

ORDINANCE NO. 99-5

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING PORTIONS OF ORDINANCE 97-15, WHICH IS THE ORDINANCE ESTABLISHING A COMPREHENSIVE ZONING CODE FOR ALL OF ST. JOHNS COUNTY, FLORIDA, EXCEPT THAT AREA COMPRISING THE PONTE VEDRA ZONING DISTRICT, AS DEFINED IN CHAPTER 65-2171, LAWS OF FLORIDA, AND FURTHER EXCEPTING STATE AND NATIONAL PARKS AND ALL INCORPORATED CITIES AND TOWNS IN ST. JOHNS COUNTY; SPECIFICALLY AMENDING SECTIONS 7-10-2, PROVIDING USES PERMITTED AND LENGTH OF STAY IN TRAVEL TRAILER PARKS AND CAMPGROUNDS; ADDING SECTION 7-10-2A DEFINING PORTABLE HOUSING UNIT; ADDING SECTION 7-10-2B PROVIDING FOR NON-CONFORMING UNITS IN TRAVEL TRAILER PARKS AND CAMPGROUNDS; ADDING SECTION 6-1-68B DEFINING PORTABLE HOUSING UNIT; AMENDING SECTION 6-1-23, DEFINING DWELLING UNIT; ADDING SECTION 6-1-15B DEFINING COOKING FACILITIES; PROVIDING A SEVERANCE CLAUSE AND SETTING AN EFFECTIVE DATE.

Whereas, St. Johns County has areas designated for the use of Travel Trailer Parks and Campgrounds; and,

Whereas, the St. Johns County Zoning Code provides that the use and length of stay in the Travel Trailer Parks and Campgrounds is intended for temporary occupancy; and,

Whereas, St. Johns County needs regulations to ensure compatibility with the intent of the Zoning Code, along with providing for the protection of the safety and welfare of those persons occupying units within a Travel Trailer Park or Campground; and,

Whereas, the Zoning Code does not sufficiently describe criteria for dwelling units containing cooking facilities, compatible with the adopted Building Codes for St. Johns County, and,

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

Section 1. Section 7-10-2 of Ordinance 97-15 is deleted and the following shall be substituted in its stead:

7-10-2 Uses Permitted and Length of Stay. Spaces in the travel trailer parks and camp

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grounds are intended for portable housing units, including park models as defined by Fla. Statutes, and those units defined in Section 6-1-70, Recreational Vehicle. Placement of a unit without permanently attached structure additions, so that the unit may be removed within four hours in reasonable judgement of the Building Official or designee, shall be considered a Portable Housing Unit.

Section 2. Ordinance 97-15 is amended to add the following Sections:

- 7-10-2 A Portable Housing Unit as defined in Section 6-1-68B shall not have additions that are permanently attached to the unit. For this purpose, additions that are easily removable so the unit may travel within four hours time or additions that are not permanently attached to the unit are allowed. Park Models as defined by the Florida Administrative Code which remain in the same location over 45 days shall be permitted and inspected by the Building Department for compliance with tie-down and installation as required for Park Models by Fla. Statutes 320.8325(6), as may be amended from time to time.
- 7-10-2 B Any unit not in compliance with Sections 7-10-2 and 7-10-2A in existence on or before January 26, 1999, shall be considered "legally non-conforming" and shall be subject to the provisions of Article 10 of this Code.
- 6-1-68 B Portable Housing Unit shall include those units defined in Section 6-1-70, Recreational Vehicle, and also Park Models as defined by Fla. Statutes and Fla. Administrative Code. All Park Models shall meet installation requirements as defined by Florida Law and as stated in Section 7-10-2A.
- 6-1-15B Cooking Facilities: Kitchen equipment containing an oven for enclosed cooking (including microwave and toaster oven) and flat heated surfaces for open cooking (including hotplate).

Section 3. Ordinance 97-15, Section 6-1-23 is deleted in its entirety and the following shall be substituted in its stead:

- 6-1-23. Dwelling Unit: A room or rooms connected together, constituting a separate, independent housekeeping establishment for a family, for owner occupancy or rental or lease on a weekly, monthly, or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing sleeping facilities and cooking facilities as defined in Section 6-1-15 B.

Section 4. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. This Ordinance shall take effect upon its being filed with the Secretary of State of Florida.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA this 26th day of January, 1999.

