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

RECEIVED
ST. JOHNS COUNTY, FLORIDA

'95 JAN 12 A9:19

RE: Coleen Osteen
1533 Southwood Place
St. Augustine, FL 32095

Carl Bud Mack
CLERK, COUNTY COMMISSIONERS

FILE NUMBER: E-94-075

ORDER GRANTING EXCEPTION

The above-referenced applicant has requested an exception to allow the erection of more than one main use structure on a lot located at 1533 Southwood Place, Lot 31, Southwest Woods, St. Johns County, Florida. The property contains 2.5 acres, zoned RMH and is occupied with one mobile home. The request is to place one additional unit on the subject property for occupancy by the mother of the property owner. On December 1, 1994, 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 November 18, 1994, the PZA's order recommending approval of the exception dated December 6, 1994, and statements from the applicant, the Board of County Commissioners hereby makes the following findings of fact:

1. The request was duly heard in public hearing and published in accordance with the Zoning Code and law;
2. The property zoned RMH, containing 2.5 acres of land meets the criteria for establishing more than one main use pursuant to section 7-3 of the Zoning Code;

3. Subject to conditions, the mobile home would not result in a compatibility problem or inconsistency with the development trends of the area;
4. Subject to conditions, the mobile home will not adversely affect the public interest;

ACCORDINGLY, the Board of County Commissioners hereby grants exception E-94-046 subject to the following conditions:

1. The mobile home shall be skirted within 30 days of the Certificate of Occupancy;
2. The mobile home shall be non-rental, for the applicant's immediate family use only;
3. The Exception shall be non-transferable, and shall not run with the sale of the land.

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.

DATE OF COMMISSION ACTION: January 10, 1995

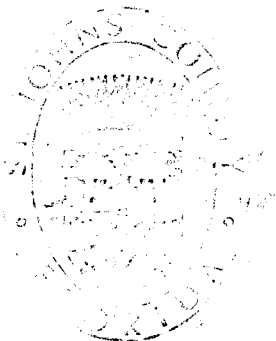
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward
Its Chair - Barbara Ward

ATTEST: CARL "BUD" MARKEL, CLERK

By: Juanne Carter
Deputy Clerk

cc: Planning and Zoning
Coleen Osteen



(01/10/94 - 12 - 2.2600)

PUBLIC HEARING - ORDER - E-94-075 - COLLEEN OSTEEN. THE REQUEST IS AN EXCEPTION TO PLACE MORE THAN ONE MAIN USE STRUCTURE ON A RECORDED LOT, AT A MAXIMUM DENSITY OF ONE UNIT PER ACRE. THIS LOT LOCATED IN SOUTHWEST WOODS IS 2.5 ACRES AND IS ZONED RMH, RESIDENTIAL MOBILE HOME. THE ADDITIONAL UNIT IS FOR OCCUPANCY BY THE MOTHER OF THE PROPERTY OWNER. ON DECEMBER 1, 1994, THE PLANNING AND ZONING AGENCY BY UNANIMOUS VOTE RECOMMENDED APPROVAL SUBJECT TO THE CONDITIONS THAT THE MOBILE HOME BE SKIRTED WITHIN 30 DAYS OF CERTIFICATE OF OCCUPANCY, NON-RENTAL, FOR THE APPLICANT'S FAMILY ONLY, AND NON-TRANSFERABLE.

Proof of publication of notice of public hearing to consider Order E-94-075 - Colleen Osteen was received, having been published in The St. Augustine Record on November 2, 1994

Jerry Napier explained the request. The Planning and Zoning Agency recommended approval subject to the conditions that the mobile be skirted, non-rental, non-transferable and for family use only.

Motion by Maguire, seconded by Floyd, carried 7/0, to adopt the Order approving the Exception, adopting Findings of Fact to support the motion and including conditions with the change of No. 2 of the suggested conditions from the applicant's family use only, to applicant's immediate family.