

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

RE: Richard and Yvonne Fisher  
1440 Roberts Road  
St. Augustine, FL 32084

FILE NO.: E-93-016

ORDER GRANTING EXCEPTION

The above-referenced applicant requested an exception for more than one main use structure to retain an existing mobile home which is occupied by the owner located on 2 1/2 acres of land and to build a single family residence on the same lot. The subject property is located at 1440 Roberts Road; is currently zoned OR; and is currently occupied by the existing mobile home which is to become the residence of a disabled son, while the new residence will become the residence of the owner. On February 18, 1993, the matter went before the Planning and Zoning Agency (PZA) for public hearing, and the PZA recommended approval of the exception. The exception 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  
AND ORDER

Having considered the application and supporting documents; the Planning Staff report of February 18, 1993; the PZA's report and recommendation recommending approval of the exception dated February 25, 1993; and statements from staff and the applicant, the Board of County Commissioners adopts by reference the findings in the PZA's report and recommendation, a copy of which is attached hereto and made a part hereof and further finds as follows:

1. The subject property is located within St. Johns County's Comprehensive Plan Future Land Use District B, which allows two unit per acre;
2. The subject property is zoned OR, open rural, which allows a density of one unit to the acre;
3. A mobile home is on the subject property and a single family residence will be added which do not exceed a greater density than one dwelling unit per acre, as required by Section 7-3, Zoning Code;
4. The 2 1/2 acre parcel is sufficient to allow each residence to meet yard area and other requirements of the Zoning Code;

5. The Planning Staff report of February 18, 1993 was favorable, noting that the area is a mixture of single family residences and mobile homes; that the request would not increase the density of the area; and that retaining the mobile home would not be detrimental to the area provided the use is limited to family occupancy, nonrental, nontransferable.

ACCORDINGLY, the Board of County Commissioners hereby grants exception E-93-016, subject to the following conditions:

1. The mobile home shall remain skirted while on the property;
2. Use of the mobile home at issue is limited to the applicant's son, Richard H. Fisher, Jr., only and shall be nonrental;
3. The exception is nontransferable; and
4. If fill is required at a distance further than 5 feet from the foundation of the structure, including fill for a septic tank drainfield, if necessary, a lot grading plan shall be provided to and approved by the Public Works Department prior to the placement of the mobile home.

Date of Commission action: March 9, 1993

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: *Linda Balsavage*  
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Yvonne Carter*  
Deputy Clerk

cc: Planning and Zoning Agency  
Richard Fisher

