

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING AND SUPPLEMENTING, ADDING AND REPEALING SECTIONS OF ARTICLE V – DEVELOPMENT OPTIONS; AND ARTICLE VI – DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS; OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE V DEVELOPMENT OPTIONS SPECIFICALLY PART 5.07.00 AFFORDABLE HOUSING DENSITY BONUS; AND AMENDING ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS SPECIFICALLY PART 6.04.00 ROADWAYS, DRAINAGE & UTILITIES STANDARDS; 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 deleting Part 5.07.00 Affordable Housing Density Bonus in its entirety and adding and substituting the following Part 5.07.00, attached hereto as Exhibit 1, and incorporated herein by reference in its stead.

Section 2. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Sec. 6.04.07.L Roadway Drainage paragraph 6 in its entirety and adding and substituting the following in its stead:

6. Other Drainage Structures

- a. The Florida Department of Transportation Roadway and Traffic Design Standards shall be used as a guideline for selection and Construction of all drainage Structures, including but not limited to: manholes, inlets, and pipe end treatment.
- b. Bulkhead and/or retaining walls will be designed by a Registered Engineer.

Section 3. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding Sec. 6.04.07.N Bridges and Box Culverts:

N. Bridges and Box Culverts

1. Introduction and Purpose– This section is intended to provide guidance to County officials, Developers, engineers, etc. in the design of bridges on St. Johns County roadways.
2. Reference standards for bridges and box culverts – FDOT Structures Design Guidelines, FDOT Plans Prep Manual, FDOT Standards and Specifications for Road and Bridge Construction, AASHTO LFRD Bridge Design Specifications.
3. Design – Bridges and Box Culverts shall be designed by a Professional Engineer registered in the State of Florida and who specializes or has experience in structural engineering.

The Developer shall submit a bridge hydraulic report (BHR) to the County. As part of this report the engineer shall show that the new structure will be above the 100 year floodplain including the approaches. The report will recommend at least one or more types of structures, bridge or box culvert and show a conceptual design including typical section. The County shall have the final approval of the type of structure proposed. This report shall be submitted prior to any design of the structure.

In the case a bridge with piling is the approved structure, the developer will submit a geotechnical report, prepared by a Florida licensed Geotechnical Engineer. The report shall provide the recommended pile type, size and length. This report should be submitted with the first design submittal.

Bridges shall be designed for a minimum 75 year life and HL-93 live load.

- a. Bridges, or Box Culverts, that are constructed, retrofitted or rehabilitated on a County maintained roadway shall be given a Structure number assigned by FDOT. The Engineer of Record is responsible to obtain the number from FDOT. The bridge name, structure number and date shall be affixed to the structure as shown in FDOT Design Standards Index 420.
- b. Existing bridges or box culverts to be replaced shall have a new number assigned by FDOT.
- c. Markers – Elevation Markers shall be placed on the top of the Traffic Railings at the end bents. On bridges longer than 100 ft one marker shall be placed on each opposing end of the bridge for a maximum of two markers. On bridges 100 ft or less one marker shall be placed at one end of the bridge only.

