

ORDINANCE NUMBER: 77-17

INTRODUCED BY: WILES

AN ORDINANCE AMENDING ORDINANCE NUMBERS  
73-1; 73-4; 73-5; 74-3, and 77-6, ST.  
JOHNS COUNTY ZONING CODE, CHANGING  
SECTION 10-8, PROVIDING AN EFFECTIVE  
DATE.

BE IT ORDAINED BY the Board of County Commissioners of St.

Johns County:

SECTION 1. Amending Ordinances 73-1; 73-4; 73-5; 74-3;  
and 77-6, changing Section 10-8, Non Conforming Lots of  
Record to read as follows:

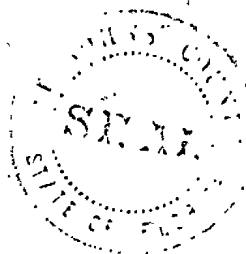
In any district in which single - family dwellings are permitted  
a single family dwelling and other permitted uses and structures  
including customary accessory buildings may be erected,  
expanded, or altered on any single lot of record which was so  
recorded on or before the effective date of adoption of this  
Ordinance, notwithstanding certain limitations imposed by the  
provisions of this Ordinance. This provision shall apply even  
though such lot failed to meet the requirements for area or  
width, or both, that are generally applicable in the district,  
provided that yard dimensions and requirements other than those  
applying to area or width, or both of the lot shall conform to  
the regulations for the district in which such lot is located.  
In any district a conforming use or structure on a nonconforming  
lot of record which was so recorded on or before the effective  
date of adoption of this ordinance may be expanded or altered  
provided other requirements of this Ordinance are met. After the  
effective date of adoption of this Ordinance, no lot or parcel in  
any district shall be so divided as to create a lot with area  
or width below the requirements of this Ordinance; and no lot or  
parcel or portion of a lot or parcel shall be used or sold in a  
manner which diminishes compliance with lot area and width  
requirements established by this Ordinance.

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SECTION 2. All ordinances, regulations and other laws in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. This Ordinance shall take effect upon receipt of official acknowledgment by the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida that same has been filed.

PASSED BY the County Commission of the County of St. Johns, State of Florida, this 24th day of May, 1977



BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

BY: W. Earl Byrd  
ITS CHAIRMAN

# The St. Augustine Record

PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }  
COUNTY OF ST. JOHNS. }

Before the undersigned authority personally appeared \_\_\_\_\_  
Robert E. James who on oath says that he is  
Advertising Manager of the St. Augustine Record, a  
daily newspaper published at St. Augustine in St. Johns County, Florida;  
that the attached copy of advertisement, being a Notice

\_\_\_\_\_ in the matter of Changing Section 10-8  
Zoning.  
\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of April 16, 1977.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day, except Sundays, and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me  
this 18 day of April

A. D. 19 77  
Myrtle M. Hod  
(SEAL) Notary Public.

Notary Public, State of Florida at Large  
My Commission Expires Oct. 2, 1980  
Printed by American Title & Abstract Company

## COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON MAY 24, 1977, AT 2:30 O'CLOCK P.M. IN THE COUNTY COMMISSIONERS ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE AMENDING ORDINANCE NUMBERS 73-1; 73-4; 73-5; 74-3, and 77-6, ST. JOHNS COUNTY ZONING CODE, CHANGING SECTION 10-8, PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY the Board of County Commissioners of St. Johns County:

SECTION 1. Amending Ordinances 73-1; 73-4; 73-5; 74-3; and 77-6, changing Section 10-8, Non-Conforming Lots of Record to read as follows:

In any district in which single-family dwellings are permitted a single family dwelling and other permitted uses and structures including customary accessory buildings may be erected, expanded, or altered on any single lot of record which was so recorded on or before the effective date of adoption of this Ordinance, not withstanding certain limitations imposed by the provisions of this Ordinance. This provision shall apply even though such lot failed to meet the requirements for area, or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area or width, or both of the lot shall conform to the regulations for the district in which such lot is located.

In any district a conforming use or structure on a nonconforming lot of record which was so recorded on or before the effective date of adoption of this ordinance may be expanded or altered provided other requirements of this Ordinance are met. After the effective date of adoption of this Ordinance, not or parcel in any district shall be so divided as to create a lot with area or width below the requirements of this Ordinance; and no lot or parcel or portion of a lot or parcel shall be used or sold in a manner which diminishes compliance with lot area and width requirements established by this Ordinance.

SECTION 2. All ordinances, regulations and other laws in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. This Ordinance shall take effect upon receipt of official acknowledgment by the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida that same has been filed.  
(seal)

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

(Seal) BY: Oliver Lawton  
Its Clerk  
Apr 18, 1977 Adv.