

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

RE: Patricia Ward
912 Fruit Cove Road
Jacksonville, FL 32259

FILE NO: E-93-070

ORDER GRANTING EXCEPTION

The above-referenced applicant appeared before the Planning and Zoning Agency (PZA) on October 21, 1993 requesting an exception to the St. Johns County Zoning Code pursuant to Section 7-3 to allow replacement of an existing mobile home, with a newer mobile home for occupancy by the applicant's father, in the OR zoning district, located on 3 1/2 acres at 912 Fruit Cove Road, Lot 8, Fruit Cove Terrace as recorded in office records book 5, page 13, St. Johns County, Florida. The PZA recommended approval of the exception by unanimous vote.

FINDINGS OF FACT AND ORDER

Having considered the application and supporting documents, the record of the prior PZA hearing on this matter, and staff and public statements at the November 23, 1993 Board of County Commissioners meeting, the Board makes the following Findings of Fact:

1. The replacement of an existing mobile home on the 3 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 3 1/2 acre parcel is sufficient to allow each residence to meet yard, area, and other requirements of the Zoning Code;

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; and

4. The 3 1/2 acre parcel is sufficient to meet the requirements of the St. Johns County Comprehensive Future Land Use designation of R/S, Rural Silviculture, Family Farm provisions.

WHEREFORE, the requested exception is hereby granted on condition that the subject mobile home shall be (1) non-rental, (2) non-transferable, and (3) shall be skirted within thirty days of occupancy.

Any 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 of the filing of this order with the Clerk of the Board of County Commissioners of St. Johns County, Florida.

Date of Commission action: November 23, 1993.

Executed and filed with the Clerk this 8th day of December, 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Alean Roberts
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Carl Bud Markel
Clerk

cc: Patricia Ward
Planning and Zoning