4. Bridges and Box Culverts – Vehicular
  - a. Allowable materials – Concrete, Steel and Pre-stressed Concrete are the only allowable materials for vehicular bridges. Timber bridges shall not be permitted. Box culverts can be concrete and steel, or pre-cast concrete. Weathering steel shall not be allowed.
  - b. Substructure – Piling, Footers, Piers and Bents
    - 1) Piling shall be prestressed concrete.
    - 2) Sheet Piling shall be concrete, steel or vinyl.
    - 3) Piers, Bents and Footers shall be concrete.
    - 4) End Bents shall be protected by either rip-rap (sized appropriately), Concrete slope pavement, mechanically stabilized earth wall, or sheet piling as allowed above. The end bent treatment used will depend on the bridge location and aesthetics. If Steel sheet piling is selected a rust inhibiting coating shall be applied to all areas which are exposed to water or air. The coating can be coal tar epoxy or other approved material.
  - c. Superstructure – Beams, Decks
    - 1) Typical section of roadways on decks. Use Chapter 2 of the FDOT Plans Preparation Manual for guidelines on design geometry for bridge decks.
    - 2) Steel beams shall either be galvanized (preferred) or painted to resist corrosion. In no case shall weathering steel be permitted.
  - d. Approaches- Bridges shall have an appropriate length concrete approach slab. The approach slabs shall be overlaid with asphalt and tapered to the deck elevation.
  - e. Pedestrian accommodation on vehicular bridges – Sidewalks must be provided along new structures that have sidewalks on one or both sides of the existing roadway. Sidewalks shall be constructed in accordance with Section 6.04.07 H and be ADA compliant.

The following table shows the bridge type and its corresponding sidewalk:

<u>Bridge Location</u>	<u>Sidewalk</u>
Local Roads	6 ft wide on one side of structure
Minor & Major Collectors	6 ft minimum on both sides of structure.

The County administrator or designee may waive the sidewalk requirement on bridges/box culverts with limited right of way or where no sidewalks currently exist. The waiver may require that the Developer pay in the County's Sidewalk Fund.

f. County acceptance of newly constructed bridges

As-Builts and Pile driving logs – The developer shall submit at least 2 sets of pile driving logs to the County with the As-Builts. The pile driving logs, must indicate the pile location, size, date and time driven, minimum tip elevation, final tip elevation, cutoff elevation, blows per foot, set checks (if any), pile re-drive, pile cushion changes, and hammer type.

5. Bridges – Pedestrian, Bicycle and Golf Cart

Reference the Florida Department of Transportation Plan Preparation Manual Section 8.7 Bridges, Overpasses and Underpasses and FDOT Structures Design Guidelines- Chapter 10

a. General – All pedestrian bridges shall be:

- 1) Fully designed and detailed in the plans.
- 2) Proprietary designs may be considered as long as it meets St. Johns County, FDOT and AASHTO guidelines.
- 3) Designed for a 75 year life, minimum.

b. Overpasses and Underpasses – Overpasses are preferred to Underpasses.

Underpasses are undesirable and will not be allowed unless approved by the County Administrator or designee. Such approval may require the applicant to prove that an underpass is better suited to the location geometry. Lighting of the underpass shall be required as well. Other features such as but

not limited to public safety, emergency accessibility and drainage must be addressed.

- c. Allowable materials - Engineered Steel and concrete pedestrian bridge superstructures including trusses and associated substructures, ramps, etc. Weathering steel shall not be allowed. Steel structures must be galvanized or coated with some other rust retardant material to inhibit oxidation.

Timber structures may be considered as docks, fishing piers or pedestrian/bicycle pathways parallel to the roadway. Timber structures shall not be allowed if it crosses over a County maintained roadway.

Fencing, if used, shall be galvanized.

Aluminum or Steel is allowed for railings.

- d. Minimum widths

<u>Structure Type</u>	<u>Clear Width</u>
Pedestrian Bridge	8 feet
Shared Use path on Bridge	12 feet (includes cyclists)
Golf Cart Bridge	12 feet

If the approach sidewalk or path is wider than these minimums, the clear width of the structure should match the approach width. The desirable clear width should include additional 2-foot wide clear area on each side.

- e. Railings/Enclosures

- 1) Provide pedestrian railings in accordance with AASHTO LRFD. The clear opening between elements shall be such that a 4 inch sphere shall not pass through. Fencing shall be in accordance with FDOT Design Standards Indexes 810, 811 and 812. Railings shall be in accordance with FDOT Design Standards Indexes 821, 822, 851 and 861.

- 2) Railing Size

<u>Railing Type</u>	<u>Railing Height</u>
Pedestrian	42 inches
Bicycle	54 inches (Must be used on Shared Pathways)

The height of railings for bicyclists are generally the same as the minimum pedestrian railing height of 42 inches, except a minimum 54 inch railing or fence should be considered on bridges and retaining walls for special circumstances as identified in the commentary of the *AASHTO LRFD Bridge Design Specifications Section 13.9*.

- 3) Other acceptable fence/railing types: The County may require an open top fence /railing combination or, Full enclosure fence/ railing combination.

The County may require Full enclosure of Pedestrian Bridges over Major Collectors and/or Arterials or other County maintained roadways or where the County deems it to be implemented for safety purposes.

f. Ramps

- 1) Comply with ADA requirements. See the Florida Department of Transportation. *Production Support Office - Accessibility Issues (ADA) Website:*

<http://www.dot.state.fl.us/projectmanagementoffice/>

- 2) Ramps (routes with grades > 5%) should be provided at all pedestrian separation structures. When possible, stairways should be provided in addition to ramps.
- 3) Design ramps with the least possible grade, but in no case more than 8.33% and with 5 feet long, intermediate level platforms at a maximum 30-inch rise. Provide level platforms 5 feet long at the top of the ramp and 6 feet long at the bottom.
- 4) Provide full-length pedestrian ADA grab handrails on both sides of pedestrian ramps.

g. Lighting

The County may require lighting to be provided.

Section 4. 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 5. Effective Date. This Ordinance shall take effect on May 18, 2010 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 18<sup>th</sup> day of May, 2010.

BOARD OF COUNTY  
COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Ron Sanchez  
Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk of Court

By: Cheryl Strickland  
Deputy Clerk

Rendition Date: May 20, 2010

Effective Date: May 24, 2010



## **PART 5.07.00 WORKFORCE/AFFORDABLE HOUSING DENSITY BONUS**

### **Sec. 5.07.01 Purpose**

The purpose and intent of the Workforce/Affordable Housing Density Bonus is as follows:

- A. The Workforce/Affordable Housing Density Bonus accommodates provisions for the Development of housing affordable to very low, low, and moderate income households in fulfillment of policies of the Future Land Use and Housing Elements of the St. Johns County Comprehensive Plan. For purposes of this Section, Workforce/Affordable Housing is defined as housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed thirty percent (30%) of gross household annual income as reflected Sec. 5.07.03.D.
- B. The Workforce/Affordable Housing Density Bonus addresses an equitable geographic distribution of Workforce/Affordable Housing in accordance with Policies of the Housing Element of the Comprehensive Plan.
- C. The Workforce/Affordable Housing Density Bonus addresses the preservation of affordability of units, designated under the program, for very low, low, and moderate income households.

### **Sec. 5.07.02 Applicability**

In cases of conflict between this Part and other Sections of this Code, the provisions of this Part shall prevail.

#### A. Location

This Part may be applied to any residential Development proposed within the unincorporated areas of St. Johns County.

#### B. Discretionary Program

The Workforce/Affordable Housing Density Bonus Program is a discretionary program in which additional density may be granted if the granting of such additional density will further the County's objective of providing housing opportunities for very low, low, and moderate income households. Nothing stated herein is intended to, and specifically is intended not to, create any property right(s) for the owner of any property.

#### C. Concurrent Processing

The Workforce/Affordable Housing Density Bonus shall be considered and applied concurrently with an associated Development Order application. Such a Development Order shall be either a rezoning, an amendment to a Planned Unit



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Development, or a Special Use, all of which require duly noticed public hearings before the Planning and Zoning Agency and the Board of County Commissioners. Such hearings are necessary due to the accommodation of a land Use intensity greater than that shown on the Future Land Use Map.

### **Sec. 5.07.03 General**

An Applicant may request additional Dwelling Units for the provision of Workforce/Affordable Housing, in accordance with the provisions of the Comprehensive Plan and in accordance with this Part.

#### **A. Manner of Providing Units**

The Workforce/Affordable Housing shall be provided through Construction of units onsite, or on another site approved concurrent with the Project approval.

#### **B. Minimum Number of Units to be provided.**

The minimum number of Workforce/Affordable Housing units to be accommodated shall be as follows:

1. For rental Projects, twenty percent (20%) of the "bonus" units shall be designated for very low and low income, and twenty percent (20%) for moderate income households.
2. For ownership Projects, twenty percent (20%) of the bonus units shall be designated for low income, and twenty percent (20%) for moderate income households. There shall be no obligation to provide housing for very low income households.
3. The required unit count shall be established by rounding up to the nearest whole number, with a minimum of one (1) unit.
4. In applying the Workforce/Affordable Housing Density Bonus, only the number of units required pursuant to Section 5.07.03.B.1 and 2 above (minimum number of units to be provided) shall be subject to qualifications, assurances, and restrictions as set forth below.

#### **C. Assurances of Affordability**

The Developer shall provide guarantees, approved by the County Administrator in writing which shall be recorded with the Clerk of the Circuit Court of St. Johns County which, for a minimum period of ten (10) years for both rental units and ownership units, maintain the affordability for units that are required for very low, low, and moderate income households. During this period of time, no unit shall be rented or sold except to a qualified household. The guarantee must be recorded in the public records with the Clerk of Circuit Court of St. Johns County and shall run with the land as restrictions enforceable by future tenants and purchasers of the property. The proposed method and provisions regarding such assurance must be reviewed by the County Administrator or other staff charged with the responsibility of Workforce/Affordable Housing, then referred to the

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Planning and Zoning Agency, who shall make a recommendation to the Board of County Commissioners as to acceptability. The Board of County Commissioners shall make a final determination of acceptability at the time of consideration of the Development Order application.

Sufficient information must be provided, as a part of the Workforce/Affordable Housing Density Bonus petition, to allow the Planning and Zoning Agency and the Board of County Commissioners to make a reasonable assessment of the proposal. Items which may be considered include, but are not limited to:

1. Regulatory agreements tied to projects where there are other participating agencies which have affordability restrictions (e.g. state, federal);
2. Restrictions on the rental rate or sales price limits;
3. Restrictions on conversion to nonresidential Use; and,
4. Other agreements which are previously reviewed and approved by the Office of the County Attorney.

### D. Income Qualifications

For units required to be very low, low, and/or moderate, a Developer shall record in the public record a guarantee that the household, upon entry to the unit, shall meet the definition of a very low, low, or moderate income household. The definition of very low, low, and moderate income households is as provided in the St. Johns County Comprehensive Plan, the State Housing Initiatives Partnership Program (SHIP) or other qualified state and federal housing programs. The Florida Housing Finance Corporation produces annual updates to its "Rents Adjusted to Unit Size" and "Income Limits Adjusted to Family Size by Number of Persons in Household" and sends to all cities and counties participating in SHIP or other Workforce/Affordable Housing programs. These charts are the standards to be used in determining maximum rents and income eligibility and are made part of the Development Review Manual. The manner of guarantee must be reviewed by the Planning and Zoning Agency who shall make a recommendation to the Board of County Commissioners as to acceptability. The Board of County Commissioners shall make a final determination of acceptability at the time of consideration of the Development Order. The form of the guarantee shall be approved by the Office of the County Attorney prior to certification of the final Site Plan.

### E. Limitations on Restrictions

No Workforce/Affordable Housing units which are required pursuant to this program or units above the density of eight (8) units per acre shall be subject to restrictions beyond the income qualification set forth herein. This provision may be waived by the Board of County Commissioners upon consideration of the following:

1. The need for the restriction in terms of providing housing for a specific

## Exhibit 1

target group, e.g., disabled populations and the assurances that the target group will, indeed, have access to the new housing,

2. Whether the restriction is in line with the objective of providing housing opportunities for very low, low, and moderate income households, and,
3. The impact upon the immediate geographic area.

### F. Dispersal

Units for very low, low, and moderate income households shall be distributed throughout a Development so that there is not a concentration of the Workforce/Affordable Housing Density Bonus units.

1. It is encouraged that Workforce/Affordable Housing units be distributed throughout the Development and throughout a multi-phased Development.
2. Developments that offer varied bedroom and floor area options shall include similar variations in the required Workforce/Affordable Housing units.
3. When specific percentages of very-low, low, and moderate income households are stated in an application, the manner, such as deed restrictions, in which the percentages are to be maintained shall be described.
4. When the Workforce/Affordable Housing Density Bonus is used in conjunction with other state and federal programs (e.g. HOP, HOME, SHIP, tax credits) which require a minimum amount of Workforce/Affordable Housing that is in excess of the minimum required for the Workforce/Affordable Housing Density Bonus, the Workforce/Affordable Housing Density Bonus petition shall pertain to all units. If such minimums are imposed subsequent to approval of the Workforce/Affordable Housing Density Bonus, it will be necessary to formally apply for a modification to the Workforce/Affordable Housing Density Bonus Development Order.
5. In addition to the above, when the percentage of units targeted for Workforce/Affordable Housing is at, or exceeds, fifty percent (50%) of multi-family Development, a Management Plan shall be a part of the application. Items to be addressed in a Management Plan include, but are not limited to: types and quantity of recreation facilities, tenant and/or ownership education services, accessibility to social service information and/or programs; onsite management, onsite day care facilities, onsite security, and, special crime prevention and crime reduction design considerations, and assurances that the Management Plan shall be implemented and maintained. Compliance shall be verified by the County Administrator or his designee.

### G. Allowable Density

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The density of the Development shall not exceed the allowed density outlined in the Future Land Use Element. "Allowed density" shall be determined by either: (a) the unit count allowed by density designations on the Future Land Use Map plus the density bonus, or (b) the allowable density of a previously approved Development Order for the same property.

### H. Provisions of Basic Services

For Developments which have a density greater than eight (8) units per acre or which seek a density bonus equal to, or greater than, seventy percent (70%), there must be a demonstration of proximity to transportation networks and employment opportunities so that residents will be able to access employment or other destinations appropriate for the type of housing.

### I. Displacement

Any person displaced as a result of Development of the Workforce/Affordable Housing Density Bonus Project, shall be the subject of a relocation program initiated by the Developer in coordination with the County, which will, at a minimum, describe efforts to relocate and/or make aware of comparable housing opportunities including the availability of housing at the subject site. The County may choose to apply the U.S. Department of HUD published criteria.

## **Sec. 5.07.04 Standards For Approval**

An application submitted under this Part shall be reviewed for compliance with the following standards. Recommendations as to compliance shall be made by the County Administrator, with the final determinations being made by the Board of County Commissioners. Each of these standards must be met in order for an Workforce/Affordable Housing Density Bonus award to be made.

- A. The Development must be located in the unincorporated area of St. Johns County.
- B. The resulting Development shall be deemed compatible with the surrounding land Uses. The determination of compatibility shall include:
  - 1. A standard assessment of Future Land Use Map designations, zoning designations, and actual Use of the surrounding lands,
  - 2. The impact of the proposed Development upon surrounding land Uses, both current and future, and,
  - 3. The impact of the external environment upon the suitability and success of the proposed Workforce/Affordable Housing Density Bonus Development.
- C. The Development shall meet all concurrency requirements at the level of impact calculated at the bonus density as in Article XI Concurrency Management.

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- D. Adequate assurances as required in Section 5.07.03.C.3 through Section 5.07.03.C.5.
- E. Adequate provisions for displaced tenants pursuant to Section 5.07.03.I.
- F. The resulting Development shall be consistent with the goals, objectives, and policies of the Comprehensive Plan and the provisions of this Part.