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

BY: Mare J. Malone
Its Chair

ATTEST: Cheryl Strickland

By: Cheryl Strickland
Clerk

Effective Date: February 1, 1999

K:ROSEMARY.YORDTRTR6

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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 _____

LINDA Y MURRAY 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 PUBLIC HEARING

in the matter of _____

ORDINANCE/REGULATIONS AFFECTING THE USE OF LAND

in the _____ Court, was published in said newspaper in the

issues of WEDNESDAY, DECEMBER 23, 1998

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 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 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 this 23rd day of DECEMBER, 1998,

by Linda Y Murray who is personally

known to me or who has produced PERSONALLY KNOWN as

identification. (Type of Identification)

Zoe Ann Moss
(Signature of Notary Public)



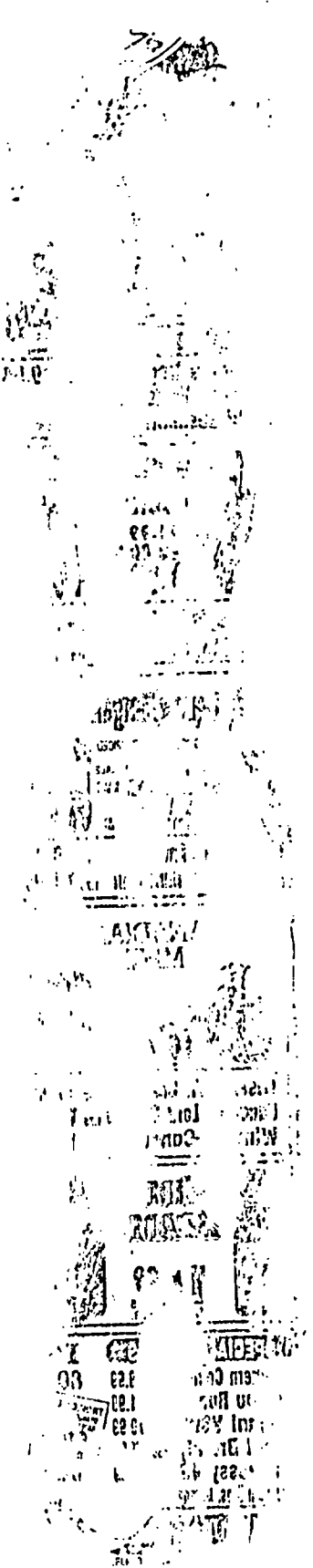
Zoe Ann Moss
MY COMMISSION # CC641814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

(Seal)

ZOE ANN MOSS

(Print, Type or Stamp Commissioned Name of Notary Public)

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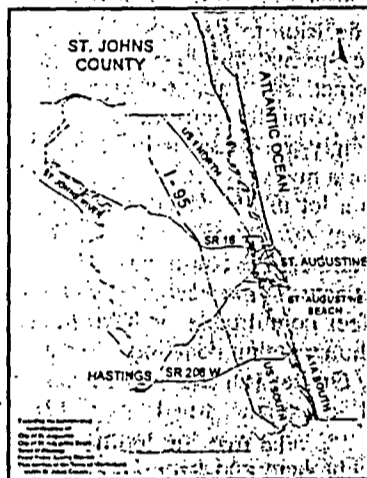


NOTICE OF PUBLIC HEARINGS OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON ESTABLISHMENT OF ORDINANCE/REGULATIONS AFFECTING THE USE OF LAND

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at a regular meeting on Tuesday, January 12, 1999 at 2:30 p.m. and at a regular meeting on Tuesday, January 26, 1999 at 5:30 p.m. in the County Auditorium at the County Administration Complex, 4020 Lewis Speedway (County Road 16-A and U.S. 1 North), St. Augustine, Florida will hold public hearings to consider the following proposed ordinances and at the January 26, 1999 public hearing will consider adoption of the proposed ordinances:

ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING PORTIONS OF ORDINANCE 97-15, WHICH IS THE ORDINANCE ESTABLISHING A COMPREHENSIVE ZONING CODE FOR ALL OF ST. JOHNS COUNTY, FLORIDA, EXCEPT THAT AREA COMPRISING THE PONTE VEDRA ZONING DISTRICT, AS DEFINED IN CHAPTER 65-2171, LAWS OF FLORIDA, AND FURTHER EXCEPTING STATE AND NATIONAL PARKS AND ALL INCORPORATED CITIES AND TOWNS IN ST. JOHNS COUNTY; SPECIFICALLY AMENDING SECTIONS 7-10-2, PROVIDING USES PERMITTED AND LENGTH OF STAY IN TRAVEL TRAILER PARKS AND CAMPGROUNDS; ADDING SECTION 7-10-2A DEFINING PORTABLE HOUSING UNIT; ADDING SECTION 7-10-2B PROVIDING FOR NON-CONFORMING UNITS IN TRAVEL TRAILER PARKS AND CAMPGROUNDS; ADDING SECTION 6-1-68B DEFINING PORTABLE HOUSING UNIT; AMENDING SECTION 6-1-23, DEFINING DWELLING UNIT; ADDING SECTION 6-1-15B DEFINING COOKING FACILITIES; AMENDING SECTION 7-6; PROVIDING FOR RESTRICTIONS ON PARKING OF HEAVY VEHICLES IN RESIDENTIAL DISTRICTS; PROVIDING A SEVERANCE CLAUSE AND SETTING AN EFFECTIVE DATE.



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The proposed ordinances are on file in the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (CR 16A and U.S. #1, St. Augustine, Florida) and may be examined by parties interested prior to the said public hearings. Please take note that the ordinances are subject to revision prior to the hearings or adoption. All parties having any interest in said ordinances will be afforded an opportunity to be heard at the public hearings.

If a person decides to appeal any decision made with respect to any matter considered at the hearings, such person will need a record of the proceedings, and for such purposes he/she 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.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in these proceedings should contact ADA Coordinator, at (904) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-2501 or Florida Relay Service: 1-800-955-8770, no later than 4 days prior to the date of the hearing.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Patricia DeGrande, Deputy Clerk

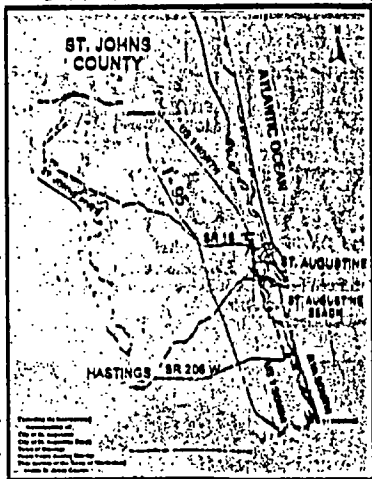
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BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Patricia DeGrande, Deputy Clerk

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 _____

LINDA Y MURRAY _____ 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 PUBLIC HEARING _____

in the matter of ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

ON ESTABLISHMENT OF ORDINANCE/REGULATIONS AFFECTING LAND USE

in the _____ Court, was published in said newspaper in the

issues of JANUARY 14, 1999

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 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 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 this 15th day of JANUARY, 19 99,

by Linda Y Murray who is personally

known to me or who has produced PERSONALLY KNOWN as

identification.

Zoe Ann Moss (Signature of Notary Public) _____ (Seal)

ZOE ANN MOSS
(Print, Type or Stamp Commissioned Name of Notary Public)



Zoe Ann Moss
MY COMMISSION # CC641814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

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COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARINGS COUNTY BOARD OF COUNTY COMMISSIONERS ESTABLISHMENT OF ORDINANCES AFFECTING THE USE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners, St. Johns County, Florida, at a regular meeting on Tuesday, January 12, 1999, and at a regular meeting on Tuesday, January 26, 1999, in the Auditorium at the County Administrative Complex, 4020 Lewis Road 16-A and U.S. 1 North), St. Augustine, Florida, consider the following proposed ordinances and a hearing will consider adoption of the proposed ordinance.

ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS COUNTY, FLORIDA, AMENDING PORTIONS OF ORDINANCE 97-15, ESTABLISHING A COMPREHENSIVE ZONING CODE FOR ALL OF ST. JOHNS COUNTY, FLORIDA, EXCEPT THAT AREA COMPREHENSIVE ZONING DISTRICT, AS DEFINED IN CHAPTER 65-2171, LAWS OF FLORIDA, AND FEDERAL AND NATIONAL PARKS AND ALL INCORPORATED CITIES AND TOWNS IN ST. JOHNS COUNTY, FLORIDA; AMENDING SECTIONS 7-10-2, PROVIDING USE OF STAY IN TRAVEL TRAILER PARKS AND CAMPGROUNDS; AMENDING SECTIONS 7-10-2A DEFINING PORTABLE HOUSING UNIT; PROVIDING FOR NON-CONFORMING UNITS IN TRAVEL TRAILER PARKS AND CAMPGROUNDS; ADDING SECTION 6-1-88B DEFINING PORTABLE HOUSING UNIT; AMENDING SECTION 6-1-23, DEFINING DWELLING UNIT; ADDING SECTION 6-1-15B, DEFINING COOKING FACILITIES; AMENDING SECTION 7-6, PROVIDING FOR RESTRICTIONS ON PARKING OF HEAVY VEHICLES IN RESIDENTIAL DISTRICTS; PROVIDING A SEVERANCE CLAUSE AND SETTING AN EFFECTIVE DATE.

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If a person decides to appeal any decision made at the public hearings, such person will need a notary public for such purposes. He/she may need to ensure that the proceedings is made, which record includes the testimony of the parties to the appeal is to be based.

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BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Patricia DeGrande, Deputy Clerk

