

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, AS AMENDED, 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 TOWNS. THIS AMENDMENT PROVIDES FOR SPECIFIC INCLUSION OF AIRCRAFT MANUFACTURING, REHABILITATION, PAINTING AIRCRAFT, AND MANUFACTURING OF SUB-ASSEMBLIES: PROHIBITS CERTAIN REDUCTION IN LOT OR PARCEL SIZES AFTER CONSTRUCTION OF A STRUCTURE: PROVIDES PENALTIES AND PROVIDES AN EFFECTIVE DATE.

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

SECTION 1. St. Johns County Ordinances 73-1, 73-4, 73-5, 74-3, and 77-6, Section 5-10-1, Paragraph (f) is hereby deleted and the following substituted in its stead:

f. Heavy industrial uses including aircraft manufacturing, rehabilitation, painting of same, manufacturing of sub-assemblies; chemical and fertilizer manufacture; paper and pulp manufacturing; petroleum refining; and similar uses.

SECTION 2. St. Johns County Ordinances 73-1, 73-4, 73-5, 74-3, and 77-6, Section 3-2, is hereby deleted and the following substituted in its stead:

3-2, Encroachment and Reduction of Lot Area

a. The minimum yards, parking spaces, open spaces, including lot area per family required by this Ordinance for all buildings in existence at the time of passage of these regulations or for all buildings hereafter erected, shall not be encroached upon or considered as required yard or open space for any other building, except as hereinafter provided, nor shall any lot area be reduced below the requirements of these regulations.

b. Whenever a residence, building or other structure has been constructed on a lot or parcel of land, said lot or parcel shall not be reduced in size in any manner wherein the size of the lot or parcel no longer meets the zoning requirements for the structure, the applicable building permit requirements for the structure, or other such governmental rules or laws. In addition to all other penalties provided in the zoning ordinances, the County may require that the existing structure be demolished at the owners expense when a violation of this section occurs.

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 Board of County Commissioners of the County of St. Johns, State of Florida, this 22nd day of July, 1980.

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

BY: Chester Benet  
its chairman

ATTEST: Marie Hudson  
Deputy Clerk for  
OLIVER LAWTON, CLERK



Adopted regular meeting 7/22/80

Effective 8-1-80

**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 \_\_\_\_\_  
Public Hearing  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
Ordinance s  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
June 27, 1980

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 30th day of June \_\_\_\_\_  
 A.D. 19 80  
 \_\_\_\_\_  
 Notary Public

*Notary Public, State of Florida at Large*  
*My Commission Expires Sept. 24, 1983*  
*Bonded by American Fire & Casualty Company*

**COPY OF ADVERTISEMENT**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON JULY 22, 1980, AT 1:40 O'CLOCK P.M., IN THE COUNTY COMMISSIONERS ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL HOLD A PUBLIC HEARING TO CONSIDER THE 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, AS AMENDED 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 TOWNS. THIS AMENDMENT PROVIDES FOR SPECIFIC INCLUSION OF AIRCRAFT MANUFACTURING, REHABILITATION, PAINTING AIRCRAFT, AND MANUFACTURING OF SUB-ASSEMBLIES; PROHIBITS CERTAIN REDUCTION IN LOT OR PARCEL SIZES AFTER CONSTRUCTION OF A STRUCTURE; PROVIDES PENALTIES; 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: Oliver Lawton  
 Its Clerk  
 L-298, J,27 SAR