

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

RE: Billy H. Turner  
1065 A Kings Estate Road  
St. Augustine, Florida 32086

File No.: E-93-038

ORDER GRANTING EXCEPTION

The above-referenced applicant requests an exception to allow the placement of a second mobile home on 3.77 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 applicant requests the second home for a family member residence. On July 1, 1993, the matter came before the Planning and Zoning Agency (PZA) for public hearing, and the PZA recommended approval of the exception. 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, 1993, the PZA's order recommending approval of the exception dated July 1, 1993, and statements from the applicant, 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 a second home on the 3.77 acre parcel does not exceed a greater density than one dwelling unit per acre, as required by Section 7-3, Zoning Code; and

2. The 3.77 acre parcel is sufficient to allow each residence to meet yard, area, and other requirements of the Zoning Code; and

3. The 3.77 acre parcel is sufficient to meet the requirements of St. Johns County Comprehensive Future Land Use designation of "B" Residential.

ACCORDINGLY, The Board of County Commissioners hereby grants exception E-93-038, which allows a second mobile home to remain on the premises subject to the following conditions:

1. The mobile home shall be skirted within thirty days of occupancy,

2. Use of the second mobile home is limited to the applicant's family only and shall be nonrental;

3. The exception is non transferable; and

4. If fill is proposed for a distance greater than 5 feet beyond the foundation of either structure, including fill for placement of a septic tank drainfield, the applicant shall submit a lot grading plan to the Public Works Department for review and approval prior to commencement of construction.

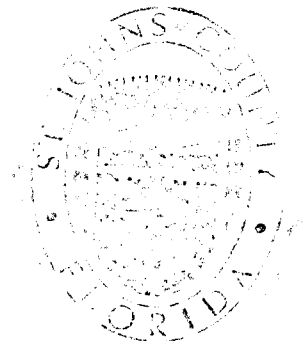
DATE OF COMMISSION ACTION:- August 10, 1993

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Barbour  
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: Yvonne Carter  
Deputy Clerk



cc: Planning and Zoning Agency

Billy H. Turner

E.93.038

**STAFF REPORT**

Prepared 6/18/93  
for 7/01/93 PZA

**APPLICANT Billy Turner E-93-038**

Billy Turner  
1065 Kings Estate Road  
St. Augustine, Fl 32086

**Requested Change**

- The request is for an exception in the RS-2 zoning district to allow the placement of a second mobile home on 3.77 acres for non-rental, family use only.

**Location**

The property is located at 1065 Kings Estate Road, Tract 3, Unit 3, St. Augustine Heights, as recorded in Map Book 10, pages 40 and 41, public records of St. Johns County.

**Description**

The subject property consists of approximately 3.77 acres and is currently occupied by a mobile home. The surrounding zoning is OR. The area is a mixture of mobile homes and conventional single family residences.

**Comments/ Recommendation**

**Public Works Department**

The Public Works Department has no objection to the requested exception. The applicant is cautioned that should fill be proposed a distance greater than five (5) feet from the structure's foundation including a raised septic tank drainfield (if necessary), a lot grading plan is required to be submitted to the Public Works Department for review, comment and approval prior to the commencement of any work.

**Planning & Zoning Department**

Subject to citizen input and the Public Works Department's comments, Planning Staff would have no objection to approval of these exception requests.

**ST. JOHNS COUNTY, FLORIDA**  
**PLANNING AND ZONING AGENCY**  
**REPORT AND RECOMMENDATION**  
**TO THE BOARD OF COUNTY COMMISSIONERS**

**RE: Billy Turner**  
1065 Kings Estate Road  
St. Augustine, Fl 32086

**DATE OF PLANNING AND ZONING AGENCY HEARING: July 1, 1993**

**LOCATION:**

The property is located at 1065 Kings Estate Road.

**PROPOSED EXCEPTION:**

The request is for an exception in the RS-3 zoning district to allow the the placement of a second mobile home on 3.77 acres for non-rental, family use only.

**STAFF REPORT:**

The subject property lies within a "B" category as designated by the Comprehensive Plan, which allows two (2) dwelling units to the acre. The staff report was favorable since the area is a mixture of mobile homes and conventional single family homes; subject to the Public Works comments regarding fill.

**MEETING ATTENDANCE BY CITIZENS/CORRESPONDENCE:**

No persons appeared at the meeting and 2 letters, 1 in favor and 1 undecided were received by Staff.

**PLANNING AND ZONING AGENCY FINDINGS/RECOMMENDATION:**

Having considered the application; the staff report prepared on June 18, 1993; correspondence received by the Planning and Zoning department, and statements made by the applicant, with regard to the criteria established by the Zoning Ordinance section 6-1-86, the Planning and Zoning Agency recommends **APPROVAL OF THE EXCEPTION TO ALLOW THE PLACEMENT OF A SECOND UNIT ONE 3.77 acres**, the second unit being a mobile home, subject to: (1) non-rental family use only; (2) non-transferable; (3) skirting within 30 days of occupancy; (4) compliance with Public Works comments regarding fill, for the following reasons:

(1) The need and justification for the requested change has been considered as required by section 6-1-86 of the Zoning Code.

(2) The exception request is consistent with the development trends of the surrounding area and with the density and intensity outline within the goals, policies, and objectives of the Comprehensive Plan and Comprehensive Plan Land Use Map, since the area lies within a "B" residence zone.

Dated this 9<sup>th</sup> day of July,  
1993

Submitted by:

Mel Kutzer

Mel Kutzer, Chairman, Planning and Zoning Agency