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3  
4 AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL  
5 SUBDIVISION OF THE STATE OF FLORIDA, AMENDING  
6 ARTICLE II, ARTICLE III, ARTICLE IV, ARTICLE V, ARTICLE VI,  
7 ARTICLE VII, ARTICLE VIII AND ARTICLE IX OF THE ST.  
8 JOHNS COUNTY LAND DEVELOPMENT CODE AS PREVIOUSLY  
9 AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING  
10 AND RELATING TO: ARTICLE II, SPECIFICALLY PART 2.02.00,  
11 SPECIFICALLY SECTION 2.02.01 AND SPECIFICALLY TABLE  
12 2.02.02; ARTICLE III, SPECIFICALLY PART 3.06.00 PALM  
13 VALLEY OVERLAY DISTRICT, SPECIFICALLY SECTIONS  
14 3.06.03, 3.06.04, 3.06.06, 3.06.09, 3.06.12, 3.06.14; PART 3.07.00  
15 SOUTH ANASTASIA OVERLAY DISTRICT, SPECIFICALLY  
16 SECTIONS 3.07.03, 3.07.04, 3.07.08, 3.07.09, 3.07.12, 3.07.14; PART  
17 3.08.00 MID-ANASTASIA OVERLAY DISTRICT, SPECIFICALLY  
18 SECTIONS 3.08.03, 3.08.04, 3.08.07, 3.08.09, 3.08.10; PART 3.09.00  
19 NORTH COASTAL OVERLAY DISTRICT; SPECIFICALLY  
20 SECTIONS 3.09.03, 3.09.04, 3.09.06, 3.09.07, 3.09.08; PART 3.10.00  
21 VILANO BEACH TOWN CENTER OVERLAY, SPECIFICALLY  
22 SECTIONS 3.10.03, 3.10.04, 3.10.05.H, I, AND K, 3.10.06, 3.10.07,  
23 3.10.08, ADDING NEW SECTION 3.10.10 INCENTIVES FOR  
24 OWNERS WHO RESTORE AND PRESERVE A QUALIFIED  
25 HISTORIC STRUCTURE; ARTICLE IV, PART 4.01.00 NATURAL  
26 RESOURCES, SPECIFICALLY SECTIONS 4.01.09 A-E AND H-K;  
27 ARTICLE V, SPECIFICALLY SECTION 5.03.05 AND ADDING IN A  
28 NEW SECTION 5.03.05.A.10 AND 5.03.05.F; ARTICLE VI, PART  
29 6.01.00, SPECIFICALLY TABLE 6.01 AREA HEIGHT AND BULK  
30 REGULATIONS; ARTICLE VII, PART 7.07.01 SCENIC HIGHWAY  
31 SIGNS AND ANTENNAS, SPECIFICALLY SECTION 7.07.01.A;  
32 ARTICLE VIII, PART 8.00.00 AGENCIES AND BOARDS,  
33 SPECIFICALLY SECTION 8.01.02.A; ARTICLE IX  
34 ADMINISTRATION, SPECIFICALLY PART 9.00.00 ADDING NEW  
35 SECTION 9.00.08 MANAGEMENT OF APPLICATIONS AMONG  
36 MULTIPLE BOARDS; PROVIDING FOR SEVERABILITY AND  
37 PROVIDING FOR AN EFFECTIVE DATE.  
38

39  
40 **WHEREAS**, local land development regulations require evaluation and revision to  
41 address public health, safety and welfare issues that may occur during the implementation of  
42 land development regulations such as the assessment of Development Standards within Overlay  
43 Districts; and  
44

1           **WHEREAS**, the County believes providing regulatory flexibility and consistency among  
2 permitting requirements supports economic sustainability by fostering community development;  
3 and  
4

5           **WHEREAS**, the County believes that Articles II, III, IV, V, VI, VII, VIII and IX of the  
6 County's current Land Development Code can be further improved by modifications herein; and  
7

8           **WHEREAS**, it is found that the hereinafter Ordinance provisions are consistent with and  
9 restore and implement provisions of the 2025 Comprehensive Plan of St. Johns County as  
10 adopted and enacted on August 17, 2010;  
11

12           **NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
13           **COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA, THAT:**  
14

15 **Section 1.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
16 amended by modifying Part 2.02.00 Uses Allowed within Zoning Districts, by modifying  
17 Section 2.02.01.E.2 General Business and Commercial Uses;  
18

19 E. General Business and Commercial Uses  
20

21           2. Typical Uses in this category include commercial recreation, archery facilities,  
22 entertainment, retail, hospitality, and general business, such as retail goods stores;  
23 financial institutions with or without drive-through facilities; pharmacies with or  
24 without drive-through facilities; free-standing ATM's; funeral homes and  
25 mortuaries; crematoriums; indoor farm and garden supply centers; outdoor plant  
26 sales; outdoor storage; neighborhood Convenience Stores with or without pumps;  
27 gas stations without auto service or repair; car wash facilities; automobile oil  
28 change facilities; tire service centers; small car rental offices with associated  
29 rental fleet; grocery stores, specialty food stores, and supermarkets; bowling  
30 alleys, billiards and pool parlors, spas gyms and health clubs; community  
31 hospitals; commercial, vocational, business or trade schools; Bed and Breakfast  
32 establishments and guest lodges limited to a maximum of ten (10) rental units;  
33 personal property mini-warehouses; Recreational vehicle/boat storage; service  
34 businesses such as blueprint, printing, catering, travel agencies, mail and package  
35 services, small appliance repair shops, upholstery, and laundries; personal  
36 services such as beauty shops, barbers, employment services, bail bond agencies,  
37 photographic studios, psychics in accordance with St. Johns County Ordinance  
38 98-18, as may be amended, Adult Care Centers, Child Care Centers, Nursing  
39 Homes; psychiatric care and treatment facilities with or without housing, alcohol  
40 rehabilitation centers with or without housing, Restaurants with or without drive-  
41 through facilities; Community Marinas, Marinas; general offices, medical offices,  
42 veterinary offices without outside board facilities and enclosed within a sound  
43 proof building with no more than ten (10) outside runs which shall not exceed a  
44 total area of six hundred (640) square feet, Professional Offices and government  
45 offices; golf driving ranges; schools for the performing or fine arts and for martial  
46 arts; movie theaters with three or less screens.

1  
2  
3 **Section 2.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
4 amended by modifying Part 2.02.00 Uses Allowed within Zoning Districts, Table 2.02.02,  
5 attached as Exhibit A.  
6

7 **Section 3.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
8 amended by modifying Part 3.06.00 Palm Valley Overlay District, by modifying Section  
9 3.06.03.A.1 Application of District Regulations;  
10

11 **Sec. 3.06.03 Application Of District Regulations**  
12

13 A. All standards prescribed in this Part shall apply to all Uses contained within the CN, CG,  
14 CHI, CHT, CI, CW, OP, RG-1, and RG-2 zoning categories (including those Uses when  
15 contained in PUD<sup>2</sup>s, PSD<sup>2</sup>s, or PRD<sup>2</sup>s) excluding single-family dwellings, two family  
16 dwellings, mobile homes, roadside stands, nurseries, temporary uses ~~and~~, boarding  
17 stables and riding academies. These requirements shall apply to property proposed for  
18 Development as a permitted Use, and to all proposed Development subsequent to any  
19 Rezoning, as well as to additions, exterior remodeling and renovations hereafter  
20 undertaken within the Palm Valley Overlay District.  
21

22 1. Exterior remodeling and renovation shall be defined as any activity changing the  
23 exterior of a Structure that requires a County Building Permit, ~~and also the re-~~  
24 ~~painting of any Structure to a color other than the existing color,~~ as well as to  
25 Construction or alteration of fences or decks.  
26

27 2. These regulations shall apply to only that portion being added, remodeled,  
28 renovated or changed.  
29

30 3. Landscaping, buffers, signage, parking lots and Structures may be maintained and  
31 repaired, Buildings re-painted using the same colors, and roofs repaired and  
32 replaced with the same materials and colors, without a review by the Architectural  
33 Review Committee (ARC).  
34

35 4. Any non-conforming Uses or Structures impacted by this Part shall follow Part  
36 10.03.00 of this Code concerning non-conforming regulations.  
37

38 **Section 4.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
39 amended by modifying Part 3.06.00 Palm Valley Overlay District, by modifying Section 3.06.04  
40 Development Standards And Criteria, A.1 and A.2;  
41

42 **Sec. 3.06.04 Development Standards and Criteria**  
43

44 A. The following general criteria shall apply within the Palm Valley Overlay District:  
45

46 1. Flat roof lines, or the appearance of flat roof lines, are not allowed. Pitched roofs,  
47 or the appearance of pitched roofs, with a minimum slope of 5/12 are required.

- 1  
2 2. Work areas or storage doors and open bays shall not open toward, face or  
3 otherwise be visible from any Palm Valley Overlay District Delineated Roadway  
4 as described in Section 3.06.02. The ARC may consider alternative screening and  
5 design concepts to shield work areas, storage doors and open bays from  
6 delineated roadway or any adjacent residential properties.  
7

8 **Section 5.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
9 amended by modifying Part 3.06.00 Palm Valley Overlay District, by modifying Section  
10 3.06.06.F;

- 11  
12 F. Plant material used for buffers shall be natural or landscaped. In either case, this shall  
13 create a minimum sixty (60) percent visual screen at least five (5) feet in height above  
14 ~~Development established grade~~ the Established Grade adjacent to the buffer, to be  
15 installed at the time of inspection and to be achieved within one (1) year of installation.  
16 The use of landscaped berms is encouraged. Walls shall be of appropriate design and no  
17 higher than six (6) feet above established grade, except as prescribed for Section  
18 3.06.07.A. below. Adequate distance shall be maintained between the Structure and the  
19 exterior property line for plant material and access for its maintenance. The plant  
20 material may be natural or landscaped to create a softening effect on the Structure. All  
21 elements of buffer areas shall be maintained in good condition.  
22

23 **Section 6.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
24 amended by modifying Part 3.06.00 Palm Valley Overlay District, by modifying Section  
25 3.06.06.G;

26  
27 G. Sight Triangle

28  
29 Development shall meet the standards of Section 6.04.04.G Intersection Sight Distance  
30 Requirements of the Land Development Code.  
31

32 ~~Where any public or private right of way or drive intersects another public or private~~  
33 ~~right of way or drive an adequate line of sight is necessary to allow for the safe merging~~  
34 ~~of vehicular and/or pedestrian traffic. A sight triangle exists in the corners of where the~~  
35 ~~outer edges of two (2) rights of way or drives intersect, one on each side of the~~  
36 ~~intersecting right of way or drive. For reasons of safety, no mature plantings or~~  
37 ~~Structures greater than two (2) feet in height shall be allowed within a sight triangle,~~  
38 ~~except Trees with lower canopy heights at least six (6) feet above street grade and spaced~~  
39 ~~so as not to substantially interrupt line of sight. For the purposes of this regulation a sight~~  
40 ~~triangle shall be determined as follows:~~

41  
42 ~~Where the outer edges of the two rights of way or drives meet is the intersecting~~  
43 ~~point. Twenty five (25) feet distance from the intersecting point measured along~~  
44 ~~the outer edge of the first right of way or drive is the first point, and twenty five~~  
45 ~~(25) feet distance from the intersecting point measured along the outer edge of the~~  
46 ~~second right of way or drive is the second point. The area within the triangle~~  
47 ~~formed by all three points connected shall be a sight triangle. A sight triangle~~

1 does not extend into the right-of-way or drive at the intersection. In the case of  
2 unpaved drives, the approximate edge of the road where no vegetation exists may  
3 be used. In cases where at least one of the rights-of-way is SR A1A, the sight  
4 triangle distances measured above shall be thirty-five (35) feet in length.

5  
6 Landscape islands at intersections or in access ways shall have the same restrictions as  
7 above. For all corner Lots the sight triangle described above shall be drawn from the  
8 intersection of the corner property lines.

9  
10 **Section 7.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
11 amended by modifying Part 3.06.00 Palm Valley Overlay District, by modifying Section  
12 3.06.09.A.10 Administrative Approval of Specific Signage;

13  
14 10. Administrative Approval of Specific Signage

15  
16 a. ~~Any ground sign reface under eight (8)~~thirty-two (32) square feet in size  
17 or portion thereof, provided the colors closely match any colors associated  
18 with the building and text type/sizes are similar to other ARC approved  
19 signage located on the ground sign face.

20  
21 b. Any Wall Sign reface twenty-four (24) square feet or portion thereof in  
22 size provided the colors closely match any colors associated with the  
23 Building and text type and sizes are similar to other ARC approved  
24 signage located on existing Wall Signs on the same Building.

25  
26 a.c. Any Directional ground sign two (2) square feet or less in size.

27  
28 b.d. Any wall, awning, ground and/or window identification sign within a  
29 Unified Sign Plan that is approved by the ARC.

30  
31 **Section 8.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
32 amended by modifying Part 3.06.00 Palm Valley Overlay District, by modifying Section  
33 3.06.09.C.6;

34  
35 6. One (1) ground Sign of the following maximum sizes, in addition to wall Signs,  
36 may be installed when used in connection with a business conducted on the  
37 premises, and shall be on-site. Said Sign may be double-faced and shall not  
38 create a traffic hazard or endanger the public safety.

39  
40 a. For Uses occupying five (5) acres or less, ~~the total ground Sign face~~  
41 ~~are~~one (1) On-Site Sign, shall not to exceed thirty-two (32) square feet  
42 per Sign face, may be located on. ~~One such Sign is authorized for each~~  
43 ~~street frontage.~~

44  
45 b. For shopping/office centers occupying more than five (5) acres, ~~the total~~  
46 ~~area per face shall~~one (1) On-Site Sign not to exceed sixty (60) square feet  
47 per Sign Face, and one such Sign is authorized for ~~may be located on each~~

1 street frontage.

2  
3 **Section 9.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
4 amended by modifying Part 3.06.00 Palm Valley Overlay District, by modifying Section 3.06.12  
5 by adding a new subsection H Administrative Approval of Design Elements, Materials and  
6 Exterior Finishes;

7  
8 H. Administrative Approval of Design Elements, Materials, and Exterior Finishes

- 9  
10 1. The Architectural Review Committee, shall, with assistance of the County,  
11 develop architectural design guidelines in accordance with Section 3.06.01  
12 of this Part. Such guidelines shall be adopted by the Board of County  
13 Commissioners and shall, at a minimum, include color palettes for exterior  
14 materials and finishes.  
15  
16 2. Upon the adoption of color palettes for exterior materials and finishes,  
17 exterior painting of existing Structures and Buildings with a selection from  
18 the preferred color palette may be approved by the County Administrator.  
19 However, if in the determination of the County Administrator, any  
20 proposed exterior painting appears to be in conflict with the Purpose and  
21 Intent of the Palm Valley Overlay District or with the preferred color  
22 palette, a review by the Architectural Review Committee may be required.  
23

24 **Section 10.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
25 amended by modifying Part 3.06.00 Palm Valley Overlay District, by modifying Section 3.06.14  
26 by adding a new subsection E Management of Applications among Multiple Boards;

27  
28 E. Management of Applications among Multiple Boards

- 29  
30 1. When a board or agency has made a decision or finding on an application,  
31 and the application or a companion application will later appear before the  
32 Board of County Commissioners, its approval or approval with conditions  
33 shall constitute a recommendation to the Board of County Commissioners.  
34 The Board of County Commissioners may choose to accept the decision or  
35 finding of the board or agency, make a binding decision or finding of its  
36 own, or send the application back to the board or agency for a decision  
37 consistent with the Board of County Commissioners findings or  
38 suggestions.  
39  
40 2. This section does not impose any additional review standards on  
41 applications or board or agency decisions as set forth in this Code.  
42

43 **Section 11.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
44 amended by modifying Part 3.07.00 South Anastasia Overlay District, by modifying Section  
45 3.07.03.A.3;  
46

1 **Sec. 3.07.03 Application Of District Regulations**  
2

3 A. All standards prescribed in this Part shall apply to all Uses contained within the CN, CG,  
4 CHI, CHT, CI, CW, OP, RG-1, and RG-2 zoning categories (including those Uses when  
5 contained in PUD<sup>2</sup>s, PSD<sup>2</sup>s, or PRD<sup>2</sup>s) excluding Single-Family Dwellings, Two Family  
6 Dwellings, mobile homes, roadside stands, nurseries, temporary uses, boarding stables,  
7 and riding academies. These requirements shall apply to property proposed for  
8 Development as a permitted Use, and to all proposed Development subsequent to any  
9 rezoning, as well as to additions, exterior remodeling and renovations hereafter  
10 undertaken within the South Anastasia Overlay District.

11  
12 1. Exterior remodeling and renovation shall be defined as any activity changing the  
13 exterior of a Structure that requires a County Building Permit.

14  
15 2. These regulations shall apply to only that portion being added, remodeled,  
16 renovated or changed.

17  
18 3. Landscaping, buffers, signage, parking lots and Structures may be maintained and  
19 repaired, (i.e. Buildings repainted using the same colors and roofs repaired and  
20 replaced with the same materials and colors), without a review by the Design  
21 Review Board (DRB).

22  
23 4. Any non-conforming Uses or Structures impacted by this Part shall follow Part  
24 10.03.00 of this Code concerning non-conforming regulations.

25  
26 **Section 12.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
27 amended by modifying Part 3.07.00 South Anastasia Overlay District, by modifying Section  
28 3.07.04.A.2;

29  
30 2. Work areas or storage doors and open bays shall not open toward, face or  
31 otherwise be visible from State Road A1A South or any adjacent residential  
32 properties. The DRB may consider alternative screening and design concepts to  
33 shield work areas, storage doors and open bays from delineated roadways or any  
34 adjacent residential properties.—No drive-through facilities shall be allowed as  
35 part of any commercial Structure, unless screened from view along public streets  
36 and adjacent properties by landscaping, walls, fences, canopies and other similar  
37 design elements.

38  
39 **Section 13.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
40 amended by modifying Part 3.07.00 South Anastasia Overlay District, by modifying Section  
41 3.07.08 Parking to cross reference the existing alternative provisions of the Land Development  
42 Code;

43  
44 **Sec. 3.07.08 Parking**  
45

46 A. All parking in the South Anastasia Overlay District shall be governed by the appropriate  
47 Land Development Code requirements, ~~except as indicated below.~~ Where

1 the nature of a particular business would indicate the need for ~~less~~ fewer than the  
2 minimum required number of parking spaces, businesses are encouraged to seek  
3 ~~Variiances from parking requirements~~ utilize Section 6.05.02.G Determination for  
4 Alternative Parking, upon ~~demonstration~~ to demonstrate that the required spaces are not  
5 needed. Alternative parking concepts should include, in exchange for enhanced buffers,  
6 landscaping and other pervious surfaces to offset the proposed reduction, where  
7 appropriate.

- 8  
9 B. Adequate lighting shall be provided if off-Street parking or loading facilities are to be  
10 used at night. The lighting shall be designed and installed to minimize glare on adjacent  
11 property. The parking area illumination shall be confined to the parking area, not  
12 extending beyond the property line. Bulbs shall be concealed from adjacent properties.

13  
14 **Section 14.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
15 amended by modifying Part 3.07.00 South Anastasia Overlay District, by modifying Section  
16 3.07.09.D and E to match the permitted Ground Sign face size in square feet;

17  
18 D. For Uses occupying more than five (5) acres, the total area per Sign face shall not  
19 exceed sixty (60) square feet per Sign Face. One (1) such sign shall be allowed for  
20 each arterial and collector street frontage. The Sign should include the numerical  
21 address.

22  
23 E. Signs may be supported by foundations the height of which shall not exceed four  
24 (4) feet. Use of dirt, sand, or other materials to elevate the height of the Sign on a  
25 mound is prohibited. The maximum height to the top of the Sign or the mounting  
26 surface for molded letters shall be eight (8) feet where the ground Sign face is  
27 permitted to be up to thirty-two (32) square feet, and twelve (12) feet where the  
28 ground Sign face is permitted to be up to ~~eighty (80)~~ sixty (60) square feet.

29  
30 **Section 15.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
31 amended by modifying Part 3.07.00 South Anastasia Overlay District, by modifying Section  
32 3.07.09.M;

33  
34 M. The following provisions apply to temporary signage:

35  
36 1. Banner signs shall be allowed between the timeframe of overlay application submittal  
37 and up to a period of sixty (60) days after permanent sign approval by the DRB. This  
38 shall consist of no more than three (3) signs at a maximum advertising display area of  
39 twenty-four (24) square feet each.

40  
41 2. Banner signs shall also be allowed in accordance with Section 7.05.00 and 7.07.01.A  
42 between the timeframe of overlay application submittal and up to for a period of sixty (60)  
43 days per calendar year, not to exceed one (1) time in one (1) month and not to exceed ten  
44 (10) days per each event after permanent sign approval by the DRB. This shall consist of  
45 no more than three (3) signs at a maximum advertising display area of twenty-four  
46 (24) ~~sixty (60)~~ square feet each.



1  
2 **Section 16.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
3 amended by modifying Part 3.07.00 South Anastasia Overlay District, Section 3.07.09.Q;  
4

5 Q. Administrative Approval of Specific Signage  
6

- 7 1. Any ground sign reface ~~under eight (8)~~thirty-two (32) square feet in size  
8 or portion thereof, provided the colors closely match any colors associated  
9 with the building and text type/sizes are similar to other DRB approved  
10 signage located on the ground sign face.  
11  
12 2. Any Wall Sign reface twenty-four (24) square feet or portion thereof in  
13 size provided the colors closely match any colors associated with the  
14 Building and text type and sizes are similar to other DRB approved  
15 signage located on existing Wall Signs on the same Building.  
16  
17 ~~2.3.~~ Any Directional ground sign two (2) square feet or less in size.  
18  
19 ~~3.4.~~ Any wall, awning, ground and/or window identification sign within a  
20 Unified Sign Plan that is approved by the ARC.  
21

22 **Section 17.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
23 amended by modifying Part 3.07.00 South Anastasia Overlay District, Section 3.07.12 Design  
24 Elements and Materials;  
25

26 **Sec. 3.07.12 Design Elements and Materials**  
27

28 The following specific design criteria shall apply to Development regulated under the conditions  
29 of the South Anastasia Overlay District:  
30

- 31 A. Roofs, see Section 3.07.04.A.1.  
32  
33 B. Long monotonous facade designs including, but not limited to, those characterized by  
34 unrelieved repetition of shape or form or design elements, or by unbroken extension of  
35 line shall be avoided.  
36  
37 C. Roof shall consist of wood or asphalt composition shingles, ~~barred barrel~~ tile, clay tile or  
38 similar non-reflective finished material having a natural texture and appearance. Metal  
39 roofs shall only be allowed where they are characteristic of a recognized architectural  
40 style.  
41  
42 D. Exterior walls on all sides shall be stucco, tabby, wood siding or wood shingle siding,  
43 brick, exterior insulation-and-finish systems (EIFS) or other materials with similar  
44 texture and appearance; unless approved by the DRB.  
45

- 1 | E. Exterior colors of paints and stains for new Construction or Development which are  
2 | subdued and nature-blending are preferred with no more than three (3) colors per  
3 | Building, excluding roof color, unless approved by the DRB. The DRB may also allow  
4 | up to two (2) additional colors for building accents (i.e. trim, awnings, columns, and  
5 | shutters). Semi-transparent stains are recommended for application on natural wood  
6 | finishes. Public art such as murals will not be applicable to the color standards in this  
7 | paragraph. The design of the mural will not exceed a maximum of fifteen percent (15%)  
8 | of the façade in which it is located unless otherwise approved by the DRB.  
9 |  
10 | F. Roof and exterior wall surfaces, with the exception of glass doors and windows shall be  
11 | non-reflective. Any glass coating shall not reflect outward and shall be limited in color to  
12 | gray or green. No more than forty percent (40%) of the facade facing State Road A1A  
13 | South shall be glass or reflective material.  
14 |  
15 | G. The location and dimensions of wall Signs shall maintain compatibility with architectural  
16 | materials, finishes and features of the Building.

17 |  
18 | H. Administrative Approval of Design Elements, Materials, and Exterior Finishes

- 19 |  
20 | 1. The Design Review Board, shall, with assistance of the County, develop  
21 | architectural design guidelines in accordance with Section 3.07.01 of this  
22 | Part. Such guidelines shall be adopted by the Board of County  
23 | Commissioners and shall, at a minimum, include color palettes for exterior  
24 | materials and finishes.  
25 |  
26 | 2. Upon the adoption of color palettes for exterior materials and finishes,  
27 | exterior painting of existing Structures and Buildings with a selection from  
28 | the preferred color palette may be approved by the County Administrator.  
29 | However, if in the determination of the County Administrator, any  
30 | proposed exterior painting appears to be in conflict with the Purpose and  
31 | Intent of the South Anastasia Overlay District or with the preferred color  
32 | palette, a review by the Design Review Board may be required.  
33 |

34 | **Section 18.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
35 | amended by modifying Part 3.07.00 South Anastasia Overlay District, Section 3.07.14  
36 | Administrative Requirements by modifying existing and adding new subsections;  
37 |

38 | **Sec. 3.07.14 Administrative Requirements**

39 |  
40 | The following requirements shall apply to all projects and provisions defined in Section 3.07.03  
41 | of this South Anastasia Overlay District. For those projects subject to DRB review that do not  
42 | require a County Building Permit, a ~~Minor~~ ~~minor~~ DRB Review ~~review~~ shall be allowed. For  
43 | those projects subject to DRB review that do ~~require~~ a County Building Permit, a ~~Regular~~ ~~regular~~  
44 | DRB Review ~~review~~ shall be required.  
45 |

46 | A. Functions  
47 |

1 The St. Johns County Board of County Commissioners shall direct the following  
2 functions to determine compliance with the South Anastasia Overlay District:  
3

4 1. The St. Johns County Board of County Commissioners shall establish by  
5 appointment a Design Review Board (DRB). The DRB shall establish and adopt  
6 operating procedures which shall be in compliance with all applicable St. Johns  
7 County Land Development Codes and State and Federal laws. The DRB shall  
8 consist of five (5) members and two (2) alternates. Appointees to the Design  
9 Review Board shall be qualified through the demonstration of special interest,  
10 experience, or education in design, architecture or history of the South Anastasia  
11 community. Members shall reside within the South Anastasia Overlay District.  
12 Members shall be appointed to four (4) year terms, with an additional term of four  
13 (4) years as may be approved by the Board of County Commissioners.  
14

15 2. The ~~ARC-DRB~~ shall meet as needed, at the request of the County Administrator  
16 or his designee, in order to fulfill its functions in a timely manner. Reasonable  
17 public notice shall be provided for all meetings of the ~~ARC-DRB~~, and all meetings  
18 shall be open to the public. The ~~ARC-DRB~~ shall keep minutes of its proceedings  
19 and other official actions. A majority vote shall be required in order to provide an  
20 affirmative determination of compliance with this Part.  
21

22 3. Any previous citizen appointed to the DRB shall have the opportunity to reapply  
23 and have the same term limits as prescribed in subsection A.1, provided they have  
24 not been excluded by the Board of County Commissioners because of longevity  
25 on the DRB. If longevity is an issue, the citizen must wait a period of two (2)  
26 years from the date of their original expiration before reapplying to the DRB.  
27

28 B. Application and Permitting Requirements  
29

30 1. The DRB shall, with the assistance of the County develop submittal requirements  
31 and review procedures in accordance with Sections 3.07.04 through 3.07.14 of  
32 this Article to determine compliance with this Code. Such procedures shall be  
33 adopted by Resolution of the St. Johns County Board of County Commissioners,  
34 and may be amended by the Board of County Commissioners from time to time,  
35 as appropriate. Pursuant to this adopted process, the DRB shall, in a timely  
36 manner, provide a written determination to the Applicant that the Development  
37 complies, complies with conditions, or does not comply, with Sections 3.07.04  
38 through 3.07.13 of this Code.  
39

40 2. The Applicant must provide proof of the above written determination of  
41 compliance in order to obtain Land Clearing Permits, any Permit authorizing  
42 Construction, or any other Development Order as defined in Part II of Chapter  
43 163, F.S.  
44

45 C. Vested Rights Determinations  
46

- 1           1.     As an alternative to a determination that a proposed Development complies with  
2           the standards contained herein, the Applicant may demonstrate to the St. Johns  
3           County Board of County Commissioners, that vested rights to proceed with the  
4           proposed Construction or Development have been legally established, and/or  
5           demonstrate that the County is equitably estopped from applying Part 3.07.00 of  
6           this Code to the subject Construction or Development. Upon a determination of  
7           vested rights or estoppel by the St. Johns County Board of County  
8           Commissioners, the provisions of Part 3.07.00 of this Code in conflict with such  
9           rights shall not be applied to the Applicant. The legal requisites for such  
10          determinations and burdens of proof, therefore, shall be those provided by  
11          applicable Federal and State Law. Applicants shall have the burden of  
12          demonstrating vested rights or equitable estoppel.  
13
- 14          2.     A Planned Unit Development (PUD) may be expanded, without a vested rights or  
15          estoppel determination, if the proposed addition(s) adjoins the existing PUD. The  
16          more restrictive standards and criteria of the existing PUD or the South Anastasia  
17          Overlay District shall apply to the expansion.  
18

19   D.     **Variances and Appeals**

20  
21     An Applicant may apply to the St. Johns County Board of County Commissioners for,  
22     and be granted or denied, a Variance from one or more standards of the South Anastasia  
23     Overlay District. Variances, or modifications to these requirements within PUD's or  
24     PSD's, in the South Anastasia Overlay District shall be governed as follows:  
25

- 26     1.     Any Variance, or modification within PUD's or PSD's to South Anastasia  
27     Overlay District requirements may be granted only by the Board of County  
28     Commissioners. Such requests shall be considered by the Board of County  
29     Commissioners pursuant to requirements of Section 10.04.03.  
30
- 31     2.     Any affected or aggrieved person may Appeal a determination of the Design  
32     Review Board to the Board of County Commissioners, made under the authority  
33     of this Section, by filing such Appeal in writing to the County Administrator  
34     within thirty (30) days of any such determination.  
35

36   E.     Management of Applications among Multiple Boards

- 37
- 38     1.     When a board or agency has made a decision or finding on an application,  
39     and the application or companion application will later appear before the  
40     Board of County Commissioners, its approval or approval with conditions  
41     shall constitute a recommendation to the Board of County Commissioners.  
42     The Board of County Commissioners may choose to accept the decision or  
43     finding of the board or agency, make a binding decision or finding of its  
44     own, or send the application back to the board or agency for a decision  
45     consistent with the Board of County Commissioners findings or  
46     suggestions.

