

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

RE: Michael Howland
1971 Ryan Road
St. Augustine, Florida 32092

File No.: E-93-063

ORDER GRANTING EXCEPTION

The above-referenced applicant requests an exception to allow the placement of a second mobile home on 2.38 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 property located at 1971 Ryan Road, being the south 1/2 of Lot 10, Trestle Bay Unit 1, St. Johns County, Florida. On September 16, 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 September 3, 1993, the PZA's recommendation of approval of the exception dated September 27, 1993, and statements from the applicant. The Board of County Commissioners makes the following findings of fact:

1. The addition of a second home on the 2.38 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 2.38 acre parcel is sufficient to allow each residence to meet yard, area, and other requirements of the Zoning Code; and

3. The subject area is a mixture of mobile homes and single family residences, therefore the placement of the requested mobile home is not incompatible with the surrounding area.

4. The 2.38 acre parcel is sufficient to meet the requirements of St. Johns County Comprehensive Future Land

Use designation of R/S, Rural Silviculture, Family Farm Provisions.

ACCORDINGLY, The Board of County Commissioners hereby grants exception E-93-063, which allows a second mobile home to remain and be relocated 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 non-rental;
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:- October 26, 1993

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Balsavage
Chair - Linda Balsavage

ATTEST: CARL "BUD" MARKEL, CLERK

By: Juanne Carter
Deputy Clerk

cc: Planning and Zoning Agency
Michael Howland

E.93.063

