

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, REPEALING AND REENACTING TABLE 2.03.01 OF ARTICLE II- ZONING DISTRICTS AND SPECIAL USES AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CORRECTIONS INCLUDING AND RELATING SPECIFICALLY TO TABLE 2.03.01 TABLE OF SPECIAL USES IN ZONING DISTRICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, it was found that inadvertent deletions to Table 2.03.01 regarding uses allowable by right or special uses were made; and

**WHEREAS**, it is found that the hereinafter Ordinance provisions are consistent with and implement provisions of the 2025 St. Johns County Comprehensive Plan, as amended

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

**Section 1.** St. Johns County Ordinance No. 99-51, as previously amended, is hereby amended by deleting Table 2.03.01 in its entirety and by adding and substituting the following Table 2.03.01 attached hereto as Exhibit A, incorporated herein by reference in its stead.

**Section 2.** Severance Clause. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**Section 3.** Effective Date. This Ordinance shall take effect on Feb. 5, 2013 or upon its being filed with the Department of State of Florida, whichever is later.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida this 5th day of February, 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

Effective Date: 02/12/13



RENDITION DATE 02-08-13

**TABLE OF SPECIAL USES IN ZONING DISTRICTS**  
**TABLE 2.03.01**

| Special Use                                      | O<br>R | R<br>S<br>-<br>E | R<br>S<br>-<br>1 | R<br>S<br>-<br>2 | R<br>S<br>-<br>3 | R<br>G<br>-<br>1 | R<br>G<br>-<br>2 | R<br>M<br>H | R<br>M<br>H<br>(S) | O<br>P | C<br>N | C<br>G | T<br>C<br>M<br>U | C<br>H<br>T | C<br>I   | C<br>R   | C<br>H<br>I | C<br>W | I<br>W | H<br>I | P<br>S | A<br>D |
|--|--------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|--------------------|--------|--------|--------|------------------|-------------|----------|----------|-------------|--------|--------|--------|--------|--------|
| Alcoholic Beverages                              | S      |                  |                  |                  |                  |                  |                  |             |                    | S      | S      | S      | A                | <u>S</u>    | <u>S</u> | S        | S           | S      | S      |        |        | S      |
| Adult Uses                                       |        |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             | S        |          | S           | S      | S      |        |        |        |
| Child & Adult Care                               | A      | S                | S                | S                | S                | S                | S                | S           | S                  | A      | A      | A      | S                | A           | <u>A</u> | A        |             |        | S      | S      |        | A      |
| Horse & Ponies                                   | A      | S                | S                | S                | S                | S                | S                | S           | S                  |        |        |        |                  |             |          |          |             |        |        |        |        | A      |
| Other Animals                                    | A      | S                | S                | S                | S                | S                | S                | S           | S                  |        |        |        |                  |             |          |          |             |        |        |        |        | A      |
| Home Occupation                                  | S      | S                | S                | S                | S                | S                | S                | S           | S                  |        |        |        |                  |             |          |          |             |        |        |        |        | S      |
| Manufactured/Mobile Home                         | A      |                  | S                | S                | S                | S                | S                | A           | A                  | S      | S      | S      |                  | <u>S</u>    | <u>S</u> | S        | S           | A      | A      | A      | A      | S      |
| Manufactured/Mobile Home Park                    |        |                  |                  |                  |                  |                  |                  | A           | S                  |        |        |        |                  |             |          |          |             |        |        |        |        |        |
| Land Excavation/Borrow Area                      | S      |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             |          |          |             | S      | S      | A      | S      | A      |
| Solid Waste Facilities                           | S      |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             |          |          |             |        |        | A      |        |        |
| Churches   | A      | S                | S                | S                | S                | S                | S                | S           | S                  | A      | A      | A      | S                | <u>A</u>    | <u>A</u> | A        | S           | S      | S      | S      | S      | A      |
| Cemeteries/ Mausoleums                           | A      | S                | S                | S                | S                | S                | S                | S           | S                  | S      | S      | S      |                  |             |          |          |             |        |        |        |        | A      |
| Crematoriums                                     |        |                  |                  |                  |                  |                  |                  |             |                    | S      |        | S      |                  |             | <u>S</u> | S        | S           | S      |        |        |        | S      |
| Off-Site/Unpaved Parking Lots                    | S      | S                | S                | S                | S                | S                | S                | S           | S                  | S      | S      | S      |                  | <u>S</u>    | <u>S</u> | S        | S           | S      | S      | S      | S      | S      |
| Personal Property Mini-Warehouse                 |        |                  |                  |                  |                  |                  |                  |             |                    | S      | S      | S      |                  | <u>S</u>    | <u>A</u> | <u>S</u> | A           | A      | A      |        |        | A      |
| Private Schools                                  | S      | S                | S                | S                | S                | S                | S                | S           | S                  | S      | S      | S      | S                |             |          | S        |             |        |        |        |        | S      |
| Two Family Dwellings                             |        | S                | S                | S                | S                | A                | A                | S           | S                  | A      | A      | A      |                  | A           | A        | A        | A           | A      | A      |        |        | A      |
| Marinas  |        |                  |                  |                  |                  |                  |                  |             |                    |        |        | S      | S                | <u>A</u>    | <u>A</u> |          | A           | A      | A      |        |        | S      |
| Port   |        |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             | A        |          | A           | A      | A      | A      |        |        |
| Community Marina                                 |        | S                | S                | S                | S                | S                | S                | S           | S                  |        | S      | A      |                  |             |          | S        |             |        |        |        |        |        |
| Correctional Facilities                          | S      |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             |          |          |             |        |        | S      |        |        |
| Farm Worker Housing                              | S      |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             |          |          |             |        |        |        |        | S      |
| Psychics, Astrologists & Palmists                |        |                  |                  |                  |                  |                  |                  |             |                    | S      | S      | A      | S                | <u>A</u>    | <u>A</u> | A        | A           | A      | A      |        |        | A      |
| Special Care Housing                             | A      | S                | S                | S                | S                | A                | A                | S           | S                  |        |        |        |                  |             |          |          |             |        |        |        |        | S      |
| Bed & Breakfast Est.                             | S      |                  |                  |                  |                  |                  |                  |             |                    | S      | S      | A      | A                | <u>A</u>    | <u>A</u> | A        |             |        |        |        |        | A      |
| Water & Wastewater Treatment Plants & Facilities | S      | S                | S                | S                | S                | S                | S                | S           | S                  | S      | S      | S      |                  | <u>S</u>    | <u>S</u> | S        | S           | S      | S      | A      | A      | S      |

| Special Use   | O<br>R   | R<br>S<br>-<br>E | R<br>S<br>-<br>1 | R<br>S<br>-<br>2 | R<br>S<br>-<br>3 | R<br>G<br>-<br>1 | R<br>G<br>-<br>2 | R<br>M<br>H | R<br>M<br>H<br>(S) | O<br>P | C<br>N | C<br>G | T<br>C<br>M<br>U | C<br>H<br>T | C<br>I   | C<br>R | C<br>H<br>I | C<br>W | I<br>W   | H<br>I | P<br>S | A<br>D   |   |
|---|----------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|--------------------|--------|--------|--------|------------------|-------------|----------|--------|-------------|--------|----------|--------|--------|----------|---|
| Antenna Towers  | S        | S                | S                | S                | S                | S                | S                | S           | S                  | S      | S      | S      |                  | <u>S</u>    | <u>A</u> | S      | A           | A      | <u>A</u> | A      | S      | S        |   |
| Recreational Vehicle Campgrounds  |          |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  | <u>A</u>    | <u>S</u> | A      | S           | S      | S        |        |        | S        |   |
| More than One Main Use Structure on a Residential Lot   | S        | S                | S                | S                | S                | A                | A                | S           | S                  |        |        |        |                  |             |          |        |             |        |          |        |        |          |   |
| General Store   | S        |                  |                  |                  |                  |                  |                  |             |                    |        | A      | A      |                  | <u>A</u>    | <u>A</u> | A      |             |        |          |        |        |          |   |
| Outdoor Firing Range  | S        |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             |          |        |             |        |          |        |        |          |   |
| Vehicle Recycling Facilities  |          |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             |          |        |             | S      | S        |        |        |          |   |
| Kennels & Other Animal Boarding Facilities  | S        |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             | A        | A      | A           | A      | A        |        |        | S        |   |
| Retreat   | S        |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  | <u>A</u>    | <u>A</u> | A      |             |        |          |        |        | <u>A</u> |   |
| Fish Camps  | S        |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  | <u>A</u>    |          | A      |             |        |          |        |        |          |   |
| Household Animals   | A        | S                | S                | S                | S                | S                | S                | S           | S                  |        |        |        |                  |             |          |        |             |        |          |        |        | A        |   |
| Truck Stops   |          |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  | S           | S        |        | S           | S      |          |        |        |          |   |
| Electric Substations  | S        | S                | S                | S                | S                | S                | S                | S           | S                  | S      | S      | S      |                  | <u>S</u>    | <u>S</u> | S      | S           | S      | S        | S      | A      | A        | S |
| Private Clubs   | A        |                  |                  |                  |                  |                  |                  |             |                    | S      | S      | A      |                  | <u>A</u>    | <u>A</u> | A      |             |        |          |        |        | S        |   |
| Single Family Residential   | <u>A</u> | A                | A                | A                | A                | A                | A                | A           | A                  | A      | A      | A      |                  | A           | A        | A      | A           | A      | A        | A      | A      | A        |   |
| Aircraft Landing Field  | S        |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  |             |          |        |             |        |          |        |        |          |   |
| Veterinary Offices & Animal Hospitals   | <u>S</u> |                  |                  |                  |                  |                  |                  |             |                    |        | A      | A      | S                |             | A        | A      | A           | A      | A        |        |        | S        |   |
| Recreational Vehicle/Boat Storage   |          |                  |                  |                  |                  |                  |                  |             |                    |        | S      | S      |                  | A           | A        |        | A           | A      | A        | A      |        |          |   |
| Commercial Recreation   |          |                  |                  |                  |                  |                  |                  |             |                    |        | A      | A      |                  | A           | A        | A      | S           | S      | S        |        |        |          |   |
| Convenience Store with or without gas pumps   |          |                  |                  |                  |                  |                  |                  |             |                    |        |        | A      |                  | A           | A        |        | S           | S      |          |        |        |          |   |
| Restaurants with or without drive through   |          |                  |                  |                  |                  |                  |                  |             |                    | S      |        | A      |                  | A           | A        | A      | A           | A      |          |        |        |          |   |
| Financial Institutions with or without drive through  |          |                  |                  |                  |                  |                  |                  |             |                    |        | A      | A      |                  | A           | A        | A      | S           | S      |          |        |        |          |   |
| Bars and other similar facilities   |          |                  |                  |                  |                  |                  |                  |             |                    |        |        |        | S                |             | S        |        | S           | S      |          |        |        |          |   |
| Electronic Game Promotions  |          |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  | S           | S        |        | S           | S      |          |        |        |          |   |
| Indoor activities allowed by or on the premises of a licensed pari-mutuel permit holder; Adult Arcade Amusement Centers |          |                  |                  |                  |                  |                  |                  |             |                    |        |        |        |                  | S           | A        |        | A           | S      |          |        |        |          |   |

| Special Use                                | O R | R S - E | R S - 1 | R S - 2 | R S - 3 | R G - 1 | R G - 2 | R M H | R M H (S) | O P | C N | C G | T C M U | C H T | C I | C R | C H J | C W | I W | H I | P S | A D |
|--|-----|---------|---------|---------|---------|---------|---------|-------|-----------|-----|-----|-----|---------|-------|-----|-----|-------|-----|-----|-----|-----|-----|
| Composting and other Yard Waste Facilities | Itz |         |         |         |         |         |         |       |           |     |     |     |         |       |     |     |       |     | S   | A   |     |     |
| Car Wash Facilities                        |     |         |         |         |         |         |         |       |           |     |     | S   |         | A     | A   | S   | A     | A   |     |     |     |     |
| Automobile Oil Change Facilities           |     |         |         |         |         |         |         |       |           |     |     | S   |         | A     | A   | S   | A     | A   |     |     |     |     |
| Tire Service Centers                       |     |         |         |         |         |         |         |       |           |     |     | S   |         | A     | A   | S   | A     | A   |     |     |     |     |
| Social Assistance Centers                  | S   |         |         |         |         |         |         |       |           | S   | S   | S   | S       | S     | A   | S   | A     | A   | S   | S   | A   | S   |
| Outside Storage                            |     |         |         |         |         |         |         |       |           |     |     | S   |         | A     | A   | S   | A     | A   | A   | A   | A   | A   |

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

# 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 ARTICLE II HEARINGS**

was published in said newspaper **JANUARY 4, 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.

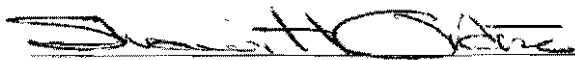


STEVEN SMITH

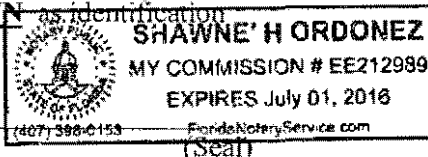
Sworn to and subscribed before me this **4th day of JANUARY, 2013.**

by **STEVEN SMITH** who is personally known to me

or who has produced **PERSONALLY KNOWN** as identification



(Signature of Notary Public)

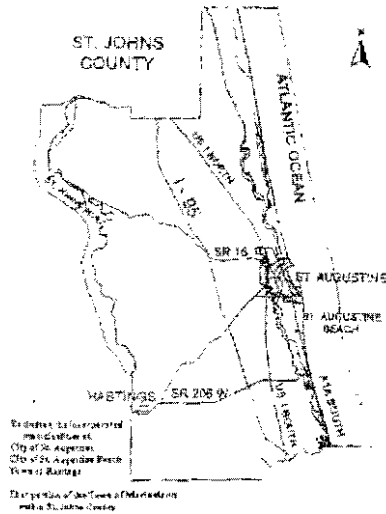


...said never warned about the  
Aaron Levine, a lawyer babies."

## 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, January 15, 2013, at 9:00 a.m. and Tuesday, February 5, 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, REPEALING AND REENACTING TABLE 2.03.01 OF ARTICLE II- ZONING DISTRICTS AND SPECIAL USES AS PREVIOUSLY AMENDED; THIS ORDINANCE MAKES CHANGES INCLUDING AND RELATING SPECIFICALLY TO TABLE 2.03.01 TABLE OF SPECIAL USES IN ZONING DISTRICTS; 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: Telecommunication Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CHERYL STRICKLAND, ITS CLERK  
By: Robin L. Platt, 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,~~

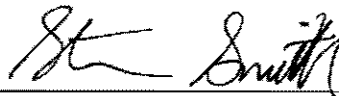
a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **DISPLAY AD**

In/the matter of **LDC ARTICLE II HEARINGS**

was published in said newspaper **JANUARY 24, 2013**

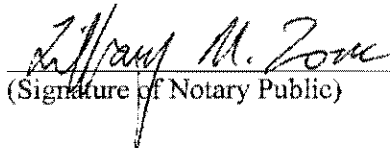
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post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



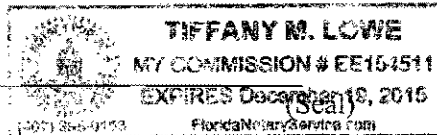
**STEVEN SMITH**

Sworn to and subscribed before me this **24th day of JANUARY, 2013.**

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



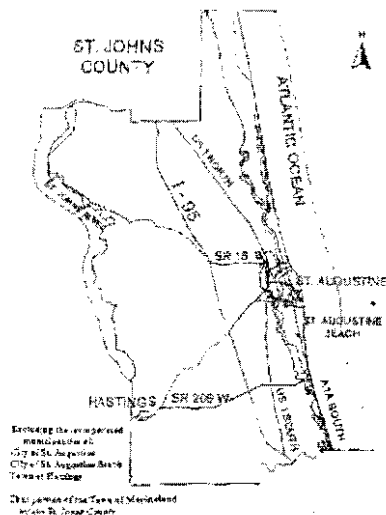
(Signature of Notary Public)



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BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CHERYL STRICKLAND, ITS CLERK  
By: Robin L. Platt, Deputy Clerk





**FLORIDA DEPARTMENT *of* STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

February 12, 2013

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

Attention: Ms. Yvonne King, Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated February 11, 2013 and certified copy of Ordinance No. 2013-4, which was filed in this office on February 12, 2013.

Sincerely,

Liz Cloud  
Program Administrator

LC/elr

2013 FEB 15 PM 2:24  
Liz Cloud  
Program Administrator