

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING AND SUPPLEMENTING, ADDING AND REPEALING PARTS OF ARTICLE II - ZONING DISTRICTS AND SPECIAL USES; ARTICLE VI - DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS; ARTICLE X - INTERPRETATIONS, EQUITABLE RELIEF AND ENFORCEMENT; AND ARTICLE XII DEFINITIONS; OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS PREVIOUSLY AMENDED. THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE II ZONING DISTRICTS AND SPECIAL USES SPECIFICALLY PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS AND PART 2.03.00 SPECIAL USES; AMENDING ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS SPECIFICALLY PART 6.05.00 PARKING AND LOADING; AMENDING ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF AND ENFORCEMENT SPECIFICALLY PART 10.03.00 NONCONFORMING LOTS, USES AND STRUCTURES; AND AMENDING ARTICLE XII DEFINITIONS PART 12.01.00 DEFINITIONS; 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 Section 2.02.01.G in its entirety and by adding and substituting the following in its stead:

G. Highway Commercial Uses

1. Business Uses generally require accesses to an Arterial or Major Collector or have close proximity to Major Intersections. Highway Commercial Uses are those which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from High Intensity Uses by scale and intensity. These Uses are typically not of an overall size or Building mass, as an activity center. Development generally includes one-story and low-rise Buildings and Uses tend to be in individual Structures. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes Uses by zoning district.
2. Typical Uses in this category include, but are not limited to the following:

Service Stations with or without retail food sales; automobile oil change facilities limited to three (3) enclosed service bays; automobile service and repair facilities performing similar activities as Service Stations and limited to three (3) enclosed service bays with no outdoor storage of automobile parts; car wash facilities; Restaurants, with or without drive-through facilities; agricultural stands, temporary or permanent; outdoor plant sales; Recreational Vehicle Campgrounds; Marinas; Hotels and Motels; Adult Arcade Amusement Centers; Electronic Game Promotions; indoor activities allowed by or on the premises of a licensed pari-mutuel permit holder; Retreats; Fish Camps; Convenience Stores, with or without gasoline sales; Truck Stops; retail sales of items catering to tourists; and other substantially similar facilities and Uses.

Section 2. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Section 2.02.01.H in its entirety and by adding and substituting the following in its stead:

#### H. High Intensity Commercial Uses

1. Business Uses generally require access to an Arterial or Major Collector or have close proximity to Major Intersections or interchanges with limited access facilities. These Uses are characterized by outdoor activity and outdoor storage, and large demand for parking. High Intensity Commercial Uses are those which are major employment centers, or which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from regional Uses by scale. These Uses are intense as measured by the impacts to adjacent properties, but are typically not of an overall size or Building mass as a regional activity center. These Uses often have an actual or potential negative impact on surrounding properties due to late hours of operation, noise, and or light. Uses may be located in several Buildings, as in shopping centers or business parks, or may be located in a single Building, such as a discount supercenter, or big box retailer. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes Uses by zoning district.
2. Typical Uses in this category include, but are not limited to the following: all types of vehicle sales, rental, service, repair, and storage, including Truck Stops, body shops, road services, car wash facilities, and the sales, rental, repair and service of new or used automobiles, boats, buses, farm and garden equipment, motorcycles, trucks, Recreational Vehicles, and Manufactured/Mobile Homes; Service Stations, Convenience Stores with or without gas pumps, large scale discount centers, supercenters, large scale Building supply centers and do-it-yourself centers, big-box retailers; outdoor plant and garden supply sales; Professional Offices, general office, government offices, newspaper printing operations and distribution

centers; free-standing taverns, Bars, lounges, Night Clubs, and dance halls; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; financial institutions with or without drive-through facilities; Restaurants with or without drive-through facilities; commercial recreation; vocational, technical and trade schools; facilities operated by a licensed pari-mutuel permit holder; Adult Arcade Amusement Centers; Electronic Game Promotions; indoor activities allowed by or on the premises of a licensed pari-mutuel permit holder; agricultural stands, temporary or permanent; outdoor arenas, rodeo grounds, livestock auction facilities, race tracks (auto, dog, go-kart, horse, motorcycle), indoor shooting and firing ranges; Recreational Vehicle Campgrounds; Ports, Marinas; veterinary offices and Animal hospital with outside Kennels; Kennels and other Animal boarding facilities; storage yards for equipment, machinery, dry storage for boats, and supplies for Building and trades contractors, garbage haulers; extermination and pest control services; Flea Markets or similar outdoor or indoor/outdoor sales complexes, whether temporary or permanent; Hotels and Motels; and other substantially similar facilities and Uses.

Section 3. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Table 2.03.01 Table of Special Uses in Zoning Districts in its entirety and by adding and substituting Table 2.03.01 Table of Special Uses in Zoning Districts attached hereto as Exhibit 1, and incorporated herein by reference in its stead.

Section 4. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding the following Section to Part 2.03.00 Special Uses:

Sec. 2.03.48 Electronic Game Promotions, Adult Arcade Amusement Centers and Indoor Activities on the Premises of a Licensed Pari-mutuel Permit Holder

Electronic Game Promotions, Adult Arcade Amusement Centers and Indoor Activities on the Premises of a Licensed Pari-mutuel Permit Holder may be permitted as a Special Use within the districts defined in Section 2.03.01, and whether permitted by right or by special use shall also be subject to the following conditions and limitations to ensure compatibility with adjacent Uses and the surrounding neighborhood. Notwithstanding the provisions of this Section, a De Minimus Activity Facility that is accessory to a primary use is not considered Electronic Game Promotions for the purposes of complying with these provisions, nor to determine the appropriate category of Use as provided in Section 2.02.

- A. Electronic Game Promotions, Adult Arcade Amusement Centers and Indoor Activities on the Premises of Licensed Pari-mutuel Permit Holder establishments shall not operate within a minimum of one hundred (100) feet of residentially zoned property or residential portions of Planned Unit Developments.
- B. If the facility is placed in a freestanding building, the parking standards provided

in Table 6.17 shall apply.

- C. If the facility is located in a shopping center, or other building with shared parking, parking for the Electronic Game Promotions, Adult Arcade Amusement Centers and Indoor Activities on the Premises of Licensed Pari-mutuel Permit Holder establishments may not be included in the assessment of shared parking and adequate parking shall be demonstrated for the facility based on a parking ratio provided in Table 6.17. This demonstration shall include evidence that the remaining shopping center and/or building areas meet the standards for parking as provided in Table 6.17 excluding the use of the facility.
  
- D. The consumption, possession, dispensation, or sale of alcohol shall be prohibited within Electronic Game Promotions establishments, but may be allowed within Adult Arcade Amusement Centers and Indoor Activities on the Premises of Licensed Pari-mutuel Permit Holder establishments.
  
- E. Electronic Game Promotions, Adult Arcade Amusement Centers and Indoor Activities on the Premises of a Licensed Pari-mutuel Permit Holder establishments shall not operate within one thousand (1,000) feet of a church, park or school, unless such establishment was in operation prior to the church, park or school locating nearby. With respect to the distance between such an establishment and an established church, park, or school, the distance shall be measured by from property line to property line, without regard to the route of travel.
  - 1 The word "school" as used in this Part shall mean an establishment that is licensed as a general education or vocational facility under the jurisdiction of the Florida Department of Education, or an establishment that offers general or vocational education which includes courses of general education accepted by the Florida Department of Education for transfer to a school under its jurisdiction. Day care centers, day nurseries, nursery schools, and kindergartens that do not or do not include general education or vocational programs along with conventional child care activities are considered "schools" as defined in this Section.
  
  - 2 Subsequent Establishment of Church, Park or School: Whenever an Electronic Game Promotion operator has procured a permit and has commenced the business of operating an Electronic Game Promotions, Adult Arcade Amusement Centers and/or an Indoor Activities on the Premises of Licensed Pari-mutuel Permit Holder establishment at a properly zoned location and thereafter a Church, park or school shall be established within a distance otherwise prohibited by this Code, the establishment of such Church, park or school shall not be cause for the discontinuance of the business of such licensee at that location nor shall

the business be considered nonconforming as defined in Part 10.03.00 of this Code.

Section 5. St. Johns County Ordinance No. 99-51 as previously amended, is hereby amended by deleting Table 6.17 Off Street Parking Requirements in its entirety and by adding and substituting Table 6.17 Off Street Parking Requirements attached hereto as Exhibit 2, and incorporated herein by reference in its stead.

Section 6. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding paragraph M to Section 10.03.02:

M. Where an establishment conducting Electronic Game Promotions exists lawfully in any zoning district as of the passage of this Ordinance, or has submitted an Application/Affidavit for Certificate of Business Office/Home Office to the Growth Management Department by December 31, 2010 and whose application is subsequently approved, such use may be continued anywhere on such property or site, or within such center, as a nonconforming use subject to all restrictions, limitations and requirements set forth in Section 10.03.02, Land Development Code, and all other applicable provisions of the Code of Ordinances; except that businesses qualifying under this provision which commence Electronic Game Promotions operations on the premises on or after December 31, 2010 shall meet the parking requirements as provided in Table 6.17 of this Code.

Section 7. St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by adding the following definitions to Article 12, Part 12.01.00:

**Adult Arcade Amusement Center:** A business (a) that is located on the "premises" of a facility that is licensed by the State of Florida pursuant to Ch. 550, Florida Statutes, and (b) that operates Adult Arcade Amusement Machines that complies with section 849.161(1)(a)1., Florida Statutes. Adult Arcade Amusement Centers do not include Family Amusement Arcades.

**Adult Arcade Amusement Machine:** An electronic, mechanical, computer, or other device which operates by the insertion of coin and may also operate by the use or insertion of other type of monetary consideration, ticket, token, or card that activates the play of a game or multiple games which by application of skill may entitle the person operating the machine to receive (i) points representing a unit of game play on the machine or (ii) coupons which may be exchanged for merchandise available for sale to the general public on the premises of the Adult Arcade Amusement Center or via catalogs or kiosks produced by an Adult Arcade Amusement Center, other than alcoholic beverages and cash, provided the value of the merchandise does not exceed the amount set forth in section 849.161(1)(a)1, Florida Statutes. The "application of skill" shall mean the ability of a player, with knowledge of the game, and by use of probability based

strategies, manual dexterity and/or decision making to improve his or her level of theoretical success in the game offered by the machine by decreasing the game's advantage by at least 25% over a completely random strategy of play, as certified by an independent laboratory licensed under Chapter 551, Florida Statutes. The presence of a device as described above that requires the payment of monetary consideration for its operation shall result in the presumption that such machine is an Adult Arcade Amusement Machine as defined herein.

**De Minimus Activity Facility** means a facility operated by an organization exempt from federal taxation under Section 501(c) of the Internal Revenue Code and with five (5) or fewer electronic or mechanical devices that are used to conduct a drawing by chance, sweepstakes or game promotion utilizing those electronic or mechanical devices.

**Electronic Equipment:** Any electronic or mechanical device provided by or on behalf of the operator of an Electronic Game Promotion that is used or adapted for use to conduct and/or reveal the results of a drawing by chance conducted in connection with the sale of a consumer product or service, sweepstakes or game promotions that display results by simulating a game or games ordinarily played on a slot machine.

**Electronic Game Promotion:** A sweepstakes or other game promotion which utilizes Electronic Equipment and a drawing by chance conducted in connection with the sale of a consumer product or service which utilizes Electronic Equipment.

**Family Amusement Arcade:** A business which, in addition to a food and beverage business for which it possesses state and local licenses and permits, also operates an integrated arcade business that complies with section 849.161(1)(a)1., Florida Statutes, catering primarily to families and minors.

Section 8. 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 9. Effective Date. This Ordinance shall take effect on 10/04/11, 2011 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 4<sup>th</sup> day of October, 2011.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: J. Ken Bryan  
J. Ken Bryan, Chairman

ATTEST: Cheryl Strickland, Clerk of Court

By: Yvonne King  
Deputy Clerk

RENDITION DATE 10/10/11

Effective Date: 10/13/11

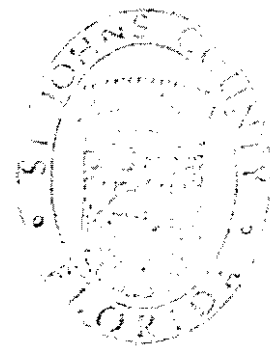


Exhibit 1

TABLE OF SPECIAL USES IN ZONING DISTRICTS

TABLE 2.03.01

Special Use	OR	RS-E	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	OP	CN	CG	TCMU	CHT	CI	CR	CHI	CW	IW	HI	PS	AD
Alcoholic Beverages	S									S	S	S	A	S	S	S	S	S	S			S
Adult Uses															S		S	S	S			
Child & Adult Care	A	S	S	S	S	S	S	S	S	A	A	A	S	A	A	A			S	S		A
Horse & Ponies	A	S	S	S	S	S	S	S	S													A
Other Animals	A	S	S	S	S	S	S	S	S													A
Home Occupation	S	S	S	S	S	S	S	S	S													S
Manufactured/Mobile Home	A		S	S	S	S	S	A	A	S	S	S		S	S	S	S	A	A	A	A	S
Manufactured/Mobile Home Park								A	S													
Land Excavation/Borrow Area	S																	S	S	A	S	A
Solid Waste Facilities	S																			A		
Churches	A	S	S	S	S	S	S	S	S	A	A	A	S	A	A	A	S	S	S	S	S	A
Cemeteries/ Mausoleums	A	S	S	S	S	S	S	S	S	S	S	S										A
Crematoriums										S		S			S	S	S	S				S
Off-Site/Unpaved Parking Lots	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S
Personal Property Mini-Warehouse										S	S	S		S	A	S	A	A	A			A
Private Schools	S	S	S	S	S	S	S	S	S	S	S	S	S			S						S
Two Family Dwellings		S	S	S	S	A	A	S	S	A	A	A		A	A	A	A	A	A			A
Marinas												S	S	A	A		A	A	A			S
Port															A		A	A	A	A		
Community Marina		S	S	S	S	S	S	S	S		S	A				S						
Correctional Facilities	S																			S		
Farm Worker Housing	S																					S
Psychics, Astrologists & Palmists										S	S	A	S	A	A	A	A	A	A			A
Special Care Housing	A	S	S	S	S	A	A	S	S													S
Bed & Breakfast Est.	S									S	S	A	A	A	A	A						A

\*Scrivener's Note: Exhibits 1 and 2 are attached as both were considered/discussed and were unchanged from the first public hearing



Exhibit 1

Special Use	OR	RS-E	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	OP	CN	CG	TCMU	CHT	CI	CR	CHI	CW	IW	HI	PS	AD
Water & Wastewater Treatment Plants & Facilities	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	A	A	S
Antenna Towers	S	S	S	S	S	S	S	S	S	S	S	S		S	A	S	A	A	A	A	S	S
Recreational Vehicle Campgrounds														A	S	A	S	S	S			S
More than One Main Use Structure on a Residential Lot	S	S	S	S	S	A	A	S	S													
General Store	S										A	A		A	A	A						
Outdoor Firing Range	S																					
Vehicle Recycling Facilities																		S	S			
Kennels & Other Animal Boarding Facilities	S														A	A	A	A	A			S
Retreat	S													A	A	A						A
Fish Camps	S													A		A						
Household Animals	A	S	S	S	S	S	S	S	S													A
Truck Stops														S	S		S	S				
Electric Substations	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	A	A	S
Private Clubs	A									S	S	A		A	A	A						S
Single Family Residential	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A
Aircraft Landing Field	S																					
Veterinary Offices & Animal Hospitals	S										A	A	S		A	A	A	A	A			S
Recreational Vehicle/Boat Storage											S	S		A	A		A	A	A	A		
Commercial Recreation											A	A		A	A	A	S	S	S			
Convenience Store with or without gas pumps												A		A	A		S	S				
Restaurants with or without drive through										S		A		A	A	A	A	A				
Financial Institutions with or without drive through											A	A		A	A	A	S	S				
Bars and other similar facilities													S		S		S	S				
<u>Electronic Game Promotions:</u>														S	S		S	S				

*\*Scrivener's Note: Exhibits 1 and 2 are attached as both were considered/discussed and were unchanged from the first public hearing*

Exhibit 1

Special Use	O R	R S - E	R S - 1	R S - 2	R S - 3	R G - 1	R G - 2	R M H	R M H (S)	O P	C N	C G	T C M U	C H T	C I	C R	C H I	C W	I W	H I	P S	A D
<u>Indoor activities allowed by or on the premises of a licensed pari-mutuel permit holder; Adult Arcade Amusement Centers;</u>														S	A		A	S				

A - means the Use is allowable by right  
 S - means the Use is allowable by Special Use

*\*Scrivener's Note: Exhibits 1 and 2 are attached as both were considered/discussed and were unchanged from the first public hearing*

**Exhibit 2**  
**TABLE 6.17**

<b>OFF STREET PARKING REQUIREMENTS</b>	
<b>Use</b>	<b>Parking Spaces Required</b>
Single and Two Family Dwellings	Two spaces per Dwelling Unit
Apartments	Two spaces per Dwelling Unit plus one space for each four individual Dwelling units
Condominiums	Two spaces per Dwelling Unit plus one space for each four individual Dwelling units
Townhouses	Two spaces per Dwelling Unit plus one space for each four individual Dwelling units
Rooming and Boarding Houses	One space for each two bedrooms
Mobile Home Parks and Subdivisions	Two spaces per Manufactured/Mobile Home
Institutional Uses such as sanitariums, rest homes, hospitals, and nursing homes	One space for each three beds
Place of public assembly such as auditoriums., theaters and <u>Adult Arcade Amusement Center</u>	One space for each four seats
<u>Electronic Game Promotions or Sweepstakes</u>	<u>One space for each three seats</u>
Schools	Two spaces for each classroom, office room, kitchen, and gymnasium and auditorium
Clubs, lodges, dances, art and music studios, vocational, trade and business school, and other similar semi-public Uses	One space for each 300 square feet of gross Floor Area
Churches and funeral homes	One space for each four seats in sanctuary or chapel area
Art Gallery, library, museum	One space for each six hundred square feet of gross Floor Area
Motels and Hotels	One space for each sleeping room. Additional spaces necessary for Accessory Uses such as restaurants shall also be provided
Restaurant, night clubs, bar or tavern	One space for each three seats in public rooms
Theaters	Ten spaces for first one hundred seats plus one space for each additional five seats
Medical and dental office or clinic	One space for each 250 square feet of gross floor area
Professional and business offices (other than medical or dental)	One space for each three hundred square feet of gross floor area
Radio or television broadcasting office or studio	One space for each five hundred square feet of gross Floor Area
Business, commercial or personal service establishment (not otherwise listed)	One space for each five hundred square feet of gross Floor Area, plus where applicable, one space for each one thousand square feet of Lot or ground area outside Buildings used for any type of sales or display
Community Marinas, and Marinas	One space per two slips, plus one space per five dry storage spaces. Accessory commercial uses shall meet the parking requirements provided within the Code.
Boat Dock, Non-Commercial (Neighborhood Dock, Single Family Dock)	None, provided that the community or residence for which it serves has adequate off street parking. If none exists one space per two slips.
Bus, railroad or other transportation terminals	One space for each five hundred square feet of gross Floor Area
Commercial shopping centers	One space for each two hundred fifty (250) square feet of non-storage Floor Area

*\*Scrivener's Note: Exhibits 1 and 2 are attached as both were considered/discussed and were unchanged from the first public hearing*

## Exhibit 2

Industrial Uses	One space for each 3,000 square feet of gross Floor Area plus accessory commercial uses (e.g. office, showroom, etc) shall meet the parking requirements provided for within the Code.
Ports	Refer to Section 6.05.02.G Determination of Alternative Parking to address berth, docking space, and occupancy demands of vessels.

*\*Scrivener's Note: Exhibits 1 and 2 are attached as both were considered/discussed and were unchanged from the first public hearing*

# 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 HEARINGS –ESTABLISH ORDINANCE/REGULATIONS-**  
**AFFECTING LAND USE** was published in said newspaper **JULY 8, 2011**

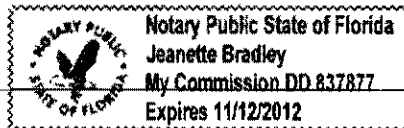
Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper  
heretofore been continuously published in said St. Johns County, Florida, each  
day and has been entered as second class mail matter at the 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 8 day of **JULY, 2011.**

by Bri Hall who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification

Jeanette Bradley

(Signature of Notary Public)



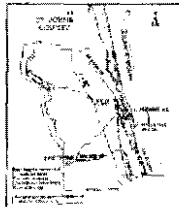
(Seal)

**NOTICE OF PUBLIC  
HEARINGS OF  
THE ST. JOHNS COUNTY  
BOARD OF COUNTY  
COMMISSIONERS  
ON ESTABLISHMENT  
OF ORDINANCE/  
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, July 19, 2011 at 9:00 a.m. and Tuesday, September 20, 2011 at 5:00 p.m. in the County Auditorium of 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 PARTS OF ARTICLE II - ZONING DISTRICTS AND SPECIAL USES; ARTICLE VI - DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS; ARTICLE X - INTERPRETATIONS, EQUITABLE RELIEF AND ENFORCEMENT; AND ARTICLE XII DEFINITIONS; OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS PREVIOUSLY AMENDED. THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE II ZONING DISTRICTS AND SPECIAL USES SPECIFICALLY PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS AND PART 2.03.00 SPECIAL USES; AMENDING ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS SPECIFICALLY PART 6.05.00 PARKING AND LOADING; AMENDING ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF AND ENFORCEMENT SPECIFICALLY PART 10.03.00 NONCONFORMING LOTS, USES AND STRUCTURES; AND AMENDING ARTICLE XII DEFINITIONS PART 12.01.00 DEFINITIONS; 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: Yvonne King, 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 **SHAWNÉ ORDONEZ**

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 --**

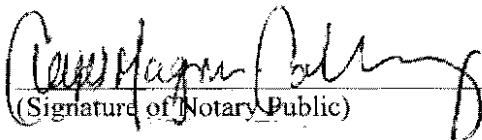
was published in said newspaper **SEPTEMBER 27, 2011**

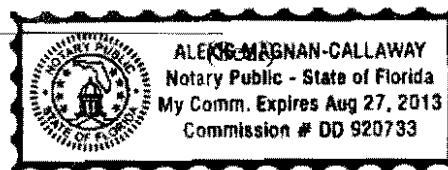
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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.

  
**SHAWNÉ ORDONEZ**

Sworn to and subscribed before me this 27<sup>th</sup> day of **SEPTEMBER, 2011**.

by SHAWNÉ ORDONEZ who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification

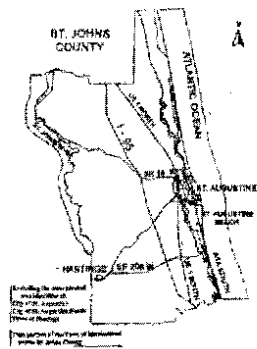
  
(Signature of Notary Public)



# 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, July 19, 2011 at 9:00 a.m. and Tuesday, October 4, 2011 at 5:01 p.m. in the County Auditorium of 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 PARTS OF ARTICLE II - ZONING DISTRICTS AND SPECIAL USES; ARTICLE VI - DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS; ARTICLE X - INTERPRETATIONS, EQUITABLE RELIEF AND ENFORCEMENT; AND ARTICLE XII DEFINITIONS; OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS PREVIOUSLY AMENDED. THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: AMENDING ARTICLE II ZONING DISTRICTS AND SPECIAL USES SPECIFICALLY PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS AND PART 2.03.00 SPECIAL USES; AMENDING ARTICLE VI DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS SPECIFICALLY PART 6.05.00 PARKING AND LOADING; AMENDING ARTICLE X INTERPRETATIONS, EQUITABLE RELIEF AND ENFORCEMENT SPECIFICALLY PART 10.03.00 NONCONFORMING LOTS, USES AND STRUCTURES; AND AMENDING ARTICLE XII DEFINITIONS PART 12.01.00 DEFINITIONS; 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: Yvonne King, Deputy Clerk





**FLORIDA DEPARTMENT of STATE**

**RICK SCOTT**  
Governor

**DIVISION OF LIBRARY AND INFORMATION SERVICES**

**KURT S. BROWNING**  
Secretary of State

October 14, 2011

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

2011 OCT 19 PM 2:45  
CLEARING HOUSE DIVISION  
STATE OF FLORIDA

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 October 11, 2011 and certified copies of Ordinance Nos. 2011-34, 2011-35, 2011-36, 2011-37 and 2011-38, which were filed in this office on October 13, 2011.

Sincerely,

*Liz Cloud* (ak)

Liz Cloud  
Program Administrator

LC/jw

