


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

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RE: Michael M. and Debbie H. Long  
46 S. Roscoe Blvd.  
Ponte Vedra Beach, FL



ORDER GRANTING EXCEPTION

The above-referenced applicants requested an exception to place a second mobile home on 2 1/2 acres, zoned OR, pursuant to Section 7-3 of the Zoning Code, which allows erection of more than one main use structure on a single lot under certain circumstances. The applicants requested the second mobile home for a family member residence. On June 18, 1992, the matter went before the Planning and Zoning Agency (PZA) in for public hearing, and the request for the exception was granted. The matter is now before the Board of County Commissioners pursuant to Section 7-3 of the Zoning Code, which requires exceptions for the erection of more than one main use structure on a lot to be approved by the Board of County Commissioners.

FINDINGS OF FACT

Having considered the application and supporting documents, the planning staff report dated June 18, 1992, the PZA's order granting the exception dated June 24, 1992, statements from the applicants, the Board of County Commissioners hereby adopts the findings of fact stated in the PZA's order, a copy of which is attached hereto as exhibit A, incorporated herein and made a part hereof. In addition, the Board of County Commissioners makes the following findings of fact:

1. The addition of second mobile home on the 2 1/2 acre parcel does not exceed a greater density than one dwelling unit per acre, as required by Section 7-3, Zoning Code;

2. The 2 1/2 acre parcel is sufficient to allow each mobile home to meet yard, area, and other requirements of the zoning code.

ACCORDINGLY, the Board of County Commissioners hereby grants exception E-92-038 subject to the following conditions:

1. The mobile home shall be skirted within 30 days of receiving a certificate of occupancy;
2. Use of the second mobile home is limited to the applicant's family only and shall be non rental;
3. The exception is nontransferable; and
4. The applicants shall submit a lot grading plan to the Public Works Department for review and approval prior to beginning work on the site.

DATE OF COMMISSION ACTION: July 28, 1992

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: J. L. Bishop  
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Patricia De Grande  
Deputy Clerk

cc: Michael M. and Debbie H. Long  
Planning and Zoning Agency

PLANNING AND ZONING AGENCY  
REPORT AND RECOMMENDATION  
TO THE BOARD OF COUNTY COMMISSIONERS

RE: E-92-038  
Michael M. and Debbie H. Long  
46 S. Roscoe Boulevard  
Ponte Vedra Beach, Fla.

The above request for an exception to place a second mobile home on 2 1/2 acres which is zoned OR, for a sister to live in, in accordance with Section 7-3 (Ordinance 90-52)\* of the Zoning Ordinance was fully considered at a public hearing on June 18, 1992 pursuant to legal notice requirements as required by law and the County Zoning Ordinance.

Having considered the application and supporting documents; the staff report dated June 18, 1992; correspondence to the Planning and Zoning Department and Board of County Commissioners; and statements from the applicant, the Planning and Zoning Agency makes the following recommendation:

Since the area is comprised of a mixture of mobile homes and conventional single family residences, approval of the request subject to the mobile home being skirted, family use only, non-rental, non-transferable, and submission of a lot grading plan to the Public Works Department for review and approval prior to beginning work on the site, would not appear to result in a compatibility problem or inconsistency with the development trends of the area, nor inconsistent with

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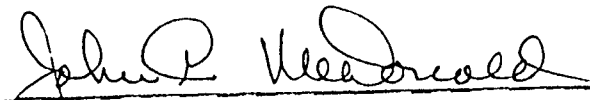
\* Ordinance 90-52 requires exceptions for the erection of more than one main use structure on a lot to be approved by the Board of County Commissioners.

Exhibit A

section 6-1-26 of the County Zoning Ordinance. In addition, granting the request for an exception will not adversely affect the public interest. Since the Plan does not make specific reference to mobile homes or their location, approval would not appear to be inconsistent with the Comprehensive Plan and the request for two units on 2 1/2 acres is consistent with PV-4A density requirements of the Comprehensive Plan Future Land Use Map.

