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

RE: David and Linda Gottlieb  
5475 Riverwood Rd. N.  
St. Augustine, FL 32092

FILE NO: E-93-049

ORDER REVERSING ACTION OF  
PLANNING AND ZONING AGENCY  
AND GRANTING EXCEPTION

The above-referenced applicant appeared before the Planning and Zoning Agency (Agency) on August 5, 1993, requesting an exception under the St. Johns County Zoning Ordinance for the temporary placement of a mobile home on lot 10, 5475 Riverwood Road North, Riverwood, as an excepted use in a RS-2 Zoning District. The Agency denied the exception. On September 28, 1993, the matter came before the St. Johns County Board of County Commissioners on appeal of the action of the Agency to deny the exception.

FINDINGS OF FACT

Having considered the application for an exception and supporting documents; the August 5, 1993, Agency minutes; the Agency recommendation; the staff report dated July 16, 1993, and its supporting documents; and statements from the applicant; the Board of County Commissioners makes the following findings of fact:

1. The application for an exception has been fully considered after a public hearing pursuant to legal notice as required by law and the Zoning Code;

2. The placement of a mobile home as requested is a permissible use by exception under Section 5-11-4 of the Zoning Code;

3. The applicant has met the requirements of Section 6-1-26 of the Zoning Code;

4. The request is not inconsistent with the St. Johns County Comprehensive Plan;

5. The applied for use is not inconsistent with development trends in the area and will not adversely affect the public interest.

6. The private covenants and restrictions applicable to the subject lot and subdivision allow temporary placement of a mobile home during construction of a permanent home, and property owners in said subdivision have knowledge of these covenants and restrictions.

ACCORDINGLY, the Board of County Commissioners grant the applicant's request for temporary placement of a mobile home on lot 10 of 5475 Riverwood Road North (an unrecorded subdivision), St. Johns County, as an exception in an RS-2 Zoning District, subject to the limitation that said activity run for 120 days after the requested permit is issued (with no extensions to be granted).

An appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County within 30 days from the date of this action.

Date of Commission action: September 28, 1993

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: *Simon Beltrame*  
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Yvonne Carter*  
Deputy Clerk

cc: David and Linda Gottlieb  
Planning and Zoning Agency

