

ORDINANCE NO. 2009-2

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING AND SUPPLEMENTING, ADDING AND REPEALING SECTIONS OF ARTICLE II – ZONING DISTRICTS; ARTICLE IV – NATURAL RESOURCES AND SPECIAL USES, ARTICLE V – DEVELOPMENT OPTIONS, ARTICLE VI – DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS, ARTICLE IX – ADMINISTRATION AND ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF, AND ENFORCEMENT, 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 II ZONING DISTRICTS AND SPECIAL USES SPECIFICALLY PART 2.03.00 SPECIAL USES, AMENDING ARTICLE IV NATURAL RESOURCES, SPECIFICALLY PART 4.01.00 NATURAL RESOURCES, AMENDING ARTICLE V DEVELOPMENT OPTIONS, SPECIFICALLY PART 5.03.00 PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS, AMENDING ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS SPECIFICALLY PART 6.02.00 SUBDIVISION DESIGN STANDARDS AND GUIDELINES AND PART 6.03.00 FIRE PROTECTION REGULATIONS, PART 6.04.00 ROADWAYS, DRAINAGE & UTILITIES STANDARDS, PART 6.06.00 LANDSCAPING AND BUFFERING REQUIREMENTS, AMENDING ARTICLE IX ADMINISTRATION SPECIFICALLY PART 9.05.00 LAND USE POLICY DECISIONS AND AMENDING ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF, AND ENFORCEMENT SPECIFICALLY PART 10.04.00 VARIANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA, that:

Section 1. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding the following to Subsection 2.03.01-A General Provisions on Special Uses paragraph A:

3. If access is provided by a Street maintained by the Florida Department of Transportation (FDOT) a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator; and

4. The Use, which is listed as a Special Use in the district in which it is proposed to be located, complies with all required regulations and standards of this Article II, unless greater or more stringent regulations are contained or provided in the Comprehensive Plan or elsewhere in this Code for Special Use.

Section 2. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Subsection 4.01.05 Trees and Other Vegetation paragraph A in its entirety and adding and substituting the following in its stead:

A. Permits; Criteria for Issuance

A Land Clearing Permit will be issued after proper application and approval by St. Johns County which clearly demonstrates compliance with this Code. This Permit authorizes the Land Clearing or Grubbing and/or Removal of the Protected Trees and undergrowth vegetation only as depicted on an accompanying Site Plan. Specimen and Historic Trees, as defined in Section 4.01.05.D shall not be impacted, unless as allowed by the County Administrator upon showing of good cause, and where the Owner/Applicant proposes an alternative which conforms to the general intent and spirit of these regulations, and where the objectives of this Article have been substantially met.

Section 3. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Subsection 4.01.05.2 St. Johns County Tree Bank Fund paragraph a in its entirety and adding and substituting the following in its stead:

- a. A dedicated financial fund shall be created under authority of this Code to receive payments as detailed elsewhere in this Article, when Protected Trees are not replaced after Removal. The Tree Bank shall be a separate line item set up and shown on County financial records in which all receipts are detailed. Expenditures of Tree Bank funds occur after approval by the Board of County Commissioners in advance of the expenditure for the following projects:
 - (1) County Construction limited to cost of Trees, equipment and landscaping installation.
 - (2) Capital improvement project limited to cost of Trees, equipment and landscaping installation.
 - (3) Beautification limited to the cost of Trees, equipment and landscaping installation. Where Tree Bank funds are used to plant trees in County Road medians or shoulders, such funds may also be used to fund design by a Registered Landscape Architect to assure the safety, viability and appropriateness of such plantings.

- (4) Conservation or natural preserve area protection and enhancement limited to cost of Trees, equipment, landscaping installation, access, trails and amenities such as receptacles and benches.
- (5) To mitigate negative environmental effects of tree removal and the loss of treed acreage and to provide the ability to mitigate wildlife displacement as reasonably determined by the County Administrator using acceptable environmental evaluation practices and programs.
- (6) Multi-family or Single Family Lots for housing qualifying under State and Federal affordable/workforce housing programs in order to meet applicable Tree Inch Requirements.

An annual separate accounting statement shall be presented to the Board of County Commissioners by the County Administrator detailing yearly activity of the Tree Bank Fund.

Section 4. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting paragraph B.2 Activities Prohibited, Allowed from Subsection 4.01.06 Environmentally Sensitive Areas – Wetlands, Estuaries, and Natural Water Bodies and substituting the following in its stead:

2. In addition to the requirement of Section 4.01.06.B.1, a twenty-five (25) foot setback shall be required for all Parcels of land adjacent to contiguous Wetlands, except where a 50 foot buffer is required in Section 4.01.06.B.2. Reduced (no minimum) setbacks may be allowed within the portion of the Parcel to be developed except for residential, as approved by the County Administrator using acceptable environmental evaluation practices. Provided there is no encroachment into the required upland buffer, all Accessory Uses, as provided in Section 2.02.04 shall be permitted within this setback, except Buildings which have a permanent foundation. Such Accessory Uses shall be subject to the requirements of this Code. Further, provided there is no encroachment into the upland buffer, this setback requirement shall not apply to: the installation of a sprinkler system, Utility line, landscaping, fencing, and gazebos; the Construction of a road essential for access and the Construction of a stormwater retention or detention basin or other stormwater-related Structure; the Construction of a recreational trail, golf cart path, or similar Structure; and any necessary grade finishing to provide a gradual slope between the setback line and the upland buffer.

Section 5. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding the following to Subsection 4.01.10 Habitat Management for the Bald Eagle paragraph D Exceptions:

6. The terms of Section 4.01.10 shall not apply to a Lot of Record lying within a County required bald eagle protection zone providing the Lot was recorded prior to the existence of the bald eagle nest. The Lot of Record shall be required to follow state and federal standards and

guidelines that regulate Development activities with regard to bald eagle protection and the County shall review for compliance with these state and federal standards and guidelines prior to the issuance of a building permit.

Section 6. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding the following to Subsection 5.03.03. Specific Standards paragraph C Transportation:

4. If access is provided by a Street maintained by the Florida Department of Transportation (FDOT) a copy of the results of a pre-application meeting with FDOT is required.

Section 7. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding the following to Subsection 6.02.01 Access paragraph A.2 Access:

2. All lots within a Subdivision shall have access to a Street dedicated to public use which has been accepted for maintenance by St. Johns County, a municipality, or the Florida Department of Transportation. Where a proposed Subdivision Lot does not abut such a Street, the Applicant shall provide access in accordance with the requirements set forth within these regulations.
 - a. If access is provided by a Street maintained by the Florida Department of Transportation (FDOT) a copy of the results of a pre-application meeting with FDOT is required.

Section 8. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding the following to Subsection 6.03.02 Fire Protection Water Supply paragraph A:

3. Variations to the standards and criteria of Part 6.03.02.A may be allowed by the County Administrator upon showing good cause, and where the Owner/Applicant proposes an alternative which conforms to the general intent and spirit of these regulations, and where the objectives of this article have been substantially met.

Section 9. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding the following to Subsection 6.03.03 Fire Hydrant Systems paragraph B:

The required fire flow may be reduced to a minimum of five hundred (500) gallons per minute for two (2) hours at twenty (20) psi residual pressure if all structures are protected with an automatic fire sprinkler system designed and installed in accordance with the fire sprinkler standards adopted and referenced in the Florida Fire Prevention Code.

Section 10. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Subsection 6.04.06.D.1 Professional Certifications subparagraph d and substituting the following in its stead.

- d. All survey plans, (including but not limited to: boundary, topographic, as-built, wetland, mean high water, specific purpose and associated reports) shall be prepared by a Florida Registered Professional Surveyor and Mapper (PSM). All survey plans and related reports prepared or issued by the PSM shall be signed, dated and sealed in accordance with Florida Statutes.

Section 11. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Subsection 6.04.06.H Finished Floor Elevations and Lot Grading Plans, paragraph 4 in its entirety.

Section 12. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Subsection 6.06.03 Off-Street Vehicular Use Area, paragraph 6.06.03.G.4 Variations in its entirety.

Section 13. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding the following to Subsection 6.06.03 Off-Street Vehicular Use Areas:

I. Variations

Variations to the standards and criteria of Part 6.06.03 may be allowed by the County Administrator or his designee upon showing of good cause, and where the Owner/Applicant proposes an alternative which conforms to the general intent and spirit of these regulations, and where the objectives of the Article have been substantially met.

Section 14. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Subsection 10.04.03 Non-Zoning Variances to be Considered as Part of Development Review and substituting the following in its stead:

Sec. 10.04.03 Non-Zoning Variances To Be Considered As Part Of Development Review

A. Recommendation and Approval Authority

1. A request for deviations to this Code, other than a Zoning Variance, which might otherwise be approved by the County Administrator, must be approved by the Board of County Commissioners (BCC) if a Non-Zoning Variance is sought. Such Non-Zoning Variance shall be considered in conjunction with the application for Development Review.
2. If the non-zoning variance involves a deviation from the requirements of Section 3.06 thru Section 3.10 of the Code, the applicable overlay review board shall hear the item at a public hearing and make a recommendation

to the BCC. This recommendation is not required to follow the requirements as listed in Section 10.04.03.B.

Section 15. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Subsection 6.06.04.B.8 Buffering and Screening Requirements in its entirety and adding and substituting the following in its stead:

8. Solid Waste Storage

All new Buildings and Uses, except for Single Family and Two Family Dwellings, shall provide facilities for the central storage of solid waste within the Lot.

a. Shopping Centers or other Commercial Buildings with mixed uses.

Where a Building is divided into units for several businesses, or a group of buildings, each business space/unit shall demonstrate that adequate capacity exists whether within the building or on the lot.

b. Single use Commercial Businesses

Commercial Buildings not part of a Shopping Center or mixed use building, shall demonstrate adequate capacity whether within the building or on the lot. Curb side pick up may be allowed by the County Administrator for those businesses generating not more than 100 pounds of solid waste per week.

c. Residential uses, except for Single Family and Two Family Dwellings.

Multi Family uses shall demonstrate that adequate capacity exists whether within the building or on the lot.

d. Where such facilities are provided outside of a Building, they shall be screened from public Rights-of-Way and adjacent property by an enclosure constructed of materials compatible color and style with the materials on the walls of the Building the facility serves and must be located on a concrete pad. In addition when the location is abutting or within 25 feet of a residentially zoned property or property with residential uses, the screening shall include screening at a minimum in accordance with Screening Standard B of Section 6.06.04.B.4 between the proposed site and the residential lot line.

For the purpose of this section “adequate capacity” is an industry standard solid waste container capable of internally storing solid waste for up to one week with no overflow or unsightly accumulation of waste above the rim of the container. Collection schedules may be established to empty containers more frequently than once per week; however all containers with the exception of fully enclosed solid waste compactors, must be emptied at a minimum of once weekly.

All locations shall provide for adequate maneuverability, vehicle loading and unloading and adequate overhead clearance free of overhead obstruction such as electrical lines or building overhangs.

All locations shall adhere to the requirements of Ordinance 94-49 as amended.

Section 16. 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

Section 17. Effective Date. This Ordinance shall take effect on January 6, 2009 or upon its being filed with the Department of State of Florida, which ever is later.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 6th day of January, 2009.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Cyndi Stevenson
Cyndi Stevenson, Chairman

RENDITION DATE 1/9/09

ATTEST: Cheryl Strickland, Clerk of Court

By: Robert S. Platt
Deputy Clerk

Effective Date: 01-13-09

The St. Augustine Record

COPY OF ADVERTISEMENT

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**

who on oath says that she is an Employee 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 HEARING**

In/ the matter of **ESTABLISH ORDINANCE/REGULATIONS**

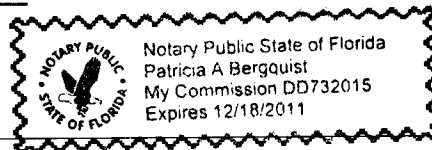
was published in said newspaper **SEPT 20, 2008.**

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 **22nd** day of **SEPTEMBER 2008.**

by *Sarah Selfridge* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification

Patricia A Bergquist



(Signature of Notary Public)
PATRICIA A BERGQUIST

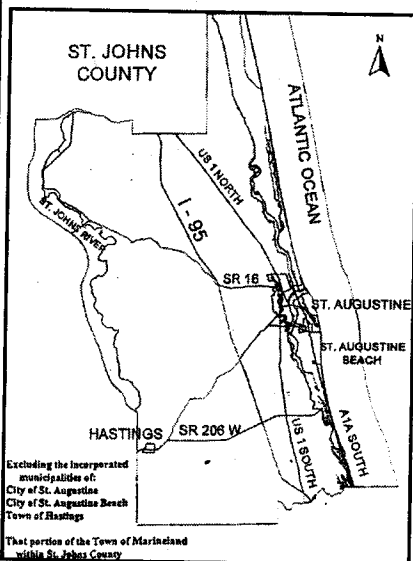
(Seal)

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, September 30, 2008 at 5:30 p.m. in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway, St. Augustine, Florida, and a regular meeting on Tuesday, October 28, 2008 at 10:00 a.m. in the County Auditorium at the County Administration Building, 500 San Sebastian View, 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 AND REPEALING SECTIONS OF ARTICLE II - ZONING DISTRICTS; ARTICLE IV - NATURAL RESOURCES AND SPECIAL USES, ARTICLE V - DEVELOPMENT OPTIONS, ARTICLE VI - DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS, ARTICLE IX - ADMINISTRATION AND ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF, AND ENFORCEMENT, 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 II ZONING DISTRICTS AND SPECIAL USES SPECIFICALLY PART 2.03.00 SPECIAL USES, AMENDING ARTICLE IV NATURAL RESOURCES, SPECIFICALLY PART 4.01.00 NATURAL RESOURCES, AMENDING ARTICLE V DEVELOPMENT OPTIONS, SPECIFICALLY PART 5.03.00 PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS, AMENDING ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS SPECIFICALLY PART 6.02.00 SUBDIVISION DESIGN STANDARDS AND GUIDELINES AND PART 6.03.00 FIRE PROTECTION REGULATIONS, PART 6.04.00 ROADWAYS, DRAINAGE & UTILITIES STANDARDS, PART 6.06.00 LANDSCAPING AND BUFFERING REQUIREMENTS, AMENDING ARTICLE IX ADMINISTRATION SPECIFICALLY PART 9.05.00 LAND USE POLICY DECISIONS AND AMENDING ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF, AND ENFORCEMENT SPECIFICALLY PART 10.04.00 VARIANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR 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, St. Augustine, Florida, and after October 10, 2008, at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, and may be examined by parties interested prior to the said public hearings. Please take note that the proposed ordinance is subject to revision prior to the hearing 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) 209-0650 at the St. Johns County Courthouse, 4010 Lewis Speedway, Room 276, St. Augustine, FL 32084. 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 meeting.

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

By: Patricia DeGrande, Deputy Clerk

The St. Augustine Record

COPY OF ADVERTISEMENT

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **ULINDA E. VERSTRAATE**

who on oath says that she is an Employee 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**

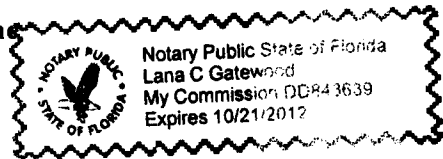
In/the matter of **NOTICE OF PUBLIC HEARING**

was published in said newspaper **DECEMBER 19, 2008**

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 22ND day of DEC 2008.

by Ulinda E. Verstraate who is personally known to me
or who has produced PERSONALLY KNOWN as identification



Lana C. Gatewood

(Signature of Notary Public)
LANA C. GATEWOOD

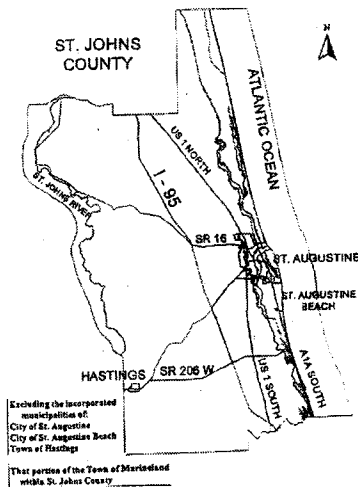
(Seal)

NOTICE

OF PUBLIC HEARING 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, January 6, 2009 at 9:00 a.m.** in the County Auditorium at the County Administrative Building, 500 San Sebastian View, St. Augustine, Florida will hold the second (2nd) public hearing 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 AND REPEALING SECTIONS OF ARTICLE II - ZONING DISTRICTS; ARTICLE IV - NATURAL RESOURCES AND SPECIAL USES, ARTICLE V - DEVELOPMENT OPTIONS, ARTICLE VI - DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS, ARTICLE IX - ADMINISTRATION AND ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF, AND ENFORCEMENT, 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 II ZONING DISTRICTS AND SPECIAL USES SPECIFICALLY PART 2.03.00 SPECIAL USES, AMENDING ARTICLE IV NATURAL RESOURCES, SPECIFICALLY PART 4.01.00 NATURAL RESOURCES, AMENDING ARTICLE V DEVELOPMENT OPTIONS, SPECIFICALLY PART 5.03.00 PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS, AMENDING ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS SPECIFICALLY PART 6.02.00 SUBDIVISION DESIGN STANDARDS AND GUIDELINES AND PART 6.03.00 FIRE PROTECTION REGULATIONS, PART 6.04.00 ROADWAYS, DRAINAGE & UTILITIES STANDARDS, PART 6.06.00 LANDSCAPING AND BUFFERING REQUIREMENTS, AMENDING ARTICLE IX ADMINISTRATION SPECIFICALLY PART 9.05.00 LAND USE POLICY DECISIONS AND AMENDING ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF, AND ENFORCEMENT SPECIFICALLY PART 10.04.00 VARIANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR 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 Building, 500 San Sebastian View, St. Augustine, Florida, and may be examined by parties interested prior to the said public hearings. Please take note that the proposed ordinance is subject to revision prior to the hearing or adoption. 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