1  
2                    2. This section does not impose any additional review standards on  
3                    applications or board or agency decisions as set forth in this Code.  
4

5 **Section 19.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
6 amended by modifying Part 3.08.00 Mid-Anastasia Overlay District, Section 3.08.03.C  
7 Exemptions;  
8

9 C. Exemptions  
10

11 The following activities shall be exempt from review as otherwise required by this Part. In the  
12 event of any conflict related to an exempt activity, it shall be the responsibility of the County  
13 Administrator to determine that a proposed exempt activity is in compliance with this Part.  
14

- 15 1. Repainting of Structures in existing colors
- 16
- 17 2. Additions to the rear of a Structure not exceeding two hundred and fifty (250) square feet  
18 which are of similar architectural style as the existing Structure, and consist of like  
19 exterior finished and colors including windows and doors.
- 20
- 21 3. Replacement of roofing with like roofing materials.
- 22
- 23 4. Replacement of windows and doors, and existing porches, patio overhangs, Porte  
24 cocheres or carports which are replaced in a similar style as the existing Structure or main  
25 portion of the existing Structure and consisting of like exterior finishes and colors  
26
- 27 5. Replacement of landscaping consistent with a previously approved landscape plan or  
28 replacement of existing landscaping with like landscaping material.
- 29
- 30 a. 6. Non-substantive changes, which do not change the character, design, or commonly  
31 observed appearance of a site or Structure.  
32

33 **Section 20.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
34 amended by renumbering and modifying Part 3.08.00 Mid-Anastasia Overlay District, Section  
35 3.08.04 Development Standards;  
36

37 **Sec. 3.08.04 Development Standards**  
38

39 The following general development standards shall apply within the Mid-Anastasia Overlay  
40 District:  
41

- 42 A. Roof design shall be hipped, shed or gable unless otherwise approved by the Design  
43 Review Board. Horizontal roofs, which give the appearance of flat roofs, shall not be  
44 allowed.
- 45
- 46 B. Long monotonous facade designs including, but not limited to, those characterized by

1 unrelieved repetition of shape or form or design elements, or by unbroken extension of  
2 line shall be avoided. The maximum length of any Building parallel to a roadway shall  
3 be 120 feet.

4  
5 C. ~~Buildings shall be limited to two (2) stories and thirty five (35) feet in height. An interior~~  
6 ~~mezzanine shall not be considered a story. The maximum height of Structures shall not~~  
7 ~~exceed thirty five feet as measured in accordance with Section 6.07.00.~~

8  
9 D. Work areas, storage doors and open bays shall not open toward, face or otherwise be  
10 visible from any delineated roadway or any adjacent residential properties. The DRB may  
11 consider alternative screening and design concepts to shield work areas, storage doors  
12 and open bays from delineated roadway or any adjacent residential properties.

13  
14 E. Heating, ventilation and air conditioning equipment, duct work, air compressors, and  
15 other fixed operating machinery shall be either screened from view with fencing  
16 architecturally compatible with the Building; or vegetation; or located so that such items  
17 are not visible from any roadway or adjacent residential properties. Trash receptacles,  
18 dumpsters, utility meters, above-ground tanks, satellite dishes (except as provided by  
19 Florida law), Antenna, and other such Structures shall be similarly screened or made not  
20 visible.

21  
22 F. Chain link, barbed wire and similar fencing shall not be allowed in any required Front  
23 Yard, and where such fencing can be viewed from any delineated roadway, landscaping  
24 or berming shall be provided to prohibit visibility from such roadway or any adjacent  
25 residential properties. The fencing and screening provisions of Articles 2.02.04.C and  
26 6.06.04 shall also apply.

27  
28 G. Exterior site lighting shall be clear-white light and shall be the minimum wattage  
29 necessary to provide security. Light sources shall be recessed or concealed so as not to  
30 create harsh lighting and shall not excessively spill over to adjacent residential properties.

31  
32 **Section 21.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
33 amended by modifying Part 3.08.00 Mid-Anastasia Overlay District, Section 3.08.07 Additional  
34 Signage Requirements;

35  
36 **Sec. 3.08.07 Additional Signage Requirements**

37  
38 All multi-family and commercial Signs, including new Signs and replacement of existing Signs,  
39 shall be governed as set forth in Article VII of this Code, and the following additional  
40 requirements shall apply.

41  
42 A. General provisions applying to multi-family and commercial Signs in the Mid-Anastasia  
43 Overlay District:

44  
45 1. All Ground Signs shall be wide-based monument style. Pylon Signs are only  
46 permitted when monument style signs cannot be adequately located due to site

1 constraints as determined by the DRB.

2  
3 2. The overall height of a Sign Structure shall be twelve (12) feet including any  
4 foundation supporting the Sign. A foundation used to support a Sign shall not  
5 exceed four (4) feet in height. The use of dirt, sand or other material to elevate the  
6 height of a Sign on a mound is prohibited.

7  
8 3. The colors and materials of Signs shall be similar to and compatible with the  
9 architectural style and colors and materials of the related commercial or multi-  
10 family Building. Any icons that is not similar to and compatible with the  
11 architectural styles, colors, and materials of the related building shall be restricted  
12 to a maximum fifteen percent (15%) of the advertising display area, unless  
13 additional area is approved by the DRB.

14  
15 4. Signs should be oriented to pedestrians and scaled appropriately.

16  
17 5. Signs must be professionally designed, lettered and constructed.

18  
19 6. Signs may be double faced.

20  
21 ~~6.7.~~ Wall Signs shall not be mounted upon raceways.

22  
23 ~~7.8.~~ All ground or pylon Signs shall include the street number in a size and manner  
24 that is clear and visible. Street numbers should also be visible on the front of  
25 buildings.

26  
27 ~~8.9.~~ Lettering, numbers, icons, and symbols upon doors or windows, which does not  
28 exceed six (6) inches in height, shall not be counted as a Sign and shall not be  
29 subject to review.

30  
31 ~~10.9.~~ Any lighting shall be white in color for all signs, unless different lighting is  
32 required by the County for purposes of protecting turtles. External lighting must  
33 conceal and shield the light.

34  
35 ~~10.11.~~ Molded vinyl or plastic internally illuminated wall Signs shall not be allowed.

36  
37 ~~11.12.~~ For Signs that contain Federally-federally registered trademarks or service marks,  
38 documentation of such registration shall be provided with the application for  
39 review.

40  
41 ~~12.13.~~ Where feasible, as determined by the approval authority, all Ground Signs shall  
42 use shrubs that are twenty-four (24) inches at the time of planting around the base  
43 of the sign. These must be planted within 30 days of the sign installation.

44  
45 B. Ground or Pylon Signs: Number and size of Signs permitted for the street frontage  
46

- 1 | 1. **For Sites less than five (5) acres:** One (1) on-site Sign, not to exceed thirty-two  
2 | (32) square feet for each Sign Face, for each may be located on each arterial or  
3 | collector street frontage.
- 4 |
- 5 | 2. **For Sites more than five (5) acres:** One (1) on-site Sign, not to exceed sixty  
6 | (60) square feet for each Sign Face, may be located ~~for~~ on each arterial or  
7 | collector street frontage.
- 8 |
- 9 | 3. New Ground Signs and alterations to existing Ground Signs requiring a DRB  
10 | review shall be externally illuminated.
- 11 |

12 | C. Additional Directional Signs Allowed

13 |

14 | In addition to the above Signs, two directional Ground Signs limited to two (2) square  
15 | feet per Sign are allowed. The maximum allowable height shall be three (3) feet.

16 |

17 | D. Commercial Wall, Hanging and Awning Signs: **Single-Story Buildings**

- 18 |
- 19 | 1. In addition to the above Signs, a commercial use is allowed one wall Sign not to  
20 | exceed twenty-four (24) square feet and may be allowed on each street side of the  
21 | Building.
- 22 |
- 23 | 2. Where a single-story Building is divided into units for several businesses, with  
24 | separate entrances, one wall Sign as specified above is authorized for each  
25 | business entrance, not to exceed twenty-four (24) square feet in advertising  
26 | display area. In addition, each business entrance may have one double-faced  
27 | hanging Sign under covered walkways with maximum dimensions of two (2) feet  
28 | vertical by four (4) feet horizontal.
- 29 |
- 30 | 3. One awning Sign or one window identification Sign may be substituted for a wall  
31 | Sign, with sign display area not to exceed twenty-four (24) square feet. (Display  
32 | area for such Signs is measured by creating a "box" from the extreme limits of the  
33 | image to be placed on the Sign.)
- 34 |

35 | E. Commercial Wall, Hanging and Awning Signs: **Multi-Story Buildings**

- 36 |
- 37 | 1. Where a multi-Story Building is divided into units or floors for several  
38 | businesses, one wall Sign, not exceeding twenty-four (24) square feet of area,  
39 | may be allowed on each street side of the Building.
- 40 |
- 41 | 2. In addition to the above Wall Sign, where a multi-Story Building is divided into  
42 | units or floors for several businesses, one awning Sign, not exceeding twenty-four  
43 | (24) square feet of display area, may be allowed over each first story entrance,  
44 | provided that any such awning sign is an integral and unified part of the  
45 | architectural design of the entire building.
- 46 |



1 3. One double-faced hanging Sign under covered walkways with maximum  
2 dimensions of two (2) feet vertical by four (4) feet horizontal is allowed for each  
3 business entrance.  
4

5 F. Multiple Tenant Directory Signs  
6

7 For office and professional Buildings with multiple tenants, one directory Sign containing  
8 only the suite number, the names of individuals, organizations or businesses occupying  
9 the Building not exceeding fifteen (15) square feet of face area is allowed. Such signs  
10 may be wall signs or ground signs. Such signs are permitted in addition to any other  
11 allowed signs.  
12

13 G. Real Estate for Sale, Lease or Rental Signs may be installed in addition to the above signs  
14 provided the Sign area shall not exceed sixteen (16) square feet and shall be limited to  
15 one Sign per Parcel of land. Such Signs shall be removed upon sale, lease or rental, and  
16 shall not be permitted to remain as permanent Signs.  
17

18 H. Prohibited Signs  
19

20 In addition to those Signs prohibited within Section 7.08.01, the following Signs are  
21 prohibited in the Mid-Anastasia Overlay District.  
22

- 23 1. Flashing or animated Signs with any moving parts.
- 24 2. Signs painted on, or displayed from the roof of any Building or Structure.
- 25 3. Statues, flags, banners, pennants, and inflatables used for advertising purposes,  
26 except as may be allowed by Article VII and Section 3.08.07.I of this Part.
- 27 4. ~~Signs located in a required landscape buffer except those specifically approved by~~  
28 ~~the Design Review Board.~~
- 29 5. ~~Signs advertising "future businesses" or similar messages on Land being~~  
30 ~~developed.~~
- 31 6. ~~4.~~ Exterior Signs containing exposed neon, except those specifically approved by the  
32 Design Review Board and found to be consistent with the Purpose and Intent of this  
33 Part.
- 34 7. ~~5.~~ Interior neon window Signs, which exceed more than thirty percent (30%) of  
35 window area. In no case shall an interior neon sign exceed twelve (12) square  
36 feet.  
37  
38  
39

40 I. The following provisions apply to temporary signage:  
41  
42  
43

- 44 1. Banner signs shall be allowed between the timeframe of overlay application  
45  
46

1 submittal and up to a period of sixty (60) days after permanent sign approval by  
2 the DRB. This shall consist of no more than three (3) signs at a maximum  
3 advertising display area of twenty-four (24) square feet each.  
4

5 ~~1.2.~~ Banner signs shall be allowed between the timeframe of overlay application  
6 submittal and up to in accordance with Section 7.05.00 and 7.07.01.A for a period  
7 of sixty (60) days after permanent sign approval by the ARC per calendar year. not  
8 to exceed one (1) time in one (1) month and not to exceed ten (10) days per each  
9 event. This shall consist of no more than three (3) signs at a maximum  
10 advertising display area of ~~twenty-four (24)~~ sixty (60) square feet each. This  
11 requirement shall only apply to parcels that have frontage along AIA.  
12

13 J. Administrative Approval of Specific Signage  
14

15 1. Any ground sign reface ~~under eight (8)~~ thirty-two (32) square feet or portion  
16 thereof in size provided the colors closely match any colors associated with the  
17 building and text type/sizes are similar to other DRB approved signage located on  
18 the ground sign face.  
19

20 2. Any Wall Sign reface twenty-four (24) square feet or portion thereof in size  
21 provided the colors closely match any colors associated with the Building and text  
22 type and sizes are similar to other DRB approved signage located on existing  
23 Wall Signs on the same Building.  
24

25 ~~2.3.~~ Any Directional ground sign Sign that is two (2) square feet or less in size.  
26

27 ~~3.4.~~ Any wall, awning, ground, and/or window identification signage within a Unified  
28 Sign Plan that is approved by the DRB.  
29

30 K. Unified Signage Plan (USP)  
31

32 The USP is an elective master plan for all Project (wall, ground, awning, and window)  
33 identification signs located for multi-family and commercial properties. The purpose of  
34 the USP is to develop a cohesive sign strategy/design that meets code, expresses the  
35 desire of the DRB, and allows an expedited approach to review signage. The USP shall  
36 follow the below requirements:  
37

38 1. All signage must adhere to the overlay district code.  
39

40 2. The USP shall provide information relating, but not limited, to the size of the  
41 advertising display area (minimum and maximum), type of sign (i.e. box or  
42 individual letter), mounting procedures, lighting, colors, font, materials, icons,  
43 and any other relevant information required by the County.  
44

45 3. The DRB must consider the USP and may require any conditions it finds  
46 necessary to meet the purpose and intent of the overlay code.