### **Sec. 5.07.05 Review and Approval Process**

#### A. Presubmittal Conference

Prior to submittal of a petition requesting a density bonus, the Applicant shall attend a presubmittal conference with the County Administrator, or designee.

#### B. Submission of Petition

A petition for the Workforce Housing Density Bonus shall be submitted to the County Administrator concurrent with submission of a general application for a Special Use, rezoning, or amendment to a previously approved Planned Unit Development. The Workforce Housing Density Bonus application form and required submittal materials shall be established by the County Administrator.

#### C. Determination of Sufficiency

The County Administrator shall determine sufficiency of the petition within five (5) working days from its receipt. If it is determined that it is not sufficient, written notice shall be sent to the Applicant specifying the deficiencies within three (3) working days of the determination. The County Administrator shall take no further action unless the deficiencies are remedied. If the deficiencies are not remedied within twenty (20) working days, the petition shall be considered withdrawn. If the petition is determined sufficient, the County Administrator will process it pursuant to the procedures and standards of Section 5.07.04.

#### D. Review by County Administrator

The petition shall be reviewed by Staff after a determination of sufficiency but prior to consideration by the Board of County Commissioners.

#### E. Review by the Planning and Zoning Agency

The petition shall be reviewed by the Planning and Zoning Agency after a determination of sufficiency but prior to the consideration by the Board of County Commissioners. The County Administrator shall present a report to the Planning and Zoning Agency which describes how the proposed Development complies with the general provisions as set forth in Section 5.07.03 and with respect to compliance with each of the standards set forth in Section 5.07.04. The Planning and Zoning Agency shall make a determination of compliance with each of the general provisions. The Planning and Zoning Agency shall recommend approval, approval with conditions, or denial of the requested increase in density based on the standards. The Planning and Zoning Agency may recommend conditions in

## Exhibit 1

order to assure compliance with said general provisions and/or standards. The Planning and Zoning Agency's recommendation shall be forwarded to the Board of County Commissioners, who have the final authority with regard to compliance with Section 5.07.04.

### F. Action by the Board of County Commissioners

All Workforce Housing Density Bonus petitions shall be approved, approved with conditions, or denied by the Board of County Commissioners. The Board of County Commissioners shall then act on the associated Development Order and may approve it at the requested density or at a lesser density.

### **Sec. 5.07.06 Effect**

Approval of a Workforce Housing Density Bonus by the Board of County Commissioners shall grant the right to increase density consistent with the terms approved in the Development Order. The density bonus shall run with the Development Order.

### A. Amendments to a Workforce Housing Density Bonus

A density bonus may be amended, extended, varied or altered only pursuant to the standards and procedures established for its original approval, or as otherwise set forth in this Part.

### B. Transfer of a Density Bonus

A density bonus runs with the Development Order and may be transferred to a new owner of the Development only if the new owner agrees to fulfill all the terms of the agreement made by the original owner. Density gained through the Workforce Housing Density Bonus shall not be eligible for use in any Transfer of Development Rights Program developed by the County.

# 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 **KAREN J. BRANNON**

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 HEARINGS – TUES APR 6 & TUES MAY 18**

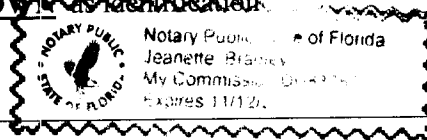
**AMENDING ARTICLES V & VI** was published in said newspaper **MARCH 27, 2010**

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 **29th day of MARCH, 2010**

by *Karen J. Brannon* who is personally known to me  
or who has produced **PERSONALLY KNOWN** identification.

