

ORDINANCE 2023-24

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMENDED, TO AMEND ARTICLE V, PART 5.11.00 WORKFORCE HOUSING ZONING DESIGNATION, SPECIFICALLY SECTIONS 5.11.01 PURPOSE, 5.11.02 APPLICABILITY, 5.11.03 DEFINITIONS, 5.11.04 GENERAL, AND 5.11.05 DEVELOPMENT STANDARDS TO AMEND THE MAXIMUM INITIAL SALES PRICE OF WORKFORCE HOUSING AND THE REQUIRED MINIMUM PERCENTAGE OF OVERALL NUMBER OF WORKFORCE HOUSING DWELLING UNITS OFFERED FOR SALE; TO ADD RENTAL REGULATIONS FOR WORKFORCE HOUSING INCLUDING A MAXIMUM RENTAL RATE AND REQUIRED APPLICABLE TIME FRAME; TO CLARIFY DEED RESTRICTION ELIGIBILITY; TO AMEND WORKFORCE HOUSING DEVELOPMENT STANDARDS INCLUDING ADDING A CATEGORY FOR TOWNHOMES AND SETBACK ENCROACHMENT SPECIFICATIONS; TO INCREASE THE CONSTRUCTION COMMENCEMENT TIME FRAME FOR WORKFORCE HOUSING; AMENDING ARTICLE VI, SPECIFICALLY TABLE 6.01 SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS; AMENDING ARTICLE XII, DEFINITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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, the Board of County Commissioners of St. Johns County (hereinafter "Board") desires to amend certain provisions of the Land Development Code (the "Code") to provide definitions and amend certain provisions of the Code to provide for additional clarity and ease of use; and

WHEREAS, adjusting workforce housing development regulations is intended to encourage the development of workforce housing units by assisting the development community in making these units economically viable for purchase; and

WHEREAS, the Board acknowledges there has been an increase in the cost of construction in St. Johns County and developers are unable to construct Workforce Housing at the current two-hundred and forty thousand dollar (\$240,000) maximum sales price; and

WHEREAS, the Board directed staff to increase the maximum sales price of the

required Workforce Housing dwelling units to two-hundred and sixty thousand dollars (\$260,000); and

WHEREAS, the Board recognizes the need to adjust requirements for the ratio of housing units that are specifically provided for workforce designation to 30%; and

WHEREAS, these regulations are intended to encourage the development of housing units that are affordable to those persons with household incomes in the low to moderate range based on the current Annual Median Income (AMI) in St. Johns County; and

WHEREAS, the Board recognizes the need to include workforce housing rental regulations to expand the availability of workforce housing options; and

WHEREAS, this Ordinance serves the public health, safety and welfare of the citizens of St. Johns County.

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

SECTION 1. Legislative Findings of Fact. 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. Amending the Workforce Housing Zoning Designation. Article V, Part 5.11.00 "Workforce Housing Zoning Designation" of the Land Development Code, Ordinance 99-51, as previously amended, is hereby amended to read as follows in the attached **Exhibit A**, incorporated herein and made part of this Ordinance.

SECTION 3. Amending the District Performance and Dimensional Standards. Article VI, Part 6.01.01, Table 6.01, of the Land Development Code, Ordinance 99-51, as previously amended, is hereby amended to read as follows in the attached **Exhibit B**, incorporated herein and made part of this Ordinance.

SECTION 4. Amending the Workforce Housing Zoning Designation Definition. Article XII, "Definitions" of the Land Development Code, Ordinance 99-51, as previously amended, is hereby amended to read as follows in the attached **Exhibit C**, incorporated herein and made part of this Ordinance.

SECTION 5. 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 6. Modification. 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 7. Inclusion and Codification into the Land Development Code. 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. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 8. Severance Clause. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 9. Effective Date. This Ordinance shall take effect upon its being filed with the Department of State of Florida.

SECTION 10. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.


PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 20th day of June, 2023.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date JUN 22 2023

By: 
Christian Whitehurst, Chair

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

By: 
Deputy Clerk

Effective Date: JUN 23 2023



Exhibit A

Part 5.11.00 WORKFORCE HOUSING ZONING DESIGNATION

Sec. 5.11.01 Purpose

- A. The purpose and intent of this zoning district is to encourage the development of a mixture of housing types within a residential land use that is affordable to the low to moderate income households (local workforce). Those developments that provide at least thirty percent (30%) of their overall units for Workforce Housing would be eligible to utilize flexible development standards and increased density within certain Future Land Uses.
- B. These regulations are intended to encourage the development of affordable housing units by assisting both the public and private sector in making the provision of these units economically viable, while providing assurances to the County that these units will be affordable to the low to moderate income households.

Sec. 5.11.02 Applicability

- A. Residential Developments wishing to rezone to the Workforce Housing Zoning designation would be subject to meeting the following criteria:
 - 1. A minimum of thirty percent (30%) of the overall number of dwelling units onsite would be required to be workforce housing units; and

For workforce units offered for sale, a deed restriction shall be recorded which requires (1) that homebuyers are owner-occupants and (2) the sales prices shall not exceed the Maximum Initial Sales Price, as defined in Section 5.11.03, for a period of two (2) years from the date of initial sale.
 - 2. For workforce units offered for rent, a deed restriction shall be recorded which requires that the rental rate shall not exceed the Maximum Rental Rate, as defined in Section 5.11.03, for a period of five (5) years from the date of issuance of the certificate of occupancy for the final building.

Sec. 5.11.03 Definitions

Workforce Housing is the missing Workforce housing in St. Johns County capable of being purchased or rented by a household within the upper low to moderate income categories (as defined by the Federal Housing Authority).

Maximum Initial Sales Price for Workforce Housing offered for sale is \$260,000. The base maximum sales prices shall be adjusted by the Annual Average Construction cost Index as published by the Engineering News-Record in June of each calendar year, not to exceed a three (3) percent increase/decrease. Beginning in 2024, any adjustments to the Maximum Initial Sales Price for Workforce Housing shall be effective on July 1st and each calendar year thereafter. Adjustments to the Maximum initial Sales Price will always be calculated using the base price of \$260,000.

The Maximum Initial Sales Price, as calculated above, may be increased by an amount not to

exceed \$7,000.00 to include the value of any credits, contributions or costs paid by seller on behalf of the initial buyer for qualified costs. Qualified costs include interest rate buydowns, mortgage origination charges or fees, processing fees, appraisal fees, survey charges, recording fees, Florida deed stamps, Florida intangible taxes, Florida mortgage stamps, prepayments for buyer's escrow account items including homeowner's insurance, mortgage insurance, and property taxes, prepaid solid waste fees, title insurance including endorsements, costs or contributions associated with down payment assistance programs, closing settlement charges, homeowners association charges or contributions, upfront mortgage insurance and discount points but not including real estate commissions. The resulting price will be the Adjusted Maximum Initial Sales Price.

The Maximum Rental Rate shall be no more than the rent limits for 70% of Area Median Income, established annually by the State of Florida SHIP program, not inclusive of utilities. The Maximum Rental Rate shall be adjusted annually when the new limits are established by the State.

Sec. 5.11.04 General

An Applicant will be entitled to additional Dwelling Units in accordance with this Part.

- A. Minimum Number of Units to be provided.
 - 1. Workforce Housing shall be provided through the construction of units onsite. The minimum number of deed restricted units to be provided for all ownership development projects shall be thirty-percent (30%) of the overall number of units.
 - 2. For platted projects in the initial phase, at least thirty percent (30%) of all lots platted or units identified would require a deed restriction prior to the issuance of any clearance sheet.
 - 3. Each additional phase shall provide no less than thirty percent (30%) deed restrictions cumulatively of the overall Development.
 - 4. For rental communities, a deed restriction shall be provided prior to the first certificate of occupancy requiring that 30% of the units will not exceed the Maximum Rental Rate for a period of five (5) years after the final certificate of occupancy.