1  
2 L. Signs Exempt from this Part  
3

4 Real Estate for Sale or Lease, Contractor Identification Signs, trespass and alarm warning  
5 Signs, which are in compliance with the requirements of this Section are Exempt from this  
6 Part. However, if in the determination of the County Administrator, any Signs may be in  
7 conflict with the Purpose and Intent of the Mid-Anastasia Overlay District, a review by the  
8 Design Review Board may be required and appropriate modifications ordered.  
9

10 **Section 22.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
11 amended by modifying Part 3.08.00 Mid-Anastasia Overlay District, Section 3.08.09 Design  
12 Elements and Materials;  
13

14 **Sec. 3.08.09 Design Elements and Materials**  
15

16 The following specific design criteria shall apply to Development regulated by the Mid-  
17 Anastasia Overlay District:  
18

19 A. Roofs shall consist of wood or asphalt composition shingles, barrel tile, clay tile or  
20 similar non-reflective material having a natural texture and appearance. Metal roofs shall  
21 be allowed where they are characteristic of a recognized architectural style.  
22

23 B. Exterior walls on all sides shall be stucco, tabby, shingle, wood siding, exterior  
24 insulation-and-finish systems (EIFS), brick or other materials with similar texture and  
25 appearance. ~~Exposed concrete block and corrugated metal shall not be permitted.~~ The  
26 DRB may consider other materials which are similar to the finishes listed above and  
27 provide for a cohesive building concept.  
28

29 C. Exterior colors of paints and stains of new Construction or Development shall be subdued  
30 and nature-blending with no more than three (3) colors per Building, excluding roof  
31 color. The DRB may allow up to two (2) additional colors for building accents (e.g. trim,  
32 awnings, columns, and shutters). Such hues of green, brown, blue, grey, tan and beige  
33 shall be considered appropriate. Public art such as murals will not be applicable to the  
34 color standards in this paragraph. The design of the mural will not exceed a maximum of  
35 fifteen percent (15%) of the façade in which it is located unless additional area is  
36 approved by the DRB.  
37

38 D. Roof and exterior wall surfaces, with the exception of glass doors and windows shall be  
39 non-reflective. Any glass coating shall not reflect outward and shall be limited in color to  
40 gray or green.  
41

42 E. Administrative Approval of Design Elements, Materials, and Exterior Finishes  
43

44 L. The Design Review Board, shall, with assistance of the County, develop  
45 architectural design guidelines in accordance with Section 3.08.01 of this  
46 Part. Such guidelines shall be adopted by the Board of County

1 Commissioners and shall, at a minimum, include color palettes for exterior  
2 materials and finishes.

3  
4 2. Upon the adoption of color palettes for exterior materials and finishes,  
5 exterior painting of existing Structures and Buildings with a selection from  
6 the preferred color palette may be approved by the County Administrator.  
7 However, if in the determination of the County Administrator, any  
8 proposed exterior painting appears to be in conflict with the Purpose and  
9 Intent of the Mid Anastasia Overlay District or with the preferred color  
10 palette, a review by the Design Review Board may be required.

11  
12 **Section 23.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
13 amended by modifying Part 3.08.00 Mid-Anastasia Overlay District by adding the following to  
14 Section 3.08.10 Administrative Requirements;

15  
16 **Sec. 3.08.10 Administrative Requirements**

17  
18 The following requirements shall apply to all projects and activities that are subject to the Mid-  
19 Anastasia Overlay District. For those projects involving Signs less than fifteen (15) square feet  
20 in size, Ground and Wall Sign re-faces, re-painting, or other activities not requiring a County  
21 building permit, a ~~Minor~~ minor Reviewreview application shall be allowed. Additionally, a  
22 ~~Minor~~ minor Reviewreview shall be allowed for those other projects, which are determined by  
23 the County Administrator to be minor in nature. For all other projects, a ~~Regular~~ regular  
24 Reviewreview application shall be required.

25  
26 **A. Functions and Establishment of the Design Review Board**

27  
28 The St. Johns County Board of County Commissioners shall direct the following  
29 functions to determine compliance with the Mid- Anastasia Overlay District:

- 30  
31 1. The St. Johns County Board of County Commissioners shall establish by  
32 appointment a Design Review Board. It shall be the role of the Design Review  
33 Board to determine compliance with Part 3.08.07 through 3.08.09 of these  
34 regulations.
- 35  
36 2. The Design Review Board shall consist of five (5) members and two (2)  
37 alternates. Appointees to the Design Review Board shall be qualified through the  
38 demonstration of special interest, experience, or education in design, architecture  
39 or history of the Mid-Anastasia community. Members shall reside within the  
40 Mid-Anastasia Overlay District. Members shall be appointed to four (4) year  
41 terms, and may be reappointed at the discretion of the Board of County  
42 Commissioners.
- 43  
44 3. The Design Review Board shall adopt by Resolution operating procedures ~~shall~~  
45 ~~be~~ in accordance with all applicable St. Johns County Land Development Codes  
46 and State and Federal laws.

1  
2 4. The Design Review Board shall meet as needed in order to fulfill its functions in a  
3 timely manner. Reasonable public notice shall be provided for all meetings of the  
4 Design Review Board, and all meetings shall be open to the public. The Design  
5 Review Board shall appoint a member to keep minutes of its proceedings and  
6 other official actions. A majority vote of members present at meetings shall be  
7 required in order to take final action on an application.

8  
9 5. Any previous citizen appointed to the DRB shall have the opportunity to reapply  
10 and have the same term limits as prescribe in subsection A.1, provided they have  
11 not been excluded by the Board of County Commissioners because of longevity  
12 on the DRB. If longevity is an issue, the citizen must wait a period of two (2)  
13 years from the date of their original expiration before reapplying to the DRB.

14  
15 B. Application and Permitting Requirements

16  
17 1. The County Administrator shall develop application forms and review procedures  
18 to assist the Design Review Board in determining compliance with the Mid-  
19 Anastasia Overlay District requirements. The Design Review Board shall meet as  
20 required to review applications and take action in a timely manner on all  
21 applications submitted for review.

22  
23 | 2. Following any final action, ~~the~~ Design Review Board shall provide a written  
24 order to the Applicant stating that the request complies, complies with conditions,  
25 or does not comply, with the Mid-Anastasia Overlay District requirements. Any  
26 determination by the Design Review Board shall be supported by appropriate  
27 findings of fact.

28  
29 3. The Applicant shall provide a copy of the final order of approval prior to  
30 obtaining construction permits as required for the proposed project or activity.

31  
32 4. In general, all applications that are subject to the County's established DRC  
33 process shall proceed through a first submittal DRC review prior to being  
34 scheduled for the Design Review Board. Any DRC comments that have not been  
35 addressed at the time of Design Review Board meeting shall be noted by the  
36 Applicant. If appropriate, the Design Review Board may attach conditions to its  
37 determinations related to outstanding DRC comments. The Design Review Board  
38 shall not request modifications that are not in compliance with other land  
39 development regulations.

40  
41 C. Vested Rights Determinations

42  
43 As an alternative to a determination that a Project or activity complies with this Part, the  
44 Applicant may demonstrate that vested rights to proceed with the proposed Project or  
45 activity have been legally established, and/or demonstrate that the County is equitably

1 estopped from applying Part 3.08.00 of this Code. Vested rights determinations shall be  
2 made in accordance with Part 10.02 of this Code.

3  
4 D. Variances and Appeals

5  
6 An Applicant may apply and be granted or denied a Variance from one or more standards  
7 of this Part. Variances or modifications to these requirements shall be governed as  
8 follows:

- 9  
10 1. Any Variance, or modification within PSD/PUD's to these requirements may be  
11 granted only by the Board of County Commissioners. Such requests shall be  
12 considered by the Board of County Commissioners pursuant to requirements of  
13 Section 10.04 of this Code.  
14  
15 2. Any affected or aggrieved person may Appeal a determination of the Design  
16 Review Board to the Board of County Commissioners, in accordance with Section  
17 9.07.04.  
18

19 E. Failure to Establish a Design Review Board

20  
21 In the event that the St. Johns County Board of County Commissioners is unable to establish a  
22 Design Review Board as defined by this Part, it shall be the responsibility of the County  
23 Administrator to determine compliance with the provisions of the Mid-Anastasia Overlay  
24 District

25  
26 F. Management of Applications among Multiple Boards

- 27  
28 1. When a board or agency has made a decision or finding on an application, and the  
29 application or companion application will later appear before the Board of County  
30 Commissioners, its approval or approval with conditions shall constitute a  
31 recommendation to the Board of County Commissioners. The Board of County  
32 Commissioners may choose to accept the decision or finding of the board or  
33 agency, make a binding decision or finding of its own, or send the application  
34 back to the board or agency for a decision consistent with the Board of County  
35 Commissioners findings or suggestions.  
36  
37 2. This section does not impose any additional review standards on applications or  
38 board or agency decisions as set forth in this Code.  
39

40 **Section 24.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
41 amended by modifying Section 3.09.03.A.3, Uses and Activities Subject to the requirements of  
42 the North Coastal Overlay District:

- 43  
44 3. Landscaping, buffers, signage, parking lots and Structures may be maintained and  
45 repaired (i.e. Buildings repainted using the same colors and roofs repaired and  
46 replaced with the same materials and colors). without a review by the Design

1 Review Board, provided that such repair or maintenance does not substantially  
2 alter the appearance of that which is being repaired or maintained.

3 **Section 25.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
4 amended by modifying Section 3.09.04 Design Guidelines and Development Standards  
5

6 C. Commercial Buildings should where possible incorporate the following design patterns  
7 and details, to encourage pedestrian activity:

8 1. The main Commercial Building's main entrance should face the main roadway.  
9 Buildings located at street corners should have entrances at the corner. All  
10 outside walls of the building shall be finished with the same materials and chosen  
11 style as the front.

12 2. Unless approved by the Design Review Board, Blank walls facing the main  
13 roadway shall be avoided and, Walls walls facing State Road A1A shall not be  
14 used for service entrances. The use of entranceways and display windows should  
15 be used to create business and storefronts that are festive and inviting to the  
16 pedestrian.

17 3. Building finishes, design and architectural detailing shall be consistent and of the  
18 same quality for all sides of the building. The Design Review Board may consider  
19 differences in exterior refinishes for existing Structures providing a cohesive  
20 design.

21 4. Outdoor pedestrian seating areas are strongly encouraged, and similarly, outdoor  
22 cafe-type seating is encouraged.

23 D. Work areas, storage doors and open bays shall not open toward any delineated roadway  
24 or any adjacent residential properties. The DRB may consider alternative screening and  
25 design concepts to shield work areas, storage doors and open bays from delineated  
26 roadways or any adjacent residential properties. This shall not be construed to prohibit  
27 outdoor seating and restaurant or bar areas or open display areas.

28 **Section 26.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
29 amended by modifying Section 3.09.06 Architectural Styles and Design Elements;  
30

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

32 Proposed Structures and exterior renovations shall not be required to strictly adhere to any  
33 particular architectural form or style, but should contain features and elements which contribute  
34 to the overall styles described herein and found throughout the North Coastal Overlay District.  
35 To assist in defining styles for the District, the following general descriptions and guidelines  
36 should be considered in the design of proposed Structures and exterior renovations.  
37

38 A. **Art Deco** – Building forms of the Art Deco style are typically angular and clean, with  
39 stepped back facades, symmetrical or asymmetrical massing and vertical accentuation  
40 and may include modern design. Florida Art Deco decorations include nautical themes as

1 well as tropical flora and fauna motifs. Ocean liner, palm trees, flamingos and numerous  
2 related elements on the exterior and interior of the building. Representative examples  
3 include South Beach (Miami). The following materials and features shall be considered  
4 appropriate.

- 5  
6 1. Finish materials typically used within Art Deco styles may include stucco, etched  
7 glass, block glass, and a variety of metals, cast concrete, patterned terrazzo and  
8 mosaic tile.
- 9 | 2. Exterior colors for new Building or Structure Construction or Development  
10 should include pastel tropical colors with contrasting colors to define different  
11 features of the building shall be considered appropriate. Public art such as murals  
12 will not be applicable to the color standards in this paragraph. The design of the  
13 mural will not exceed a maximum of fifteen percent (15%) of the façade in which  
14 it is located unless additional area is approved by the DRB.
- 15 | 3. Building materials and exterior finish surfaces that include exterior insulation-  
16 and-finish systems (EIFS), stucco, tile, articulated concrete and cement, wood  
17 siding, with glass and metallic embellishments shall be considered appropriate.
- 18 4. Exterior lighting should be designed and constructed to contribute to a festive and  
19 tropical character. Lighting elements may incorporate the use of neon, block  
20 glass and other similar Art Deco ornamentation.

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

- 37  
38 1. Horizontal wood siding, wood shingles and board and batten with gable or hipped  
39 roofs of metal or composition shingles.
- 40 2. Wide wrap-around porches and large windows with shutters.
- 41 3. Wide overhanging eaves and breezeways were typically incorporated to provide



1 shade and maximum ventilation.

2 4. Exterior colors of paints and stains for new Building or Structure Construction or  
3 Development may be nature-blending or pastel colors, with no more than three  
4 colors per building, excluding roof color, unless approved by the Design Review  
5 Board. All exterior color hues should be subdued, consistent. In general, such  
6 hues of greens, yellows, corals, browns, blues, grays, tans and beiges shall be  
7 considered appropriate. Building materials and exterior finish surfaces include  
8 stucco, cement composite, wood siding or wood shingle, brick, exterior  
9 insulation-and-finish systems (EIFS), or other materials with similar texture and  
10 appearance shall be considered appropriate. Public art such as murals will not be  
11 applicable to the color standards in this paragraph. The design of the mural will  
12 not exceed a maximum of fifteen percent (15%) of the façade in which it is  
13 located unless additional area is approved by the DRB.

14 5. Architectural grade shingles, metal standing seam, 5 V Crimp metal roofing, tile  
15 or other non-reflective roof materials with similar nature-blending texture and  
16 appearance shall be considered appropriate. Roof angles should be a minimum of  
17 twenty (20) degrees and may incorporate dormer windows.

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

21 1. Exterior materials and construction methods such as wood shingles or lapboard  
22 for siding of either wood or cement composite style wood should be used.

23  
24 2. Roof design should be either gable or hip with a minimum angle of twenty-five  
25 (25) degrees or greater and may incorporate dormer windows. Wood shingles or  
26 asphalt shingles (with the appearance of wood shingles) are appropriate for  
27 roofing material.

28  
29 3. The style of window or door openings may be either square or round with divided  
30 panes of glass.

31  
32 4. Small porches and small windows with shutters are common. Designs can include  
33 narrow overhanging eaves, with breezeways connecting separate buildings.

34  
35 5. Exterior colors for new Building or Structure Construction or Development  
36 (excluding roofs) should be pastel variations of gray, blue/gray, white, green and  
37 yellow or natural wood. Public art such as murals will not be applicable to the  
38 color standards in this paragraph. The design of the mural will not exceed a  
39 maximum of fifteen percent (15%) of the façade in which it is located unless  
40 additional area is approved by the DRB.

41  
42 6. Roof designs in gable or hip and may include dormer windows.  
43

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

- 10 1. Exterior materials for new Building or Structure Construction or Development  
11 should include masonry and stone with heavy timber, stucco or plaster walls or  
12 similar type finishes applied in earth tone colors of brown, crème, beige, gold,  
13 yellow and/or white. Public art such as murals will not be applicable to the color  
14 standards in this paragraph. The design of the mural will not exceed a maximum  
15 of fifteen percent (15%) of the façade in which it is located unless additional area  
16 is approved by the DRB.
- 17 2. Window and door openings should be square or round and glass areas should  
18 have divided panes.
- 19 3. Roof materials should include wood shingles and barrel tile or slate.
- 20 4. The use of porticos, cantilevered decks or balconies, archways, courtyards,  
21 trellises, arbors, wrought iron and tile decoration are all typical of the styles and  
22 appropriate.
- 23 5. Wide wrap-around porches and large windows with shutters are also appropriate.
- 24 6. Wide overhanging eaves and breezeways may be typically incorporated to  
25 provide shade and maximum ventilation. Roof designs should generally be gable  
26 or hip with a minimum roof angle of 20 degrees or greater and may include  
27 dormer windows.

28 E. Administrative Approval of Design Elements, Materials, and Exterior Finishes

- 29 1. The Design Review Board, shall, with assistance of the County, develop  
30 architectural design guidelines in accordance with Section 3.09.01 of this Part.  
31 Such guidelines shall be adopted by the Board of County Commissioners and  
32 shall, at a minimum, include color palettes for exterior materials and finishes.
- 33 2. Upon the adoption of color palettes for exterior materials and finishes, exterior  
34 painting of existing Structures and Buildings with a selection from the preferred  
35 color palette may be approved by the County Administrator. However, if in the  
36 determination of the County Administrator, any proposed exterior painting  
37 appears to be in conflict with the Purpose and Intent of the North Coastal Overlay  
38 appears to be in conflict with the Purpose and Intent of the North Coastal Overlay  
39

1 | District or with the preferred color palette, a review by the Design Review Board  
2 | may be required.

3 |  
4 | **Section 27.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
5 | amended by modifying Section 3.09.07 Signage Requirements;

6 |  
7 | **Sec. 3.09.07 Signage Requirements**

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

11 | A. **General Signage Provisions:** The following design requirements shall apply to the entire  
12 | North Coastal Overlay District.

13 | 1. The colors and materials of Signs shall be similar to and compatible with the  
14 | architectural style and colors and materials of the related commercial or multi-  
15 | family Building. Any icons that is not similar to and compatible with the  
16 | architectural style and colors and materials of the related commercial or multi-  
17 | family Building shall be restricted to a maximum 15% of the advertising display  
18 | area, unless additional area is approved by the DRB.

19 | 2. Signs should be oriented to vehicular traffic as well as pedestrians and scaled  
20 | appropriately. Street numbers should be visible on Signs or the front of buildings,  
21 | as appropriate.

22 | 3. Signs must be professionally designed, lettered and constructed.

23 | 4. Signs may be double faced.

24 |  
25 | 4.5. Wall Signs shall be mounted directly upon wall surfaces, and shall not be  
26 | mounted upon raceways or other protrusions from the wall surface.

27 | 5.6. Lettering, numbers, icons, and symbols upon doors or windows, which does not  
28 | exceed six (6) inches in height, shall not be counted as a Sign and shall not be  
29 | subject to review.

30 | 6.7. Any lighting shall be white in color for all signs. External lighting must conceal  
31 | and shield the light. Additional lighting criteria for the protection of marine  
32 | turtles and their hatchlings defined in Section IV of this Code shall be followed  
33 | accordingly.

34 | 7.8. Molded vinyl or plastic internally illuminated Signs shall not be allowed.

35 | 8.9. For Signs that contain Federally-federally registered trademarks or service marks,  
36 | documentation of such registration shall be provided with the application for  
37 | review.

1 | ~~9.10.~~ New Ground Signs and alterations to existing Ground Signs requiring a DRB  
2 | review shall be externally illuminated.

3 | ~~10.11.~~ Signs shall be of wide-based monument style design. Pylon Signs are only  
4 | permitted when monument style signs cannot be adequately located due to site  
5 | constraints as determined by the DRB.

6 | ~~11.12.~~ The maximum allowable height of a Sign structure shall be twelve (12) feet  
7 | including any foundation supporting the Sign. A foundation used to support a  
8 | Sign shall not exceed four (4) feet in height. The use of dirt, sand or other material  
9 | to elevate the height of a Sign on a mound is prohibited.

10 | B. Ground or Pylon Signs: Number and Size of Signs permitted for the street frontage

11 | ~~12.~~ The maximum number and size of Ground Signs for each street frontage shall be as  
12 | follows:

13 | ~~a.1.~~ For sites less than five (5) acres: One (1) on-site Sign, not to exceed thirty-two  
14 | (32) square feet for each Sign Face, may be located on each collector and arterial  
15 | roadway.

16 | ~~b.2.~~ For sites more than five (5) acres: One (1) on-site Sign, not to exceed sixty (60)  
17 | square feet for each Sign Face, may be located on each collector and arterial  
18 | roadway.

19 | ~~13.~~ All ground Signs shall include the street number in a size and manner than is clear  
20 | and visible.

21 | 4. Where feasible, as determined by the approval authority, all Ground Signs shall  
22 | use shrubs that are twenty-four (24) inches at the time of planting at the base of  
23 | the sign. These must be planted within 30 days of the sign installation.  
24 |

25 | ~~14C.~~ Additional Directional Signs Allowed:  
26 |

27 | ~~14.~~ In addition to the above Signs, ~~directional~~ Directional ground Signs limited to two  
28 | (2) square feet per Sign face are allowed. The maximum allowable height shall be three  
29 | (3) feet. Directional Signs shall contain directional information only.

30 | ~~15.14.~~ Where feasible, as determined by the approval authority, all Grounds Signs shall  
31 | use shrubs that are twenty-four (24) inches at the time of planting at the base of  
32 | the sign. These must be planted within 30 days of the sign installation.  
33 |

34 | ~~16.~~ D. Commercial Wall, Hanging and Awning Signs Multi-Story Buildings  
35 |

36 | ~~a1.~~ Where a multi-story building is divided into units or floors for several businesses,  
37 | one wall Sign, not exceeding twenty-four (24) square feet of area, may be allowed

1 on each street side of the building.

2 | ~~b2.~~ In addition to the above wall Sign, where a multi-story building is divided into  
3 units or floors for several businesses, one awning Sign, not exceeding twenty-four  
4 (24) square feet of display area, may be allowed over each first story entrance,  
5 provided that any such awning Sign is an integral and unified part of the  
6 architectural design of the entire building.

7 | ~~12.~~ ~~e.3~~ One (1) double-faced hanging Sign under covered walkways with maximum  
8 dimensions of two (2) feet vertical by four (4) feet horizontal is allowed for each  
9 business entrance.

10 | ~~17.~~ E. Multiple Tenant Directory Signs:

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

15 | F. Temporary Development Signs:

16 | ~~18.~~ Temporary development Signs may be installed in addition to the above Signs  
17 provided the Sign area shall not exceed twelve (12) square feet and shall be limited to one  
18 (1) Sign per parcel of land. Such Signs shall be removed upon completion of  
19 construction.

20 | ~~19.G.~~ Real Estate for Sale, Lease or Rental Signs: Real Estate for Sale, Lease or Rental Signs  
21 may be installed in addition to the above Signs provided the Sign area shall not exceed  
22 twelve (12) square feet and shall be limited to one (1) Sign per parcel of land.

23 | ~~20.H.~~ Banner signs shall be allowed between the timeframe of overlay application submittal and  
24 up to a period of sixty (60) days after permanent sign approval by the ARC. This shall  
25 consist of no more than three (3) signs at a maximum advertising display area of twenty-  
26 four (24) square feet each. This requirement shall only apply to parcels that have frontage  
27 along A+A in accordance with Section 7.05.00 and 7.07.01.A.

28 | ~~B.I.~~ **Prohibited Signs:** In addition to those Signs prohibited within Section 7.08.01, the  
29 following Signs are prohibited in the North Coastal Corridor Overlay District.

30 1. Animated Signs with any moving parts.

31 | ~~2.~~ Signs advertising "future businesses" or similar messages on land being  
32 developed shall not be allowed until Construction Plans have received final  
33 approval by St. Johns County. Such Signs may be allowed upon existing  
34 buildings, provided a building permit has been issued to commence construction  
35 or renovation.

1 | ~~3.2.~~ Exterior Neon Signs, except those specifically related to the Art Deco building  
2 | style or those approved by the Design Review Board and found to be consistent  
3 | with the Purpose and Intent of this Part.

4 | ~~4.3.~~ Interior Neon window Signs which exceed more than thirty percent (30%) of the  
5 | window area. In no case shall an interior neon Sign exceed twelve (12) square  
6 | feet.

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

14 | ~~D.K.~~ Administrative Approval of Specific Signage.

15 |  
16 | 1. Any ground sign reface under ~~eight (8)~~thirty-two (32) square feet or portion  
17 | thereof in size provided the colors closely match any colors associated with the  
18 | building and text type/sizes are similar to other DRB approved signage located on  
19 | the ground sign face.

20 |  
21 | 2. Any Wall Sign reface twenty-four (24) square feet or portion thereof in size  
22 | provided the colors closely match any colors associated with the Building and text  
23 | type and sizes are similar to other DRB approved signage located on existing  
24 | Wall Signs on the same Building.

25 |  
26 | ~~2.3.~~ Any Directional ground sign two (2) square feet or less in size.

27 |  
28 | ~~3.4.~~ Any wall, awning, ground, and/or window identification signage within a Unified  
29 | Sign Plan that is approved by the DRB.

30 |  
31 | ~~E.L.~~ Unified Signage Plan

32 | The USP is an elective master plan for all Project (wall, ground, awning, and window)  
33 | identification signs located for multi-family and commercial properties. The purpose of  
34 | the USP is to develop a cohesive sign strategy/design that meets code, expresses the  
35 | desire of the DRB, and allows an expedited approach to review signage. The USP shall  
36 | follow the below requirements:

37 |  
38 | 1. All signage must adhere to the overlay district code.

39 |  
40 | 2. The USP shall provide information relating, but not limited, to the size of the  
41 | advertising display area (minimum and maximum), type of sign (i.e. box or  
42 | individual letter), mounting procedures, lighting, colors, font, materials, icons,  
43 | and any other information required by the County.

- 1  
2 3. The DRB must consider the USP and may require any conditions it finds  
3 necessary to meet the purpose and intent of the overlay code.  
4

5 **Section 28.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
6 amended by modifying Part 3.09.00 North Coastal Overlay District by adding the following new  
7 subsection to Section 3.09.08 Administrative Requirements;  
8

9 G. Management of Applications among Multiple Boards

- 10  
11 1. When a board or agency has made a decision or finding on an application, and the  
12 application or companion application will later appear before the Board of County  
13 Commissioners, its approval or approval with conditions shall constitute a  
14 recommendation to the Board of County Commissioners. The Board of County  
15 Commissioners may choose to accept the decision or finding of the board or  
16 agency, make a binding decision or finding of its own, or send the application  
17 back to the board or agency for a decision consistent with the Board of County  
18 Commissioners findings or suggestions.  
19  
20 2. This section does not impose any additional review standards on applications or  
21 board or agency decisions as set forth in this Code.  
22  
23

24 **Section 29.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
25 amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay, Section 3.10.03 Uses  
26 and Activities Subject to the requirements of Vilano Beach Town Center Overlay District;  
27

28 **Sec. 3.10.03 Uses and Activities Subject to the requirements of Vilano Beach Town Center**  
29 **Overlay District**  
30

31 A. Applicability: The standards prescribed in this Part shall apply to all uses categories  
32 contained within the TCMU zoning districtcategories, including such uses contained  
33 within PUDs. Unless otherwise exempted, the requirements of this Part shall apply to  
34 property proposed for Development as an Allowable Use or as a Special Use, as well as  
35 to signage and certain exterior renovations hereafter undertaken within the North Coastal  
36 Overlay District.  
37

- 38 1. Exterior renovation shall be defined as any activity changing the exterior of a  
39 structure that requires a County Building Permit, and also exterior repainting not  
40 otherwise exempted by this Part.  
41  
42 2. The requirements of this Part shall apply to only that portion being added,  
43 remodeled, renovated or changed.  
44  
45 3. Landscaping, buffers, signage, parking lots and Structures may be maintained and  
46 repaired, without a review by the Design Review Board, provided that such repair  
or maintenance does not substantially alter the appearance of that which is being

1 repaired or maintained.

2 4. Any Non-conforming uses or Structures impacted by this Part, shall follow Part  
3 10.03.00 of this Code concerning non-conforming regulations.

4 B. Allowable Uses: The uses for the property contained within the Vilano Beach Town  
5 Center Overlay shall be as prescribed in the Town Center Mixed Use Zoning Districts  
6 underlying the Overlay District, except where such use is not permitted by the St. Johns  
7 County Comprehensive Plan.

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

12 1. Repainting of Structures in existing colors.

13  
14 ~~2.~~ Repainting of Structures with the suggested color palette of one of the three  
15 preferred Architectural Styles as designated in the Town Center Design  
16 Guidelines.

17  
18 ~~2-3.~~ Additions to the rear of a Structure not exceeding two-hundred and fifty (250)  
19 square feet which are of similar architectural style to the existing Structure, and  
20 consist of like exterior finishes and colors including windows and doors.

21  
22 ~~3-4.~~ Replacement of roofing with like roofing materials.

23  
24 ~~4-5.~~ Replacement of windows and doors, and existing porches, patio overhangs, porte  
25 cocheres or carports which are replaced in a similar style as the existing Structure  
26 or main portion of the existing Structure and consist of like exterior finishes and  
27 colors.

28  
29 ~~5-6.~~ Landscaping, buffers, signage, parking lots and Structures may be maintained and  
30 repaired, without a review by the Design Review Board, provided that such repair  
31 or maintenance does not substantially alter the appearance of that which is being  
32 repaired or maintained.

33  
34 ~~6-7.~~ Non-substantive changes, which do not change the character, design or commonly  
35 observed appearance of a site or Structure.

36  
37 **Section 30.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
38 amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay, Section 3.10.04  
39 General Development Standards and Design Guidelines and renumbering the section starting  
40 from new subsection 5;

41  
42 **Sec. 3.10.04 General Development Standards and Design Guidelines**  
43



1 The Development Standards and Design Guidelines included in this section shall apply to the  
2 entire Vilano Beach Town Center District.

3  
4 A. General Standards

- 5  
6 1. The Vilano Beach Town Center (VBTC) Overlay consists of the ~~Regulating~~  
7 Regulatory Plan, the Town Center Design Guidelines and these mixed-use  
8 regulations.  
9
- 10 2. The provisions of the VBTC Overlay, when in conflict, shall take precedence over  
11 the existing zoning and land development code. Compliance with the VBTC  
12 Overlay regulations shall not require a Variance from other Land Development  
13 Regulations.  
14
- 15 3. The provisions of the Building Code, Fire Code, and other associated safety codes  
16 when in conflict, shall take precedence over the provisions of the VBTC Overlay.  
17
- 18 4. The Regulating Plan designates the locations of Building types I, II, and III, as  
19 described in Sec. 3.10.05.  
20
- 21 5. The Town Center Design Guidelines, made part of the Development Review  
22 Manual, incorporates the three preferred Architectural Styles: Florida Vernacular,  
23 Art Moderne, and Art Deco for the Vilano Town Center. Each style definition  
24 includes a Suggested Color Palette and scheme.  
25
- 26 ~~5.6.~~ New structures and redeveloped structures exceeding 50% of the current just  
27 value shall be developed according to the Vilano Beach Mixed Use regulations set  
28 forth in this Section.  
29
- 30 ~~6.7.~~ Vending machines must be located inside buildings.  
31
- 32 ~~7.8.~~ Heating, ventilation and air conditioning equipment (excluding roof vents), duct  
33 work, air compressors, and other fixed operating machinery shall be located at the  
34 rear of buildings and screened from view with walls or fencing architecturally  
35 compatible with the building; and/or vegetation. Such equipment shall be located  
36 or screened so as not to be visible from any roads, any adjacent residential  
37 properties, intersecting streets or the Vilano Bridge. Trash receptacles, dumpsters,  
38 utility meters, above-ground tanks, satellite dishes (except as provided by Florida  
39 or federal law), antennas, and other such structures shall be similarly located.  
40 The location and screening of all such equipment noted here shall be subject to  
41 the review and approval of the Design Review Board.  
42
- 43 ~~8.9.~~ Individual transmission, phone and cable boxes shall be placed to the rear of new  
44 development or screened or decorated in a manner compatible with the  
45 architectural style of the structure.  
46

1 | ~~9-10.~~ Chain link, barbed wire and similar fencing shall not be allowed within the  
2 | District.

