

ORDINANCE NUMBER: 81-55

INTRODUCED BY: COMMISSIONER BENET

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 INCCLUSION OF MOBILE HOMES IN ANY DISTRICT WHICH A MOBILE HOME IS A PERMITTED USE ON NON-CONFORMING LOTS OF RECORD: AND FURTHER 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, and 74-3 and 77-6, Section 10-8, Nonconforming lots of record, is hereby deleted and substituted in its stead the following:

In any district in which single family dwellings or mobile homes are permitted, a single family dwelling or mobile home, 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 limitation 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 and 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 the 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.

SECTION II. 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 ON THE 11th
DAY OF August, 1981.

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

BY: Nancy Waldron
Its chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Marie Hudson
Deputy Clerk

Adopted regular meeting 8/11/81
Effective 8-14-81

81-55

COPY OF ADVERTISEMENT

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 of Public Hearing
_____ in the matter of _____
Ordinance Amending Ordinance #73-1, #73-4, #73-5,
#74-3, & #77-6 in the _____ Court,
was published in said newspaper in the issues of _____
July 18, 1981.

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 20th day of July _____

A.D. 19 81
Ruth M. Walker
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires May 13, 1985
Bonded thru Troy Rain Insurance, Inc.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON AUGUST 11, 1981, AT 1:30 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 MOBILE HOMES IN ANY DISTRICT WHICH A MOBILE HOME IS A PERMITTED USE ON NON-CONFORMING LOTS OF RECORD; AND FURTHER 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
Carl "Bud" Merkel, Its Clerk
By: Marie Hudson
Deputy Clerk
L597 July 18, SAR

FILED

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Carl "Bud" Markel
CLERK OF CIRCUIT COURT

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

August 13, 1981

Honorable Carl "Bud" Markel
Clerk of Circuit Court
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32084

Attention: Marie Hudson, Deputy Clerk

Dear Mr. Markel:

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

1. Receipt of your letter/s of August 12,
and certified copy/ies of St. Johns
County Ordinance/s No./s 81-55, 81-56 & 81-57
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
August 13, _____ 1981
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/
mb

FLORIDA-State of the Arts

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