- B. Assurances of Affordability
 - 1. Workforce Housing Units Offered for Sale
 - a. Developer shall provide deed restrictions, approved by the County Administrator or his/her designee in writing which shall be recorded with the Clerk of the Circuit Court of St. Johns County encumbering the property with a restriction that limits the gross sales price of the property, with a completed single-family residence, to an amount not to exceed the Maximum Initial Sales Price for the initial homebuyer.
 - b. The initial buyer of each workforce housing unit must occupy the

property as their primary residence.

- c. No Clearance sheet(s) shall be issued prior to recordation of the deed restriction.
- d. Every clearance sheet must demonstrate that at least 30 percent of the previously approved, or concurrently approved clearance sheets within the plat are designated workforce.
- e. On or before July 1 of each year, Developer shall provide a demographic report to the County Administrator stating the number of Workforce Housing units sold that year, the sales price for each unit and the initial buyer's employment, if they are employed in any of the following professions: law enforcement, first responder, education, government, health care or hospitality. The annual report is required each year until all Workforce Housing units have been sold to initial buyers.

2. Workforce Housing Offered for Rent

- a. For workforce housing units offered for rent, the Developer shall provide deed restrictions, approved by the County Administrator or his/her designee in writing which shall be recorded with the Clerk of the Circuit Court of St. Johns County, that limits the rental rate for workforce housing units to an amount not to exceed the Maximum Rental Rate as defined in section 5.11.03, except that a tenant's rental rate for the first year shall not be increased for the second year, if the lease is renewed. The same tenant's rental rate may be increased up to the Maximum Rental Rate after the second lease term.
- b. For platted projects, the deed restriction for rentals shall be recorded prior to issuance of the first clearance sheet.
- c. For unplatted projects, the deed restriction shall be recorded prior to issuance of the first certificate of occupancy.
- d. On or before July 1 of each year, the Property Owner shall provide a demographic report to the County Administrator stating the number of Workforce Housing units leased that year, the rental rate for each unit and the tenant's employment, if they are employed in any of the following professions: law enforcement, first responder, education, government, health care or hospitality. The annual report is required each year until a period of six (6) years after the final certificate of occupancy.

Section 5.11.05. Development Standards

In order to reduce costs associated with the development and construction of Workforce Housing, the property development standards set forth in this section are established for the

Workforce Zoning designation. These site development standards represent a relaxation of standards normally applied to housing that are established in order to facilitate and promote the development of Workforce Housing. As further encouragement to develop Workforce Housing beyond the relaxation of site development standards, the County may also offer an increase in density provided for in this Section.

A. Lot Size.

1. Single Family Dwellings – 3,000 square feet
2. Duplex/Townhomes – 1,300 square feet
3. Multi-family – 1,400 square feet

B. Lot Width

1. Single Family Dwellings – 30 feet
2. Duplex/Townhomes – 14 feet
3. Multifamily – 14 feet; 20 feet for end units

C. Setbacks

1. Single Family

- i. Front – 10 feet; 20 feet to face of garage and provided the face of the garage shall be a minimum of twenty-five (25) feet from the edge of the sidewalk.
- ii. Side – 5 feet, with a minimum of 10 feet between structures.
- iii. Rear – 10 feet

2. Duplex

- i. Front – 10 feet
- ii. Side – 0 feet; end of structure to property line 5 feet
- iii. Rear – 10 feet

3. Townhomes

- i. Front – 10 feet
- ii. Side – 0 feet; end of structure to property line 10 feet
- iii. Rear – 10 feet

4. Multi-family

- i. Front (w/sidewalk) – 22 feet from the edge of sidewalk to the garage face and 15 feet from the property line to the building.
- ii. Front (without sidewalk) - 22 feet from the back edge of the curb to garage face and 15 feet to building.
- iii. Side – 0 feet; 10 feet for end units.
- iv. Rear – 10 feet.

Setback Encroachments - Certain architectural features, such as eaves, bay windows and projecting fireplaces, which may occupy a portion of a building footprint, may project not more than eighteen (18) inches into required front, side, and rear yards. Mechanical equipment, such as air conditioning units, pumps, heating equipment, solar panels, and similar installations, and screening and housing for such equipment, may project into the required rear yard, but shall not be located within five (5) feet of any lot, and may not project into the required front or side yard.

