

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING AND SUPPLEMENTING, ADDING AND REPEALING THE PONTE VEDRA DISTRICT REGULATIONS PREVIOUSLY ADOPTED AND OR AMENDED BY ST. JOHNS COUNTY ORDINANCE 2003-05: PARTS OF SECTION I – DEFINITIONS; AND SECTION VII GENERAL PROVISIONS; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING SECTION I DEFINITIONS, SPECIFICALLY RECREATIONAL VEHICLES, VEHICLES, UTILITY YARD, THROUGH LOT; SECTION VII GENERAL PROVISIONS, VIII.H OCEAN FRONT LOTS, VIII.L ACCESSORY STRUCTURES AND VIILS PROHIBITED USES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, local land development regulations require evaluation and revision to address public health, safety and welfare issues that may occur during the implementation of land development regulations such as parking regulations regarding commercial and recreation vehicles within residential zoning districts.

WHEREAS, the maintenance of existing residential areas are found necessary for a properly balanced and aesthetically pleasing environment

WHEREAS, the Ponte Vedra Zoning and Adjustment Board and the Board of County Commissioners of St. Johns County have reviewed the proposed Ordinance and have found that it is consistent with the Comprehensive Plan; and

WHEREAS, it is found that the hereinafter Ordinance provisions are consistent with and restore and implement provisions of the 2025 Comprehensive Plan Amendment of St. Johns County as adopted and enacted on 08/17/10; and

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

Section I.St. Johns County Ordinance 2003-05, as previously amended, is hereby amended by modifying Section I, Definition for Recreational Vehicle, Vehicle, Utility Yard, and Through Lot:

Recreational Vehicle: A vehicular portable Structure built on a chassis with its own wheels, either self-propelled or towed by another vehicle, designed to be used as a temporary Dwelling for travel, vacation, camping or recreational

purposes and including travel trailers, camping trailers, pick up campers, converted buses, motor homes, tent trailers, boats, boats on trailers, and boat trailers including other similar devices.

Vehicle: A form of transportation, including motorized and non-motorized vehicles designed and required to be licensed for use upon a highway in the State of Florida.

Lot, Through: An interior Lot having Frontage on two Streets, Frontage adjacent to water bodies such as lakes, lagoons, canals and a Street, or Frontage adjacent to other recreational features such as parks, golf courses, or similar passive recreational uses and a Street.

Section 2. St. Johns County Ordinance 2003-05, as previously amended, is hereby amended by adding to Section VIII.L:

Structures such as detached guesthouses, Garages, storage Buildings, patios or decks higher than three (3) feet above Established Grade, porches, verandas, gazebos, screening or covered swimming pool enclosures and similar incidental Structures shall be located within Building Restrictions Lines and are subject to the same height limitations as the permitted Structure. Storage Structures shall be placed in such a manner on the Lot that the Structure cannot be viewed from the Front Property Line, either due to distance or by being fully screened with opaque fencing or landscape. Storage Buildings are not permitted forward of the main residential Building.

Section 3. St. Johns County Ordinance 2003-05, as previously amended, is hereby amended by adding Section VIII.L.2.e:

- e. Private athletic courts and recreation fields
A permanently installed athletic court or recreation field, which is used by the residents of the primary Structure and nonpaying guests, shall be allowed in the residential zoning districts subject to the following restrictions:
 1. A permanently installed court/field may occupy the interior Side and Rear Yards but shall not occupy the required Front Yards except for Ocean and Through Lots, where permanent courts shall be allowed within the Front Yard which functions as a Rear Yard, providing the court is screened from the public street or waterway by a fence, wall, or hedge and located a minimum of twenty (20) feet from the Property line.
 2. Permanently installed courts/fields shall be enclosed with a fence not less than four feet or more than the maximum height specified in Section VIII.N, equipped with self closing and self latching gates.
 3. Activities and lighting on permanently installed courts shall only be between the hours of 9am to 9 pm.

Section 4. St. Johns County Ordinance 2003-05, as previously amended, is hereby amended by modifying Section VIII.S.4:

4. Construction offices, portable storage Structures, or storage trailers on any Yard, Lot or parcel of Land except during active construction work. Portable storage Structures and storage trailers shall be removed during periods of reduced or suspended construction activity exceeding 180 days. Loading and unloading of portable storage Structures shall be limited to a maximum of seven days for non-construction sites.

Section 5. St. Johns County Ordinance 2003-05, as previously amended, is hereby amended by modifying Section VIII.S.10:

10. Except during the time necessary for pickup and delivery service, not to exceed twenty-four (24) continuous hours, commercial vehicles, utility trailers or Recreational Vehicles, shall not be parked or allowed to occupy any Land, unless same are enclosed in a Garage, carport or other parking area fully screened from view from adjacent areas. This prohibition applies to paragraph III.A, paragraph IV.A.1.a and paragraph IV.A.1.b of these Regulations.

