

ORDER OF THE ST. JOHNS COUNTY
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

RE: George Anderson
10360 U.S. #1 North
St. Augustine, FL 32084

FILE NUMBER: Zoning E-92-021

ORDER DENYING APPEAL

The above-referenced applicant requested an exception pursuant to the St. Johns County Zoning Ordinance for placement of two mobile homes on eight lots in St. Augustine Park (Unit 1, Block 3, lots 62-64 and lots 56-60), currently zoned RS-3. On April 2, 1992 the matter came before the Planning and Zoning Agency for public hearing, and the request was denied. On June 9, 1992, the matter came before the St. Johns County Board of County Commissioners on appeal by the applicant from the Planning and Zoning Agency's order denying the exception. The matter was continued by the Board of County Commissioners without objection from the applicant, to July 14, 1992.

FINDINGS OF FACT

Having considered the application and supporting documents, planning staff report dated April 2, 1992, the Planning and Zoning Agency order, and statements from the applicant, the Board of County Commissioners adopts the findings of fact stated in the Planning and Zoning Agency's order, a copy of which is attached hereto as Exhibit A, incorporated and made a part hereof.

NOW THEREFORE, the Board of County Commissioners denies the appeal of E-92-021 because it is contrary to the public interest and is incompatible with the development of the adjacent properties and subdivision. The Board of County Commissioners specifically affirms that part of the Planning and Zoning Agency's order which requires removal of the mobile homes currently on the property, and the applicant shall have 45 days from the date of this order to remove the mobile homes.

DATE OF COMMISSION ACTION: July 14, 1992

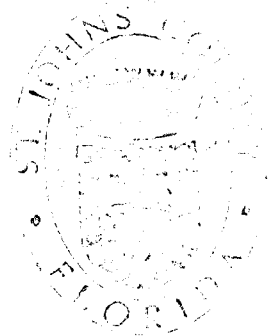
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: J. L. B. [Signature]
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: W. Carter [Signature]
Its

cc: George Anderson
Planning and Zoning Agency



ORDER OF THE ST. JOHNS COUNTY

PLANNING AND ZONING AGENCY

RE: George Anderson
10360 U.S. #1 North
St. Augustine, Florida 32084

File Number: E-92-021

ORDER DENYING EXCEPTION

The above-referenced applicant requested an exception pursuant to the St. Johns County Zoning Ordinance for placement of two mobile homes on eight lots in St. Augustine Park (Unit 1, Block 3, lots 62-64), currently zoned RS-3. On April 2, 1992 the matter came before the Planning and Zoning Agency (Agency) for public hearing.

FINDINGS OF FACT

Having considered the application and supporting documents, the staff report dated April 2, 1992, statements from neighboring residents, correspondence to the Planning and Zoning Department, and statements from the applicant, the Agency makes the following findings of fact:

- (1) E-92-021 has been fully considered after public hearing pursuant to legal notice duly published as required by law and the St. Johns County Zoning Ordinance;
- (2) St. Augustine Park is a platted subdivision in St. Johns County;
- (3) Although mobile homes are permitted under the plat in certain areas of St. Augustine Park, they are not permitted in Unit 1, Block 3; and

EXHIBIT A

- (4) Residents of St. Augustine Park have purchased property in the Subdivision in reliance on the existing zoning of RS-3, single family residence, and in reliance on the existing character of the immediate area, predominantly single family residential in conventional homes.

NOW THEREFORE, Although the request is not inconsistent with the St. Johns County Comprehensive Plan, the Agency denies E-92-021 because it is contrary to the public interest and is incompatible with the development of the adjacent properties and subdivision.

FURTHER, in that there exists on the property the two mobile homes described in the application, the Agency requires removal of the mobile homes within 45 days from the date of this Order, unless on appeal, the exception is approved by the Board of County Commissioners.

This decision may be appealed to the St. Johns County Board of County Commissioners within 30 days of April 2, 1992 pursuant to Section 11-9-6, St. Johns County Zoning Ordinance.

DATED THIS 2 day of April , 1992.

PLANNING AND ZONING AGENCY OF
ST. JOHNS COUNTY, FLORIDA:

by: John P. McDonald
Chairman

The undersigned Clerk of the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct copy of the Order adopted by said Agency as the same appears in the record of Planning and Zoning Agency minutes.

by: Procurator Uerman