

INTRODUCED BY COMMISSIONER WALDRON

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCES 73-1, 73-4, 73-5, 74-3 AND 77-6, WHICH ARE THE ORDINANCES ESTABLISHING AND ENACTING A COMPREHENSIVE ZONING CODE FOR ZONING DISTRICTS A, B, C, D, AND E, BEING ALL THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THE PONTE VEDRA ZONING DISTRICT, STATE AND NATIONAL PARKS AND ALL INCORPORATED CITIES AND TOWN. THIS AMENDMENT LIMITS THE MAXIMUM HEIGHT OF STRUCTURES IN RG-2 AND RG-2B ZONING TO 35 FEET BUT ALLOWS UP TO 70 FEET BY EXCEPTION; AND PROVIDES A GRANDFATHER CLAUSE AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

Section 1. St. Johns County Ordinance No. 73-1, 73-4, 73-5, 74-3, and 77-6, which are the ordinnaces described in the above title, are hereby amended as follows:

Section 5-4-6. RG-2 and RG-2(B): Maximum Height of Structures; and Section 5-4-7. RH-2: Maximum Lot Coverage; are DELETED and the following ADDED and SUBSTITUTED in their stead:

5-4-6. RG-2 and RG-2B: Maximum Height of Structures.

- a. Single Family Dwellings: 35 feet
- b. Multiple Family Dwellings and other permissible structures: 35 feet.
- c. Multiple Family Dwellings and other permitted or permissible structures may exceed 35 feet to an absolute maximum height of 70 feet subject to meeting all requirements specified herein and further providing that all such be permissible only by exception.

5-4-7. RG-2 and RG-2B: Maximum Lot Coverage.

- a. Single Family Dwellings: 35 feet
- b. Multiple Family Dwellings and other permitted or permissible structures not exceeding in height:

35 feet - 27%

45 feet - 25%

55 feet - 23%

65 feet - 21%

70 feet - 19%

Section 2. This ordinance shall apply to all lands that are zoned RG-2 and RG-2B as of the effective date of this ordinance.

Section 3. This ordinance shall apply to all lands that are re-zoned to RG-2 and RG-2B after the effective date of this ordinance.

Section 4. Severability. If any portion of this ordinance of the application

thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions or applications of the ordinance and to this end the portions and sections hereof are declared to be severable.

Section 5. This amended ordinance shall not apply to buildings constructed or under construction or for which a good faith building permit application has been filed with the County Building Department prior to the effective date hereof.

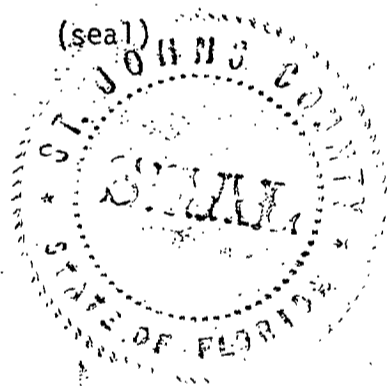
Section 6. This ordinance shall take effect at 12 o'clock noon, December 22, 1979.

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
this 11th day of December, 1979.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Chester E. Benet
Its Chairman

ATTEST: Marie Hudson
Deputy Clerk
for OLIVER LAWTON, CLERK



Adopted: regular meeting 12/11/79

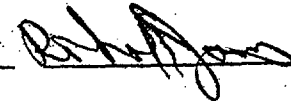

Effective: Noon, December 22, 1979

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 Legal Notice
Board of County Commissioners Meeting
 _____ in the matter of _____
Ordinance Amending 73-1, 73-4, 73-5, 74-3, 77-6
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
November 16, 1979

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 3rd day of December 
 A.D. 19 79

 (SEAL) Notary Public

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON DECEMBER 11, 1979 AT 9:50 O'CLOCK A.M. IN THE COUNTY COMMISSIONERS MEETING ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:
 AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCES 73-1, 73-4, 73-5, 74-3 AND 77-6, WHICH ARE THE ORDINANCES ESTABLISHING AND ENACTING A COMPREHENSIVE ZONING CODE FOR ZONING DISTRICTS A, B, C, D, AND E, BEING ALL THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THE PONTEVEDRA ZONING DISTRICT, STATE AND NATIONAL PARKS AND ALL INCORPORATED CITIES AND TOWN. THIS AMENDMENT LIMITS THE MAXIMUM HEIGHT OF STRUCTURES IN RG-2 ZONING TO 35 FEET BUT ALLOWS UP TO 70 FEET BY EXCEPTION; AND PROVIDES AN EFFECTIVE DATE.
 The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Courthouse, and may be examined by parties interested prior to said public hearing.
 All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.
 BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
 BY: s/ Oliver Lawton
 Its Clerk
 N16-1563Adv