

ORDINANCE NO. 2026-

35

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, MAKING CERTAIN FINDINGS; AMENDING SUBSECTION VIII.M. (MAXIMUM LOT COVERAGE), PONTE VEDRA ZONING DISTRICT REGULATIONS, ORDINANCE 2003-05, TO ALLOW FOR AN INCREASED IMPERVIOUS SURFACE ALLOWANCE EXCLUSIVELY FOR SWIMMING POOLS ON RESIDENTIAL LOTS 8000SQFT OR LESS IN AREA; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION DURING PUBLIC HEARING; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR INCLUSION AND CODIFICATION INTO THE PONTE VEDRA ZONING DISTRICT REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Ponte Vedra Zoning and Adjustment Board has requested the County implement an additional lot coverage allowance for single family residential properties that have a size of 8,000 square feet or less to be allowed a maximum lot coverage (Impervious Surface Ratio) of 44%, exclusively for swimming pools and only within the Ponte Vedra Zoning District.

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. AMENDMENT. Section III.B, of the Ponte Vedra Zoning District Regulations, Ordinance No. 03-05, as amended, is hereby amended as follows in the attached **EXHIBIT A**, incorporated herein and made a part of this Ordinance.

SECTION 3. SAVINGS CLAUSE. The remaining portions of the Ponte Vedra Zoning District Regulations, Ordinance No. 03-05, as amended, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 4. 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.

SECTION 5. INCLUSION AND CODIFICATION INTO THE PONTE VEDRA ZONING DISTRICT REGULATIONS. 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 Ponte Vedra Zoning District Regulations, Ordinance No. 03-05, as 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 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. 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 10th day of October, 2026.

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

Rendition Date OCT 06 2026

By: _____

Clay Murphy
Clay Murphy, Chair

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

By: _____

Crystal Smith
Deputy Clerk

Effective Date: OCT 12 2026



Exhibit A

Ponte Vedra Zoning District Regulations Section VIII: General Provisions

M. Maximum Lot Coverage

To reduce run-off and preserve open area, the coverage of any Lot or plot of Land by Structures and impervious surface shall be no more than the following percentages of the gross Lot or plot area for the uses shown.

Maximum Impervious Surface Per Use	Percentage
Single Family and Duplex residential*	40%
Multiple Family residential	65%
Existing commercial along A1A	75%
Overlay District	65%
Other Commercial/office, including gas stations, restaurants, marinas and retail uses	70%
R-5 Utility District (any uses permitted within the district)	70%
Hotels, Motels private clubs	75%
Other uses permitted including Parks, Playgrounds, golf Courses, schools, public Buildings and churches	40%
Mixed Uses	By proportion of use

- * For residential lots with an area of 8000 square feet or less, an additional four percent (4%) of Impervious Surface is allowed exclusively for swimming pools.

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 07/10/2026

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 07/10/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$241.60
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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PUBLIC HEARING OF THE PONTE VEDRA ZONING AND ADJUSTMENT BOARD AND THE ST JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON ESTABLISHMENT OF ORDINANCE / REGULATION

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

Ponte Vedra Zoning and Adjustment Board

Monday, August 08, 2026, at 2:00 PM

St. Johns County Board of County Commissioners

Tuesday, September 15, 2026, at 9:00 AM

St. Johns County Board of County Commissioners

Tuesday, October 06, 2026, at 9:00 AM

The 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.

PLANNING AND ZONING AGENCY

ST. JOHNS COUNTY, FLORIDA

SAMUEL CROZIER, CHAIR

LDCA 2026-04 FV: Impervious Surface Pools

BOARD OF COUNTY COMMISSIONERS

ST. JOHNS COUNTY, FLORIDA

CLAY MURPHY, CHAIR





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 13, 2026

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

FILED OCT 12 2026
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. 2026-35, which was filed in this office on October 12, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp