

ORDINANCE NO. 2022 - 510

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMENDED, AMENDING ARTICLE XII TO AMEND DEFINITION OF HISTORIC PROPERTY; ADDING DEFINITION OF CONTRIBUTING PROPERTY; ADDING DEFINITION OF NONCONTRIBUTING PROPERTY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, local land development regulations require evaluation and revision to address public health, safety, and welfare issues that may occur during the implementation of land development regulations; and

WHEREAS, consistent with Section 196.1997, Florida Statutes, the Board of County Commissioners adopted an Ordinance to allow ad valorem tax exemptions under Section 3, Article VII of the State Constitution to historic properties if the owners are engaging in the restoration, rehabilitation, or renovation of such properties ; and,

WHEREAS, Chapter 1A-38, Florida Administrative Code, provides Definitions for use when implementing Ad valorem tax exemptions for historic properties; and,

WHEREAS, the County desires to provide consistency with Chapter 1A-38 by providing an amendment to Article XII of the Land Development Code; and,

WHEREAS, the County believes that Article XII of the County's current Land Development Code, Ordinance No. 99-51, as previously amended, can be further improved by modifications herein; and,

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

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

SECTION 1. The above Recitals and WHEREAS clauses are hereby adopted as legislative findings by the St. Johns County Board of County Commissioners and incorporated and made a part of this Ordinance.

SECTION 2. Article XII of the Land Development Code Ordinance No. 99-51, as previously amended, is hereby amended to amend the definition for Historic Properties, to add a definition for Contributing Property, and to add a definition for Noncontributing Property as presented in the attached **EXHIBIT A**, hereinafter adopted and incorporated in this Ordinance.

SECTION 3. The remaining portions of the St. Johns County Land Development Code, Ordinance 99-1, as amended, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

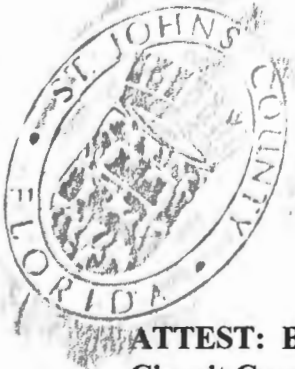
SECTION 4. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed with the Clerk to the Board.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that the provisions of this Ordinance shall be codified and made part of the St. Johns County Land Development Code, Ordinance No. 99-51, as previously amended, and that the sections and attachments of this ordinance may be renumbered, reorganized, relettered, and appropriately incorporated into the Land Development Code in order to accomplish such intentions.

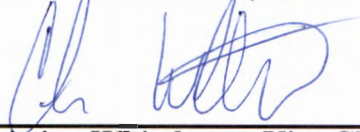
SECTION 6. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 7. This Ordinance shall take effect upon its being filed with the Department of State of Florida.

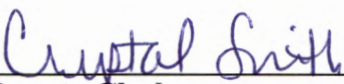
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 10 DAY OF August, 2022.



**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: 
Christian Whitehurst, Vice Chair

**ATTEST: Brandon J. Patty, Clerk of the
Circuit Court and Comptroller**

By: 
Deputy Clerk

Rendition Date: AUG 18 2022

Effective Date: AUG 18 2022

Exhibit A

Proposed amendments to the Land Development Code

1. Amend Article XII-Definitions to be consistent with Chapter 1A-38 Florida Administrative Code:

~~**Historical Property:** Any place, Building, or district of historical, architectural or archaeological significance or value which has been officially identified in the National Register of Historic Places, or by the State of Florida Department of Historic Preservation, or by the County Administrator of the Cultural Resource Review Board.~~

Historic Property: shall mean a building, site, structure, or object which is:

- (a) Individually listed in the National Register of Historic Places;
- (b) A contributing property in a National Register listed historic district;
- (c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or
- (d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

Contributing Property: shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which an area of the County is significant because (a) it was present during the period of significance of such area and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

Noncontributing Property: shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which the area of the County is significant because (a) it was not present during the period of significance of the area; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.

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CLERK OF THE COURTS
Minutes And Records
500 San Sebastian View

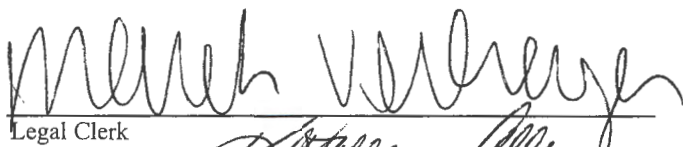
Saint Augustine FL 32084

STATE OF FLORIDA, COUNTY OF ST JOHNS

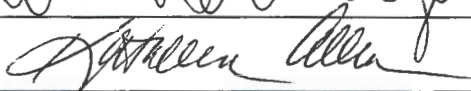
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/07/2022, 08/02/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/02/2022



Legal Clerk



Notary, State of WI, County of Brown

1-7-25

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KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARINGS
OF
THE ST. JOHNS COUNTY BOARD
OF COUNTY COMMISSIONERS
AND PLANNING & ZONING
AGENCY
ON ESTABLISHMENT OF ORDI-
NANCE/REGULATIONS
NOTICE IS HEREBY GIVEN THAT
public hearings will be held to
consider adoption of the following
proposed ordinance at regular meet-
ings, as follows:
Planning & Zoning Agency
Thursday, July 21, 2022, at 1:30 p.m.

Board of County Commissioners
Tuesday, August 16, 2022 @ 9:00 a.m.

All public hearings will be held in
the County Auditorium at the County
Administration Building, 500 San
Sebastian View, St. Augustine,
Florida.

AN ORDINANCE OF ST. JOHNS
COUNTY, A POLITICAL SUBDIVI-
SION OF THE STATE OF
FLORIDA, AMENDING THE ST.
JOHNS COUNTY LAND DEVELOP-
MENT CODE; ORDINANCE 99-51,
AS AMENDED, AMENDING ARTI-
CLE IV, SECTION 4.01.09.E.3;
PROVIDING A SAVINGS CLAUSE;
PROVIDING FOR MODIFICATION
DURING PUBLIC HEARING;
PROVIDING FOR INCLUSION
AND CODIFICATION INTO THE
LAND DEVELOPMENT CODE;
PROVIDING FOR CORRECTION
OF SCRIVENERS ERRORS;
PROVIDING FOR LIBERAL
CONSTRUCTION; 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 said
public hearings. Please take note
that the proposed ordinance is
subject to revision prior to hearing
or adoption. All parties having any
interest in said ordinance will be
afforded an opportunity to be heard
of 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 accor-
dance with the Americans with
Disabilities Act, persons needing a
special accommodation to partici-
pate 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 3 days
prior to the date of the meeting.
BOARD OF COUNTY COMMISS-
IONERS
OF ST. JOHNS COUNTY, FLORIDA
BRANDON J. PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk
SAR 7/7/22 & 8/2/22

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PO Box 631244 Cincinnati, OH 45263-1244

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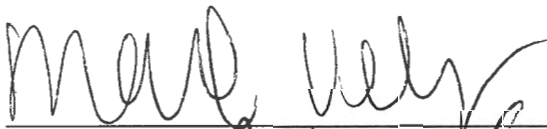
Saint Augustine FL 32084

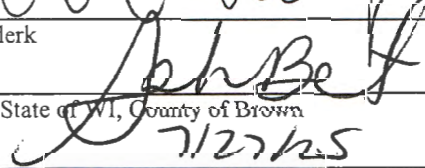
STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

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and that the fees charged are legal.
Sworn to and subscribed before on 08/03/2022



Legal Clerk


Notary, State of WI, County of Brown
7/27/25

My commission expires

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SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARINGS
OF
THE ST. JOHNS COUNTY BOARD
OF COUNTY COMMISSIONERS
AND PLANNING & ZONING
AGENCY
ON ESTABLISHMENT OF ORDINANCE/REGULATIONS

NOTICE IS HEREBY GIVEN that public hearings will be held to consider adoption of the following proposed ordinance at regular meetings, as follows:

Planning & Zoning Agency
Thursday, July 21, 2022, at 1:30 p.m.

Board of County Commissioners
Tuesday, August 16, 2022 @ 9:00 a.m.

All public hearings will be held in the County Auditorium of the County Administration Building, 500 San Sebastian View, St. Augustine, Florida:

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMENDED, AMENDING ARTICLE XII TO AMEND DEFINITION OF HISTORIC PROPERTY; ADDING DEFINITION OF CONTRIBUTING PROPERTY; ADDING DEFINITION OF NONCONTRIBUTING PROPERTY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR LIBERAL CONSTRUCTION; 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 said public hearings. Please take note that the proposed ordinance is subject to revision prior to 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
BRANDON J. PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 18, 2022

FILED AUG 18 2022
St. Johns County
Clerk of Court

By: Crystal Smith
Deputy Clerk

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Crystal Smith

Dear Honorable Brandon Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2022-56, which was filed in this office on August 18, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh