

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 MODIFIES THE REGULATIONS PERTAINING TO THE USE OF MOBILE HOMES TYPE STRUCTURES FOR NON-DWELLING USES; CLARIFIES THE PROCEDURES FOR MINOR MODIFICATIONS TO PUD'S; CLARIFIES THE PROCEDURE FOR OBTAINING EXTENSIONS OF TIME FOR DEVELOPMENT OR OTHER ACTIONS UNDER PUD'S AND PSD'S; AND PROVIDES 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 ordinances described in the above title, are hereby amended as follows:

a) The following sections are added to said zoning ordinances:

5-11-4 (r): A mobile home, as described in Section 6-1-54 (1), may be approved by exception as an accessory use/structure for use in conjunction with a bona fide agricultural operation.

6-1-54 (1) Mobile Home (non-dwelling):

A mobile home or unit that is to be used for non-dwelling purposes or which through construction or alteration may not comply with all the characteristics of a mobile home set forth in Section 6-1-54 shall for the purposes of Sections 5-11-4 (r); 7-11-1, 7-11-2; and 7-11-3 of this Ordinance still be considered a mobile home.

7-17-1 (f) A mobile home as described in Section 6-1-54 (1) of this Ordinance shall not be considered or allowed as a normal accessory use or structure except as provided in Section 5-11-4 (r) of this ordinance.

b) Section 5-11-4 (o) is deleted and the following is added and substituted in its stead:

5-11-4 (o) A mobile home for dwelling purposes may be approved for temporary placement in conjunction with an established residential use. This temporary placement shall not exceed 24 months unless a further exception is granted.

c) Section 8-2-4A is deleted and the following is added and substituted in its stead:

8-2-4(A) Minor Adjustments to Final Development Plans or to Ordinance Creating a PUD: In order to facilitate minor adjustments to PUD ordinances or to the plans approved as part of the Ordinance creating a PUD, or to previously approved PUD final development plans, the St. Johns County Planning and Zoning Agency may approve minor adjustment in such plans or ordinance. Minor adjustments shall be those changes or adjustments that comply with the following criteria:

- a. There are the same or fewer number of dwelling units and/or floor area; or,
- b. The open space is in the same general location and in the same general amount, or a greater amount; or,
- c. The buildings have the same or less number of stories and/or floor area or,
- d. The roads and drives follow approximately the same course, have the same or greater width, have the same public or private rights therein.

Extension of time limits for development or other actions required under a PUD shall be considered minor adjustments if such extensions are made by the St. Johns County Planning and Zoning Agency within one year of the effective date of the ordinance that created the PUD and the Agency determines that such time extensions are not detrimental to the community.

No formal notice provisions are required to consider and/or approve such minor adjustments.

d) The following section 8-2-5(A) is added to section 8-2-5 Expiration of Time Limits:

8-2-5(A) Extensions of time limits for development or other actions required under a PUD that are made prior to one year from the effective date of the ordinance

creating the PUD may be made in the manner provided by section 8-2-4(A) Minor Adjustments.

e) The following section 8A-2-5(A) is added to section 8A-2-5 Expiration of Time Limits.

8A-2-5(A) Extensions of time limits for development or other actions required under a PSD that are made prior to one year from the effective date of the ordinance creating the PSD may be made by the St. Johns County Planning and Zoning Agency without published notice provided that such agency determines that such time extensions are not detrimental to the community.

Section 2. This ordinance shall take effect immediately 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 ST. JOHNS COUNTY, FLORIDA this 8th day of April, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis M. Brubaker
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

Adopted 04/08/86 meeting regular

Effective 04/15/86

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 _____
 Sandra G. Russ _____ who on oath says that he is
 Legal Advertising Clerk _____ 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 Regular Meeting _____
 _____ in the matter of _____
 Amendment Modifying Regulations for the use of Mobile
 Homes _____ in the _____ Court,
 was published in said newspaper in the issues of _____
 March 18, 1986 _____

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 19th day of March _____
 86 _____
 A.D. 19 _____

(SEAL) _____
 Notary Public
 Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 Licensed thru 1107 - 616 - Insurance, MC.

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON APRIL 8, 1986 AT 9:30 O'CLOCK A.M., IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, 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 Ordinance 73-1, 73-4, 73-5, 74-3, and 77-6, which are the ordinances establishing and enacting of 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 regulations pertaining to the use of mobile homes type structures for non-dwelling uses; clarifies the procedures for minor modifications to PUD's; clarifies the procedure for obtaining extensions of time for development or other actions under PUD's and PSD's; 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 Administration Building, Lewis Speedway, 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" Markel,
 Its Clerk
 L122 March 18, 1986



FLORIDA DEPARTMENT OF STATE ST. JOHNS COUNTY, FLORIDA
George Firestone
Secretary of State

RECEIVED

'86 APR 15 A10:22

April 11, 1986

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

Carl Bud Markel
CLERK, COUNTY COMMISSION

Attention: Tami J. Tedder, Deputy Clerk

Dear Mr. Markel:

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

1. Receipt of letter/s of April 9, 1986
and certified copy/ies of St. Johns
County Ordinance(s) 86-31, 86-32, 86-33 & 86-34
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
on April 11, _____ 1986.
4. The original/duplicate copy/ies showing the filing date
is/are being returned for your records.

Cordially,

Liz Cloud
(Mrs.) Liz Cloud, Chief
Bureau of Administrative Code

LC/ mb

FLORIDA-State of the Arts