Section 6. St. Johns County Ordinance 2003-05, as previously amended, is hereby amended by modifying Section VIII.H

H. Ocean Front Lots

For Lots having a Frontage on or facing the ocean, minimum Front and Rear Yard requirements shall be established as follows:

1. The provisions of Section VIII.D, Building Restriction Lines shall apply.
 - a. The ocean-side minimum Yard requirement shall be measured from the Property Line parallel to and nearest the ocean using the minimum Front Yard requirement.
 - b. The Street side minimum Yard requirement shall be measured from the Street side Property Line using the minimum Rear Yard requirement.

Section 7. 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 8. Effective Date. This Ordinance shall take effect on June 7, 2011 or upon its being filed with the Department of State of Florida, whichever is later.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 7th day of June, 2011.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 

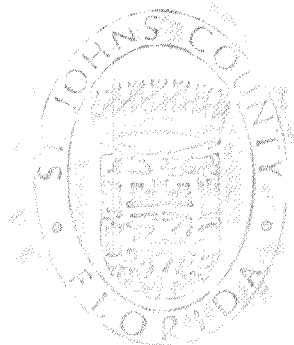
Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk of Court

By: 
Deputy Clerk

Rendition Date: June 8, 2011

Effective Date: June 9, 2011



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 **BRI HALL**

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 – ORDINANCE/REGULATIONS**

AFFECTING THE USE OF LAND was published in said newspaper **APRIL 21, 2011**

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 22 day of **APRIL, 2011**.

by Bri Hall who is personally known to me
or who has produced **PERSONALLY KNOWN** Notary Public State of Florida

Jeanette Bradley



(Signature of Notary Public)

(Seal)

NOTICE
OF PUBLIC HEARINGS OF
THE ST. JOHNS COUNTY BOARD OF COUNTY
COMMISSIONERS
ON ESTABLISHMENT OF ORDINANCE/REGU-
LATIONS 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, May 3, 2011 at 9:00 a.m. and Tuesday, June 7, 2011 at 5:01 p.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 THE PONTE VEDRA DISTRICT REGULATIONS PREVIOUSLY ADOPTING AND OR AMENDED BY ST JOHNS COUNTY ORDINANCE 2003-05; PARTS OF SECTION I-DEFINITIONS; AND SECTION VII GENERAL PROVISIONS; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING SECTION I DEFINITIONS, SPECIFICALLY RECREATIONAL VEHICLES, VEHICLES, UTILITY YARD, THROUGH LOT; SECTION VII GENERAL PROVISIONS, VIII.L. ACCESSORY STRUCTURES AND VIII.S PROHIBITED USES; 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

THE ST. AUGUSTINE RECORD

SJC MINUTES & RECORDS C/O CLER
ATTN MS.P DEGRANDE
500 SAN SEBASTIAN VIEW
SAINT AUGUSTINE FL 32084

Ref.:#
P.O.:#

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 **HEATHER L SHUGART**

who on oath says that he/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

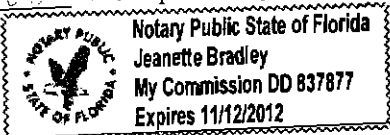
In the matter of **NOTICE OF HEARINGS AFFECTING USE OF LAND -**

was published in said newspaper on **04/21/2011, 05/26/2011**

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 has 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 he/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 2nd day of June 2011

by Heather L Shugart who is personally known to me
or who has produced as 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/REGU- LATIONS AFFECTING THE USE OF LAND

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



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

DIVISION OF LIBRARY AND INFORMATION SERVICES

KURT S. BROWNING
Secretary of State

June 13, 2011

Ms. Cheryl Strickland
Secretary
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

2011 JUN 17 PM 2:02
FILED
CHERYL S. STRICKLAND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

Attention: Ms. Yvonne King, Deputy Clerk, 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 June 8, 2011 and certified copies of Ordinance Nos. 2011-18 and 2011-20, which were filed in this office on June 9, 2011.

Sincerely,

Liz Cloud
Program Administrator

LC/vm

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6282 • TDD: 850.922.4085 • <http://info.florida.gov>

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

CAPITOL BRANCH
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

DIVISION OF LIBRARY AND INFORMATION SERVICES

KURT S. BROWNING
Secretary of State

July 11, 2011

Ms. Cheryl Strickland
Secretary
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

OFFICE OF THE SECRETARY OF STATE
STATE OF FLORIDA

2011 JUL 15 PM 1:37

Attention: Ms. Yvonne King, Deputy Clerk, 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 July 8, 2011 and certified copy of corrected Ordinance No. 2011-20, which was filed in this office on July 11, 2011.

Sincerely,

Liz Cloud
Program Administrator

LC/vm

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