

ORDINANCE NUMBER: 80-64

INTRODUCED BY: COMMISSIONER CURTAN

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 MODIFIES THE DEFINITION OF VARIANCE 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, are amended by deleting Section 6-1-86 and substituting the following in its stead:

6-1-86. Variance. A variance is a relaxation of the terms of this Zoning Ordinance where such variance will not be contrary to the public interest, and where, by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary situation or condition of such piece of property, or by reason of the use or development of property immediately adjoining the piece of property in question, the literal enforcement of the requirements of this Zoning Ordinance would cause either undue hardship to carry out the spirit and purpose of this Zoning Ordinance, or would be contrary to the spirit and purpose of this Zoning Ordinance. In this context personal, family or financial difficulties, loss of prospective profits and neighboring violations or hardships created by any act of the owner are not considered hardships justifying a variance.

SECTION 2. 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 9th day of December, 1980.

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

BY: Ray Waldron  
Its Chairman

ATTEST: Marie Hudson  
Deputy Clerk for  
OLIVER LAWTON, CLERK



Adopted regular meeting 12/09/80  
Effective 12-12-80

**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 \_\_\_\_\_  
Board of County Commissioners Meeting  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
Ordinances  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
Nov. 20, 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 24th day of Nov.

A.D. 19 80  
Hector R. Lee

(SEAL) 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 DECEMBER 9, 1980, AT 10:15 O'CLOCK A.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 MODIFIES THE DEFINITION OF VARIANCE 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.  
 If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings, and for such purpose he 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.  
 BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
 BY: OLIVER LAWTON  
 Its Clerk  
 L775 Nov. 20, SAR



FILED

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FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State  
Ron Levitt  
Assistant Secretary of State

December 11, 1980

Honorable Oliver Lawton, Clerk  
Board of County Commissioners  
Post Office Box 300  
St. Augustine, Florida 32084

Attention: Marie Hudson, Deputy Clerk

Dear Mr. Lawton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

- ✓ 1. Receipt of your letter/s of December 9  
and certified copy/ies of St. Johns  
County Ordinance/s No./s 80-64
- 2. Receipt of \_\_\_\_\_ County Ordinance/s  
relative to:  
(a) \_\_\_\_\_  
which we have numbered \_\_\_\_\_  
(b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
- ✓ 3. We have filed this/these Ordinance/s in this office  
December 11, 1980.
- 4. The original/duplicate copy/ies showing the filing date  
is/are being returned for your records.

Cordially,

*Nancy Kavanaugh*  
(Mrs.) Nancy Kavanaugh  
Chief, Bureau of Laws

NK/k

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