



## St. Johns County Board of County Commissioners

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The Growth Management Department will be discussing potential amendments to the Land Development Code with the Board of County Commissioners on May 03, 2016 at 9:00 A.M. at the St. Johns County Auditorium, 500 San Sebastian View, St. Augustine, FL 32084. Staff will seek direction from the Board of County Commissioners on the following topics:

**Fence Height:** This change would clarify and modify Section 2.02.04.B.12 with regard to how the combined height of fences, walls, or hedges is measured when located above a retaining wall and/or berm. It requires the height to be measured from average grade on both sides of a fence, wall, or hedge to maintain a maximum combined height of eight (8) feet on either side.

**Mini-Warehouse Facilities:** These changes would update current provisions regulating personal property mini-warehouses to reflect current trends and technological advancements. Additionally, staff is recommending modifications that reflect technological advances within the personal mini-warehouse facility industry that allows for access at all hours, regardless of management being present on site, by means of electronic access.

**Upland Buffers:** These potential amendments would provide design flexibility with regard to the upland buffers and upland buffer setbacks. Specifically, the option allows elimination of the upland buffer setback as long as the Upland Buffer was not included as part of a platted lot. Instead, the buffer would be platted within a common lot or conservation easement. The goal is to better preserve the Upland Buffer and protected contiguous Wetlands. Conversely, it reduces the development restriction on the platted lots by eliminating an additional setback.

**Open Space:** This is a follow up discussion that allows storm water ponds to account for a specified percentage of the minimum open space required for residential planned developments. This provides developers with the option to provide plantings and other amenities along the banks of the storm water pond so that it may serve as an enhanced community feature, such as wildlife habitat, a recreation amenity and/or scenic vistas. The staff suggested approach offers a menu approach for the designer to employ in order to have the stormwater system count toward the minimum open space standard for PUDs.

**Electronic Billboards:** This is also a follow up discussion item regarding Electronic Billboards. Presently, the Land Development Code does not allow Billboards that incorporate flashing, scintillating, beacon or running lights, animated copy or any *automatic changeable messages*. This discussion focuses on potential standards for digital billboards, in anticipation that the present prohibition may be lifted. The analysis includes current trends and best management practices in terms of local government regulations.

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