

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

Re: Karen Dunn-Frehsee
1210 Cherry Tree Rd.
St. Augustine, FL 32085

File No.: E-93-005

ORDER GRANTING EXCEPTION

The above-referenced applicant requests an exception to allow an existing mobile home to remain on 4.77 acres, zoned OR, after completion of a single family residence 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 January 7, 1993, the matter went 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 January 7, 1993, the PZA's order recommending approval of the exception dated January 14, 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 4.77 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 4.77 acre parcel is sufficient to allow each residence to meet yard, area, and other requirements of the Zoning Code.

3. The Board of County Commissioners recently granted a similar request for two main use structures on a single parcel (although for two mobile homes) also on Cherry Tree Road, in file number E-92-068.

ACCORDINGLY, the Board of County Commissioners hereby grants exception E-93-005, which allows the existing mobile home to remain on the premises after the single family home under construction is completed subject to the following conditions:

1. The mobile home shall be skirted;
2. Use of the second mobile home is limited to the applicant's family only and shall be nonrental;
3. The exception is nontransferable; 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: January 26, 1993

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Linda Balsavage
Its Chairman - Linda Balsavage

ATTEST: CARL "BUD" MARKEL, CLERK

By: Yvonne Carter
Deputy Clerk

cc: Planning and Zoning Agency
Karen Dunn-Frehsee