

ORDINANCE NO. 2026-18

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA, AMENDING PORTIONS OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE (ORDINANCE 1999-51, AS AMENDED), SPECIFICALLY, AMENDING SECTION 2.02.04.E (PERMITTED ACCESSORY USES IN OPEN RURAL DISTRICTS) TO CLARIFY THE CONDITIONS AND LIMITATIONS FOR THE PROPOSED ACCESSORY USE; PROVIDING FOR CODIFICATION; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; 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, St. Johns County desires to amend certain provisions of the Land Development Code (the "Code"), enacted pursuant to Part II of Chapter 163 and Chapter 190, Florida Statutes, to maintain consistency with Florida State Statutes and to provide for additional clarity and ease of use; and

WHEREAS, St. Johns County has determined that reasonable amendments to land use regulations serve the public health, safety and welfare of the citizens of St. Johns County; 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.

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 and WHEREAS clauses are true and correct and are hereby adopted as legislative findings and incorporated herein by reference and made a part hereof.

SECTION 2. LAND DEVELOPMENT CODE REGULATIONS. 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. 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 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.

SECTION 5. 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 6. 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 7. 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 2nd day of June, 2026.

Rendition Date JUN 02 2026

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

By: Clay Murphy
Clay Murphy, Chair

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

By: Crystal Smith
Deputy Clerk

Effective Date: JUN 03 2026



Exhibit A

Sec. 2.02.04 Accessory Uses

E. Permitted Accessory Uses in Open Rural Districts

5. Landscaping Services

- a. Landscaping Services may be permitted as an Accessory Use to Plant Nurseries as a Special Use, subject to Land Development Code Section 2.03.01 and the following conditions and limitations:
 - (1) Hours of operation will be limited to 7:00 AM to 6:00 PM.
 - (2) The area allocated to Landscaping Services (operation, loading/unloading, storage, etc.) will maintain a minimum distance of 200 feet from the property lines of any residential uses or residentially zoned property.
 - (3) A maximum of twenty-five percent (25%) of the total site acreage can be utilized for Landscaping Services; a minimum seventy-five percent (75%) of the total site acreage must be dedicated to the principal use of a Plant Nursery.
 - (4) The Landscaping Services area shall be screened from view of any Street and from residentially zoned land with a 25-foot buffer and meet Screening Standard "B" as described in LDC Section 6.06.04.B.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Gutt
Cheri Ng
Sjc Growth Management
4040 Lewis Speedway, St.

Augustine FL 32804

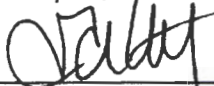
STATE OF WISCONSIN, COUNTY OF BROWN

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 , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

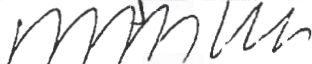
SAG St Augustine Record 05/26/2026

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 05/26/2026



Legal Clerk



Notary, State of WI, County of Brown
8 25 26

My commission expires

Publication Cost: \$241.60
Tax Amount: \$0.00
Payment Cost: \$241.60
Order No: 12350873 # 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 A PUBLIC HEARING OF THE ST JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON ESTABLISHMENT OF ORDINANCE / REGULATION

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

St. Johns County Board of County Commissioners
Tuesday, June 08, 2026, at 9:00 AM

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

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA, AMENDING PORTIONS OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE (ORDINANCE 1999-51, AS AMENDED); AMENDING SECTION 2.02.04 (ACCESSORY USES), PART 2.02.00 (USES ALLOWED WITHIN ZONING DISTRICTS), ARTICLE II (ZONING DISTRICTS AND SPECIAL USES), TO ADD LANDSCAPING SERVICES AS A PERMITTED ACCESSORY USE TO PLANT NURSERIES IN OPEN RURAL DISTRICTS BY SPECIAL USE; PROVIDING FOR CODIFICATION; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

All interested parties may appear at the public hearing 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.

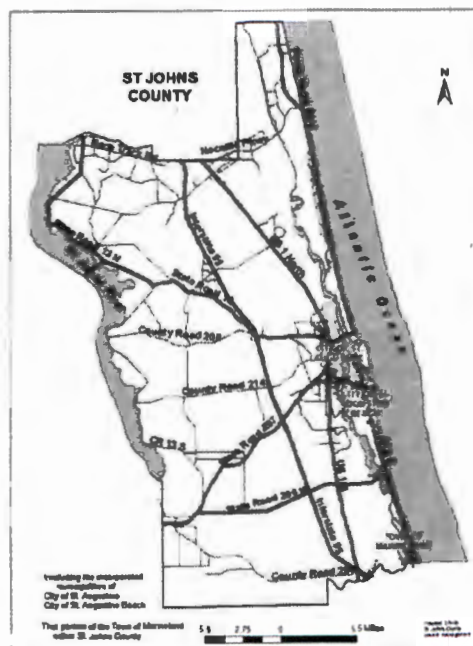
The proposed ordinance is on file and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearing 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
CLAY MURPHY, CHAIR
LDCA 2026-03 Landscaping Service Accessory Use





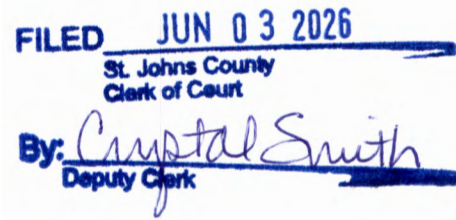
FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 3, 2026

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



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. 2026-18, which was filed in this office on June 3, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp