at (904) 823-2501 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

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

By: Patricia DeGrande, Deputy Clerk

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING 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 **LINDA Y MURRAY**  
who on oath says that she is an 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

**NOTICE OF PUBLIC HEARINGS (DISPLAY ADVERTISEMENT)**

in the matter of **ESTABLISHMENT ORDINANCE/REGULATIONS**

**NORTH COASTAL CORRIDOR OVERLAY DISTRICT**

in the Court, was published in said newspaper in the issues of

**DECEMBER 28, 2000**

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, for a period of one year 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 **28<sup>TH</sup>** day of **DECEMBER** 2000,

by *Linda Y Murray* who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.



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

*Zoe Ann Moss*  
(Signature of Notary Public)

(Seal)

Zoe Ann Moss

... we HAVE treated some good friends in the process with the city, open," he said.

## **NOTICE OF PUBLIC HEARINGS OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON ESTABLISHMENT OF ORDINANCE/REGULATIONS AFFECTING THE USE OF LAND**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at a regular meeting on Tuesday, December 12, 2000 at 5:30 p.m. and a regular meeting on Tuesday, January 9, 2001 at 9:00 a.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 adoption of the following proposed ordinance:

**AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING AND SUPPLEMENTING, ADDING SECTIONS TO ARTICLE III OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS ADOPTED BY ORDINANCE 99-51, AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE III, SPECIAL DISTRICTS, SPECIFICALLY ADDING ARTICLE 3.09, THE NORTH COASTAL CORRIDOR OVERLAY DISTRICT, PROVIDING FOR A PURPOSE AND INTENT; DELINEATION OF THE NORTH COASTAL CORRIDOR OVERLAY DISTRICT; USES AND ACTIVITIES SUBJECT TO THE OVERLAY DISTRICT; DEVELOPMENT STANDARDS; ADDITIONAL SIGNAGE REQUIREMENTS; DESIGN REVIEW GUIDELINES AND STANDARDS; MINIMUM YARD REQUIREMENTS AND SITE DEVELOPMENT CRITERIA; ARCHITECTURAL STYLES AND DESIGN ELEMENTS; AND ADMINISTRATIVE REQUIREMENTS.**

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. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearings.

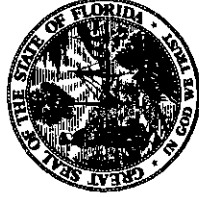
If a person decides to appeal any decision made with respect to any matter considered at the hearings, such person will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence 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 to participate in the proceedings should contact ADA Coordinator, at (904) 823-2501 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

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

By: Patricia DeGrande, Deputy Clerk

DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing



HISTORIC PRESERVATION BOARDS  
Historic Florida Keys Preservation Board  
Historic Palm Beach County Preservation Board  
Historic Pensacola Preservation Board  
Historic St. Augustine Preservation Board  
Historic Tallahassee Preservation Board  
Historic Tampa/Hillsborough County  
Preservation Board

MEMBER OF THE FLORIDA CABINET

FLORIDA DEPARTMENT OF STATE

**Katherine Harris**  
Secretary of State

DIVISION OF ELECTIONS

RINGLING MUSEUM OF ART

January 18, 2001

Honorable Cheryl Strickland  
Clerk to Board of Commissioners  
St. Johns County  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande  
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated January 16, 2001 and certified copies of Ordinance Nos. 2001-01 through 2001-04, which were filed in this office on January 17, 2001.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK *26* PAGE *474*