3 |  
4 | ~~10-11.~~ Exterior lighting shall be designed to encourage outdoor activity during evening  
5 | hours, although exterior lighting of parking areas shall be kept to the minimum  
6 | necessary to provide safety. Lighting shall be recessed or concealed with light  
7 | sources shielded so as not to excessively spill over or light adjacent properties and  
8 | focused downward, so that the light source (the filament) may not be directly seen  
9 | at ground level more than one hundred (100) yards from the light location.  
10 | Additional lighting criteria for the protection of marine turtles and their hatchlings  
11 | defined in Section 4.01.09 shall be followed accordingly.

12 |  
13 | ~~11-12.~~ Where possible, pedestrian access through Development sites shall be provided  
14 | for the purpose of providing access to the rear of the buildings and connectivity  
15 | between the beachfront, the fishing pier, businesses, alleys and parking areas and  
16 | adjacent residential uses.

17 |  
18 | ~~12-13.~~ All new development is encouraged to include streetscape elements that provide  
19 | for bicycle and pedestrian activity, such as outdoor seating, bicycle racks,  
20 | fountains, and public art. These elements should facilitate an increased level of  
21 | activity during daytime and evening hours.

22 |  
23 | ~~13-14.~~ Balconies and or porches are intended as outdoor extensions of living space or  
24 | commercial space for seating and shall not be utilized for storage.

25 |  
26 | ~~14-15.~~ Drive-In Facilities through uses and drive up windows will be are prohibited  
27 | within the Vilano Beach Town Center, except those Drive-In Facilities that are  
28 | accessory to a neighborhood serving financial institution located within the block  
29 | of the Vilano Beach Town Center Mixed Use District bounded by Vilano Road,  
30 | Coastal Highway and Poplar Road may be allowed subject to the following site  
31 | design standards:

32 |  
33 |  
34 | a. Drive-In Facility windows may not be visible from Vilano Road or  
35 | Coastal Highway and shall be located to the rear or interior of a  
36 | parking area with access from an alley or the interior of a parking  
37 | space.

38 |  
39 | b. Drive-In Facility and windows shall be screened from view along  
40 | public streets and adjacent properties by enhanced landscaping, roof-  
41 | top coverage, walls, fences, canopies or similar design elements.

42 |  
43 | c. Drive-In Facility shall be developed with an urban pedestrian oriented  
44 | design.  
45 |

1                   d. Any financial institution containing a Drive-In Facility shall locate the  
2                   building's main entrance fronting Poplar Avenue with a direct  
3                   pedestrian connection to the sidewalk.

4  
5                   e. Drive-In Facilities shall have no more than three (3) drive-in lanes, one  
6                   of which may be a drive-up window. Stacking for each drive-in lane  
7                   may not be closer than 100 feet from Vilano Road. Drive-In lanes and  
8                   associated stacking areas shall be screened from view of public streets  
9                   through landscaping, screening, walls, fences or other design elements.  
10                  Driveway entrance and exit areas and associated line-of-sight areas  
11                  may be visible as needed to ensure safe ingress and egress.

12  
13                  f. If the financial institution use is vacated for more than one (1) year the  
14                  drive-in/up lanes must be removed or converted to a compatible use  
15                  including but not limited to, patios, outdoor seating, gardens, art,  
16                  fountains, or open space.

17  
18                  +5.16. For any building with a rear entry from a parking lot one (1) external sign will be  
19                  allowed over each unit or business doorway no greater than 6 square feet in size  
20                  and meeting the standards this Article Section H.

21  
22                  +6.17. The use of combined driveways to provide access to Vilano Road, Coastal  
23                  Highway or Poplar Avenue is permitted and encouraged for adjacent properties.  
24                  This shall encourage a limited number of access points to the roadways.

25  
26 **Section 31.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
27 amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay, Section 3.10.05 Site  
28 Development Criteria, by adding a new sub-section 3.10.05.H and renumbering the remaining  
29 sections of 3.10.05

30  
31 H. Special Exception

32  
33                  Variations to the Standards and Criteria of Section 3.10.05.G Architectural Standards  
34                  may be allowed by the Design Review Board upon showing of good cause, and where the  
35                  Owner/Applicant proposes an alternative which conforms to the general intent and spirit  
36                  of these regulations, and where the objectives of this Article have been substantially met.  
37                  Notwithstanding the above, DRB Special Exceptions to the following provisions of this  
38                  Code shall not be allowed:

39  
40                  1. Density

41  
42                  2. Building or Structure Height

43  
44 **Section 32.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
45 amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay, Section 3.10.05.H  
46 Signage, by adding a new sub-section 3.10.05.H.5

1  
2 5. Signage for Existing Structures - Transitional Signs

3  
4 Recognizing existing Uses and historic Structures create the foundation for the Town  
5 Center sense of place, and to promote economic sustainability, transitional Ground Signs  
6 may be permitted by the Design Review Board, subject to the following provisions:

7  
8 a. Monument based Ground Signs may be permitted on private property that has not  
9 been redeveloped consistent with the Vilano Town Center Overlay. The total  
10 Ground Sign shall not exceed twenty-four (24) square feet per Sign Face and may  
11 be double faced. One Sign shall be allowed for each collector street frontage.  
12 Maximum Sign Structure height shall not exceed six (6) feet.

13  
14 b. Decorative pole based Ground Signs or Ground mounted hanging Blade Signs  
15 may be permitted on private property. The total Sign shall not exceed twenty-four  
16 (24) square feet per Sign Face and may be double faced. One Sign shall be  
17 allowed for each collector street frontage. Maximum Sign Structure height shall  
18 not exceed six (6) feet.

19  
20 c. Such Transitional Signs shall be removed or brought into compliance with this  
21 Code upon redevelopment of the Site to the Vilano Beach Mixed Use regulations.

22  
23 **Section 33.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
24 amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay, Section 3.10.05.I  
25 Parking Standards;

26  
27 10. Joint use or shared parking is encouraged within the Vilano Beach Town Center.  
28 Shared parking shall be subject to Section 6.05.06-02, B.

29  
30 11. ~~Parking requirements may be adjusted by the St. Johns County Planning and~~  
31 ~~Zoning Agency~~ County Administrator or designee based on existing supply in the  
32 VBTC overlay district, or upon the demonstration demand for the use, in  
33 accordance with Section 6.05.02.G.

34  
35 **Section 34.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
36 amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay, Section 3.10.05.K.13  
37 Buffering and Screening Requirements;

38  
39 13. Buffering and Screening Requirements:

40  
41 a. ~~Buffers Between Incompatible Land Uses: The minimum required buffer~~  
42 ~~distance between proposed land Uses and the zoning Lot line for the~~  
43 ~~perimeter parcels of the Regulatory Plan Area shall be established in~~  
44 ~~accordance with Section 6.06.04. is set forth in the tables below. If the~~  
45 ~~land next to the proposed Development is vacant, the buffer required shall~~  
46 ~~be determined by the existing zoning on the adjacent vacant Parcel. If the~~

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~~adjacent Parcel is vacant but is zoned for a more intensive zoning district,  
no buffer area shall be required of the less intensive Use. The nature of  
surrounding Land Uses shall be considered in order to mitigate  
incompatibilities. Buffer widths and screening standards represent  
minimum required details which may be expanded, averaged, modified  
and/or increased to minimize external impacts. The relative degree of  
intensity shall be determined as follows:~~

1

TABLE K.1

Table of Intensity for Buffers and Screening	
Group	Land Use Classification
1	Residential - Single Family
2	Residential - Multi-Family less than or equal to six (6) units/acre (u/a)
3	Residential - Multi-Family greater than or equal to six (6) u/a Cultural/Institutional Office and Professional Services
4	Neighborhood Business and Commercial General Business and Commercial Rural Commercial
5	High Intensity Commercial Highway Commercial Public Service/Emergency Service
6	Light Industrial Heavy Industrial Mining and Extractive Regional Business and Commercial Regional Cultural and Entertainment Solid Waste & Correctional Facilities Correctional Institutions
7	Outdoor/Passive Agricultural (Except Bona Fide Agricultural and Silvicultural Uses)

2

3

4

TABLE K.2

Minimum Buffer Screening Matrix							
Proposed Use Intensity Group	Abutting Use Intensity Group						
	1	2	3	4	5	6	7
1	None	5	20	40	20	30	40
2	5	None	5	40	20	30	40
3	20	5	None	40	20	30	20
4	40	40	40	None	40	20	45
5	20	20	20	40	None	40	25
6	30	30	30	20	40	None	30
7	40	40	20	45	25	30	None

5

6

7

8

Legend

Buffer Width in Feet/Screening Standard

b. ~~Screening:~~

~~(1) Screening shall be installed within the buffers required above. Screening shall meet specified height requirements except in those Front Yard areas that are Street access frontages, and except those areas for which the intersection sight distance requirements contained in Section 6.04.04.G. supersede. In Front yard areas that are Street access frontages, screening shall not exceed four (4) feet in height. In meeting the screening standards, it is recommended that staggered hedge row plantings be installed on three (3) foot centers to achieve the opacity indicated.~~

~~(2) The required height of screening material is an effective height as measured from the property line.~~

e. ~~Screening Standard: Required screening shall consist of the following:~~

~~(1) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy five percent (75%); or~~

~~(2) A masonry wall six (6) feet in height, located within the required buffer; architecturally finished on all sides, and if a block wall, shall be painted on all sides; or~~

~~(3) A solid wooden fence six (6) feet in height (finished side out); or~~

~~(4) A berm not steeper than two to one (3:1) in combination with 1, 2, or 3 above, to achieve a minimum height of six (6) feet and seventy five percent (75%) opacity at the time of installation; and~~

~~(5) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.~~

14. ~~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 in accordance with Section 6.06.04. 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 with the materials on the front Building wall of the main Building.~~

1 **Section 35.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
2 amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay, Section 3.10.06  
3 Administrative Approval of Specific Signage;

4  
5 **Sec. 3.10.06 Reserved Administrative Approval of Specific Signage**

6  
7 A. Any Wall Sign reface provided the colors closely match any colors associated  
8 with the Building and text type and sizes are similar to other DRB approved  
9 signage located on existing Wall Signs on the same Building.

10  
11 B. Any Directional Sign two (2) square feet or less in size.

12  
13 **Section 36.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
14 amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay, Section 3.10.07  
15 Administrative Approval of Design Elements, Materials and Exterior Finishes;

16  
17 **Sec. 3.10.07 Reserved Administrative Approval of Design Elements, Materials and**  
18 **Exterior Finishes**

19  
20 Exterior painting of existing Structures and Buildings with one of the three preferred  
21 Architectural Styles color palettes in the Town Center Design Guidelines may be  
22 approved by the County Administrator. However, if in the determination of the County  
23 Administrator, any proposed exterior painting appears to be in conflict with the Purpose  
24 and Intent of the Vilano Beach Town Center Overlay District or with the preferred color  
25 palette, a review by the Design Review Board may be required.

26  
27 **Section 37.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
28 amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay by adding the  
29 following to Section 3.10.08 Administrative Requirements;

30  
31 F. Management of Applications among Multiple Boards

32  
33 1. When a board or agency has made a decision or finding on an  
34 application, and the application or companion application will later  
35 appear before the Board of County Commissioners, its approval or  
36 approval with conditions shall constitute a recommendation to the  
37 Board of County Commissioners. The Board of County  
38 Commissioners may choose to accept the decision or finding of the  
39 board or agency, make a binding decision or finding of its own, or  
40 send the application back to the board or agency for a decision  
41 consistent with the Board of County Commissioners findings or  
42 suggestions.

43  
44 2. This section does not impose any additional review standards on  
45 applications or board or agency decisions as set forth in this Code.  
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**Section 38.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by modifying Part 3.10.00 Vilano Beach Town Center Overlay by adding the following new Section 3.10.10 Incentives for Owners Who Restore and Preserve A Qualified Historic Structure;

**Section 3.10.10 Incentives For Owners Who Restore and Preserve A Qualified Historic Structure**

The County may provide development incentives for property owners who restore and preserve a qualified historic structure which is 50 years or older within the Vilano Beach Town Center.

The development incentives are available with approval by the Board of County Commissioners through the Landmark Designation procedure under Section 3.01.03 Designation of a St. Johns County Landmark. The Board of County Commissioners shall review the Landmark Designation request and render a decision on the potential Landmark and the public benefit of the development incentives. Should the Board deny the incentive request, a site may still receive a Landmark Designation.

The development incentives may also be considered and applied for after approval as a Landmark Designation under Section 3.01.03. A petition for development incentives shall be submitted to the County. The development incentives form and required submittal materials shall be established by the County Administrator.

**A. Development Incentives:**

For the purposes of this section, the term 'buildable property' means Buildable Area as defined in Article 12 of the LDC. Development incentives may include the following:

1. Increase in the Floor Area Ratio (FAR) of the buildable property from 0.80 to 1.5, excluding the floor area of the historic structure.
2. Increase in the Impervious Surface Area (ISR) of the buildable property from 0.75 to 0.90, excluding the historic footprint.
3. Elimination of parking requirements for Commercial/Retail/Office uses, if buildable property is under 30,000 square feet.
4. A fifty percent (50%) reduction of parking requirements for Commercial/Retail/Office uses, if buildable property is over 30,000 square feet.

**B. Action by the Board of County Commissioners**

All development incentives for qualified historic structures shall be approved, approved with conditions, or denied by the Board of County Commissioners.

1 **Section 39.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
2 amended by modifying Part 4.01.00 Natural Resources, Section 4.01.09 Lighting  
3 Management for Protection of Marine Turtles, by modifying subparts A-E and H-K.

4  
5 **Sec 4.01.09 Lighting Management For Protection Of Marine Turtles**

6  
7 This Section establishes a lighting management plan for the protection of Nesting Marine  
8 Turtles and their Hatchlings. The following are guidelines for the limitations of new and  
9 existing private and public exterior and interior lighting to minimize adverse effects on  
10 Marine Turtles.