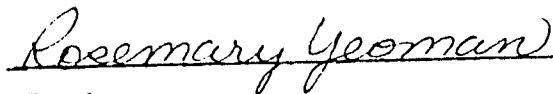
**VOTE: Unanimous**

submitted by:

  
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John C. McDonald, Chairman, PZA

Attest:

  
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Clerk

Dated this 24 day of June, 1992.

Commissioner Floyd announced that he has communicated with Florida Memorial College about some property; stated he will have a report for the next meeting.

Commissioner Balsavage had nothing to report.

(2.1943)

Commissioner Bailey aired that she had asked to look into the beneficial uses of waste lime sludge from the Tillman Ridge Water Treatment Plant ; commented on a letter from CDM stating that there are some uses for waste lime sludge; directed Meiszer to followed up and bring back a report as how the sludge can be put to use.

Commissioner Bailey aired she has written a letter to the Engineering Department to thank them for fixing a drainage problem on Fruit Cove Road.

Commissioner Bailey advised that the Trust for Public Lands people would be here to give a presentation; informed the Board that they are welcome to come to the meeting.

(2.1994)

Commissioner Roberts commented on Bailey's remark concerning waste lime sludge and added he was putting together a tour of the facility in Gainesville. He will keep the Board posted, and invited the Board to go.

Commissioner Herold had nothing to report.

Commissioner Brinkhoff addressed the Board regarding the TDC Executive Director; said the list has been paired down to five names; these five will be interviewed on August 3, 1992; recommendations will come to the Board probably by the next meeting; asked how many names would the Board like for TDC to recommend. Discussion followed. **Motion by Herold, seconded by Balsavage, carried 6/1 with Maguire dissenting, to consider the TDC Executive Director a Department Head.**

The meeting thereupon recessed and reconvened at 1:30 p.m. with Commissioners Brinkhoff, Bailey, Floyd, Balsavage, Maguire, Herold and Roberts; Nicholas Meiszer, County Administrator; and Irma Pacetti, Deputy Clerk present. Also present were: Andy Campbell, Assistant County Administrator; Linda Hurst, Assistant County Attorney; Michael Givens, County Finance Director; Jerry Napier, Planning Director; Cliff Gandy, Public Works Director; Jeanette Bradley, The St. Augustine Record; and Bobby Jones, Director of Utilities.

07/28/92 - 8 - 2.2242

11. Order - E-92-038 Matt and Debbie Long (Applicants). request placement of second mobile home on 2 1/2 acre parcel at 46 South Roscoe Boulevard for sister's occupancy. Ordinance No. 92-52 requires exceptions for the erection of more than one main use structure on a lot to be approved by the Board of County Commissioners. The Planning & Zoning Agency recommended approval on June 18, 1992 by unanimous vote. Staff concurs in Planning & Zoning agency recommendation.

Proof of publication of notice of public hearing regarding an exception request for a placement of a second mobile home was received, having been published in The St. Augustine Record on June 18, 1992 was ordered filed.

Napier stated the order was for the placement of a second mobile home on 2 1/2 acre parcel at 46 South Boulevard. Napier said Ordinance No. 92-52 requires exceptions where you are placing more than one main use structure on a lot, to be approved by the Board of County Commissioners. Napier advised that the Planning and Zoning Agency has reviewed this request, and recommended approval. Staff concurred with the recommendation. **Motion by Roberts, seconded by Floyd, carried 7/0, to approve the Order with conditions recommended by the Planning and Zoning Agency.**

(07/28/92 - 8 - 2.2242)

12. Resolution - Marsh Creek Country Club - Major Modification to PUD Ordinances: 86-79/88-21/89-41 (Gerald Dake & Associates, applicant's representative). Request is to increase total dwelling units from 450 to 473, with no other change in Master Development Plan. The Planning & Zoning Agency recommended approval on July 16, 1992 by unanimous vote. Staff concurs in Planning & Zoning agency recommendation.