

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 TOWNS. THIS AMENDMENT DISALLOWS THE ERECTION OF MORE THAN ONE MAIN USE STRUCTURE ON A RECORDED, OR LEGALLY DOCUMENTED UNRECORDED, RESIDENTIAL SUBDIVISION; 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 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:

Section 7-3, Erection of More Than One Main Use Structure on a Lot, is hereby deleted and the following is substituted in its stead:

7-3. Erection of More Than One Main Use Structure on a Lot.

More than one main use structure for a permitted or principal use shall not be erected on a single lot except as follows:

- a. More than one structure may be erected on a single lot provided yard, area and other requirements of this Zoning Ordinance are met for each structure as though it were on an individual and separate lot, Except:

- (aa) Lots located within a recorded, or legally documented unrecorded, residential subdivision shall not be allowed more than one main use structure for a permitted or principal use (except as provided in paragraph (b.)), unless such additional main use structure was legally placed on the lot on or before July 10, 1990, (date of adoption of this amendment). If such is the case, the primary Principal Use Structure shall be identified and after identification any additional main use structures shall be considered "grandfathered" and allowed to continue subject to all applicable provisions of Article 10 of this Code relating to non-conforming uses and structures.

(aaa) For the purpose of subsection (aa), above, "legally documented unrecorded residential subdivision" shall mean an unrecorded subdivision depicted by a drawing, plat, or sketch that is in actual existence as of June 19, 1978 (the "legally documented date"), provided that there has been an actual sale or conveyance of a lot or parcel within such subdivision by the original subdivider to another person or entity prior to the legally documented date.

b. More than one structure used for multiple-family residential purposes may be erected on a single lot, either in a recorded subdivision or as defined in Section 6-1-47, provided that an open space of not less than ten feet is provided between each structure, required yards are provided between any structure and all lot lines, minimum and maximum lot coverage for all of such buildings taken together complies with district regulations.

SECTION 2. This Ordinance shall take effect immediately upon receipt of official acknowledgment by the Department of the 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 10th DAY OF July 1990.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA:

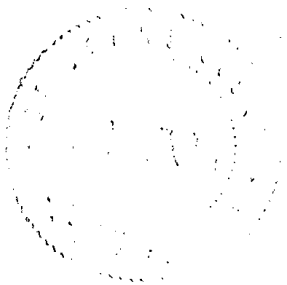
BY: Craig A. Maguire
Chairman

Attest: Carl "Bud" Markel

Carl "Bud" Markel
Clerk

Adopted regular Meeting July 10, 1990

Effective July 23, 1990



COPY OF ADVERTISEMENT

NOTICE OF INTENT TO CONSIDER ENACTMENT OF ORDINANCE

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON TUESDAY, JULY 16, 1990, AT 10:30 O'CLOCK A.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 56-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 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, STATES AND NATIONAL PARKS AND ALL INCORPORATED CITIES AND TOWNS. THIS AMENDMENT DISALLOWS THE ERECTION OF MORE THAN ONE MAIN USE STRUCTURE ON A RECORDED OR LEGALLY DOCUMENTED UNRECORDED, RESIDENTIAL SUBDIVISION; 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 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
By Connie E. McDaniel
Deputy Clerk
L106 June 18, 1990

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

ANN JACKSON _____ who on oath says that she is

ACCOUNTING 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 INTENT

in the matter of

RE: ORDINANCES 73-1, 73-4, 73-5, 74-3 & 77-6

in the _____ Court,

was published in said newspaper in the issues of _____

JUNE 18, 1990

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 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 she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me Ann Jackson

this _____ 19th _____ day of _____ JUNE

A.D. 19 90

Jan Ann Jones
(SEAL) Notary Public
8/22/93

\$30.04