11  
12 A. Standards for New Construction

13  
14 1. Exterior Light Fixtures on New Construction shall comply with the  
15 following requirements:

16  
17 a. Except as otherwise permitted herein, the Point light-Source of  
18 Light or any reflective surface of a Light Fixture on New  
19 Construction must not be visible from any point on the surface of  
20 the Beach and Illumination of any area of the surface of the Beach  
21 is prohibited.

22  
23 b. All Light Fixtures, that cast light on the Beach, shall be shielded,  
24 recessed, and/or louvered to avoid possible violation of this  
25 Section.

26  
27 c. Low-profile Light Fixtures shall be low mounted through the use  
28 of bollards, ground level Light Fixtures, or low wall mounts, none  
29 of which shall be greater than forty-eight (48) inches from the  
30 ground or walkway surface.

31  
32 d. Light Fixtures proposed for the seaward, north and south side of  
33 the property must be shielded low pressure sodium lamps of sixty  
34 (60) watts or less or bug light bulbs ~~of other types with bulbs of~~  
35 ~~five (5) watts or less of twenty-five (25) watts or less.~~ amber,  
36 orange or red LED lighting, or true red neon lighting.

37  
38 e. Light Fixtures for purely decorative accent purposes shall not be  
39 used on the seaward, north and south side of a Beach property.

40  
41 f. High intensity Light Fixtures, which may cast light on the Beach  
42 such as that proposed for Roadways, Parking Areas and similar  
43 applications shall utilize shielded or full cut-off low pressure  
44 sodium lamps or amber, orange or red LED lamps. The number of  
45 Light Fixtures shall be the minimum for human safety and shall be  
46 positioned and mounted in a manner such that the Point Source of

1 Light or any reflective surface of the Light Fixture is not visible  
2 from any point on the Beach.

3  
4 ~~g. Only low intensity lighting (i.e., 40 watts or less) shall be utilized~~  
5 ~~in Parking Areas that are visible from any point on the surface of~~  
6 ~~the Beach. Such lighting shall be set on a base which raises the~~  
7 ~~source of light no higher than forty eight (48) inches off the~~  
8 ~~ground and shall be positioned and shielded such that the point~~  
9 ~~surface of Light or any reflective surface of the Light Fixture is not~~  
10 ~~visible from any point on the surface of the Beach. The light~~  
11 ~~emanating from such Light Fixtures may not directly, indirectly or~~  
12 ~~emulatively illuminate the surface of the Beach.~~

13  
14 hg. Parking Areas and Roadways, including any paved or unpaved  
15 area upon which motorized vehicles will operate, shall be designed  
16 and positioned such that vehicular headlights do not directly  
17 illuminate the Beach or cast light toward or onto the surface of the  
18 Beach. Hedges, native Dune vegetation, and/or other ground-level  
19 barriers may be utilized to meet this objective.

20  
21 ih. Notwithstanding other provisions of this Code, during  
22 Construction, temporary security lighting during the Marine Turtle  
23 Nesting Season is strongly discouraged. Such security lights shall  
24 be shielded and under four (4) foot limited to the minimum number  
25 and configuration necessary to achieve functional role(s) using  
26 Low-profile Light Fixtures, only. Low pressure sodium vapor  
27 lamps, ~~or~~ low wattage yellow bug lights (25 watts or less), or  
28 amber, orange or red LED lamps shall be utilized for this purpose.  
29 Under no circumstances shall these lights Directly, Indirectly or  
30 Cumulatively illuminate any area of the surface of the Beach.

31  
32 ji. It is strongly advised that Tinted Glass or Window Film shall be  
33 utilized on all windows and glass doors visible from any point on  
34 the surface of the Beach.

35  
36 B. Prior to the issuance of a final County approval or Certificate of Occupancy, for  
37 any Improvement on Beach front property, compliance with the Beach\_-front  
38 lighting standards set forth in this Code shall be approved as follows:

39  
40 1. Prior to receiving a Building Permit for installation of any exterior Light  
41 Fixtures which are visible from the Beach, the Applicant must obtain  
42 approval ~~by the Building Department~~ that the exact type of exterior Light  
43 Fixtures to be used complies with this Code.  
44

- 1           2.     Upon completion of New Construction activities the Permit holder shall  
2     |     request a ~~Building Department Night S~~urvey of the site with all Light  
3     |     Fixtures turned on.
- 4
- 5           3.     The ~~Building Department shall complete such Night S~~urvey and prepare  
6     |     ~~the~~shall include inspection findings in writing identifying:  
7
- 8           a.     The date and time of the inspection.
- 9
- 10          b.     The extent of compliance with the lighting standards.
- 11
- 12          c.     All areas of observed non-compliance, if any.
- 13
- 14          4.     A copy of the inspection findings shall be delivered to the Permit holder.
- 15
- 16    C.     Guidelines for existing Development, including publicly owned lighting.
- 17
- 18           Permanent exterior Lighting Fixtures on existing Structures installed prior to the  
19     |     effective date of this Code and which create Direct, Indirect, or Cumulative Beach  
20     |     Illumination of the surface of the Beach shall be considered as existing  
21     |     Development and the regulations set forth in this Section shall be met to achieve  
22     |     the purpose of this Code.
- 23
- 24    D.     All existing exterior artificial Light Fixtures associated with existing Structures  
25     |     shall meet the following standards during Night hours during Nesting Season each  
26     |     year.
- 27
- 28          1.     No Point Source of Light or any reflective surface of the Light Fixture  
29     |     shall be visible from any point on the surface of the Beach.
- 30
- 31          2.     Illumination of any area of the surface of the Beach through Direct or  
32     |     Indirect Illumination is prohibited.
- 33
- 34          3.     Light Fixtures ~~which shall have Direct or Indirect~~ Illumination completely  
35     |     shielded from the Beach and ~~which shall have non-reflective interior~~  
36     |     surfaces, ~~shall be used in all cases, except that other~~ Other Light Fixture  
37     |     types that have appropriate shields, louvers, or full cut-off features may  
38     |     also be used if in compliance with this Section.
- 39
- 40    E.     Exterior Light Fixtures, associated with existing Structures, that do not comply  
41     |     with criteria set forth in this Section, shall be modified from May 1<sup>st</sup> to October  
42     |     31<sup>st</sup> each year with one (1) or a combination of the options listed below as  
43     |     necessary to rectify situations not complying with this Section.
- 44

- 1 | 1. Reposition the Light Fixture so the Point Source of Light or any reflective  
2 surface of the Light Fixture is no longer visible from the surface of the  
3 Beach.
- 4 |
- 5 | 2. Replace Light Fixtures having an exposed Point Source of Light with  
6 Light Fixtures containing recessed, shielded, and/or louvered point  
7 sources.
- 8 |
- 9 | 3. Replace traditional light bulbs with yellow bug light bulbs (25 watts or  
10 less), low pressure sodium bulbs, amber, orange or red LED bulbs or true  
11 red neon lighting, not exceeding forty (40) watts.
- 12 |
- 13 | 4. Replace non-directional Light Fixtures with ~~directional~~ full cut-off Light  
14 Fixtures that point down and away from the Beach.
- 15 |
- 16 | 5. Replace Light Fixtures having transparent or translucent coverings with  
17 Light Fixtures having opaque shields covering an arc of at least one  
18 hundred eighty (180) degrees and extending below the bottom edge of the  
19 Light Fixture so the Point Source of Light or any reflective surface of the  
20 Light Fixture is not longer visible from the surface of the Beach.
- 21 |
- 22 | 6. Replace pole lights with Low-profile, low-level, shielded Light Fixtures so  
23 that the Point Source of Light or any reflective surface of the Light Fixture  
24 is not visible from the surface of the Beach.
- 25 |
- 26 | 7. Replace incandescent, fluorescent and high intensity lighting with the  
27 lowest wattage low-pressure sodium vapor lamps possible for the specific  
28 application.
- 29 |
- 30 | 8. Plant or improve vegetation buffers between the Light Fixtures and the  
31 Beach to screen light from the surface of the Beach.
- 32 |
- 33 | 9. Construct a ground-level barrier to shield the Point Source of Light  
34 Fixtures from the Beach. Ground-level barriers must not interfere with  
35 Marine Turtle nesting, or Hatchling emergence, or cause short or long  
36 term damage to the Beach/Dune system.
- 37 |
- 38 | 10. Permanently remove or disable any Light Fixture which cannot be brought  
39 into compliance with these standards.
- 40 |

41 F. Security lighting

42  
43 Nothing in this Section is intended to or shall limit or discourage the use of flood  
44 lights or spot lights of any color activated by motion of a person or vehicle on the  
45 property. Any such light shall provide illumination for a period not to exceed five  
46 (5) minutes each time motion is detected by it.

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G. Interior Lighting

One (1) or more of the following measures shall be used as necessary to reduce direct, indirect and cumulative Beach illumination resulting from the interior light emanating from doors and windows within line-of-sight of the Beach from May 1<sup>st</sup> to October 31<sup>st</sup> each year during Night hours.

1. Apply Window Tint or Film that meets the standards for Tinted Glass,
2. Rearrange lamps and other moveable Light Fixtures away from windows,
3. Use Window Treatments to shield interior lights from the Beach and, during the Nesting Season, draw operable coverings each Night, and/or
4. Turn off unnecessary lights.

H. Cumulative Beach Illumination

Extensive Development with many light sources scattered over a relatively large area, or intense lighting from sporting or similar facilities may result in eCumulative bBeach iIllumination. ~~Whenever such a situation is determined to exist, the facts shall be reported to the Board of County Commissioners for determination of action as may be appropriate.~~ Cumulative Beach Illumination shall be corrected through a reduction in the number, decrease in height or the shielding of the Light Fixtures or other provisions as set forth in this Section. Compliance with this Section may be approved by the County Administrator.

I. Transient Lighting

Any transient lighting, such as flashlights, torches, and gas lanterns, which purposely illuminates nesting Marine Turtles or Hatchlings so that it disrupts their behavior patterns is prohibited. This prohibition does not apply to individuals with appropriate permits from federal and/or state agencies.

J. Recreational Facilities

Recreational Facilities shall follow the requirements of Section 6.09.02.G and may not result in Cumulative Beach Illumination.

K. Compliance Inspections

Night-time lighting inspection from the Beach shall be conducted at the beginning of each Marine Turtle Nesting Season and at least monthly during the Nesting Season to determine compliance or violations of this Section. Enforcement procedures shall be pursuant to Part 10.05.00 of this Code.

1 |  
2 **Section 40.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
3 amended by modifying Part 5.03.00 Planned Unit Development, Section 5.03.05 Changes  
4 in Approved Planned Unit Development by adding Section 5.03.05.A.10 and by adding a  
5 new subsection 5.03.05.F.  
6

7 **Sec. 5.03.05 Changes In Approved Planned Unit Developments**  
8

9 Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments,  
10 Minor Modifications and Major Modifications. The County Administrator is authorized  
11 to approve Small Adjustments in the approved plans of PUD districts, as long as they are  
12 in harmony with the originally approved PUD district, but shall not have the power to  
13 approve changes that constitute a Minor Modification or a Major Modification. A Minor  
14 Modification shall require approval by the Planning and Zoning Agency pursuant to the  
15 requirements of Section 9.06.04 of this Code. A Major Modification shall require  
16 approval of the Board of County Commissioners and shall be handled in the same manner  
17 as the original approval pursuant to Section 9.06.04 of this Code.  
18

19 A. Small Adjustments  
20

21 Small Adjustments to approved PUDs, under the authority of these provisions,  
22 may be allowed by the County Administrator, with the Office of County Attorney  
23 review and concurrence, as required, on application by the original Applicant or  
24 successors in interest, upon making a finding that all of the following conditions  
25 are met:  
26

- 27 1. The changes are in accordance with all applicable regulations currently in  
28 effect and the PUD regulations of this Code;  
29
- 30 2. The changes do not reduce the number of parking spaces below that which  
31 is required for the Uses within the PUD by more than two percent (2%);  
32
- 33 3. The changes do not reduce the amount of open space/recreation area or  
34 change the location of open space/recreation area;  
35
- 36 4. The changes do not change the location, number, or type of pedestrian or  
37 vehicular accesses;  
38
- 39 5. The changes do not increase the Structure height;  
40
- 41 6. The changes do not decrease any required Yards;  
42
- 43 7. The changes do not increase the traffic generation more than two percent  
44 (2%); and  
45
- 46 8. The changes are not determined to be a Minor Modification or Major  
47 Modification under the provisions of this Section.

1  
2 9. If located within an approved DRI, the changes are made according to the  
3 DRI approved Conversion Table and do not result in changes to the  
4 Master Development Plan Map.

5  
6 10. If subject to governmental action, such as but not limited to annexation or  
7 eminent domain, the changes do not result in substantial modifications to  
8 the PUD as described in Section 5.03.05.F.

9  
10 F. Any removal of lands from an established PUD due to governmental action, such  
11 as but not limited to annexation or eminent domain, shall be evaluated by the  
12 County Administrator to determine whether such extraction materially diminishes  
13 the PUD's adherence to the PUD requirements of this Code. If such action does  
14 materially diminish the PUD's adherence to the requirements of this Code, then  
15 the County may petition the other governmental actor to tailor its action to  
16 preserve the intent and integrity of the affected PUD. If it does not materially  
17 diminish the integrity of the affected PUD, then the County may by Small  
18 Adjustment recognize such extraction and maintain the integrity and conformity  
19 of the PUD as amended.

20  
21 **Section 41.** St. Johns County Ordinance No. 99-51, as previously  
22 amended, is hereby amended by modifying Part 6.01.00 District Performance and  
23 Dimensional Standards, Table 6.01, attached as Exhibit B.

24  
25 **Section 42.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
26 amended by modifying Part 7.00.00 Signs, Section 7.07.01.A.1.i;

- 27  
28 i. All Prohibited Signs, listed in Part 7.08.00 are prohibited along designated  
29 Scenic Highways. In addition to the Prohibited Signs listed in Part  
30 7.08.00 the following Signs are also prohibited along Scenic Highways.  
31 1. Snipe Signs  
32 2. Banners, except as provided in Sections 3.07.00, 3.08.00, 3.09.00, and  
33 3.10.00.  
34 3. Balloons, except as provided in Sections 3.07.00, 3.08.00, 3.09.00, and  
35 3.10.00.  
36 4. Animated Signs, Changing Copy Signs, Changing Message Devices,  
37 Revolving Signs, and any Signs that moves, spins, and/or rotates, in  
38 any manner  
39 5. Pennants  
40 6. Billboards  
41 7. Any Antenna or satellite dish, greater than one (1) meter in diameter,  
42 used for receiving satellite television signs, visible from the Scenic  
43 Highway right-of-way.  
44



1 **Section 43.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
2 amended by modifying Article VIII, Agencies and Boards, Part 8.00.00, Section 8.01.02  
3 Membership, by modifying subpart A.3;

4  
5 3. Members shall be appointed to four (4) year terms and may be reappointed at the  
6 discretion of the Board of County Commissioners or the St. Johns County School  
7 Board as applicable. When a position becomes vacant before the end of the term,  
8 the Board of County Commissioners or St. Johns County School Board as  
9 applicable shall appoint a substitute member to fill the vacancy for the duration  
10 of the vacated term. A Member whose term expires may continue to serve until a  
11 successor is appointed and qualified.

12  
13 **Section 44.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby  
14 amended by modifying Part 9.00.00 Administration by adding the following new Section  
15 9.00.08 Management of Applications among Multiple Boards;

16  
17 **Section 9.00.08 Management of Applications among Multiple Boards**

18  
19 It is the intent of this section to simplify and expedite the process for projects with  
20 applications pending approval from various boards or agencies that will later appear  
21 before the Board of County Commissioners.

22  
23 A. Applications requiring more than one (1) type of approval shall be  
24 processed concurrently so long as all submitted applications are  
25 consistent and are related to the same proposed development or  
26 activity.

27  
28 B. When a board or agency has made a decision or finding on an  
29 application or companion application, its approval or approval with  
30 conditions shall constitute a recommendation to the Board of  
31 County Commissioners, unless otherwise provided for in this  
32 Code.

33  
34 C. The Board of County Commissioners may choose to accept the  
35 decision or finding of the board or agency, make a binding  
36 decision or finding of its own, or send the application back to the  
37 board or agency for a decision consistent with the Board of County  
38 Commissioners findings or suggestions.

39  
40 **Section 45.** Severance Clause. It is the intent of the Board of County Commissioners  
41 of St. Johns County, and is hereby provided, that if any section, subsection, sentence,  
42 clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a  
43 court of competent jurisdiction, such invalidity or unconstitutionality shall not be  
44 construed as to render invalid or unconstitutional the remaining provisions of this  
45 Ordinance.

1 **Section 46.** Effective Date. This Ordinance shall take effect on Sept 3, 2013 or  
2 upon its being filed with the Department of State of Florida, whichever is later.

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PASSED AND ENACTED by the Board of County Commissioners of St. Johns  
County, Florida, this 3<sup>rd</sup> day of September, 2013.

BOARD OF COUNTY  
COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

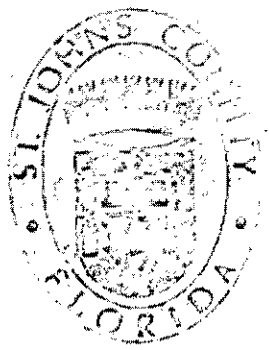
By: [Signature]  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk of Court

By: [Signature]  
Deputy Clerk

RENDITION DATE 09/09/13

Effective Date: 09/10/13



# Exhibit A

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## Table Of Allowable Uses In Zoning Districts

Table 2.02.02

Zone District Use Category	OR	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	OP	CN	CG	CHT	TCMU	CI	CR	CHI	CW	IW	HI	PS	AD	PUD	PRD
Residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agricultural	A																					A	A	A
Cultural / Institutional	A									A	A	A	A	A		A						A	A	A
Neighborhood Business											A	A	A	A	A	A						A	A	A
General Business												A		A	A							A	A	
Town Center Mixed Use														A										A
High Intensity Commercial															A		A	A				A	A	
Highway Commercial													A		A							A	A	
Rural Commercial																A							A	A
Light Industrial																		A	A			A	A	
Heavy Industrial																				A		A	A	
Mining & Extraction	A																		A	A		A	A	A
Office & Professional										A	A	A		A	A							A	A	
Outdoor / Passive	A	A	A	A	A	A	A	A	A					A								A	A	A
Neighborhood Public Service	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
General Public Service															A			A	A	A	A	A	A	
Reg. Business & Commercial															A							A	A	
Reg. Cultural & Entertainment															A								A	
Solid Waste & Correct. Fac.	A																			A			A	

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

# Exhibit B

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## **PART 6.01.00 DISTRICT PERFORMANCE AND DIMENSIONAL STANDARDS**

### **Sec. 6.01.01 Schedule Of District Area, Height, Bulk, and Placement Regulations**

Except as specifically provided elsewhere in this Code, regulations governing the Minimum Lot Width, Minimum Lot Area, Maximum Lot Coverage, Floor Area Ratio, Impervious Surface Ratio, Minimum Yard Requirements, and Maximum Height of Structures shall be established for the districts as shown in the following Table 6.01:

TABLE 6.01

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning Districts	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio ➡	Impervious Surface Ratio ➡	Min. Yard Req. ☉ Front/ Side/Rear	Maximum Height of Structures ☉
RS-E	150 feet ☉	1 acre ☉	20%	N/A	70%	30/20/20 feet	35 feet
RS-1	120 feet ☉	13,200 square feet ☉	25%	N/A	70%	30/10/15 feet	35 feet
RS-2	90 feet ☉	10,000 square feet ☉	30%	N/A	70%	25/8/10 feet	35 feet
RS-3	75 feet ☉	7,500 square feet ☉	35%	N/A	70%	25/8/10 feet	35 feet
RG-1 SF Dwellings	75 feet ☉	7,500 square feet ☉	25%	N/A	70%	25/8/10 feet	35 feet
RG-1 MF Dwellings	100 feet ☉	6,000 square feet ☉	25%	N/A	70%	20/10/20 feet	35 feet
RG-2 SF Dwellings	75 feet ☉	7,500 square feet ☉	35%	N/A	70%	25/8/10 feet	35 feet
RG-2 MF Dwellings	75 feet ☉	6,000 square feet ☉	Max. Height 35 feet - 27% 45 feet - 25% 55 feet - 23%	N/A	70%	20/10/10 feet	35 feet ☉ #
RMH (Manufactured/ Mobile Home Park)	100 feet @ entrance & 200 feet @ portion used for Mobile Home stands ☉	10 acres for Mobile Home Park and 2,500 square feet for each Mobile Home stand ☉	35%	N/A	70%	25/10/10 feet	35 feet
RMH (Manufactured/ Mobile Home Subdiv. and Mobile Home on Individual Lot)	200 feet for the Subdivision & 60 feet for individual Lots ☉	10 acres for the Subdivision & 6,000 square feet for each Mobile Home Lot ☉	35%	N/A	70%	20/8/10 feet	35 feet
RMH-S	75 feet ☉	7,500 square feet ☉	35%	N/A	70%	25/8/10 feet	35 feet
OP	N/A	N/A	N/A	50%	75%	15/5/10 feet	40 feet ☉ # +
CN	N/A	N/A	N/A	50%	70%	20/5/10 feet	35 feet
CHT	100 feet	15,000 square feet	N/A	50%	75%	15/15/15 feet	40 feet ☉ # +
CG	N/A	N/A	N/A	50%	70%	15/5/10 feet	40 feet ☉ # +
TCMU							
Bldg. Type I	N/A	N/A	N/A	80%	75%	Section 3.10.05.C. 1	40 feet@ +
Bldg. Type II	N/A	N/A	N/A	80%	75%	Section 3.10.05. C.2	40 feet @ +
Bldg. Type III	N/A	N/A	N/A	80%	75%	Section 3.10.05 .C.3	40 feet @ +
CI	N/A	N/A	N/A	50%	75%	15/5/10 feet	40 feet ☉ # +
CHI	N/A	N/A	N/A	50%	75%	15/5/10 feet	40 feet ☉ # +
CR	N/A	N/A	N/A	50%	70%	15/5/10 feet	40 feet ☉ # +
CW	N/A	N/A	N/A	70%	75%	15/15/15	40 feet ☉ # +

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning Districts	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio ➡	Impervious Surface Ratio ➡	Min. Yard Req. ⊗ Front/ Side/Rear	Maximum Height of Structures ⊕
IW	N/A	N/A	N/A	70%	75%	15/15/15 feet	None * # +
HI	N/A	N/A	N/A	70%	75%	15/15/15 feet	None * # +
PS	N/A	N/A	N/A	N/A	75%	10/10/10 feet	None * # +
OR - Single Family Dwelling or Mobile Home	100 feet ☼	1 acre ☼	35%	N/A	70%	25/10/10 feet	35 feet
OR - All Other Uses	100 feet	1 acre	20%	N/A	75%	25/10/10 feet	None * # +
AD	N/A	N/A	N/A	70%	70%	10/5/10 feet	None * +

N/A = Not Applicable

☼ See Section 6.01.05 for Minimum Lot Area and Lot Width with use of septic tank and/or private well.

\* Maximum height of Structures within Airport Development District is regulated by Federal Aviation Regulations Part 77 and height/distance requirements in Airport Overlay District Part 3.04.00 and Height Regulation Part 6.07.00 of this Code.

◇ The Structure may exceed the prescribed maximum height. Five (5) feet additional setback shall be required for each five (5) feet of Structure height above the prescribed maximum height up to a maximum increase of twenty (20) feet.

# Maximum height of Structures in the Coastal Area is limited to thirty-five (35) feet.

+ Maximum height of Structures is thirty-five (35) feet unless protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.

⊗ Yard requirements may be modified by additional setback requirements for Lots adjacent to contiguous Wetlands contained in Section 4.01.06 of this Code.

⊕ Maximum height of Structures measured from established grade as provided in Height Regulation Part 6.07.00 of this Code.

@ Maximum Height of Structures for TCMU – See Article III Part 3.10.00 Section 3.10.05.B

➡ Refer to Section 3.10.10 Incentives For Property Owners Who Restore and Preserve a Qualified Historic Structure



# 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 **STEVEN SMITH**

who on oath says that he 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 **LDC ART II - IX**

was published in said newspaper **MAY 28, 2013**

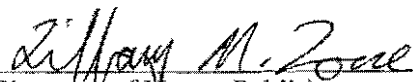
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post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



STEVEN SMITH

Sworn to and subscribed before me this 28<sup>th</sup> day of MAY, 2013.

by STEVEN SMITH 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, June 4, 2013, at 9:00 a.m. and Tuesday, August 20, 2013, 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:

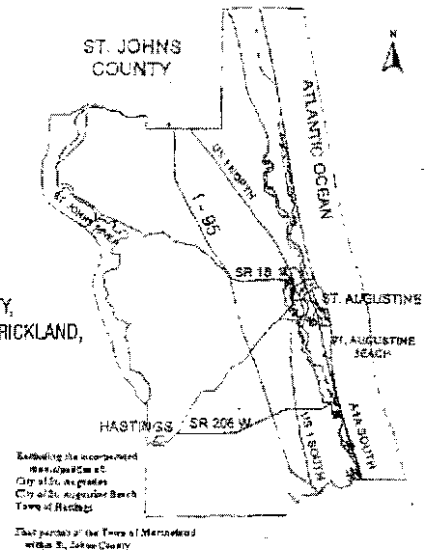
AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ARTICLE II, ARTICLE III, ARTICLE IV, ARTICLE V, ARTICLE VI, ARTICLE VII, ARTICLE VIII AND ARTICLE IX OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING TO: ARTICLE II, SPECIFICALLY PART 2.02.00, SPECIFICALLY SECTION 2.02.01 AND SPECIFICALLY TABLE 2.02.02; ARTICLE III, SPECIFICALLY PART 3.06.00 PALM VALLEY OVERLAY DISTRICT, SPECIFICALLY SECTIONS 3.06.03, 3.06.04, 3.06.06, 3.06.09, 3.06.12, 3.06.14; PART 3.07.00 SOUTH ANASTASIA OVERLAY DISTRICT, SPECIFICALLY SECTIONS 3.07.03, 3.07.04, 3.07.08, 3.07.09, 3.07.12, 3.07.14; PART 3.08.00 MID-ANASTASIA OVERLAY DISTRICT, SPECIFICALLY SECTIONS 3.08.03, 3.08.04, 3.08.07, 3.08.09, 3.08.10; PART 3.09.00 NORTH COASTAL OVERLAY DISTRICT, SPECIFICALLY SECTIONS 3.09.03, 3.09.04, 3.09.06, 3.09.07, 3.09.08; PART 3.10.00 VILANO BEACH TOWN CENTER OVERLAY, SPECIFICALLY SECTIONS 3.10.03, 3.10.04, 3.10.05.H, I, AND K, 3.10.06, 3.10.07, 3.10.08, ADDING NEW SECTION 3.10.10 INCENTIVES FOR OWNERS WHO RESTORE AND PRESERVE A QUALIFIED HISTORIC STRUCTURE; ARTICLE IV, PART 4.01.00 NATURAL RESOURCES, SPECIFICALLY SECTIONS 4.01.09 A-E AND H-K; ARTICLE V, SPECIFICALLY SECTION 5.03.05 AND ADDING IN A NEW SECTION 5.03.05.A.10 AND 5.03.05.F; ARTICLE VI, PART 6.01.00, SPECIFICALLY TABLE 6.01 AREA HEIGHT AND BULK REGULATIONS; ARTICLE VII, PART 7.07.01 SCENIC HIGHWAY SIGNS AND ANTENNAS, SPECIFICALLY SECTION 7.07.01.A; ARTICLE VIII, PART 8.00.00 AGENCIES AND BOARDS, SPECIFICALLY SECTION 8.01.02.A; ARTICLE IX ADMINISTRATION, SPECIFICALLY PART 9.00.00 ADDING NEW SECTION 9.00.08 MANAGEMENT OF APPLICATIONS AMONG MULTIPLE BOARDS; 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 the ADA Coordinator at (904) 209-0650 at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. For hearing impaired individuals: 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

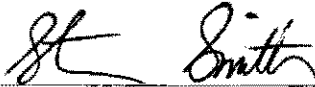
Before the undersigned authority personally appeared **STEVEN SMITH**

who on oath says that he 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 **LDC ART II - IX**

was published in said newspaper **AUGUST 13, 2013**

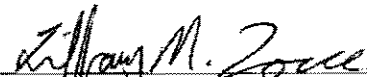
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post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



**STEVEN SMITH**

Sworn to and subscribed before me this 13<sup>th</sup> day of **AUGUST, 2013**.

by **STEVEN SMITH** who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification

  
(Signature of Notary Public)



The August 20, 2013 public hearing was  
continued to September 3, 2013.

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

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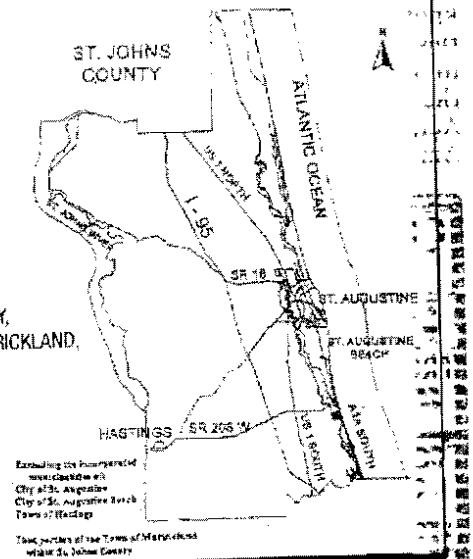
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BOARD OF COUNTY  
COMMISSIONERS  
OF ST. JOHNS COUNTY,  
FLORIDA, CHERYL STRICKLAND,  
ITS CLERK  
By: Yvonne King,  
Deputy Clerk





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

September 10, 2013

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

2013 SEP 16 AM 11:14

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Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated September 9, 2013 and certified copy of Ordinance No. 2013-26, which was filed in this office on September 10, 2013.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud  
Program Administrator

LC/elr