*Jeanette Bradley*  
(Signature of Notary Public)



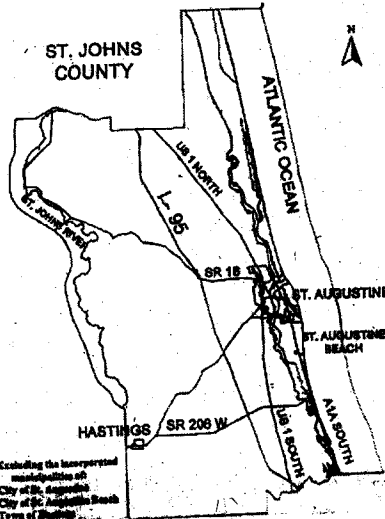
(Seal)

# 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, April 6, 2010 at 5:01 p.m. and Tuesday, May 18, 2010 at 9:00 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 V - DEVELOPMENT OPTIONS; AND ARTICLE VI - DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS; OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE V DEVELOPMENT OPTIONS SPECIFICALLY PART 5.07.00 AFFORDABLE HOUSING DENSITY BONUS; AND AMENDING ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS SPECIFICALLY PART 6.04.00 ROADWAYS, DRAINAGE & UTILITIES STANDARDS; 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 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.

Excluding the incorporated municipalities of:  
City of St. Augustine  
City of St. Augustine Beach  
Town of Flagler

That portion of the Town of Maitland within St. Johns County

**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 Administration Building, 500 San Sebastian View, 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**

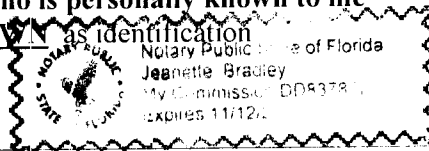
In/the matter of **NOTICE OF PUBLIC HEARINGS**

published in said newspaper **MAY 7, 2010**

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 10TH day of **MAY 2010**

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



Jeanette Bradley

(Signature of Notary Public)  
JEANETTE BRADLEY

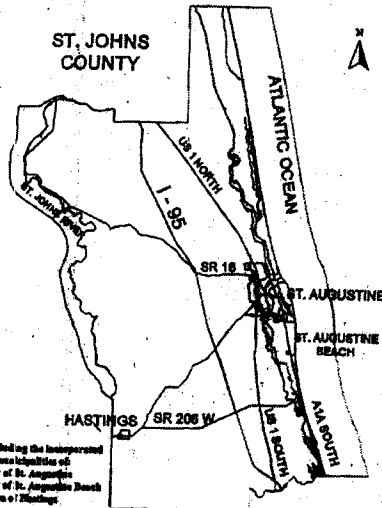
(Seal)

# 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, April 6, 2010 at 5:01 p.m. and Tuesday, May 18, 2010 at 9:00 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 V - DEVELOPMENT OPTIONS; AND ARTICLE VI - DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS; OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS PREVIOUSLY AMENDED; **THIS ORDINANCE** MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE V DEVELOPMENT OPTIONS SPECIFICALLY PART 5.07.00 AFFORDABLE HOUSING DENSITY BONUS; AND AMENDING ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS SPECIFICALLY PART 6.04.00 ROADWAYS, DRAINAGE & UTILITIES STANDARDS; 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 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 Administration Building, 500 San Sebastian View, 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

s n v, d L h n t, e r

B O C C B



**FLORIDA DEPARTMENT of STATE**

**CHARLIE CRIST**  
Governor

**STATE LIBRARY AND ARCHIVES OF FLORIDA**

**DAWN K. ROBERTS**  
Interim Secretary of State

May 25, 2010

Ms. Cheryl Strickland  
Secretary  
St. Johns County Board of County Commissioners  
500 Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk, Minutes and Record Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated May 21, 2010 and certified copies for St. Johns County Ordinance Nos. 2010-16 through 2010-18, which were filed in this office on May 24, 2010.

Sincerely,

Liz Cloud  
Program Administrator

LC/srd

FILED  
2010 JUN -2 AM 11:03  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dis.dos.state.fl.us>

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