

ORDINANCE NO. 2025- Co

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, RELATING TO ST. JOHNS COUNTY LAND DEVELOPMENT CODE AS ADOPTED BY ORDINANCE 99-51, AS PREVIOUSLY AMENDED, **THIS ORDINANCE** SPECIFICALLY AMENDS PARAGRAPH 6.04.06.F.7. (ACCESS AND MAINTENANCE EASEMENTS), SUBSECTION 6.04.06.F. (MINIMUM DESIGN STANDARDS), SECTION 6.04.06 (STORMWATER MANAGEMENT), PART 6.04.00. (ROADWAYS, DRAINAGE, & UTILITIES STANDARDS), ARTICLE VI (DESIGN STANDARDS AND IMPROVEMENTS REQUIREMENTS) PROVIDING FOR THE PLACEMENT OF PAVERS AND OTHER NON-STRUCTURAL FLATWORK WITHIN THREE (3) FEET FROM SIDE AND REAR PROPERTY LINES IN CERTAIN CIRCUMSTANCES; MAKING FINDINGS OF FACT; PROVIDING FOR APPLICABILITY; PROVIDING FOR CODIFICATION AND INCLUSION IN THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENERS ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

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, enacted pursuant to Part 11 of Chapter 163, Florida Statutes, to provide for the placement of pavers and other non-structural flatwork within three (3) feet from side and rear property lines in certain circumstances; and

WHEREAS, pursuant to section 125.66(3)(a), Florida Statutes, the County prepared and posted a business impact estimate finding no direct detrimental economic impact on private, for-profit businesses in the County; and

WHEREAS, the Board finds and determines that the amendment to the St. Johns County Land Development Code set forth herein is in the best interest of the County and in furtherance of the health, safety, and welfare of the public, now therefore,

BE IT ORDAINED by the Board of County Commissioners of St. Johns County, Florida, as follows:

Section 1. Findings of Fact. The above Recitals are true and correct and incorporated by reference into the body of this Ordinance and adopted as findings of fact.

Section 2. Amendment. Amending Paragraph 6.04.06.F.7. (Access and Maintenance Easements), Subsection 6.04.06.F. (Minimum Design Standards), Section 6.04.06 (Stormwater Management), Part 6.04.00. (Roadways, Drainage, & Utilities Standards), Article VI (Design Standards and Improvements Requirements) St. Johns County Land Development Code to read as follows:

Land Development Code

* * *

ARTICLE VI DESIGN STANDARDS AND IMPROVEMENTS REQUIREMENTS

* * *

PART 6.04.00 ROADWAYS, DRAINAGE, & UTILITIES STANDARDS

* * *

Sec. 6.04.06 Stormwater Management

* * *

F. Minimum Design Standards

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7. Access and Maintenance Easements

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b. Building and Accessory Structures such as, but not limited to, decks, concrete pads, must be a minimum of three (3) feet from side and rear property lines except as provided in Section 2.02.04.B. Positive drainage shall be maintained at all times regardless of distance from the property line.

Horizontal, non-structural flatwork (e.g., patios, walkways, or other paver or concrete installations) located within a residential side or rear yard setback and placed closer than three (3) feet to a side or rear property line may be approved by the County with the submission of a site-specific engineered drainage analysis. This analysis must be prepared, signed, and sealed by a licensed professional qualified under the laws of the State of Florida to perform such work and must certify that the proposed improvements will not create adverse drainage impacts to adjacent properties. Additionally, notwithstanding 6.04.06 F.7.d. below, if such flatwork is located within a platted or recorded drainage easement, express written authorization must be obtained from the easement holder, if other than the County.

Section 3. Applicability. 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. Inclusion and Codification. 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, of this Ordinance may be renumbered, reorganized, relettered, and appropriately incorporated into the Land Development Code in order to accomplish such intentions.

Section 5. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be unconstitutional, preempted by federal or state law, or otherwise invalid by any court of competent jurisdiction, such unconstitutionality, preemption, or invalidity shall not be construed as to render unconstitutional, preempted, or invalid the remaining sections, sentences, clauses, and phrases of this Ordinance.

Section 6. Scriveners Errors. It is the intent of the St. Johns County Board of County Commissioners that scriveners 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 7. Effective Date. This Ordinance shall take effect upon filing with the Department of State.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 4th day of March 2025.

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

Rendition Date MAR 04 2025

By: [Signature]
Krista Joseph, Chair

Attest: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

Effective Date: MAR 07 2025

By: Crystal Smith
Deputy Clerk



LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Gutt
Cheri Ng
Sjc Growth Management Dept 0101 Growth Dept
4040 Lewis Speedway

Saint Augustine FL 32084-8637

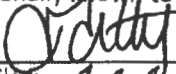
STATE OF WISCONSIN, COUNTY OF BROWN

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:

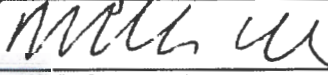
02/03/2025

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 02/03/2025



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$409.32
Tax Amount: \$0.00
Payment Cost: \$409.32
Order No: 10987334 # of Copies:
Customer No: 764108 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARINGS
OF THE BOARD OF COUNTY
COMMISSIONERS 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:

St. Johns Board of County Commissioners
Tuesday, February 18, 2025, at 9:00AM

St. Johns Board of County Commissioners
Tuesday, March 4, 2025, at 9:00AM

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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All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment, Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

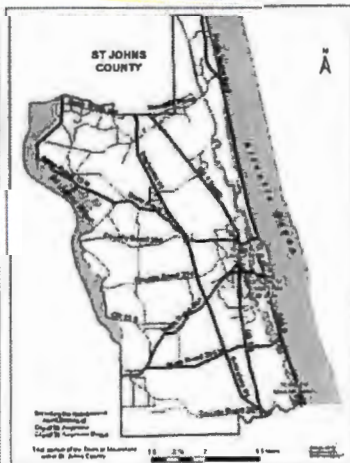
The proposed ordinance is on file and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
KRISTA JOSEPH, CHAIR
LDCA 202500002 – Paver Ordinance





FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 11, 2025

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

FILED **MAR 07 2025**
St. Johns County
Clerk of Court
By: *Crystal Smith*
Deputy Clerk

Dear 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. 2025-6, which was filed in this office on March 7, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp