

ORDINANCE NO. 2023-9

**AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1999-51, AS AMENDED, TO ALLOW VETERINARY OFFICES, ANIMAL HOSPITALS IN OFFICE AND PROFESSIONAL SERVICES USE CATEGORY; SPECIFICALLY AMENDING ARTICLE II SECTION 2.02.01 USE CLASSIFICATIONS AND DEFINITIONS, SECTION 2.03.41 VETERINARY OFFICE AND ANIMAL HOSPITAL, TABLE 2.03.01 TABLE OF ALLOWABLE AND SPECIAL USES; ARTICLE VI SECTION 6.08.04 ANIMAL HOSPITAL, VETERINARY CLINIC, GENERAL AND SMALL; AND ARTICLE XII PART 12.01.00 DEFINITIONS; PROVIDING FOR INCLUSION AND MODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR APPLICABILITY; 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**, St. Johns County 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**, the Board of County Commissioners directed staff to research and report on how other jurisdictions regulate the location of Veterinary Offices and Animal Hospitals in similar Office and Professional Services Use categories; and

**WHEREAS**, St. Johns County has determined that reasonable amendments to the land use regulations to allow the location of Veterinary Offices/Animal Hospitals in the Office and Professional Services Use category serve 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**, as follows:

**SECTION 1. LEGISLATIVE FINDINGS OF FACT.** The above recitals are true and correct and are hereby adopted as legislative findings and incorporated herein by reference and made a part hereof.

**SECTION 2. VETERINARY OFFICES, ANIMAL HOSPITAL REGULATIONS.** Article XII, Article VI, and Article II of the St. Johns County Land Development Code, Ordinance No. 1999-51, as previously amended, is hereby amended as follows in the attached **EXHIBIT A**, incorporated herein and made a part of this Ordinance.

**SECTION 3.** The remaining portions of the St. Johns County Land Development Code,

Ordinance No. 99-51, as amended, which are not in conflict with the provisions of this ordinance, shall remain in full force and effect.

**SECTION 4. APPLICABILITY.** For the purposes of jurisdictional applicability, this Ordinance shall apply in the unincorporated areas of St. Johns County, Florida. This Ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this Ordinance.

**SECTION 5. 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 become and be made a part of the St. Johns County Land Development Code, Ordinance No. 1999-51, as previously amended, and that the parts, 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's 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.

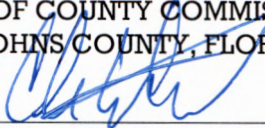
**SECTION 6. ORDINANCE TO BE LIBERALLY CONSTRUED.** This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety and welfare.

**SECTION 7. SEVERABILITY.** 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, for any reason, declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the constitutionality or validity of the ordinance as a whole, or any part thereof, other than the part so declared.

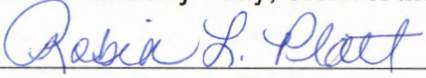
**SECTION 8. EFFECTIVE DATE.** This Ordinance shall take effect upon a certified copy of this Ordinance being filed with the Florida Department of State.

**PASSED AND ENACTED** by the Board of County Commissioners of St. Johns County, Florida, this 21st day of February, 2023.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Christian Whitehurst, Chair

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

By:   
Deputy Clerk

Effective Date: FEB 24 2023

Rendition Date FEB 21 2023



## **EXHIBIT A**

<h3><b>ARTICLE XII DEFINITIONS</b></h3>
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#### **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**

**Office, Business or Professional:** An office for such operations as real estate agencies, advertising agencies (but not Sign shop), insurance agencies, travel agencies and ticket sales, chamber of commerce, credit bureau (but not finance company), abstract and title insurance companies, management consultants, stockbroker, and the like; or an office for the use of a person or persons generally classified as professionals such as architects, engineers, attorneys, accountants, doctors, lawyers, dentists, veterinarians, psychiatrists, psychologists, and the like. For the purpose of this Code, a barber or beauty shop shall not be deemed a business or professional office.