D. Lot Coverage

1. Single Family/Duplex - 50%
2. Multi-family – 70%

E. Impervious Surface Ratio

1. Single-Family - 70%
2. Multi-family – 70%

F. Density

Within the Workforce Zoning District an increase in density shall be allowed within certain Future Land Use designations. Those rezoning to the Workforce Zoning designation may increase density within the following Future Land Use Districts:

1. Residential B (Res-B) Land Use – maximum of six (6) dwelling units per acre.
2. Residential C (Res-C) Land Use – maximum of six (6) dwelling units per acre.
3. Residential D (Res-D) Land Use – maximum of thirteen (13) dwelling units per acre.
4. Mixed Use Land Use – maximum of thirteen (13) dwelling units per acre.

G. Expiration of time limits

In the event the development within this zoning category has failed to commence construction within three (3) years, the property shall revert automatically back to the prior zoning district category that was maintained prior to the rezoning of the subject parcel(s) to the Workforce Zoning designation. At any time before three (3) years from the effective date of the ordinance, the owners/applicant may apply for an extension of time limits and such application shall proceed and be processed in the same manner as a standard rezoning application.

Exhibit B

**ARTICLE VI
DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS**

PART 6.00.00 GENERALLY

This Article contains the minimum design standards and Improvement requirements that apply to all Development in St. Johns County. The standards or requirements in this Article may be supplemented or superseded by more stringent standards or requirements associated with specific Development criteria addressed in other Articles of this Code.

**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 ◊ #
WH							
-Single Family	30 feet	3,000 square feet	50%	N/A	70%	F - 10 feet; 20 feet to face of garage, 25 feet to edge of sidewalk/ S- 5 feet, 10 feet min bet. structures; R - 10 feet	35 feet
-Duplex	14 feet	1,300 square feet	50%	N/A	70%	F - 10 feet S - 0 feet/ 5 feet to property line R - 10 feet	35 feet
-Townhomes	14 feet	1,300 square feet	70%	N/A	70%	F - 10 feet S - 0 feet/10 feet for end units R - 10 feet	35 feet
-Multi-Family	14 feet; 20 feet for end units	1,400 square feet	70%	N/A	70%	F (w/sidewalk) - 22 feet from sidewalk; to garage; 15 feet to building F (w/out sidewalk) - 22 feet to garage; 15 feet to building S - 0 feet; 10 feet (end units) R - 10 feet	45 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 ⊕
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 ◊ # +
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
- ✦ For Lots or parcels that are platted prior to *July 29, 1999*, the minimum Yard requirements will be determined by the Building Restriction Lines, if any, shown on the plat. For said Lots or parcels not having Building Restriction Lines recorded on the applicable plat, the Yard requirements will be determined by *Article VI, Table 6.01*.

Sec. 6.01.02 Reserved

Sec. 6.01.03 Lot Width Area and Yard Requirements

A. Lots, Measurement of Width

The width of a Lot shall be measured at the most direct angle across the front of the required minimum Front Yard setback line. Provided, however, the width between the side Lots at their foremost points where they intersect with the Street Line shall not be less than eighty percent (80%) of the required Lot width except when a Lot fronts on a cul-de-sac or curve, the Lot width shall be a minimum of twenty-five (25) feet.

B. Lots, Types

Figure 6.01 illustrates terminology used herein with reference to Corner, Interior, and Through Lots.

Exhibit C

**ARTICLE XII
DEFINITIONS**

PART 12.00.00 GENERALLY

This Article contains most of the definitions for use with this Code. Other definitions, however, may be located elsewhere in this Code and should be used as indicated.

PART 12.01.00 DEFINITIONS

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Affordable Housing: Housing is considered Affordable when payments including rent or mortgage, property taxes (for homeowners), renter's or homeowner's insurance, and utility costs do not exceed 30% of a household's gross income (adjusted for family size according to the U.S. Department of Housing and Urban Development).

