

RESOLUTION NO. 92-179

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A RESOLUTION OF THE PLANNING AND ZONING AGENCY WHICH SETS CERTAIN NOTIFICATION PROCEDURES FOR MINOR MODIFICATION TO PUD/PSD'S OR FINAL DEVELOPMENT PLANS

WHEREAS, on September 15, 1988, the Planning and Zoning Agency (PZA) adopted a resolution establishing certain notification requirements for minor modifications to planned unit developments (PUD's), planned special developments (PSD's) or final development plans (FDP's). A copy of the resolution is attached hereto as Exhibit A; and

WHEREAS, the Board of County Commissioners approves the PZA's efforts to provide procedures pursuant to Section 11-7-3 of the Zoning Ordinance which insure that members of the public are fully and fairly informed of minor modifications to PUD's PSD's or FDP's.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida as follows:

The Board of County Commissioners of St. Johns County, Florida hereby approves the September 15, 1988, resolution of the PZA, which is attached hereto as Exhibit A. Further, the PZA is encouraged to take whatever steps are necessary to insure that members of the public affected by PZA actions are fully and fairly informed of those actions.

PASSED AND ADOPTED this 27th day of October, 1992 by the St. Johns County Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK


By: 
Clerk

EXHIBIT "A"

RESOLUTION OF THE ST. JOHNS COUNTY
PLANNING AND ZONING AGENCY
REGARDING POLICY AND PROCEDURE

WHEREAS, The St. Johns County Planning and Zoning Agency has reviewed and determined there is a need for property owners being notified...

WHEREAS, In certain requests for minor modification to Final Development Plans and/or Planned Special Developments, there exists no notification of persons who may be affected by such request..

WHEREAS, the St. Johns County Zoning Code does not require notification in cases of Minor Modification, however it is determined by the Planning and Zoning Agency that in order to uphold the intent of the zoning code to protect the health, safety, welfare of the citizens of St. Johns County..


IT IS HEREBY RESOLVED that when there are owners within 300 feet of a proposed minor modification which affects the set back, height, location or use already approved to PUD/PSD/or Final Development Plan, other than the developer of the total lands involved, the minor modification shall proceed with adjacent property owner notification and notice of publication as prescribed by the Zoning Code in matters pertaining to Exceptions and Variances..

FURTHER; it shall be the responsibility of the applicant for minor modification to provide the names, addresses and legal descriptions of those within three hundred feet of the subject parcel; envelopes addressed to each party on the list, and be responsible for payment of the legal notice to be published in newspaper.

NOW THEREFORE it is determined by the Planning and Zoning Agency that this procedure is allowable by the provisions of Section 11-11-1 of the Zoning Code, which allows certain discretion in notification requirements for cases to be heard by said board.

ADOPTED AND APPROVED BY THE PLANNING AND ZONING AGENCY:

THIS 15th day of Sept. '88


In witness hereof, Chairman, PZA