**Veterinary Office, Animal Hospital:** A Building used for the medical and surgical care of animal patients.

**ARTICLE VI**  
**DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS**

**PART 6.08.00 SUPPLEMENTAL DESIGN STANDARDS FOR  
SPECIFIED USES**

**Sec. 6.08.04 Veterinary Office, Animal Hospital**

- A. All activities, with the exception of outdoor Animal exercise yards and confinement areas, shall be conducted within an enclosed and soundproofed Building.
- B. Enclosed Buildings: If completely enclosed with four solid walls, Buildings housing Veterinary Offices or Animal Hospitals shall be located no closer than fifty (50) feet from any property zoned or used for residential purposes.
- C. Non-enclosed Buildings: Buildings housing Veterinary Offices or Animal Hospitals, which are not fully enclosed, shall be located no closer than three hundred (300) feet from any property zoned or used for residential purposes.
- D. Outdoor exercise areas: Outdoor exercise areas shall be not less than one hundred (100) feet from any Dwelling Unit on adjacent property and seventy-five (75) feet from any property zoned or used for residential purposes with the exception of farm Animal grazing areas containing a density of less than three farm Animals per acre. Such grazing areas may be located anywhere on the Lot.
- E. Confinement yards: The confinement yard shall not be less than three hundred (300) feet from any Dwelling Unit on adjacent property and three hundred (300) feet from any property zoned or used for residential purposes with the above exception for farm Animals. The operator of the Veterinary Office/Animal Hospital shall be responsible for using good management practices to discourage undesirable odors, insects, and excessive noise.
- F. Overnight accommodation: Overnight accommodation (boarding) of animals receiving medical or surgical treatment is allowed. Total boarding, including that ancillary to veterinary service, may not exceed more than 20% of total Building square footage.

**ARTICLE II**  
**ZONING DISTRICTS AND SPECIAL USES**

**PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS**

**Sec. 2.02.01 Use Classifications and Definitions**

The following Sections describe the categories of Uses which apply within St. Johns County. Each category contains a description of the fundamental characteristics of the category and a list of representative Uses. It is not possible to list each and every individual Use which may be allowable within a category. The intent is to describe the category and provide a sufficient number of illustrative or representative Uses to allow other Uses to be assigned to a category as they are proposed in a zoning district.

**A. Residential Uses**

Residential Uses are those which provide dwellings or Structures intended for occupancy for housekeeping, and includes units which are Single Family detached, accessory apartments, multi-family in a variety of housing styles, including but not limited to duplex, triplex, quadplex, garden apartments, villas and townhouses, mid-rise and high-rise apartment Buildings, and garage apartments. Also included are Manufactured/Modular Homes, Manufactured/Mobile Homes, condominium ownership, cooperatives, and other ownership arrangements. Residential Uses also include Special Care Housing including group homes, congregate care homes, assisted living facilities, and foster homes; cemeteries and mausoleums; schools with conventional academic curriculum and Community Marinas. Residential Uses also include model homes, with or without sales office and construction trailers. Certain Uses are also allowable in the residential Use category by Special Use, and are specified in Part 2.03.00. Residential units, while allowable, shall not exceed the density limitations shown in the Comprehensive Plan. In addition, not all housing types are allowable in every zoning district. Refer to Section 2.02.03 which describes which housing types are allowable in each residential zoning district.

**B. Agricultural Uses**

1. Agricultural Uses are those related to the production, keeping, or maintenance, whether for sale or personal use, of plants and Animals for food, forage, fiber, or ornamental purposes. Agricultural Uses are characterized as predominantly outdoor activities, with Structures that may cover portions of the land, such as specific production activities, like poultry houses, greenhouses, and kennels. The Uses within this category may include both domestic and exotic species, except as specifically prohibited by other regulations. Agricultural Uses may also include passive outdoor recreational activities, Bed and Breakfast establishments, Retreats and similar passive rural Uses. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category are silviculture; horticulture; aquaculture; crop

production; pasture lands; livestock; horses, ponies and other Animals; bee keeping; orchards; plant nurseries; General Stores and feed stores; cemeteries and mausoleums; Special Care Housing including group homes, congregate care homes, assisted living facilities, and foster homes; Veterinary Offices and Animal Hospitals with outdoor boarding; Kennels and other Animal boarding facilities; dog and domestic animal parks; Rural Home Industry; Rural Industry; Agricultural Manufacturing; and Structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use or accessory to agricultural activity. Also included is treated Wastewater land application disposal. Agricultural Uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those Uses are directly associated with the principal Agricultural Use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, Primitive Campgrounds, Retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, Private Clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

C. Cultural/Institutional Uses

1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the nature of Cultural/Institutional Uses. Institutional Uses may be public or private. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

D. Neighborhood Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood or a small group of neighborhoods. Uses typically require direct access to collectors, and operate primarily in daytime or early evening hours. Development may generally include one-story and low-rise Buildings outside of activity centers. This category does not include large-scale discount supercenters or big box retailers. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include commercial indoor recreation, archery

facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; pharmacies without drive through facilities; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; personal property mini warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; Veterinary Offices and Animal Hospitals without outdoor boarding facilities and enclosed within a sound proof building; animal care facilities; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Restaurants without drive-through facilities; Take-Out Restaurants; Brewpubs and Microbreweries; Community Marinas; medical and Professional Offices, and governmental branch offices, schools for the performing or fine arts and for martial arts.

E. General Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood, a small group of neighborhoods, or are community serving. Uses typically require direct access to Collectors and Arterials, may operate primarily in daytime or early evening hours. Development may generally include a predominance of one-story and low-rise Buildings outside of activity centers. Uses tend to be in individual Structures or in community scale shopping centers. This category does not include large-scale discount supercenters or big box retailers. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include commercial recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; pharmacies with or without drive-through facilities; free-standing ATM's; funeral homes and mortuaries; crematoriums; indoor farm and garden supply centers; outdoor plant sales; outdoor storage; neighborhood Convenience Stores with or without gas pumps; gas stations without auto service or repair; car wash facilities; automobile oil change facilities; tire service centers; small car rental offices with associated rental fleet; grocery stores, specialty food stores, and supermarkets; bowling alleys, billiards and pool parlors, spas, gyms, and health clubs; community hospitals; commercial, vocational, business or trade schools; Bed and Breakfast establishments and guest lodges limited to a maximum of ten (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, barbers, employment services, bail bond agencies, photography studios, psychics in accordance with St. Johns County Ordinance 98-18, as may be amended, Adult Care Centers, Child Care Centers, Nursing Homes; psychiatric care and treatment facilities with or without housing, alcohol rehabilitation centers with or without housing, Restaurants with or without drive

through facilities; Brewpubs and Microbreweries; Community Marinas, Marinas; general offices, medical offices, Veterinary Offices and Animal Hospitals without outdoor boarding facilities and enclosed within a sound proof building with no more than ten (10) outside runs which shall not exceed a total area of six hundred forty (640) square feet, animal care facilities, Professional Offices, and government offices; golf driving ranges; schools for the performing or fine arts and for martial arts; movie theaters with three (3) or less screens.

F. Town Center Mixed Use

1. Land Use Activities in this category are those which serve the surrounding neighborhood community, or small group of neighborhoods with community services, beach & recreational resort services and government services & facilities. Uses are limited to and promote the Vilano Beach Town Center Mixed Use District with a combination of mixed commercial, business, office and multi-family residential, civic, and government activities. Development may generally include two to three story buildings within the Town Center. This category does not include large-scale super centers or big box retailers, drive-throughs, or outdoor storage, but does include and encourage outdoor activities associated with the permitted and accessory uses. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include retail, general business, office, hospitality, hotel, motel, bed and breakfast, personal services, grocery store, pharmacy, banks, medical and professional offices, Veterinary Offices without outdoor boarding, animal care facilities, personal services such as beauty shops, barbers, and day spas, daily neighborhood business services, mail and package services, restaurants, bars, and pubs, night clubs, deli, catering, billiards and pool parlors, specialty food, liquor and wine stores, video, print and copy shop, urgent care facilities (not hospitals), health clubs, gyms, psychics, multi-family residential, government branch services & facilities, e.g. including but not limited to, e.g. post office, branch libraries, sheriff substation, Town Center Main Street office, and cultural centers, vendors subject to permitting, school for performing or cultural arts, indoor recreation including movie theater or live theatre, alcoholic beverages sales subject to Section 2.03.01 and 2.03.02 and the source of outdoor amplified music is allowed within 50 feet of existing residentially zoned properties.
3. List of uses that are encouraged, but not limited to, are outdoor sit down cafes, art galleries, pottery shops, apparel, vintage clothing, gift shops, home décor and garden stores, bookstore, kite shop, surf shop, bike shop, specialty electronics, drycleaners (mail and package only), travel agencies, real estate offices, financial advisor office, and live-work units.

G. Highway Commercial Uses

1. Business Uses generally require accesses to an Arterial or Major Collector or have close proximity to Major Intersections. Highway Commercial Uses are those which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from High Intensity Uses by scale and intensity. These Uses are typically not of an overall size or Building mass, as an activity center. Development



generally includes one-story and low-rise Buildings and Uses tend to be in individual Structures. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

2. Typical Uses in this category include, but are not limited to the following: Service Stations with or without retail food sales; automobile oil change facilities limited to three (3) enclosed service bays; automobile service and repair facilities performing similar activities as Service Stations and limited to three (3) enclosed service bays with no outdoor storage of automobile parts; car wash facilities; Restaurants, with or without drive-through facilities; agricultural stands, temporary or permanent; outdoor plant sales; Recreational Vehicle Campgrounds; Marinas; Hotels and Motels; Adult Arcade Amusement Centers; Electronic Game Promotions; indoor activities allowed by or on the premises of a licensed pari-mutuel permit holder; Retreats; Fish Camps; Convenience Stores, with or without gasoline sales; Brewpubs and Microbreweries; Truck Stops; retail sales of items catering to tourists; and other substantially similar facilities and Uses.

#### H. High Intensity Commercial Uses

1. Business Uses generally require access to an Arterial or Major Collector or have close proximity to Major Intersections or interchanges with limited access facilities. These Uses are characterized by outdoor activity and outdoor storage, and large demand for parking. High Intensity Commercial Uses are those which are major employment centers, or which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from regional Uses by scale. These Uses are intense as measured by the impacts to adjacent properties, but are typically not of an overall size or Building mass as a regional activity center. These Uses often have an actual or potential negative impact on surrounding properties due to late hours of operation, noise, and or light. Uses may be located in several Buildings, as in shopping centers or business parks, or may be located in a single Building, such as a discount supercenter, or big box retailer. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include, but are not limited to the following: all types of vehicle sales, rental, service, repair, and storage, including Truck Stops, body shops, road services, car wash facilities, and the sales, rental, repair and service of new or used automobiles, boats, buses, farm and garden equipment, motorcycles, trucks, Recreational Vehicles, and Manufactured/Mobile Homes; Service Stations, Convenience Stores with or without gas pumps, large scale discount centers, supercenters, large scale Building supply centers and do-it-yourself centers, big-box retailers; outdoor plant and garden supply sales; Professional Offices, general offices, government offices; newspaper printing operations and distribution centers; free-standing taverns, Bars, lounges, Night Clubs, and dance halls; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; financial institutions with or without drive-through facilities; Restaurants with or without drive-through facilities; commercial recreation; vocational, technical and trade schools; facilities operated by a licensed pari-mutuel permit holder; Adult Arcade Amusement Centers; Electronic Game Promotions; indoor activities allowed by or on the premises of a licensed pari-

mutuel permit holder; agricultural stands, temporary or permanent; outdoor arenas, rodeo grounds, livestock auction facilities, race tracks (auto, dog, go-kart, horse, motorcycle), indoor shooting and firing ranges; Recreational Vehicle Campgrounds; Ports, Marinas; Veterinary Offices and Animal Hospitals with outdoor boarding; Kennels and other Animal boarding facilities; storage yards for equipment, machinery, dry storage for boats, and supplies for Building and trades contractors, landscaping services, garbage haulers; extermination and pest control services; Flea Markets or similar outdoor or indoor/outdoor sales complexes, whether temporary or permanent; Hotels and Motels; Brewpubs and Microbreweries; and other substantially similar facilities and Uses.

#### I. Rural Commercial Uses

1. Activities in this category include those business and commercial Uses supportive of and intended to serve rural communities and which are compatible with rural land uses and intensities. Uses may be required to have direct access to an Arterial or Collector roadway, and operate primarily in daytime or early evening hours. Development may include one-story and low-rise Buildings outside of activity centers. This category does not include large-scale discount supercenters or big box retailers. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include, but are not limited to the following: General Stores; Restaurants, with or without drive-through facilities; establishments for the retail sale of motor fuels; farm and garden supply stores; car wash facilities automobile oil change facilities; tire service centers; bait and tackle and general supplies; agricultural stands; nurseries; Fish Camps; Community Marinas; Bed and Breakfast establishments; Retreats; Primitive Campgrounds; Recreational Vehicle Campgrounds; Private Clubs; hunt clubs; saddle clubs; riding academies; boarding stables; shooting ranges; Veterinary Offices and Animal Hospitals with outdoor boarding; Kennels and other Animal boarding facilities; Rural Industry; outdoor storage; and other substantially similar facilities and Uses.

#### J. Light Industrial Uses

1. The characteristics of Uses in this category include large Lots, often with a single user or single employer, where light manufacturing, storing, or distribution of goods occurs. Buildings are typically one floor, but may cover large portions of land. Businesses may operate on a twenty-four (24) hour time frame and include two (2) or three (3) shifts per day. Truck and rail traffic are common. However, noise, dust and air quality impacts are minimal. These Uses may also have substantial and significant outdoor storage and/or outdoor activity. Uses may or may not be open to the general public. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category are light manufacturing, vegetable food processing, production, packaging and assembly plants; warehousing, with or without distribution centers; lumberyards; large-scale printing plants, newspaper printing

operations and distribution centers; business and commerce parks; Ports, Marinas; office showrooms; Vehicle Recycling facilities; composting and other yard waste facilities; extermination and pest control services; storage yards for equipment, machinery, dry storage for boats, and supplies for building and trades contractors, landscaping services, garbage haulers, appliance repair shops, machine shops; all types of vehicle repair and storage, including body shops, repair and service centers; Boat and RV storage; personal property mini-warehousing; indoor Kennels and other animal boarding facilities; animal care facilities; Veterinary Offices and Animal Hospitals, groomers; vocational, technical and trades school; Microbreweries; commercial recreation; and other substantially similar facilities and Uses.

K. Heavy Industrial Uses

1. The characteristics of Uses in this category include large Lots, often with a single user or single employer, where heavy manufacturing, processing, storing, or distribution of goods occurs. Buildings are typically one floor, but may cover large portions of land. Businesses may operate on a twenty-four (24) hour time frame and include two (2), and three (3) shifts per day. Truck and rail traffic are common. Businesses may cause negative impacts from truck traffic, rail, noise, air, chemical, heat producing, and manufacturing processes are typical Uses in this category. These Uses may also have substantial and significant outdoor storage and/or outdoor activity. Uses are not typically open to the general public. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category are heavy manufacturing, slaughterhouse and Animal processing plants; Port facilities, Marinas; power plants; dry cleaning plants; metal and rubber fabrication; chemical and fertilizer manufacturing; paper and pulp manufacturing; petroleum refining; plastics, glass, cement, concrete, and clay manufacturing; and other substantially similar facilities and Uses.

L. Mining and Extractive Activities

This category includes all Uses where resources are removed from the ground, such as mines, borrow pits, and other similar activities and may include the on-site processing of such resources. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

M. Office and Professional Services

1. Office and Professional Service Uses have primarily day-time operations. Normally there is an absence of impacts due to noise, light, or pollution. There is no outdoor storage or outdoor activity associated with these Uses. Commercial Uses are accessory only. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

2. Typical Uses in this category include service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, barbers, bail bond agencies, employment services, or photography studios; vocational, technical, and trade schools; Restaurants; general offices, Professional Offices, and government offices; medical offices or clinics with scheduled or emergency services by physicians, dentists, Chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners; Veterinary Offices, Animal Hospitals (in standalone, soundproof building without outdoor exercise yard); medical laboratories. This category also includes diagnostic centers which provide radiology, and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use. This category does not include hospitals or other health care facilities which provide overnight lodging.

## **PART 2.03.00 ALLOWABLE AND SPECIAL USES**

### **Sec. 2.03.41 Veterinary Offices and Animal Hospitals**

Veterinary Offices and Animal Hospitals may be permitted as a Special Use within districts as defined in Section 2.03.01, subject to the following conditions and limitations:

- A. Completely enclosed Structures for housing of Animals shall be located no closer than one hundred (100) feet of any residentially zoned property, or any property zoned Open Rural in a Residential Future Land Use designation. Structures not completely enclosed shall be located no closer than two hundred (200) feet of any residentially zoned property, or any property zoned Open Rural in a Residential Future Land Use designation.
- B. Outdoor exercise areas shall conform to the standards contained in Section 6.08.04.
- C. Agricultural Veterinary offices and agricultural animal hospitals providing medical services primarily to livestock and other Farm Animals that are located in Agricultural-Intensive (A-I) or Rural/Silviculture (R/S) Future Land Use designations shall be allowed by right subject to the limitations of a Rural Home Industry as provided in Section 2.02.04.E.4., and conforming to the standards contained in Section 6.08.04. Agricultural Veterinary offices and agricultural animal hospitals not meeting the requirements of a Rural Home Industry shall be approved through a Special Use Permit in accordance with this Section 2.03.41.

## **Exhibit B**

## EXHIBIT B

Table of Allowable and Special Uses- Veterinary Services												
Table 2.03.01												
Uses Allowed Within Zoning Districts	OR	OP	CN	CG	TCMU	CHT	CI	CR	CHI	CW	IW	AD
	Open Rural	Office & Professional	Commercial Neighborhood	Commerical General	Town Center Mixed Use	Commercial Highway Tourist	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commerical Warehouse	Industrial Warehousing	Airport Development
<b>Agricultural Uses</b>												
Veterinary Offices, Animal Hospitals (with outdoor boarding)	S											S
<b>Neighborhood Business/ Commercial Uses</b>												
Veterinary Offices and Animal Hospitals (no outdoor boarding facilities and enclosed within soundproof building)			A	A	S	A	A	A				S
<b>General Business / Commercial Use</b>												
Veterinary Offices and Animal Hospitals (w/o outdoor boarding, sound proof, no more than 10 outside runs not to exceed 640 sqft)				A	S		A					S
<b>Town Center Mixed Use</b>												
Veterinary Offices and Animal Hospitals w/o outdoor boarding					S							
<b>High Intensity Commercial Uses</b>												
Veterinary Office/Animal Hospital (outdoor boarding)							A		A	A		S

<b>Rural Commercial Uses</b>												
Veterinary Offices and Animal Hospitals with outdoor boarding								A				
<b>Light Industrial Uses</b>												
Veterinary Office and Animal Hospitals and Groomers										A	A	S
<b>Office and Professional Services</b>												
Veterinary Offices, Animal Hospitals (in standalone, soundproof building w/o outdoor exercise yard)		A	A	A	S		A					S

# 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:

11/25/2022

and that the fees charged are legal.  
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Legal Clerk

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**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 enactment of the following proposed ordinance at regular meetings, as follows:

Planning & Zoning Agency  
Thursday, December 15, 2022, at 1:30 p.m.

Board of County Commissioners  
Tuesday, February 7, 2023, at 9:00 a.m.

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

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1999-51, AS AMENDED, TO ALLOW VETERINARY OFFICES, ANIMAL HOSPITALS IN OFFICE AND PROFESSIONAL USE CATEGORY; SPECIFICALLY AMENDING ARTICLE II SECTION 2.02.01 USE CLASSIFICATIONS AND DEFINITIONS, SECTION 2.03.41 VETERINARY OFFICE AND ANIMAL HOSPITAL, TABLE 2.03.01 TABLE OF ALLOWABLE AND SPECIAL USES; ARTICLE VI, SECTION 6.08.04 ANIMAL HOSPITAL, VETERINARY CLINIC, GENERAL AND SMALL; AND ARTICLE XII PART 12.01.00 DEFINITIONS; PROVIDING FOR INCLUSION AND MODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR 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 hearings. 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 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 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

# LOCALiQ

FLORIDA

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## **PROOF OF PUBLICATION**

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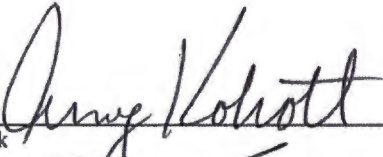
Saint Augustine FL 32084


STATE OF FLORIDA, COUNTY OF ST JOHNS

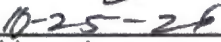
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02/13/2023

and that the fees charged are legal.  
Sworn to and subscribed before on 02/13/2023

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

  
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RYAN SPELLER  
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 enactment of the following proposed ordinance at regular meetings, as follows:

Planning & Zoning Agency  
Thursday, December 15, 2022, at 1:30 p.m.

Board of County Commissioners  
Tuesday, February 7, 2023, at 9:00 a.m.

Board of County Commissioners  
Tuesday, February 21, 2023, at 5:01 p.m.

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

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

ED-34453002



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

February 27, 2023



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

Attention: Yvonne King

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. 2023-9, which was filed in this office on February 24, 2023.

Sincerely,

Anya Owens  
Program Administrator

ACO/tra