Window Treatment: Any type of material that prevents or reduces the amount of interior light escaping outside, including, but not limited to, curtains, drapes, blinds, solar screens, non-reflective film and storm shutters.

Workforce Housing: The missing Workforce housing in St. Johns County capable of being purchased or rented by a household within the upper low to moderate income categories (as defined by the Federal Housing Authority).

Working Days: Normal working days for St. Johns County to include Monday through Friday except County holidays.

Xeric Hammock: See Significant Natural Communities Habitat.

Xeriscape or Florida Friendly: Water conserving landscaping utilizing native or drought tolerant vegetation and water efficient irrigation systems.

The first reading was held on February 21, 2023. The second reading was scheduled for May 2, 2023.

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brandon Patty, Clerk of Circuit Attn: Natasha McGee, Deputy Cler
CLERK OF THE COURTS
Minutes And Records
500 San Sebastian View

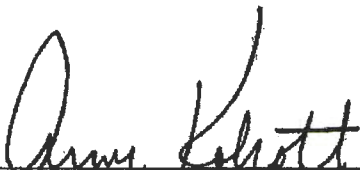
Saint Augustine FL 32084

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:

02/14/2023

and that the fees charged are legal.
Sworn to and subscribed before on 02/14/2023



Legal Clerk



Notary, State of WI, County of Brown

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State of Wisconsin**

**NOTICE OF PUBLIC
HEARING OF
THE ST. JOHNS COUNTY
BOARD OF COUNTY
COMMISSIONERS
ON ESTABLISHMENT
OF ORDINANCE/
REGULATIONS**

NOTICE IS HEREBY GIVEN that the public hearing will be held to consider enactment of the following proposed ordinance at a regular meeting, as follows:

Board of County Commissioners
Tuesday, February 21, 2023 at 9:00 a.m.

The public hearing will be held in the St. Johns County Auditorium, located at 500 San Sebastian View, St. Augustine, Florida.

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, ORDINANCE 89-51, AS AMENDED, TO AMEND ARTICLE V, PART 5.11.00 WORKFORCE HOUSING ZONING DESIGNATION, SPECIFICALLY SECTIONS 5.11.01 PURPOSE, 5.11.02 APPLICABILITY, 5.11.03 DEFINITIONS AND 5.11.04 GENERAL TO AMEND BOTH THE MAXIMUM INITIAL SALES PRICE AND THE MINIMUM PERCENTAGE OF OVERALL NUMBER OF WORKFORCE HOUSING DWELLING UNITS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This file and the proposed ordinance are 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 hearing. Please take note that the proposed ordinance is subject to revision prior to hearing or enactment. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the meeting, he/she will need a record of the proceedings, and for such purpose 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 or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209-0400 or at the Facilities Management Department, 2416 Dobbs Road, St. Augustine, FL 32086. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BRANDON J. PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk

EO-3446960

On May 2, 2023, the Board of County Commissioners postponed this public hearing to the first meeting in June 2023.

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brandon Patty, Clerk of Circuit Attn: Natasha McGee, Deputy Cler
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:

04/21/2023

and that the fees charged are legal.
Sworn to and subscribed before on 04/21/2023

Legal Clerk

Notary, State of WI, County of Brown

8.25.23

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON ESTABLISHMENT OF ORDINANCE/REGULATIONS

NOTICE IS HEREBY GIVEN that the public hearing will be held to consider enactment of the following proposed ordinance at a regular meeting, as follows:

Board of County Commissioners
Tuesday, May 2, 2023 at 9:00 a.m.

The public hearing will be held in the St. Johns County Auditorium, located at 500 San Sebastian View, St. Augustine, Florida.

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMENDED, TO AMEND ARTICLE V, PART 5.11.00 WORKFORCE HOUSING ZONING DESIGNATION, SPECIFICALLY SECTIONS 5.11.01 PURPOSE, 5.11.02 APPLICABILITY, 5.11.03 DEFINITIONS, 5.11.04 GENERAL, AND 5.11.05 DEVELOPMENT STANDARDS TO AMEND THE MAXIMUM INITIAL SALES PRICE OF WORKFORCE HOUSING AND THE REQUIRED MINIMUM PERCENTAGE OF OVERALL NUMBER OF WORKFORCE HOUSING DWELLING UNITS OFFERED FOR SALE; TO ADD RENTAL REGULATIONS FOR WORKFORCE HOUSING INCLUDING A MAXIMUM RENTAL RATE AND REQUIRED APPLICABLE TIME FRAME; TO AMEND WORKFORCE HOUSING DEVELOPMENT STANDARDS INCLUDING ADDING A CATEGORY FOR TOWNHOMES AND SETBACK ENCROACHMENT SPECIFICATIONS; TO INCREASE THE CONSTRUCTION COMMENCEMENT TIME FRAME FOR WORKFORCE HOUSING; AMENDING ARTICLE VI, SPECIFICALLY TABLE 6.01 SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS; AMENDING ARTICLE XII TO AMEND DEFINITION OF WORKFORCE HOUSING; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

This file and the proposed ordinance are 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 hearing. Please take note that the proposed ordinance is subject to revision prior to hearing or enactment. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the meeting, he/she will need a record of the proceedings, and for such purpose 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 or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209-0400 or at the Facilities Management Department, 2416 Dobbs Road, St. Augustine, FL 32086. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BRANDON J. PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk

On June 6, 2023, the Board of County Commissioners, at a Regular Meeting, continued this public hearing to June 20, 2023.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brandon Patty, Clerk of Circuit Attn: Natasha McGee, Deputy Cler
CLERK OF THE COURTS
Minutes And Records
500 San Sebastian View

Saint Augustine FL 32084

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

05/23/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/23/2023

Linda Pitt
Legal Clerk

Mariah Verhagen
Notary, State of WI, County of Brown
8.25.26

My commission expires

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MARIAH VERHAGEN
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State of Wisconsin

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NOTICE IS HEREBY GIVEN that the public hearing will be held to consider enactment of the following proposed ordinance at a regular meeting, as follows:

Board of County Commissioners
Tuesday, June 6, 2023 at 9:00 a.m.

The public hearing will be held in the St. Johns County Auditorium, located at 500 San Sebastian View, St. Augustine, Florida.

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, ORDINANCE 99-51, AS AMENDED, TO AMEND ARTICLE V, PART 5.11.00 WORKFORCE HOUSING ZONING DESIGNATION, SPECIFICALLY SECTIONS 5.11.01 PURPOSE, 5.11.02 APPLICABILITY, 5.11.03 DEFINITIONS, 5.11.04 GENERAL, AND 5.11.05 DEVELOPMENT STANDARDS TO AMEND THE MAXIMUM INITIAL SALES PRICE OF WORKFORCE HOUSING AND THE REQUIRED MINIMUM PERCENTAGE OF OVERALL NUMBER OF WORKFORCE HOUSING DWELLING UNITS OFFERED FOR SALE; TO ADD RENTAL REGULATIONS FOR WORKFORCE HOUSING INCLUDING A MAXIMUM RENTAL RATE AND REQUIRED APPLICABLE TIME FRAME; TO CLARIFY DEED RESTRICTION ELIGIBILITY; TO AMEND WORKFORCE HOUSING DEVELOPMENT STANDARDS INCLUDING ADDING A CATEGORY FOR TOWNHOMES AND SETBACK ENCROACHMENT SPECIFICATIONS; TO INCREASE THE CONSTRUCTION COMMENCEMENT TIME FRAME FOR WORKFORCE HOUSING; AMENDING ARTICLE VI, SPECIFICALLY TABLE 6.01 SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS; AMENDING ARTICLE XII, DEFINITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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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

FILED **JUN 23 2023**
St. Johns County
Clerk of Court

By: *Crystal Smith*
Deputy Clerk

June 23, 2023

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, FL 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 County Ordinance No. 2023-24, which was filed in this office on June 23, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh