4	**AGENDA ITEM** **Planning & Zoning**
	Meeting

12/3/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **November 13, 2026**

FROM: **Abrielle Genest, Senior Planner** **PHONE:** **904 209-0598**

SUBJECT OR TITLE: **SUPMIN 2025-14 Stodola Residence**

AGENDA TYPE: **Business Item, Ex Parte Communication, Order, Report**

PRESENTER: **Lindsey Cook, applicant**

BACKGROUND INFORMATION:

Request for a Special Use Permit, pursuant to Section 2.03.28 of the Land Development Code, to allow for More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, specifically located at 2810 Usina Road Extension. This request is a companion application to ZVAR 2026-36 Stodola third Residence.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve SUPMIN 2025-14 Stodola Residence based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.
DENY: Motion to deny SUPMIN 2025-14 Stodola Residence based upon six (6) findings of fact as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Zoning Variance
SUPMIN 2025-14 Stodola Residence

To:	Planning and Zoning Agency
From:	Abrielle Genest, Senior Planner
Date:	November 19, 2026
Subject:	**SUPMIN 2025-14 Stodola Residence,** a request for a Special Use Permit, pursuant to Section 2.03.28 of the Land Development Code, to allow for More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, specifically located at 2810 Usina Road Extension. This request is a companion application to ZVAR 2026-36 Stodola third Residence.
Applicant:	Lindsey Cook
Owner:	Gary Stodola
Hearing Dates:	Planning and Zoning Agency – December 3, 2026
Commissioner District:	District 2

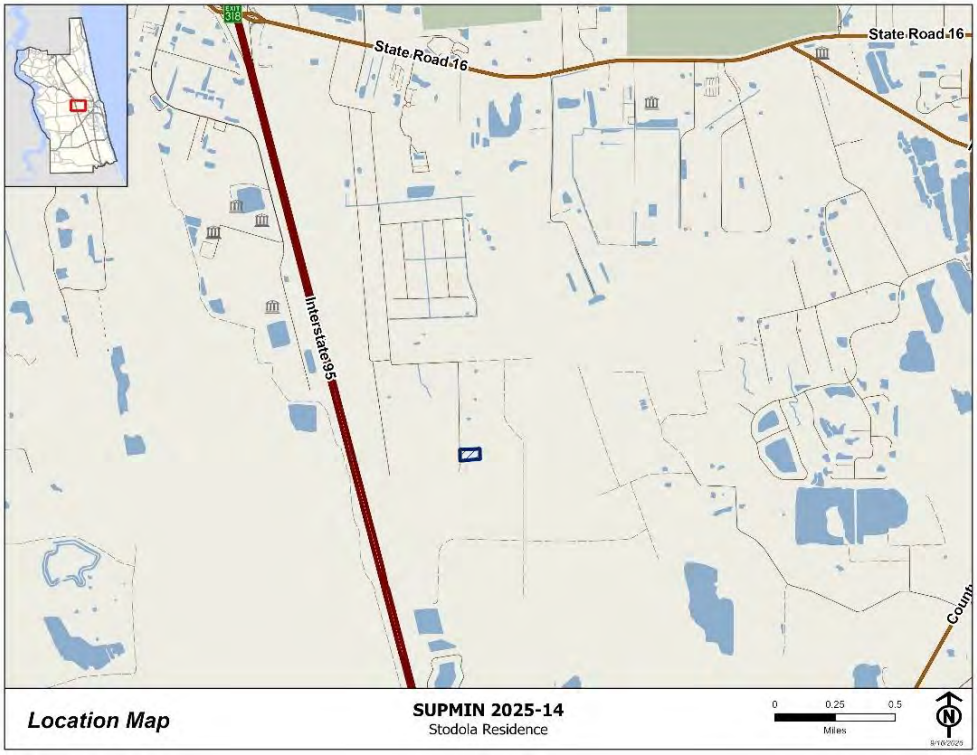
SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **SUPMIN 2025-14 Stodola Residence** based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

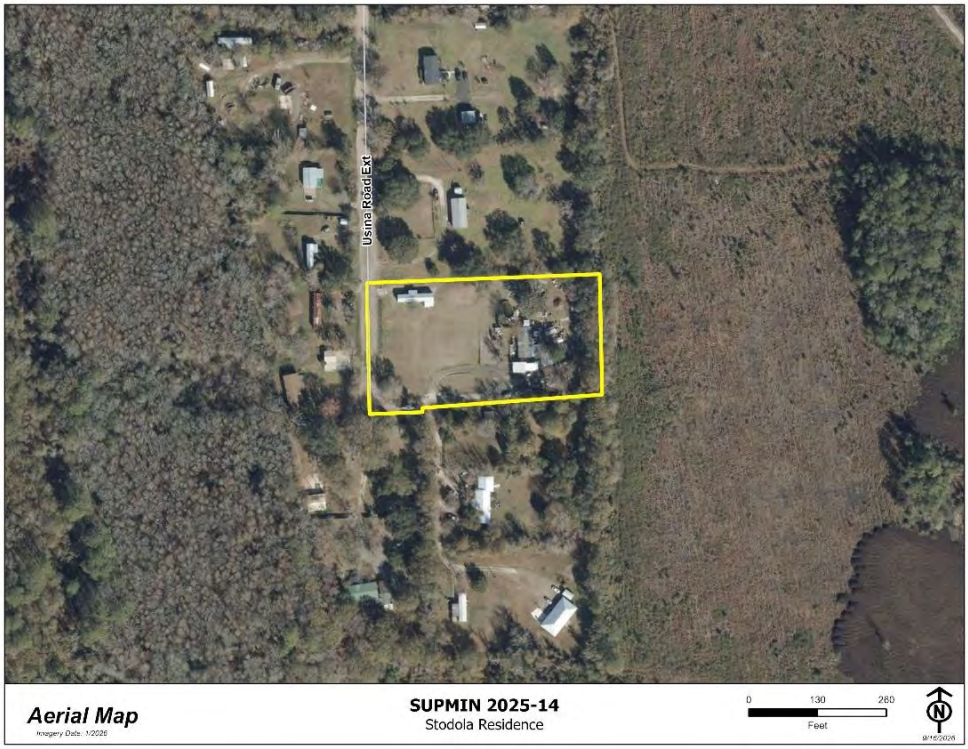
DENY: Motion to deny **SUPMIN 2025-14 Stodola Residence** based upon six (6) findings of fact as provided in the Staff Report.

MAP SERIES

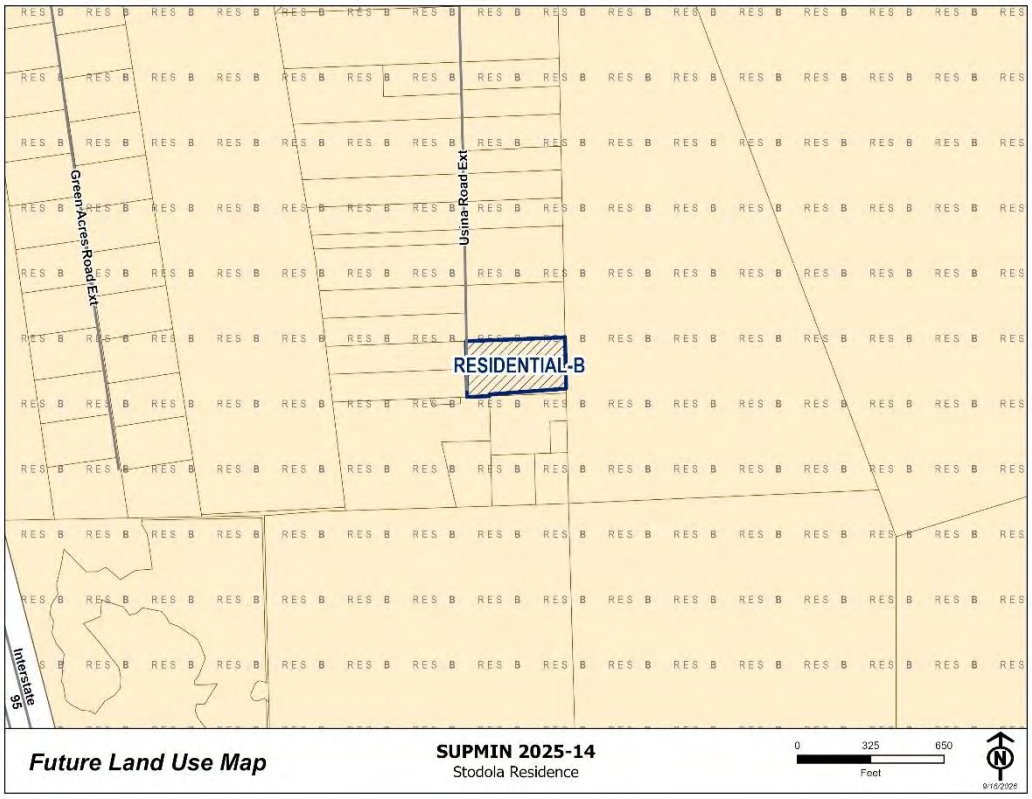
Location: The subject property is located on the southern end of Usina Road Extension, a dedicated easement that is connected to Usina Road. The property is generally located east of Interstate-95 and south of State Road 16.



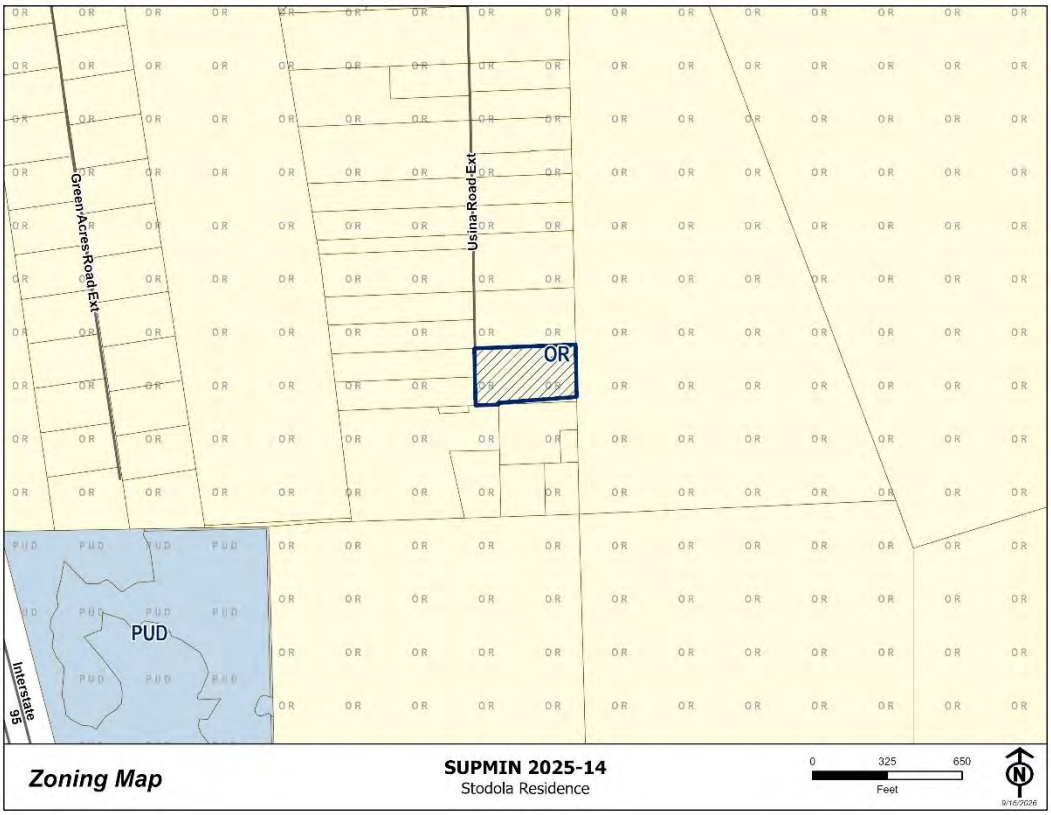
Aerial Imagery: The subject property contains approximately 2.39 acres of land and is developed with two (2) mobile homes. The surrounding area consists of a mix of vacant properties, single-family residences, mobile homes, and properties containing multiple main use structures.



Future Land Use: The subject property and surrounding properties are designated Residential-B (RES-B) on the Future Land Use Map.



Zoning District: The subject property and adjacent properties are zoned Open Rural (OR).



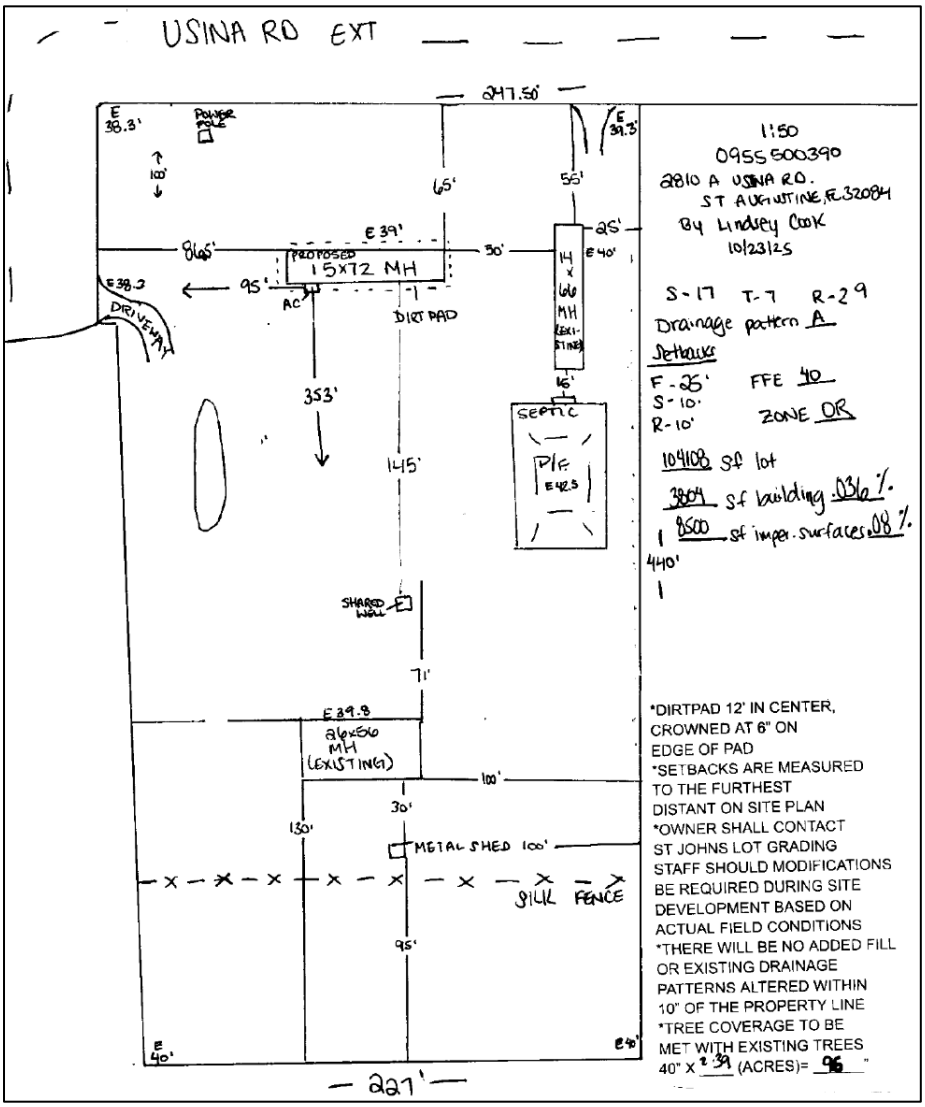
APPLICATION SUMMARY

The applicant is requesting a Special Use Permit to allow for the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to Sections 2.03.28 and 2.04.07 of the Land Development Code. The request is to permit a third main-use residence on the property.

The applicant has stated the proposed mobile home will be for an elderly family member so their family can provide daily care, assistance, and support. Per the narrative, the application finds that the use is consistent with the St. Johns County Land Development Code and Comprehensive Plan. The applicant states that the proposed use is residential in nature and is compatible with the surrounding area. The applicant's Narrative is provided in full within **Attachment 2 Supporting Documents.**

A companion Zoning Variance (ZVAR 2026-36) from Section 2.03.28 and Table 6.01 of the Land Development Code is requested to allow a third main-use residence on the subject property, which does not meet the minimum lot area requirement of one (1) acre per main use residence in the Open Rural (OR) zoning district.

Proposed Site Plan:



APPLICABLE REGULATIONS

LDC Sec. 2.03.28 More Than One Main Use Structure On a Residential Lot

More than one (1) main Use Structure may be placed or erected on a Residential Lot subject to the following conditions and limitations:

More than one (1) main Use Structure for permitted or principal Use may be placed or erected on a Lot of Record located within a properly platted Subdivision or Legally Documented Unrecorded Subdivision by an approved Special Use, as defined in Section 2.03.01, and as provided in Part 9.01.00 for the issuance of Development Permits, provided that the property is sufficient to allow each Structure to meet Yard, area and other requirements of this Code pertaining to the zoning district in which it is located as though it were on an individual and separate Lot, can meet access and utility requirements, the total density of the Lot is in compliance with the provisions of the Comprehensive Plan, and further restricted by the provisions of Section 2.04.07.

LDC Sec. 2.04.07 Erection of More Than One Main Use Structure on a Residential Lot

More than one (1) main Use Structure shall not be placed or erected on a single Lot within a properly platted Subdivision, Subdivision properly recorded in accordance with County ordinances, or Legally Documented Unrecorded Subdivision, except as follows:

A. Lots within a properly platted Subdivision, or Legally Documented Unrecorded Subdivision may apply for Special Use permit as provided in Section 2.03.28 provided the property meets minimum yard, area and other requirements of this Code pertaining to the zoning district in which it is located as though it were on an individual or separate Lot and the total density of the Lot is in compliance with the provisions of the Comprehensive Plan. The main use structure on the lot shall have been declared and continues to be declared as homestead by the Property Appraiser, unless this provision is waived by the Planning and Zoning Agency in the granting of the Special Use permit.

B. More than one (1) main Use Structure shall not be allowed on Lots within Future Land Use designations of Agricultural-Intensive (A-I) and Rural/Silviculture (R/S) except as may be allowed under the Family Farm and Lot provision of the Comprehensive Plan and shall be subject to Special Use requirements of Paragraph A above.

C. Lots of Record not within a properly platted Subdivision, or Legally Documented Unrecorded Subdivision may have more than one (1) main Use Structure provided the property meets minimum yard, area and other requirements of this Code pertaining to the zoning district in which it is located as though it were on an individual or separate Lot.

   The allowance for additional units on a Lot within a properly platted Subdivision, Legally Documented Unrecorded Subdivision or a Lot of Record shall be limited to a maximum of four (4) additional structures on a single Lot. Requests for more than four (4) additional structures on a single Lot shall require a Development Permit in compliance with the provisions of Part 5.02.00 of this Code.

LDC, Section 6.01.01 Schedule of District Area, Height, Bulk, and Placement Regulations

Table 6.01 (LDC)

Zoning Districts	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. Front/ Side/Rear	Maximum Height of Structures
OR	100 feet	1 Acre	20%	50%	75%	25/10/10 feet	None*

CREITERIA FOR REVIEW

Sec. 2.03.01.A General Provisions on Special Uses (provided in part)

A Special Use shall be approved by the Planning and Zoning Agency only upon determination that the application and evidence presented establish that:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code;

   Applicant Response: *The requested Special Use will not be detrimental to the public good. The request is intended to accommodate elderly family members who require assistance from relatives living on the property. This arrangement promotes their health, safety, and well-being while allowing family members to provide ongoing care and support. The proposed use is consistent with the intent of the St. Johns County Land Development Code and Comprehensive Plan and will comply with all applicable County regulations.*

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services; and

   Applicant Response: *The proposed use is residential in nature and is compatible with the surrounding area. It will not create significant increases in traffic, noise, lighting, or other impacts and will not place an excessive burden on public facilities or services. The property will continue to be used for residential purposes in a manner that is compatible with neighboring properties.*

3. If access is provided by a Street maintained by the Florida Department of Transportation (FDOT), a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator; and

   Applicant Response: *The property is served by an existing driveway. No new access or modifications to the existing access are proposed as part of this request. Therefore, an FDOT pre-application meeting is not required.*

4. The Use, which is listed as a Special Use in the district in which it is proposed to be located, complies with all required regulations and standards of this Article II, unless greater or more stringent regulations are contained or provided in the Comprehensive Plan or elsewhere in this Code for the Special Use.

   Applicant Response: *The requested Special Use is permitted within the zoning district subject to Special Use approval. The Applicant will comply with all applicable provisions of Article II and all conditions established by St. Johns County. The request supports a family caregiving arrangement while maintaining compatibility with the surrounding residential area.*

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

Pursuant to Section 10.04.02 of the Land Development Code, the St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship.

The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

As defined in Article 12 of the LDC, a Variance is a relaxation of the terms of this Code where; i) such Variance will not be contrary to the public interest, and where; ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question, iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

The Applicant bears the burden of demonstrating by competent substantial evidence that there exists a special condition or unique circumstance of the property such that the literal application of the Land Development Code constitutes a hardship. The Agency may consider the quality (character convincing power, probative value or weight) of the evidence and testimony in the Staff report as well as by Staff, evidence and testimony produced by the applicant, and of the evidence and testimony produced by public comment, as well as any other evidence presented or disclosed during the hearing.

The Agency may grant such relief to the extent only necessary to alleviate the hardship. If the evidence presented does not warrant the full relief requested, the Agency may grant only a portion of the relief. The Agency may attach additional reasonable conditions to further mitigate the effect of the requested relief along with corresponding findings.

The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

Please be advised that, pursuant to Section 10.04.02.A of the LDC, the Planning and Zoning Agency may grant a variance that is less than the full requested variance to the extent that a hardship no longer exists. Additionally, the Planning and Zoning Agency may impose reasonable additional conditions in order to mitigate for the harm caused by the granting of the variance.

Technical Division Review:

The subject property is located on Usina Road Ext, a dirt roadway that appears to be maintained with drainage ditches on either side. Usina Road Ext is an access easement that is approximately 3,500 feet long from the subject site to the paved roadway of Usina Road. The easement provides access for more than ten (10) residential dwelling units with the current number around 35 residential dwelling units. Most of the current dwellings appear to pre-date the Land Development Code and can be viewed on the 1999 aerial of the roadway. Per the Land Development Code (LDC) section 6.04.07.B.1; Easements for access serving Multi-Family Dwelling Projects (except Townhomes), non-residential Projects, or easements serving ten (10) or more unplatted, residential Dwelling Units: a. Shall meet all requirements of Part 6.04.00 (Roadway, Drainage & Utilities Standards) for commercial driveway or local road or collector standards, as appropriate, and meet Part 6.03.00 Fire Protection Regulations.

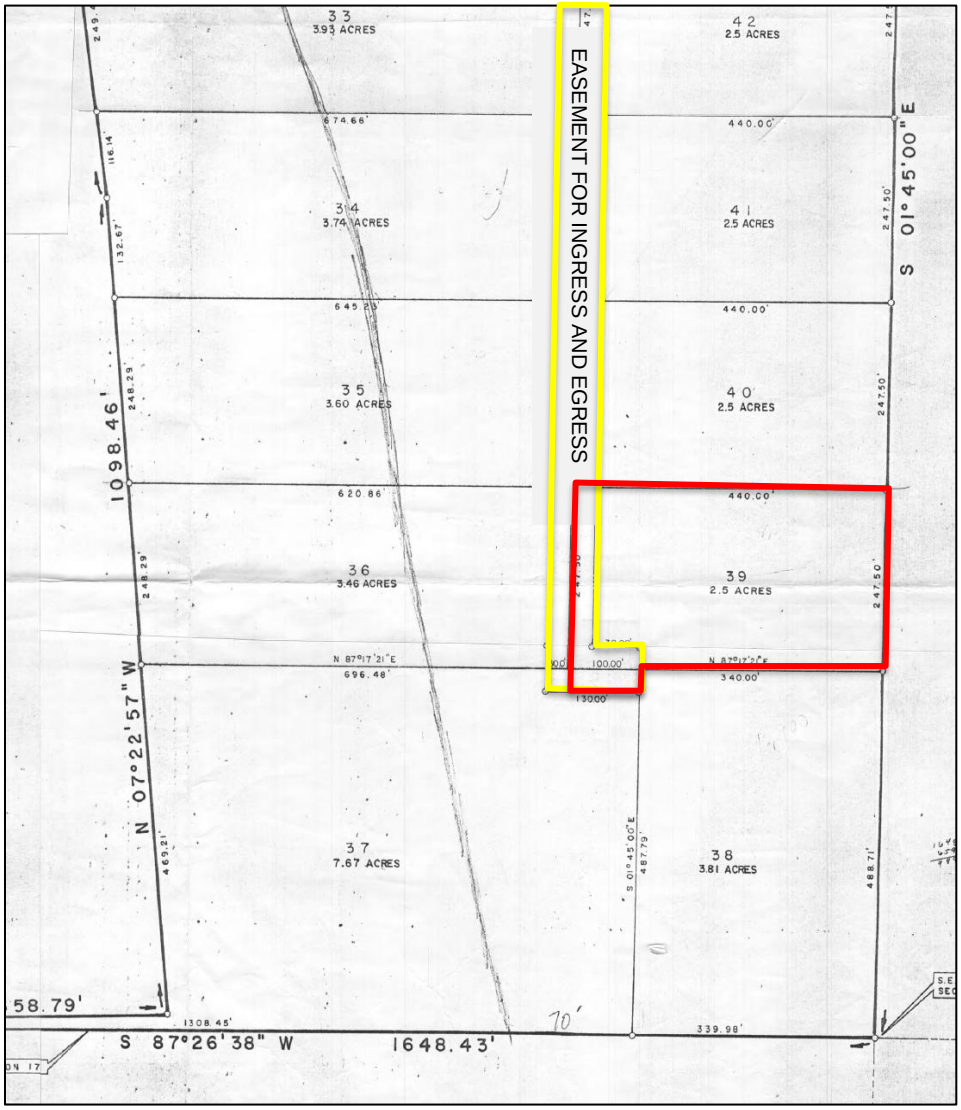
To add an additional residential dwelling unit to the access easement the roadway would need to be constructed to a paved local roadway standard per section 6.04.07 of the LDC. This would require engineered roadway plans to be permitted and an Improvement Bond for 15% of the total construction cost would be required for a 26-month maintenance period per LDC 6.04.08.C

The Applicant/owner would per Code be required to: (1) Have the roadway updated to a standard local road classification from the subject site to the nearest paved and maintained County roadway; or (2) seek a non-zoning variance at a public hearing before the Board of County Commissioners to the roadway standards required by section 6.04.07.B.1 of the LDC. The applicant has indicated their intent to pursue a Non-Zoning Variance to LDC Section 6.04.07 following the PZA's decision on the subject Special Use Permit and Zoning Variance applications.

Planning and Zoning Division Review:

The subject property is zoned OR and is bordered by Usina Road Extension, an unpaved access easement, along its western and southern boundaries. The property consists of one lot within the unrecorded plat of Dendall Acres.

Close-up of Dendall Acres Unrecorded Plat:



Currently, 37 properties have frontage along Usina Road Extension. The surrounding neighborhood consists of a mix of vacant properties, single-family residences, mobile homes, and properties containing multiple main use structures.

Request:
The applicant is requesting approval to place a 1,080-square-foot mobile home on the west side of the approximately 2.39-acre property. The property currently contains two mobile homes measuring 1,456 square feet and 924 square feet. Based on the submitted site plan, the proposed mobile home would meet the applicable development standards of the Open Rural (OR) zoning district, including requirements for lot width, maximum building coverage, floor area ratio, impervious surface area ratio, and minimum yard setbacks. However, the property does not meet the minimum lot area requirement for a third main-use residence.

Pursuant to LDC Section 2.03.28, the applicant requests a Special Use Permit to authorize a third main-use structure on the subject property. A companion Zoning Variance is also requested to waive the minimum lot area requirement applicable to each main-use structure, thereby allowing the third structure on a lot that does not otherwise meet the required minimum lot area.

Two (2) other properties within the Venndale Acres Unrecorded Plat have applied for Special Use Permits to allow additional main-use structures. However, neither application proceeded to the Planning and Zoning Agency due to inactivity. Both properties lacked sufficient lot area to accommodate a second main-use structure, similar to the subject application. One applicant also submitted companion Zoning Variance and Non-Zoning Variance applications but did not pursue the project further. The second applicant did not proceed beyond the initial application submittal.

Project History:
In 2001, the property owner obtained a Special Use Permit (SUPMIN 2001-23) to allow a second main use on the approximately 2.39-acre parcel. Since the site met the one-acre minimum per main use, a companion Zoning Variance was not necessary. The existing residences are situated on the east and northwest portions of the property. The records for the 2001 Special Use Permit can be found in **Attachment 3 – SUPMIN 2001-23 Documents**.

In November 2025, an application for a Special Use Permit to allow a third main-use residence was submitted to the County. During the application review process, the applicant was notified that a companion Zoning Variance would be required to address the minimum lot area requirement.

Before the revised application materials were received, the County received a complaint through the PRIDE system regarding a mobile home that had reportedly been moved onto the property without the necessary approvals. In May 2026, County staff conducted a site visit and observed a dilapidated mobile home on the property. During a conversation with the property owner, Mr. Stodola indicated that he intended to renovate the mobile home and subsequently sell it. Staff advised the owner that the appropriate permits would be required for the mobile home to remain on the site and explained that the OR zoning district does not permit the storage of mobile homes for renovation and resale.

Following receipt of the complaint, staff received the Zoning Variance request on August 20, 2026. This application, along with the companion Special Use Permit, places a stay on all Code Enforcement proceedings.

Image from May 20, 2026 Code Enforcement Site Visit



CORRESPONDENCE/PHONE CALLS

As of writing this staff report, staff has not received correspondence on the application.

ACTION

Staff offer eight (8) findings of fact and eleven (11) conditions to support a motion to approve or six (6) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Draft Final Orders
2. Supporting Documents
3. SUPMIN 2001-23 Documents

SUGGESTED MOTION/FINDINGS/CONDITIONS TO APPROVE REQUEST

Motion to approve **SUPMIN 2025-14 Stodola Residence,** request for a Special Use Permit, pursuant to Section 2.03.28 of the Land Development Code, to allow for More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, specifically located at 2810 Usina Road Extension, subject to the following findings and conditions:

SUGGESTED FINDINGS:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code.
2. The use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.01, Section 2.03.28, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map Designation of Residential-B.
6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship, to the neighborhood, promotes the public health, safety, welfare, morals, order, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

(*The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion*)

SUGGESTED CONDITIONS:

1. The Special Use Permit is granted to Gary Stodola and shall be transferable.
2. Development shall be consistent with improvements depicted on the site plan labeled **"Exhibit B"** and shall be made a part of this Order; any change or addition shall constitute a violation of the Special Use approval unless such change is submitted and approved by the Planning and Zoning Agency.
3. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being executed.
4. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator may be appealed to the Board of County Commissioners.

5. The Special Use Permit shall commence within one (1) year of the signing of the Order; otherwise, all rights granted herein shall be null and void. Commencement will be defined as issuance of a Development Permit by the St. Johns County Operations Division.

6. The Special Use Permit is granted under the conditions of continual use. A Special Use that, once commenced, remains idle, discontinued, or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.

7. Approval of the Special Use does not release the project from compliance with all relevant requirements of the St Johns County Land Development Code, Comprehensive Land Use Plan, Florida Building Code, and any other Agency having jurisdiction.

8. All towing gear shall be removed.

9. Exterior skirting shall be installed to provide a visual barrier for all underfloor mechanical, electrical, and plumbing installations. Skirting shall extend from the underside of the perimeter of the Structure to the adjacent surrounding grade. Skirting may be constructed of pressure-treated wood or natural durable wood such as redwood or cedar, or skirting material manufactured specifically for the purpose of installation on manufactured/mobile homes. Skirting shall be permanently maintained free from broken or missing sections, pieces, or cross members. Exceptions to these skirting requirements may be made in areas where an enclosed underfloor is prohibited due to storm surge, or where the lowest portion of the first-floor joists, measured vertically, exceeds seven (7) feet from grade throughout the entire underfloor area.

10. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

11. The applicant or owner shall obtain approval of a Non-Zoning Variance to allow an additional dwelling unit to take access from an easement serving more than ten (10) unplatted residential dwelling units without upgrading to meet local road standards

(*Additional conditions may be added as a result of the public hearing*)

SUGGESTED MOTION/FINDINGS TO DENY REQUEST

Motion to deny **SUPMIN 2025-14 Stodola Residence,** request for a Special Use Permit, pursuant to Section 2.03.28 of the Land Development Code, to allow for More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, specifically located at 2810 Usina Road Extension, based upon the following suggested findings:

SUGGESTED FINDINGS:

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan and/or the Land Development Code.

2. The use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.

3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Section 2.03.01, Section 2.03.28, and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Residential-B.
6. The requested Use is in conflict with the development patterns of the area.

(*The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion*)

ATTACHMENT 1
DRAFT FINAL ORDERS

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Gary Stodola (owner) 2810 Usina Road Extension St. Augustine, FL 32084
FILE NUMBER:	SUPMIN 2025-14
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL ID:	095550-0390
DATE OF HEARING:	December 3, 2026

ORDER GRANTING SPECIAL USE REQUEST

The above referenced application for a Special Use Permit, pursuant to Section 2.03.28 of the Land Development Code, to allow for More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, specifically located at 2810 Usina Road Extension, came before the Planning & Zoning Agency for public hearing on December 3, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code.
2. The use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.01, Section 2.03.28, and Article XII of the Land

Development Code.

5. The request is not in conflict with the Future Land Use Map Designation of Residential-B.

6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship, to the neighborhood, promotes the public health, safety, welfare, morals, order, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.

7. The requested Use is not in conflict with the development patterns of the area.

8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the request for a a Special Use Permit, pursuant to Section 2.03.28 of the Land Development Code, to allow for More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, subject to the following conditions:

1. The Special Use Permit is granted to Gary Stodola and shall be transferable.

2. Development shall be consistent with improvements depicted on the site plan labeled **"Exhibit B"** and shall be made a part of this Order; any change or addition shall constitute a violation of the Special Use approval unless such change is submitted and approved by the Planning and Zoning Agency.

3. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being executed.

4. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator may be appealed to the Board of County Commissioners.

5. The Special Use Permit shall commence within one (1) year of the signing of the Order; otherwise, all rights granted herein shall be null and void. Commencement will be defined as issuance of a Development Permit by the St. Johns County Operations Division.

6. The Special Use Permit is granted under the conditions of continual use. A Special Use that, once commenced, remains idle, discontinued, or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.

7. Approval of the Special Use does not release the project from compliance with all relevant requirements of the St Johns County Land Development Code, Comprehensive Land Use Plan, Florida Building Code, and any other Agency having jurisdiction.

8. All towing gear shall be removed.

9. Exterior skirting shall be installed to provide a visual barrier for all underfloor mechanical, electrical, and plumbing installations. Skirting shall extend from the underside of the perimeter of the Structure to the adjacent surrounding grade. Skirting may be constructed of pressure-treated wood or natural

durable wood such as redwood or cedar, or skirting material manufactured specifically for the purpose of installation on manufactured/mobile homes. Skirting shall be permanently maintained free from broken or missing sections, pieces, or cross members. Exceptions to these skirting requirements may be made in areas where an enclosed underfloor is prohibited due to storm surge, or where the lowest portion of the first-floor joists, measured vertically, exceeds seven (7) feet from grade throughout the entire underfloor area.

10. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

11. The applicant or owner shall obtain approval of a Non-Zoning Variance to allow an additional dwelling unit to take access from an easement serving more than ten (10) unplatted residential dwelling units without upgrading to meet local road standards

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS _____DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

_____

Clerk
Growth Management Department

_____

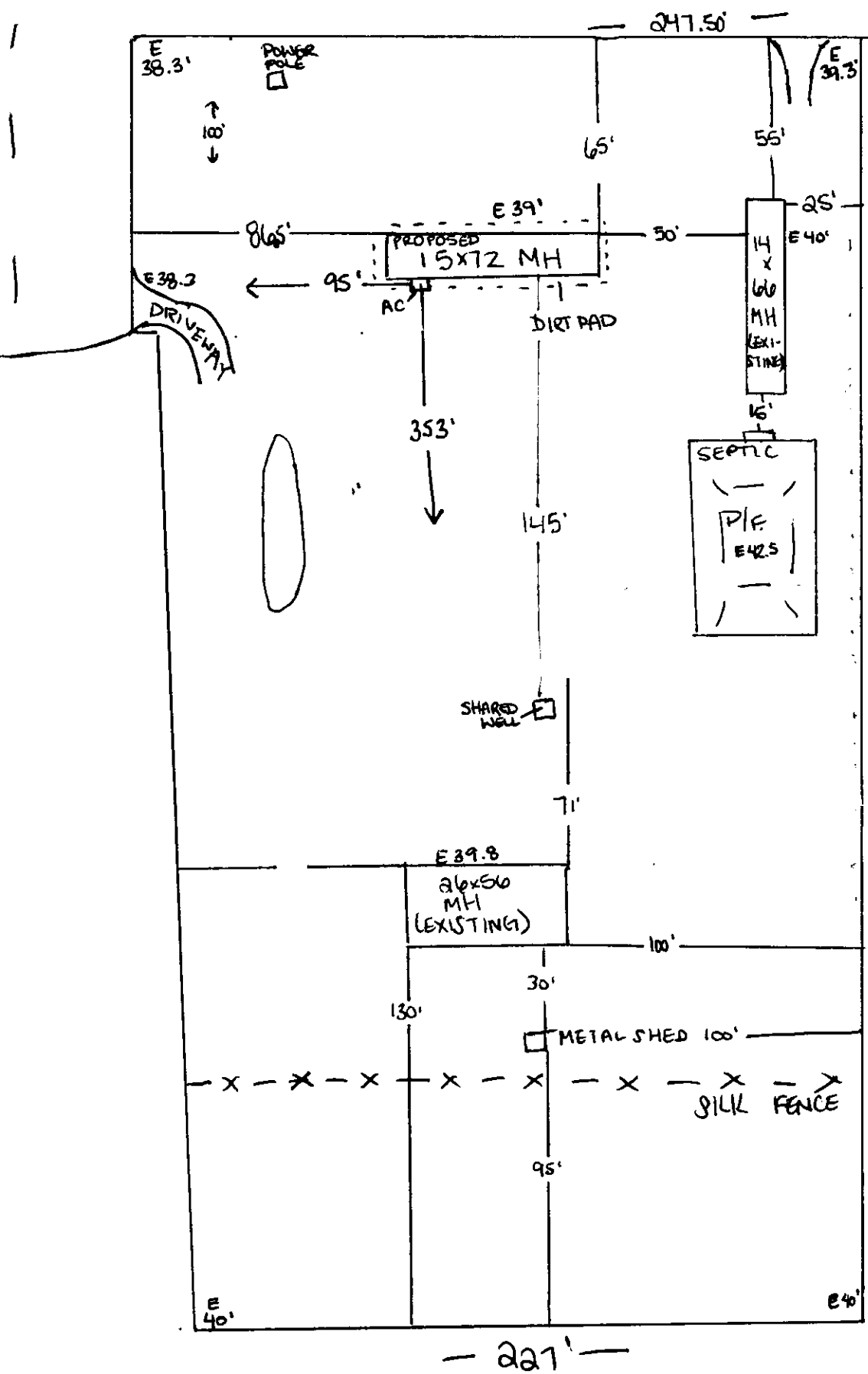
Date Filed

EXHIBIT A

Lot 39, a tract of land lying in and being a part of Section 17, Township 7 Sout, Range 29 East, St. Johns County, Florida and being more particularly described as follows: Commencing at the Southeast corner of sad Section 17; thence North 01° 45' 00" West along the East line of said Section 17, 488.71 feet to the point of beginning; thence continue North 01° 45' 00" West and along the East line of said Section 17, 247.5 feet; thence South 87° 17' 21" West, 440.0 feet; thence South 01° 45' 00" East, 247.5 feet; thence North 87° 17' 21" East, 440.0 feet to the point of beginning and to close.

Subject to a 30 foot easement for ingress and egress and being more particularly described as followsL The West 30 feet and the South 30 feet at the East 70 feet of the West 100 feet of the above described property.

EXHIBIT B



1:50

0955500390

2810 A USINA RD.
ST AUGUSTINE, FL 32084

By Lindsey Cook
10/23/25

S-17 T-7 R-29

Drainage pattern A

Setbacks
F-25'
S-10'
R-10'

FFE 40

ZONE OR

104108 Sf lot

3804 sf building .036%.

8500 sf imper. surfaces .08%.

1
440'
1

*DIRTPAD 12' IN CENTER, CROWNED AT 6" ON EDGE OF PAD
*SETBACKS ARE MEASURED TO THE FURTHEST DISTANT ON SITE PLAN
*OWNER SHALL CONTACT ST JOHNS LOT GRADING STAFF SHOULD MODIFICATIONS BE REQUIRED DURING SITE DEVELOPMENT BASED ON ACTUAL FIELD CONDITIONS
*THERE WILL BE NO ADDED FILL OR EXISTING DRAINAGE PATTERNS ALTERED WITHIN 10" OF THE PROPERTY LINE
*TREE COVERAGE TO BE MET WITH EXISTING TREES
40" X 2.39 (ACRES)= 96"

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Gary Stodola (owner) 2810 Usina Road Extension St. Augustine, FL 32084
FILE NUMBER:	SUPMIN 2025-14
LEGAL:	Exhibit A
PARCEL ID:	095550-0390
DATE OF HEARING:	December 3, 2026

ORDER DENYING SPECIAL USE REQUEST

The above referenced application for Special Use Permit, pursuant to Section 2.03.28 of the Land Development Code, to allow for More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, specifically located at 2810 Usina Road Extension, came before the Planning & Zoning Agency for public hearing on December 3, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan and/or the Land Development Code.
2. The use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Section 2.03.01, Section 2.03.28, and Article XII of the Land Development Code.

5. The request is in conflict with the Future Land Use Map designation of Residential-B.

6. The requested Use is in conflict with the development patterns of the area.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the above referenced application for a Section 2.03.28 of the Land Development Code, to allow for More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS _____DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

_____

Clerk
Growth Management Department

_____

Date Filed

EXHIBIT A

Lot 39, a tract of land lying in and being a part of Section 17, Township 7 Sout, Range 29 East, St. Johns County, Florida and being more particularly described as follows: Commencing at the Southeast corner of sad Section 17; thence North 01° 45' 00" West along the East line of said Section 17, 488.71 feet to the point of beginning; thence continue North 01° 45' 00" West and along the East line of said Section 17, 247.5 feet; thence South 87° 17' 21" West, 440.0 feet; thence South 01° 45' 00" East, 247.5 feet; thence North 87° 17' 21" East, 440.0 feet to the point of beginning and to close.

Subject to a 30 foot easement for ingress and egress and being more particularly described as followsL The West 30 feet and the South 30 feet at the East 70 feet of the West 100 feet of the above described property.

ATTACHMENT 2
SUPPORTING DOCUMENTS

Special Use Permit Narrative
Property: Parcel No. **095550-0390**
Address: 2810 Usina Road Ext., St. Augustine, FL 32084

Request:
The Applicant is requesting approval of a Special Use Permit to allow family members to reside together on the property. The purpose of this request is to provide housing for elderly family members so they can remain close to their immediate family, who provide daily assistance, care, and support.

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code.

The requested Special Use will not be detrimental to the public good. The request is intended to accommodate elderly family members who require assistance from relatives living on the property. This arrangement promotes their health, safety, and well-being while allowing family members to provide ongoing care and support. The proposed use is consistent with the intent of the St. Johns County Land Development Code and Comprehensive Plan and will comply with all applicable County requirements.

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services.

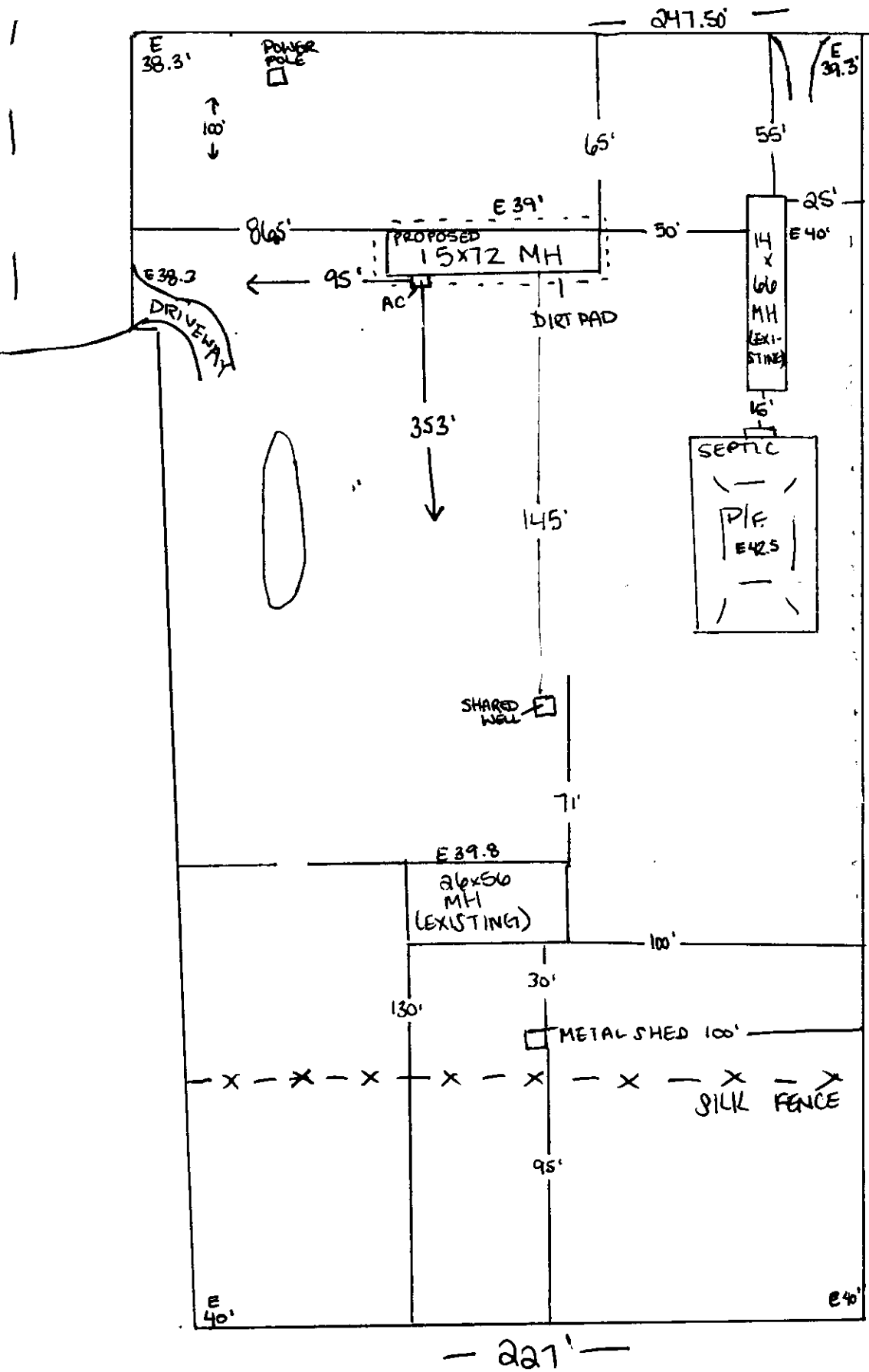
The proposed use is residential in nature and is compatible with the surrounding area. It will not create significant increases in traffic, noise, lighting, or other impacts and will not place an excessive burden on public facilities or services. The property will continue to be used for residential purposes in a manner that is compatible with neighboring properties.

3. If access is provided by a Street maintained by the Florida Department of Transportation (FDOT), a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator.

The property is served by an existing driveway. No new access or modifications to the existing access are proposed as part of this request. Therefore, an FDOT pre-application meeting is not required.

4. The Use complies with all required regulations and standards of Article II and all other applicable provisions of the Land Development Code.

The requested Special Use is permitted within the zoning district subject to Special Use approval. The Applicant will comply with all applicable provisions of Article II and all conditions established by St. Johns County. The request supports a family caregiving arrangement while maintaining compatibility with the surrounding residential area.



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2810 A USINA RD.
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By Lindsey Cook
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S-17 T-7 R-29

Drainage pattern A

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ZONE OR

104108 Sf lot

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8500 sf imper. surfaces .08%.

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*THERE WILL BE NO ADDED FILL OR EXISTING DRAINAGE PATTERNS ALTERED WITHIN 10" OF THE PROPERTY LINE
*TREE COVERAGE TO BE MET WITH EXISTING TREES
40" X 2.39 (ACRES)= 96 "

ATTACHMENT 3

SUPMIN 2001-23 DOCUMENTS

ZONING PROGRAM
DEVELOPMENT SERVICES DIVISION
STAFF REPORT
JUNE 21, 2001 PUBLIC HEARING
FILE NO. SUPMIN 2001-23

To:	Planning and Zoning Agency
From:	Zoning/Development Services Division
Date:	June 12, 2001
Subject:	SUPMIN 2001-23
Applicant:	Gary Stodola 2810 Usina Road Extension St. Augustine, FL 32092
Requested Change:	**Special Use Permit to allow placement of a second main use structure on a residential lot**
Location:	2810 Usina Road Extension Lot A
Existing Zoning:	OR (Open Rural)
Future Land Use:	B Residential
Property Size:	2.39 acres
Surrounding Zoning:	OR
Surrounding Land Use:	Residential
Concurrency Status:	Project is exempt from concurrency pursuant to Section 11.03.08 of the Land Development Code.

COMMENTS AND RECOMMENDATIONS

The Application has received review from the following Divisions/Departments: E- 911 Addressing; County Attorney; Building; Concurrency; Development Services; Environmental Services; Fire Service; Planning; Traffic, and Utility. There are no outstanding issues that would prohibit or limit action by the Planning & Zoning Agency.

REPORT/ZONING PROGRAM/DEVELOPMENT SERVICES

Summary of Application and Request

The request is to allow a special use permit to allow the placement of a second unit on 2.39 acres within a recorded subdivision zoned OR. The subject property is located at the terminus of Usina Road Extension, a dirt road, within the Venndale Acres subdivision. The subject property is developed with a mobile home; the applicant has stated that the second unit is to provide housing for an immediate family member. The additional unit will be served by well and septic tank. The property is located in a B-Residential future land use designation, which permits a density of two units per acre.

Land Development Code Reference and Criteria for Action

Article XII of the Land Development Code states: A special use is a use that would not be appropriate generally or without restriction throughout the zoning division or district, but, which if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permissible in a zoning classification upon the granting of a special use and meeting the requirements of the Land Development Code.

In addition, Section 2.03.27 provides standards for placement of more than one main use structure on a recorded lot. The number of main use structures may not exceed a greater density of one unit per acre, and the property must be of sufficient size to meet all yard and area requirements of the Code.

Policy A.1.11.1 (h) 2 provides that a density of two units per acre is permitted in the B-Residential future land use area.

Findings/Recommendations

The lot is of sufficient size to meet the requirements of the Land Development Code Section 2.03.27 and is consistent with the density allowed by the Comprehensive Plan. The location of the second unit will not be detrimental to the area, and is compatible with the surrounding area. Staff has no objections to the approval.

SUGGESTED MOTION/FINDINGS/CONDITIONS TO APPROVE REQUEST

Suggested Motion:

Motion to approve SUPMIN 2001-23, Special Use Permit allowing the placement of a second unit on a lot of record located at 2810 Usina Road Extension Lot A, subject to the following conditions: *(The Agency may adopt conditions and restrictions to provide compatibility and which would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or the general welfare of the residents or the general area, as provided in Part XII and Section 2.03.01.A of the Land Development Code).*

1. **The Special Use Permit shall be transferable, i.e.; it shall run with title to the property.**
2. **The granting of this Special Use Permit does not authorize or guarantee the division of the property except as may be provided in the regulations of St. Johns County.**
3. **The Special Use Permit shall commence, by the issuance of permits by the St. Johns County Building Services Division, within one year of the signing of the Order granting the use or all rights granted herein shall be null and void.**

(Additional conditions may be added as a result of the public hearing).

Suggested Findings:

1. The request is in compliance with Section 2.03.27 and Part XII of the Land Development code, allowing a manufactured/mobile home in RS-3 zoning classification.
2. The request is not in conflict with Future Land Use Designation of A-Residential.
3. The requested use is not in conflict with the development patterns of the area.
4. The applicant, at the public hearing, has stated no objections to the proposed conditions.

(The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion.)

SUGGESTED MOTION/FINDINGS/CONDITIONS TO DENY REQUEST

Motion to deny SUPMIN 2001-23, Special Use Permit allowing the placement of a second main use structure on a recorded lot at 2810 Usina Road Extension Lot A.

Suggested Findings:

1. The request is not in compliance with Section 2.03.27 and Part XII of the Land Development code, allowing a second unit on a recorded lot because _____.
2. The request is in conflict with the Comprehensive Plan because _____.
3. The requested use is in conflict with the development patterns of the area because _____.

(The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion.)

St. Johns County Zoning/Development Services
4020 Lewis Speedway
St. Augustine, FL 32095
(904) 823-2471
Fax (904) 823-2699

MAR 2001 Received St Johns Co. Zoning Dept.

FORM #ZON.99.1

APPLICATION FOR PLANNING AND ZONING HEARING

Date 3-6-01 File # Supmin 01-23 Receipt # 01-004629

PLEASE CHECK ONE ( ) Zoning Variance ( ) Temporary Use Permit (√) Special Use

1. Applicants Name, Address, and Phone # Gary Stodola 2810 Usina Rd Ext. St Augustine Fla 32084 904 829 8071
2. Owners Name, Address, and Phone # Gary Stodola 2810 Usina Rd Ext. St Augustine 904 829 8071
3. Property Location Same 2810 Usina Rd Ext Lot A
4. Legal Description Part of E1/2 Vennedale Acres Lot 39
5. Present Use of Property Single home
6. Parcel # 095550-0390 7. Zoning O/R 8. Comp Plan B
9. Section 17 10. Township 7 11. Range 29 12. TAZ 67
13. Requested Change Second Dwelling - Special use to allow a second main use structure in a legally recorded Subdivision
14. Reason Change is Requested Home For Disabled Veteran - Applicant is requesting this use for a disabled family member.
15. Statement of Facts for Requested Change Relative that is has disability needs home close to be able to take care of but able to reside on his own.
16. Concurrency Required NA 17. Map Page # 4E17 18. Road Segment 134
19. Size of Property 2.39 acres.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of all owners or authorized person if letter of authorization is attached:

Printed or typed name(s): Gary Stodola. John Reardon

Signature(s): Gary Stodola

ADDRESS & TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

CT 210

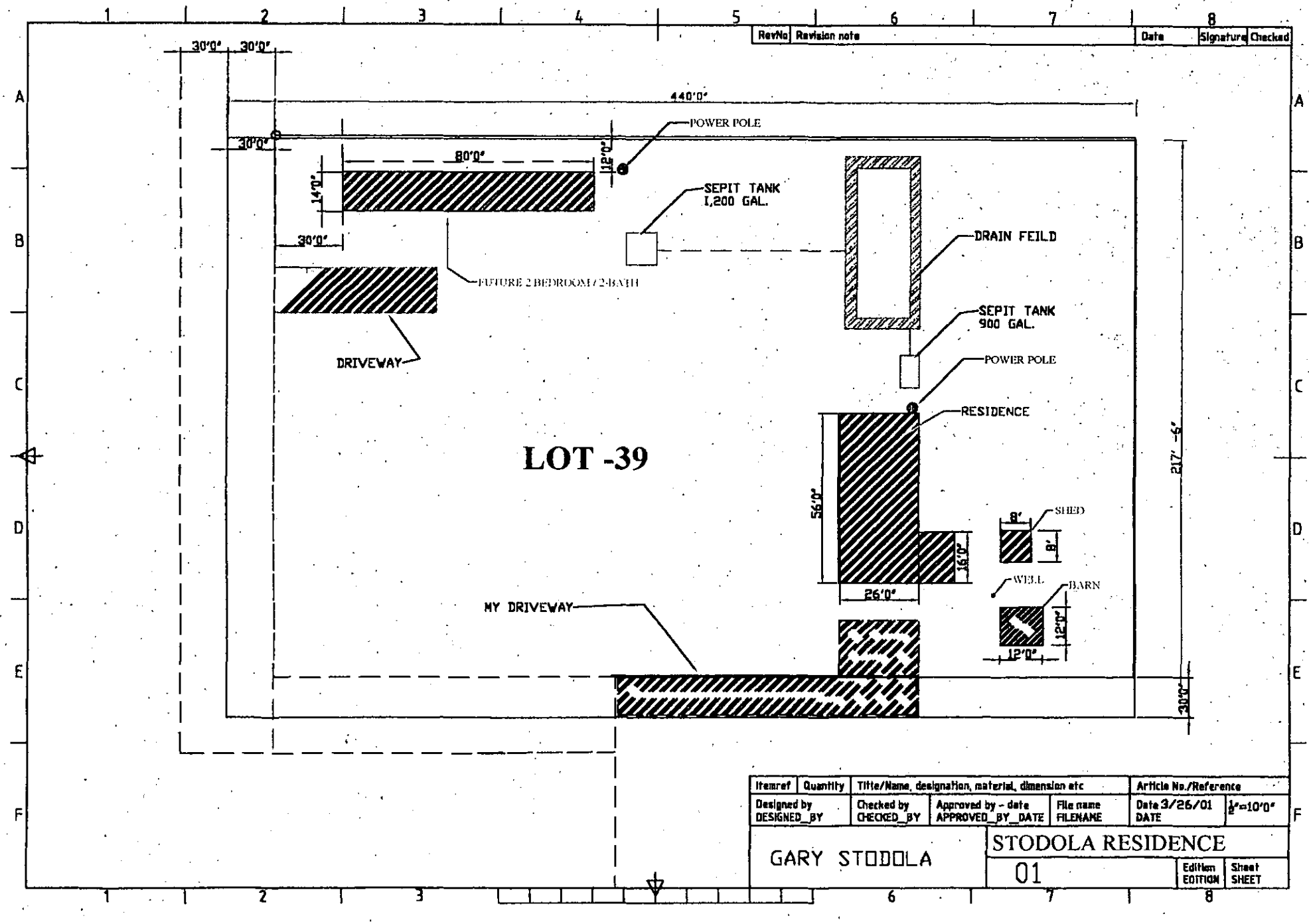
Name: Gary Stodola Phone: 904 829 8071

Mailing Address: 2810 Usina Rd Ext Fax: 904 829 6692

1297/1900

1404/690 C/D

Comments 13th 4:30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Revision note
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POWER POLE
30'0"
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12'0"
14'0"
SEPIT TANK
1,200 GAL.
30'0"
DRAIN FEILD
FUTURE 2 BEDROOM / 2-BATH
SEPIT TANK
900 GAL.
DRIVEWAY
POWER POLE
RESIDENCE
LOT -39
217' -6"
56'0"
16'0"
8'
SHED
8'
WELL
BARN
26'0"
MY DRIVEWAY
12'0"
12'0"
30'0"
Itemref
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Title/Name, designation, material, dimension etc
Article No./Reference
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Checked by
CHECKED_BY
Approved by - date
APPROVED_BY_DATE
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GARY STODOLA
STODOLA RESIDENCE
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ST. JOHNS COUNTY
DEVELOPMENT REVIEW PROGRAM
4020 Lewis Speedway
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: Mr. Ben Adams, County Administrator

FROM: Joe Stephenson, Public Works Director

SUBJECT: 2810 Usina Road Extension – Second Residential Unit

DATE: April 24, 2001

Development Review has received a request by Mr. Gary Stodola of 2810 Usina Road Extension to allow the placement of a second residential unit for his disabled uncle. The site is a 2.5 acre parcel described as lot 39 of part of east ½ of Venndale Acres, which is an unrecorded subdivision (see attached map). Access is via a County maintained dirt road within a 30' wide easement.

This access is included in the Usina Road Extension Road Maintenance Municipal Service Benefit Unit (MSBU) that was adopted as part of Resolution 99-155 by the Board of County Commissioners on October 26, 1999. This MSBU provides for assessments based on residential units (Section 2.03) and for assessment reallocation for future subdivision of the existing lots (Section 4.06).

Section 6.04.10 of the Land Development Code allows the County Administrator to approve this Variance "upon showing of good cause, and where the Owner/Applicant proposes an alternative which conforms to the general intent and spirit of these regulations, and where the objectives of the Article have been substantially met". Because there is already a mechanism in place whereby the residents of Usina Road Extension pay for the routine maintenance of their dirt road, and the MSBU specifically provides for the assessment of new residents, it appears that the usual concerns regarding adding traffic to a dirt road have been addressed.

Based upon these findings we recommend that Mr. Stodola be granted a Variance to the paving requirements of Section 6.04.07 of the Land Development Code.

With your documented concurrence, this recommendation can be implemented without going through the process of presenting a Non-Zoning Variance to the Board.

POOR ORIGINAL QUALITY

Xc: Scott Clem
Darrell Locklear

Approved
9 May 2001

C:\My Documents\01 03 30 Joe S. Stodola 2nd res unit memo.doc

SPECIAL USE PERMIT, MINOR REVIEW
ST. JOHNS COUNTY
ZONING
COMMENTS

Application Number: SUPMIN 2001000023 Submittal #: 1

Project Name: GARY STODOLA

Applicant: GARY STODOAL

DEPARTMENTS

APPLICATION REVIEW COORDINATOR

Application reviewed and signed off.

BUILDING

Application reviewed and signed off.

E-911 TASK FORCE

Application reviewed and signed off.

ENVIRONMENTAL HEALTH DEPARTMENT

Application reviewed and signed off.

ENVIRONMENTAL PLANNING

Application reviewed and signed off.

FIRE SERVICES

Application reviewed and signed off.

CONCURRENCY

Application reviewed and signed off.

OFFICE OF COUNTY ATTORNEY

Application reviewed and signed off.

PLANNING DIVISION

Application reviewed and signed off.

DEVELOPMENT REVIEW TECHNICAL

Application reviewed and signed off.

COUNTY UTILITY DEPARTMENT

Application reviewed and signed off.

ZONING PROGRAM

Application reviewed and signed off.



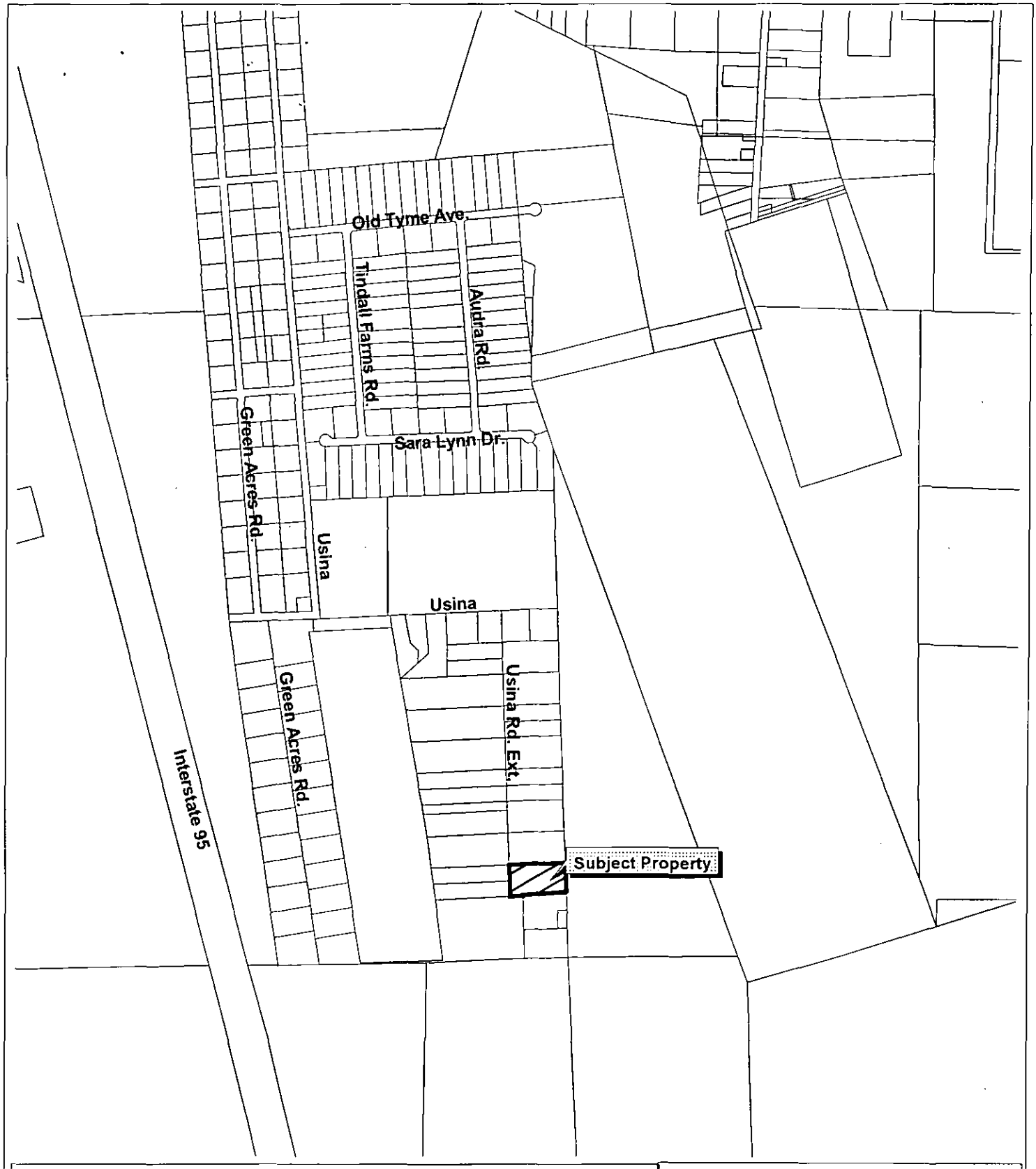
* Depicts General Project Boundaries

Gary Stodola
File Number: SUPMIN2001-23

Aerial Map
St. Johns County
Growth Mgmt. Srvcs.
June 12, 2001

N

0.05 0 0.05 0.1 Miles



Gary Stodola
File Number: SUPMIN2001-23

General Location Map
St. Johns County
Growth Mgmt. Srvcs.
June 12, 2001

N

0.1 0 0.1 0.2 Miles

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

JUN 2001
Received
St. Johns Co.
Zoning Dept.

ADJACENT PROPERTY OWNER
RESPONSE FORM

TO: All property owners within 300 feet of land described on the attached notice
FROM: St. Johns County Zoning Department

SUBJECT: **SPECIAL USE**

NOTICE is hereby given of a public hearing by Planning & Zoning Agency to be held at 1:30 PM on June 21, 2001, at County Auditorium, 4020 Lewis Speedway, St. Augustine, Florida, at which time comments are invited on the application regarding the following:

Application: To allow the placement of a second main use structure in a legally recorded subdivision

Property Legal Description: Lot 39, a tract of land lying in and being a part of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida (full legal description upon request in the Zoning Department)

Physical Location: 2810 Usina Rd. Extension, Lot A

Applicant Name: Gary Stodola

Please be advised, you may attend the meeting indicated in the notice and state your opinions, or if you wish, you may reply by mail to: St. Johns County Zoning Department, P.O. Drawer 349, St. Augustine, Florida 32085; Or E-Mail to: zoning2@co.st-johns.fl.us Your response will be acknowledged at said Public Hearing.

This matter is subject to court imposed quasi-judicial procedures. Communication between interested persons and members of the Board of County Commissioners or Planning & Zoning Authority should be limited to those in public hearings or through written communication, except in those circumstances where St. Johns County Resolution 95-126 is fully complied with. That Resolution is available from the Clerk of the Board of County Commissioners and includes disclosure requirements applicable to such communications.

If you have any questions about this request, please call:
St. Augustine (904) 823-2471 Jacksonville (904) 354-4444 Ext. 2471

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084, not later than 5 days prior to the date of this meeting.

FILE NUMBER: SUPMIN 2001-23

☐ in favor of application ☒ opposed to application

Comments: _____

_____

Marjorie R. Galambos 2808 Usina Rd. Ext.
(Signature) (Address)
Ruth C. Galambos St. Augustine, Fla 32084

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084, not later than 5 days prior to the date of this meeting.

FILE NUMBER: SUPMIN 2001-23

☐ in favor of application ☒ opposed to application

Comments: There is already alot of traffic in and out of his residence now. Adding another living structure will only make more traffic. and for this I am opposed to application. and for other reasons.

Barbara Lopez (2809 USINA Rd. Ext. St. Aug 32084)

(Signature) (Address)

JUN 2001 Received St. Johns Co. Zoning Dept.

THE LO

Man charged

From Staff

A 41-year-old St. Johns County man was charged with possession of cocaine and possession of drug paraphernalia Monday afternoon, deputies said.



Police Beat

Sheriff's Office reports said Gary Dean Stodola, of 2810 Usina Road Extension, drove into the area where deputies were investigating a double homicide.

Deputy Steven Fischer approached his vehicle and saw the driver put white powder on a cassette cover and begin to cut it with a credit card. The suspect then rolled a dollar bill into a cylinder and placed it into his nose.

The deputy then tapped on the glass, causing the driver to jump.

Inside the car was a small box containing more cocaine, the deputy said.

Stodola was booked into county jail.

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

June 26, 2001

date mailed: 6/26/01

Gary Stodola
2810 Usina Rd Ext
St. Augustine, FL 32092

RE: SUPMIN 2001-23

Dear Mr. Stodola:

Enclosed please find copy of Order of the St. Johns County Planning and Zoning Agency on your request for zoning Special Use/Variance heard by said board on June 21, 2001.

Please note any restrictions contained therein and if I may be of service please do not hesitate to call.

Sincerely,

Kimberly M. Oglesby
Technician II

Encl.

Note: Under the terms and regulations of the St. Johns County Zoning Code, you have the right to appeal any decision of the Agency to the Board of County Commissioners within thirty days of the signing of the Order.

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

ORDER
ST. JOHNS COUNTY , FLORIDA
PLANNING AND ZONING AGENCY

RE: Gary Stodola
2810 Usina Rd. Ext.
St. Augustine, FL 32092

FILE NUMBER: SUPMIN 2001-23

DATE OF HEARING: June 21, 2001

ORDER GRANTING SPECIAL USE

The above referenced applicant requested a Special Use pursuant to the St. Johns County Land Development Code to allow placement of a second main use structure on a residential lot, located at 2810 Usina Rd. Ext., Lot A, Lot 39, a tract of land lying in and being a part of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida (full legal description upon request in the Zoning Department). On June 21, 2001, the matter came before the Planning & Zoning Agency for public hearing.

FINDINGS OF FACT

Having considered the application and supporting documents, the Staff Report prepared on June 12,2001 and statements made by the applicant, the Agency makes the following Findings of Fact:

1. The request is in compliance with Section 2.03.27 and Part XII of the Land Development code, allowing a manufactured/mobile home in RS-3 zoning classification.
2. The request is not in conflict with Future Land Use Designation of A-Residential.
3. The requested use is not in conflict with the development patterns of the area.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby **Grants** the request to allow placement of a second main use structure on a residential lot. Subject to the following conditions:

1. **The Special Use Permit shall be non-transferable.**
2. **The granting of this Special Use Permit does not authorize or guarantee the division of the property except as may be provided in the regulations of St. Johns County.**
3. **The Special Use Permit shall commence, by the issuance of permits by the St. Johns County Building Services Division, within one year of the signing of the Order granting the use or all rights granted herein shall be null and void.**

This Decision may be appealed to the St. Johns County Board of County Commissioners within 30 days of the signing of this **Order** pursuant to Section 9.06.01 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS 22nd DAY OF June ,2001.

PLANNING AND ZONING AGENCY OF
ST. JOHNS COUNTY, FLORIDA

Robert Taylor, Chairman

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above **Order** of the **Planning and Zoning Agency** is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

Clerk

SPECIAL USE PERMIT, MINOR REVIEW
ST. JOHNS COUNTY
DEVELOPMENT SERVICES
MASTER SHEET

Application # : SUPMIN 2001000023

Project Name : GARY STODOLA

Commissioner District: JOHN REARDON

Applicant : GARY STODOAL SELF REPRESENATIVE
2810 USINA ROAD EXTENTION
, FL32095
wk hm 829-8071 fx829-6692

EVENT DATE/COMMENT TRACKING

PZA		
ZADEN		
ZA5	3/13/01	FIVE DAY REVIEW COMMENTS DUE 3/13/01.
ZAAPP		

PROJECT DATA

Parcel: 095550-0390 **Sect/Twn/Rng:** 17729 **PA map sht:** 4E/17

Legal: PART OF E1/2 VENNDALE ACRES UNREC PLAT LOT 39 (EX S'LY PT IN OR1141/322) OR1297/1900 & 1404/690(C/D)

E911 Addr: USINA ROAD EXTENSION

City: ST.AUGUSTINE **State:** FL **Zip:** 32095

Location: 2810 USINA ROAD EXTENTION ON THE SOUTHSIDE OF STATE ROAD 16

Zone Class: OR	**Cmp Pln Dsgn:** B	**Census Tract:** 210
Mjr Access:	**TAZ:** 67	**Type Dev:** 2ND UNIT
Wtr/Swr: /	**Maint Roads:**	**Main Drainage:**
Acres: 2.39	**No. Lts/Unts:** 0	**Square Footage:**
1/4 ml Rdwy: 0	**Cstl Bldg Zn:** N	**Seaward of CCCL:** N

Proj Desc:

SPECIAL USE TO ALLOW THE PLACEMENT OF A 2ND MAIN USE STRUCTURE IN A LEGALLY RECORDED SUBDIVISION. APPLICANT REQUEST THIS USE FOR A DISABLE FAMILY MEMBER. FIRST SUBMITTAL FIVE DAY REVIEW COMMENTS DUE

3/13/01.

DEPARTMENTIAL SUBMITTALS

APPLICATION REVIEW COORDINATOR
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
BUILDING
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
E-911 TASK FORCE
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
ENVIRONMENTAL HEALTH DEPARTMENT
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
ENVIRONMENTAL PLANNING
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
FIRE SERVICES
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
CONCURRENCY
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
OFFICE OF COUNTY ATTORNEY
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
PLANNING DIVISION
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
Submit 2 -> Dt Sent... 5/31/01 Ttl/Sgnoff (0/0)
DEVELOPMENT REVIEW TECHNICAL
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
COUNTY UTILITY DEPARTMENT
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (1/0)
ZONING PROGRAM
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (2/0)
Submit 2 -> Dt Sent... 5/31/01 Ttl/Sgnoff (0/0)

ATTACHMENT DISPERSAL

Submit 1
Application/Petition
Development Review Program 1
Development Review Drainage 1
Development Review Technical 1

E-911 Task Force 1
Building 1
Development Review Traffic 1
Urban Forester 1
Fire Services 1
Office of County Attorney 1
Concurrency 1
Planning Division 1
Environmental Health Department 1
County Utility Department 1
Kathy 1
GIS Department 1
Engineering Division 1
Highway Inspectors 1
Zoning Program 1
Contractor Licensing 1
Others 1
Road and Bridge Department 1
Survey 1
Private Utilities 1
Transportation Planning 1
Environmental Planning 1
DRI Planning 1
Application Review Coordinator 1
Planning - Mapping 1
Growth Management Services Director 1
Planning Director 1
Development Review Inspector 1

Warranty Deed

Development Review Program 1
Development Review Drainage 1
Development Review Technical 1
E-911 Task Force 1
Building 1
Development Review Traffic 1
Urban Forester 1
Fire Services 1
Office of County Attorney 1
Concurrency 1
Planning Division 1
Environmental Health Department 1

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Transportation Planning 1
Environmental Planning 1
DRI Planning 1
Application Review Coordinator 1
Planning - Mapping 1
Growth Management Services Director 1
Planning Director 1
Development Review Inspector 1

SUPMIN 01000023 **Submittal 2** **Comp Date:**

GARY STODOLA

Dept Code	Department	Date Sent	Comment Due Date	Date Reviewed	Issue Cnt	Open Issues
PLAN	Planning Division	5/31/01	6/14/01		0	0
ZONE	Zoning Program	5/31/01	6/14/01		0	0

Notes

St. Johns County Zoning/Development Services
4020 Lewis Speedway
St. Augustine, FL 32095
(904) 823-2471
Fax (904) 823-2699

MAR 2001 Received St. Johns Co. Zoning Dept.

FORM #ZON.99.1

APPLICATION FOR PLANNING AND ZONING HEARING

Date 3-6-01 File # Supmin 01-23 Receipt # 01-004629

PLEASE CHECK ONE ( ) Zoning Variance ( ) Temporary Use Permit (√) Special Use

1. Applicants Name, Address, and Phone # Gary Stodola 2810 Usina Rd Ext. St Augustine Fla 32084 904 829 8071
2. Owners Name, Address, and Phone # Gary Stodola 2810 Usina Rd Ext. St Augustine 904 829 8071
3. Property Location Same 2810 Usina Rd Ext Lot A
4. Legal Description Part of E1/2 Venndale Acres lot 39
5. Present Use of Property Single home
6. Parcel # 095550-0398 7. Zoning O/R 8. Comp Plan B
9. Section 17 10. Township 7 11. Range 29 12. TAZ 67
13. Requested Change Second Dwelling - Special use to allow a second main use structure in a legally recorded Subdivision.
14. Reason Change is Requested Home For Disabled Veteran - Applicant is requesting this use for a disabled family member.
15. Statement of Facts for Requested Change Relative that is has disability needs home close to be able to take care of but able to reside on his own.
16. Concurrency Required NA 17. Map Page # 4E17 18. Road Segment 134
19. Size of Property 2.39 acres.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of all owners or authorized person if letter of authorization is attached:

Printed or typed name(s): Gary Stodola. John Reardon

Signature(s): Gary Stodola

ADDRESS & TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

CT 210

Name: Gary Stodola Phone: 904 829 8071

Mailing Address: 2810 Usina Rd Ext Fax: 904 829 6692

1297/1900

1404/690 C/A

Comments 13th 4:30

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

DATE: May 31, 2001

TO: Mr. Gary Stodola
2810 Usina Rd. Ext.
St. Augustine, FL 32084

SUBJECT: SUPMIN 2001-23

Dear Sir or Madam:

Enclosed please find copy of the Notice of Public Hearing before the Planning & Zoning Agency on your request for a Special Use. You are scheduled to be heard by said board on June 21, 2001 at 1:30 pm in the County Commissioners Auditorium, 4020 Lewis Speedway, County Administration Building, St. Augustine, Florida.

You must attend the meeting or have a previously authorized representative speak on your behalf. Failure to appear at the scheduled public hearing may reflect negatively on the proposed request and may delay action being taken on the matter, or possible denial of the request.

Under the terms of the County Land Development Code, you have the right to appeal any decision of the Board within 30 days of the action. This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties and the applicant should limit contact with the Board members on this topic to properly noticed public hearings or to written communication to the Zoning Department.

If you have any questions, please feel free to contact the office.

Sincerely,

Kimberly M. Oglesby
Technician III

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

ADJACENT PROPERTY OWNER
RESPONSE FORM

TO: All property owners within 300 feet of land described on the attached notice.
FROM: St. Johns County Zoning Department

SUBJECT: **SPECIAL USE**

NOTICE is hereby given of a public hearing by Planning & Zoning Agency to be held at 1:30 PM on June 21, 2001, at County Auditorium, 4020 Lewis Speedway, St. Augustine, Florida, at which time comments are invited on the application regarding the following:

Application: To allow the placement of a second main use structure in a legally recorded subdivision

Property Legal Description: Lot 39, a tract of land lying in and being a part of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida (full legal description upon request in the Zoning Department)

Physical Location: 2810 Usina Rd. Extension, Lot A

Applicant Name: Gary Stodola

Please be advised, you may attend the meeting indicated in the notice and state your opinions, or if you wish, you may reply by mail to: St. Johns County Zoning Department, P.O. Drawer 349, St. Augustine, Florida 32085; Or E-Mail to: zoning2@co.st-johns.fl.us Your response will be acknowledged at said Public Hearing.

This matter is subject to court imposed quasi-judicial procedures. Communication between interested persons and members of the Board of County Commissioners or Planning & Zoning Authority should be limited to those in public hearings or through written communication, except in those circumstances where St. Johns County Resolution 95-126 is fully complied with. That Resolution is available from the Clerk of the Board of County Commissioners and includes disclosure requirements applicable to such communications.

If you have any questions about this request, please call:
St. Augustine (904) 823-2471 Jacksonville (904) 354-4444 Ext. 2471

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084, not later than 5 days prior to the date of this meeting.

FILE NUMBER: SUPMJN 2001-23

☐ in favor of application ☐ opposed to application

Comments: _____

_____

_____
(Signature) (Address)

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

DATE: May 31, 2001

TO: ST. AUGUSTINE RECORD PUBLISH ONE TIME ON OR BEFORE June 6, 2001
SEND PROOF: Zoning Department, P.O. Drawer 349, St. Augustine, FL 32085-0349
BILL: Zoning Department, P.O. Drawer 349, St. Augustine, FL 32085-0349

NOTICE OF PUBLIC HEARING OF PROPOSED ZONING SPECIAL USE

Notice is hereby given that a public hearing will be held on the 21st day of June, 2001, at 1:30 PM by the St. Johns County Planning & Zoning Agency, in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16A) and US1 North, St. Augustine, Florida, to consider a zoning special use on the following described land location in St. Johns County, Florida:

Lot 39, a tract of land lying and being a part of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida (full legal description upon request in the Zoning Department

Said land being located: 2810 Usina Rd. Ext. Lot A

The property above described is presently zoned OR (Open Rural) and it is proposed that zoning special use to be allowed as follows:

to allow the placement of a second main use structure in a legally recorded subdivision

according to Section 2.03.00, 2.03.27 Land Development Code. The application, File Number SUPMIN 2001-23 is maintained in the Zoning Office, County Administration Building, St. Augustine, Florida and may be examined by parties in interest prior to said public hearing.

Dated this 31st of May, 2001.

BY: Robert Taylor
Its Chairman

It is anticipated that one or more member of the Board of County Commissioners of St. Johns County, Florida may attend and participate in this meeting.

If a person decides to appeal any decision made by the Planning & Zoning Agency with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

County documents specifically related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Zoning Department.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084, not later than 5 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Zoning Department, P.O. Drawer 349, St. Augustine, Florida, 32085.

Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter, including the tape recording of the proceedings before the Planning & Zoning Agency, shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing.

The Planning & Zoning Agency record and file of this case is available for review by the public in the Zoning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US1 North), St. Augustine, Florida.

SPECIAL USE PERMIT, MINOR REVIEW
ST. JOHNS COUNTY
ZONING
COMMENTS

Application Number: SUPMIN 2001000023 Submittal #: 1

Project Name: GARY STODOLA

Applicant: GARY STODOAL

DEPARTMENTS

APPLICATION REVIEW COORDINATOR

Application reviewed and signed off.

BUILDING

Application reviewed and signed off.

E-911 TASK FORCE

Application reviewed and signed off.

ENVIRONMENTAL HEALTH DEPARTMENT

Application reviewed and signed off.

ENVIRONMENTAL PLANNING

Application reviewed and signed off.

FIRE SERVICES

Application reviewed and signed off.

CONCURRENCY

Application reviewed and signed off.

OFFICE OF COUNTY ATTORNEY

Application reviewed and signed off.

PLANNING DIVISION

Application reviewed and signed off.

DEVELOPMENT REVIEW TECHNICAL

Application reviewed and signed off.

COUNTY UTILITY DEPARTMENT

Application reviewed and signed off.

ZONING PROGRAM

Application reviewed and signed off.

ST. JOHNS COUNTY
DEVELOPMENT REVIEW PROGRAM

4020 Lewis Speedway
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: Mr. Ben Adams, County Administrator

FROM: Joe Stephenson, Public Works Director

SUBJECT: 2810 Usina Road Extension – Second Residential Unit

DATE: April 24, 2001

Development Review has received a request by Mr. Gary Stodola of 2810 Usina Road Extension to allow the placement of a second residential unit for his disabled uncle. The site is a 2.5 acre parcel described as lot 39 of part of east ½ of Venndale Acres, which is an unrecorded subdivision (see attached map). Access is via a County maintained dirt road within a 60' wide easement.

This access is included in the Usina Road Extension Road Maintenance Municipal Service Benefit Unit (MSBU) that was adopted as part of Resolution 99-155 by the Board of County Commissioners on October 26, 1999. This MSBU provides for assessments based on residential units (Section 2.03) and for assessment reallocation for future subdivision of the existing lots (Section 4.06).

Section 6.04.10 of the Land Development Code allows the County Administrator to approve this Variance "upon showing of good cause, and where the Owner/Applicant proposes an alternative which conforms to the general intent and spirit of these regulations, and where the objectives of the Article have been substantially met". Because there is already a mechanism in place whereby the residents of Usina Road Extension pay for the routine maintenance of their dirt road, and the MSBU specifically provides for the assessment of new residents, it appears that the usual concerns regarding adding traffic to a dirt road have been addressed.

Based upon these findings we recommend that Mr. Stodola be granted a Variance to the paving requirements of Section 6.04.07 of the Land Development Code.

With your documented concurrence, this recommendation can be implemented without going through the process of presenting a Non-Zoning Variance to the Board.

Xc: Scott Clem
Darrell Locklear

Approved
9 May 2001
for B. Adams

C:\My Documents\01 03 30 Joe S. Stodola 2nd res unit memo.doc

SPECIAL USE PERMIT, MINOR REVIEW
ST. JOHNS COUNTY
ZONING
COMMENTS

Application Number: SUPMIN 2001000023 Submittal #: 1

Project Name: GARY STODOLA

Applicant: GARY STODOAL

DEPARTMENTS

APPLICATION REVIEW COORDINATOR

See comments, if any, under Technical.

BUILDING

Application reviewed and signed off.

E-911 TASK FORCE

Application reviewed and signed off.

ENVIRONMENTAL HEALTH DEPARTMENT

Applications for well and/or septic system permits may be obtained from the environmental health office.

ENVIRONMENTAL PLANNING

Application reviewed and signed off.

FIRE SERVICES

Comments Pending

CONCURRENCY

Application reviewed and signed off.

OFFICE OF COUNTY ATTORNEY

Application reviewed and signed off.

PLANNING

Application reviewed and signed off.

DEVELOPMENT REVIEW TECHNICAL

A non-zoning variance required for the second main use structure located on MSBU.

COUNTY UTILITY DEPARTMENT

Application reviewed and signed off.

ZONING DEPARTMENT

Provide a site plan which depicts existing and proposed improvements.

Is the site served by well and septic? Will the second structure utilize existing facilities or will new systems be permitted?

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

DATE: March 14, 2001

TO: Mr. Gary Stodola
2810 Usina Rd. Ext.
St. Augustine, FL 32084

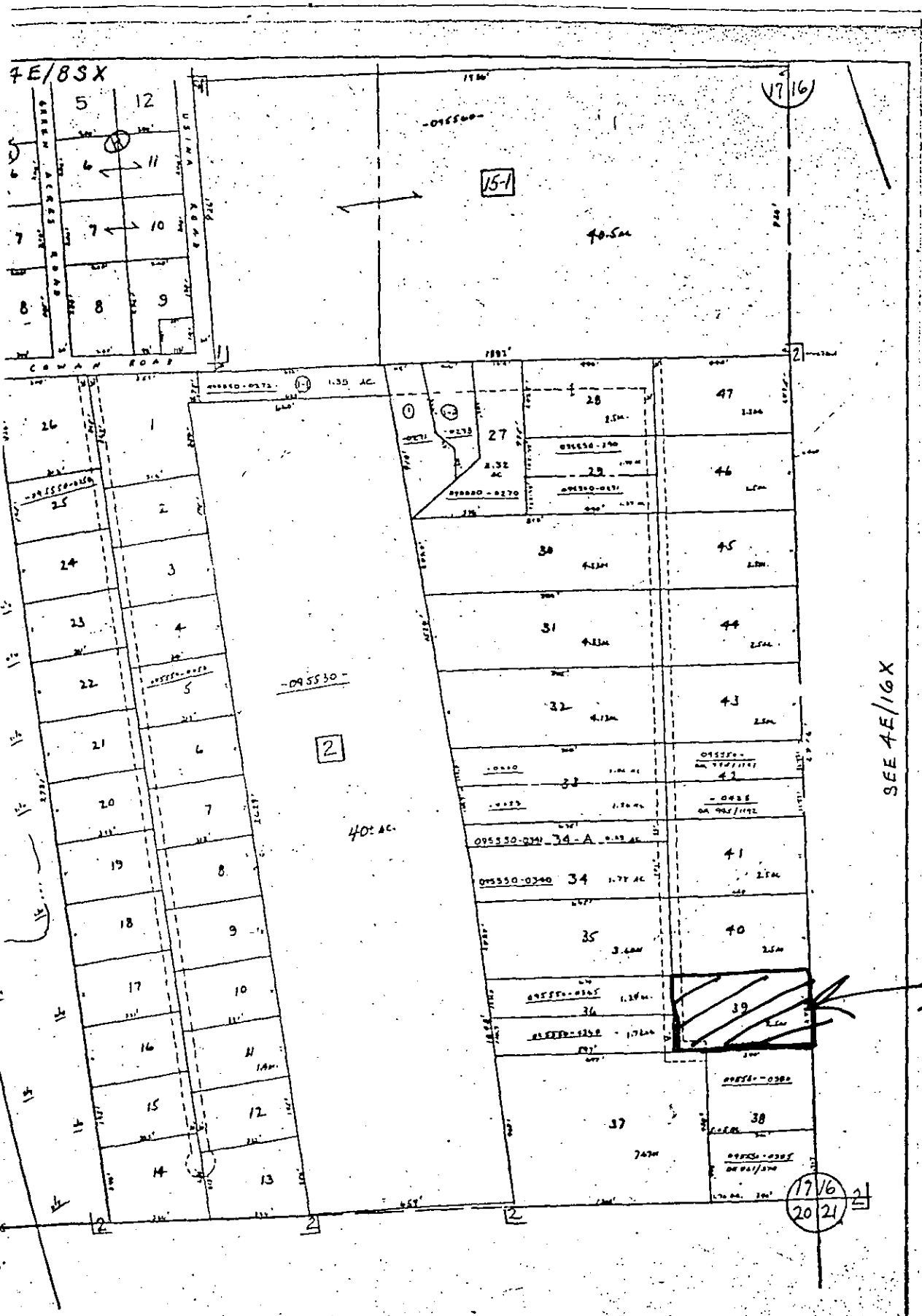
Dear Sir or Madam:

Enclosed please find a copy of the comments generated by the first submittal for the application requesting a Special Use. Your resubmittal should include a letter listing each comment, with your response to the appropriate comment provided underneath. Please address all comments and return your response to the Zoning Department. Your resubmittal will be routed to the appropriate departments for a second review. If all comments have been addressed, the application will be scheduled for public hearing at such time you will be sent a notice of said hearing.

If you have any questions, please feel free to call this office.

Sincerely,

Kimberly M. Oglesby
Technician III
St. Johns County



FOR ASSESSMENT PURPOSES ONLY.
THE PROPERTY APPRAISER DOES NOT CLAIM RESPONSIBILITY FOR "SURVEY" ACCURACY.

ASSESSMENT MAP
ST. JOHNS COUNTY, FLORIDA
OFFICE OF PROPERTY APPRAISER

SECTION	TOWNSHIP	RANGE	SHEET NUMBER
17	7S	29E	4E/17

SCALE: | REVISIONS

4. A waste to energy facility, when adjacent to residentially zoned property, shall have Yards of a minimum of seven hundred fifty (750) feet for non-office type Buildings and Uses.

B. Proof the ability to meet all applicable local, state and federal environmental standards shall be provided.

C. The facility shall have direct access to an Arterial or Major or Minor Collector.

D. The site shall be fenced by a six foot high opaque fence.

Sec. 6.08.35 Stables, Commercial

A. The Minimum Lot Area for commercial Stables shall be one acre. This Minimum Lot Area shall be increased by forty thousand (40,000) square feet for each equine in addition to a single equine.

B. The following minimum setbacks shall also be provided:

1. On Parcels of land less than two hundred thousand (200,000) square feet, all feed and bedding shall be stored indoors.

2. On Parcels of land two hundred thousand (200,000) square feet or more, piles of feed or bedding shall be located seventy-five (75) feet from any Street or common Lot line of an adjacent non-residential Use and one hundred (100) feet from any common Lot line of an adjacent residential or vacant Parcel, in order to minimize odor and nuisance problems.

3. Pasture may extend to the Lot line.

C. Manure piles shall be stored, removed, and/or applied in accordance with County health regulations.

D. All points on the perimeter of any Stable Building or coral shall be at least thirty (30) feet from the nearest boundary line of the Parcel on which it is located.

E. Front Yards shall be a minimum of fifty (50) feet.

F. Parking shall be provided at a ratio of one (1) Parking Space for every five (5) stalls.

G. The operator or Owner of the stable shall be responsible for using good management practices to discourage undesirable odors and insects.

H. Incidental sales of supplies and equipment to patrons of the facility which are directly related to the stable operation shall be permitted. No signage or other exterior identification of the retail sales shall be permitted.

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

Date: June 14, 2001

RE: SUPMIN 2001-23

Dear Applicant:

Please find enclosed a draft copy of the Planning and Zoning Agency Staff Report, which is being forwarded to the Planning Department for final review regarding your current zoning application. This staff report was prepared by the Zoning Manager and is a result of the Department Reviews for your application. The Planning Department will mail final Report and Agenda to you approximately one week prior to the hearing.

Please call if you have any questions concerning this letter or questions of any nature pertaining to your application. I can be reached Monday through Friday 7:30 a.m. to 4:30 p.m. at 823-2471.

Sincerely,

Lorie Craven

Lorie Craven
Zoning Technician

Enclosure

CC: file

SPECIAL USE PERMIT, MINOR REVIEW
ST. JOHNS COUNTY
DEVELOPMENT SERVICES
MASTER SHEET

Application # : SUPMIN 2001000023

Project Name : GARY STODOLA

Commissioner District: JOHN REARDON

Applicant : GARY STODOAL SELF REPRESENATIVE
2810 USINA ROAD EXTENTION
, FL32095
wk hm 829-8071 fx829-6692

EVENT DATE/COMMENT TRACKING

PZA		
ZADEN		
ZA5	3/13/01	FIVE DAY REVIEW COMMENTS DUE 3/13/01.
ZAAPP		

PROJECT DATA

Parcel: 095550-0390 **Sect/Twn/Rng:** 17729 **PA map sht:** 4E/17

Legal: PART OF E1/2 VENNDALE ACRES UNREC PLAT LOT 39 (EX S'LY PT IN OR1141/322) OR1297/1900 & 1404/690(C/D)

E911 Addr: USINA ROAD EXTENSION

City: ST.AUGUSTINE **State:** FL **Zip:** 32095

Location: 2810 USINA ROAD EXTENTION ON THE SOUTHSIDE OF STATE ROAD 16

Zone Class: OR	**Cmp Pln Dsgn:** B	**Census Tract:** 210
Mjr Access:	**TAZ:** 67	**Type Dev:** 2ND UNIT
Wtr/Swr: /	**Maint Roads:**	**Main Drainage:**
Acres: 2.39	**No. Lts/Unts:** 0	**Square Footage:**
1/4 ml Rdwy: 0	**Cstl Bldg Zn:** N	**Seaward of CCCL:** N

Proj Desc:

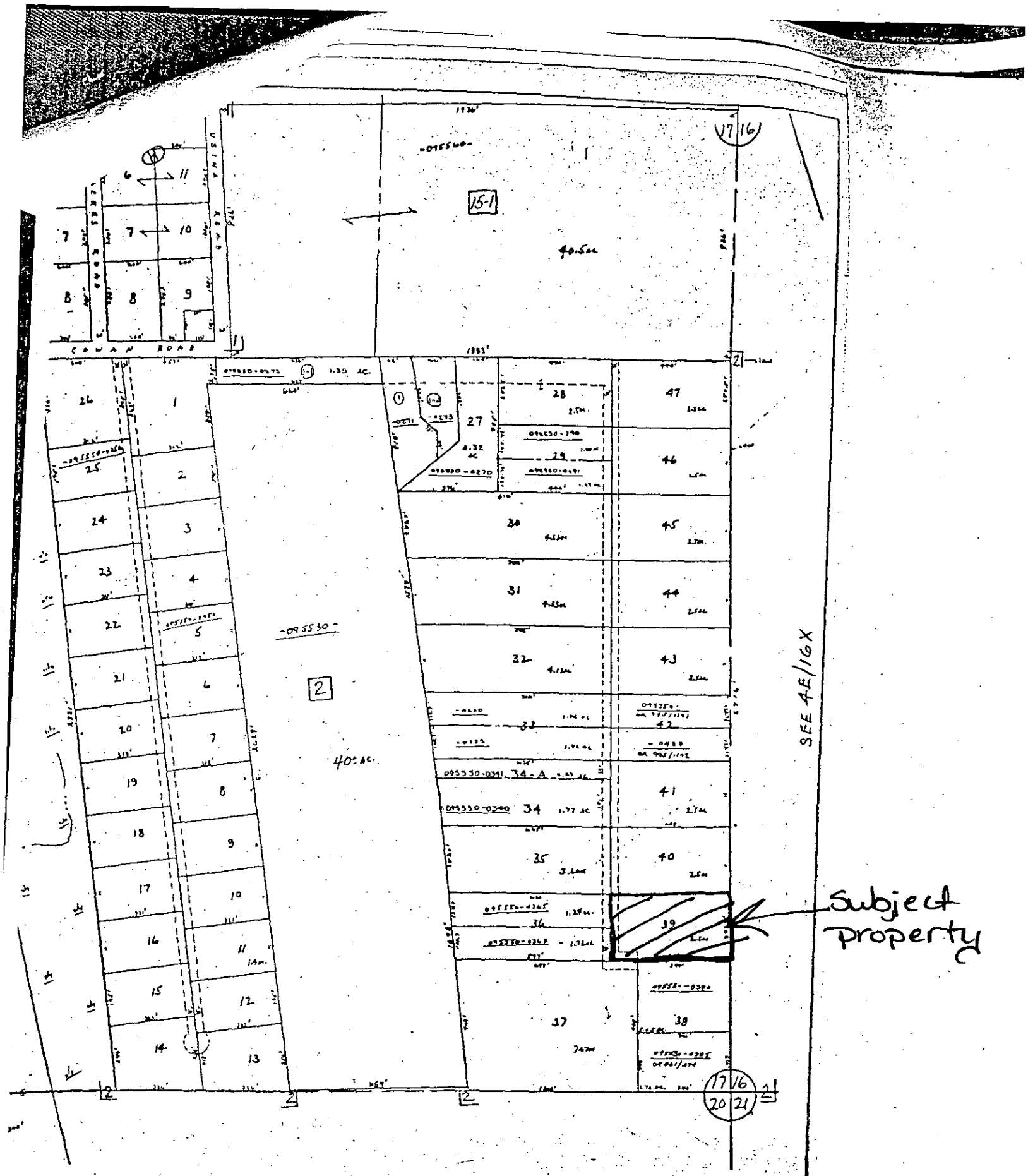
SPECIAL USE TO ALLOW THE PLACEMENT OF A 2ND MAIN USE STRUCTURE IN A LEGALLY RECORDED SUBDIVISION. APPLICANT REQUEST THIS USE FOR A DISABLE FAMILY MEMBER. FIRST SUBMITTAL FIVE DAY REVIEW COMMENTS DUE

Waiting on aerial ~~Zoning~~ County maps

SUPMIN01-23

17-7-29

095550-0390



4E/S

OVERLAYS AERIAL PHOTO #95-A

FOR ASSESSMENT PURPOSES ONLY.
THE PROPERTY APPRAISER DOES NOT CLAIM RESPONSIBILITY FOR "SURVEY" ACCURACY.

ST. JOHNS COUNTY, FLORIDA
OFFICE OF PROPERTY APPRAISER

SECTION	TOWNSHIP	RANGE	SHEET NUMBER
17	7S	29E	4E/17

SCALE | REVISIONS

COPY OF ADVERTISMENT

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **LINDA Y MURRAY** who on oath says that she is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being a

NOTICE OF PUBLIC HEARING

in the matter of **SUPMIN 2001-23**

2810 USINA ROAD EX. LOT A

in the Court, was published in said newspaper in the issues of

JUNE 6, 2001

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 6TH day of **JUNE** 2001

by Linda Y Murray who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss
(Signature of Notary Public)

Zoe Ann Moss
MY COMMISSION # CC941814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIN INSURANCE, INC.
(Seal)

Zoe Ann Moss

NOTICE OF PUBLIC HEARING OF PROPOSED ZONING SPECIAL USE

Notice is hereby given that a public hearing will be held on the 21st day of June, 2001, at 1:30 p.m. by the St. Johns County Planning & Zoning Agency in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16A) and US1 North, St. Augustine, Florida, to consider a zoning special use on the following described land location in St. Johns County, Florida:

Lot 39, a tract of land lying and being a part of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida (full legal description upon request in the Zoning Department).

Said land being located: 2810 Usina Rd. Ex. Lot A.

The property above described is presently zoned OR (Open Rural) and it is proposed that zoning special use to be allowed as follows: to allow the placement of a second main use structure in a legally recorded subdivision according to Section 2.03.00, 2.83.27 Land Development Code. The application, File Number SUPMIN 2001-23 is maintained in the Zoning Office, County Administration Building, St. Augustine, Florida and may be examined by parties in interest, prior to said public hearing.

Dated, this 31st of May, 2001.

By Robert Taylor,
its Chairmen

It is anticipated that one or more member of the Board of County Commissioners of St. Johns County, Florida may attend and participate in this meeting.

If a person decides to appeal any decision made by the Planning & Zoning Agency with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

County documents specifically related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Zoning Department.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084, not later than 5 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Zoning Department, P.O. Drawer 349, St. Augustine, Florida 32085. Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter, including the tape recording of the proceedings before the Planning & Zoning Agency, shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing.

The Planning & Zoning Agency record and file of this case is available for review by the public in the Zoning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16A and US1 North), St. Augustine, Florida.

L1221-1 June 6, 2001

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

ZONING SIGN PLACEMENT AFFIDAVIT

File Number: supmin 2001-23

Date: 5-31-01

Applicant: Gary Stodola

I hereby certify that the zoning sign was properly placed for the above captioned request for zoning:

to allow the placement of a second main use structure in a legally recorded subdivision

Location for placement: 2810 Usina Rd. Ext. Lot A

The sign was placed on this 1 *Day of* June *, 2001.*

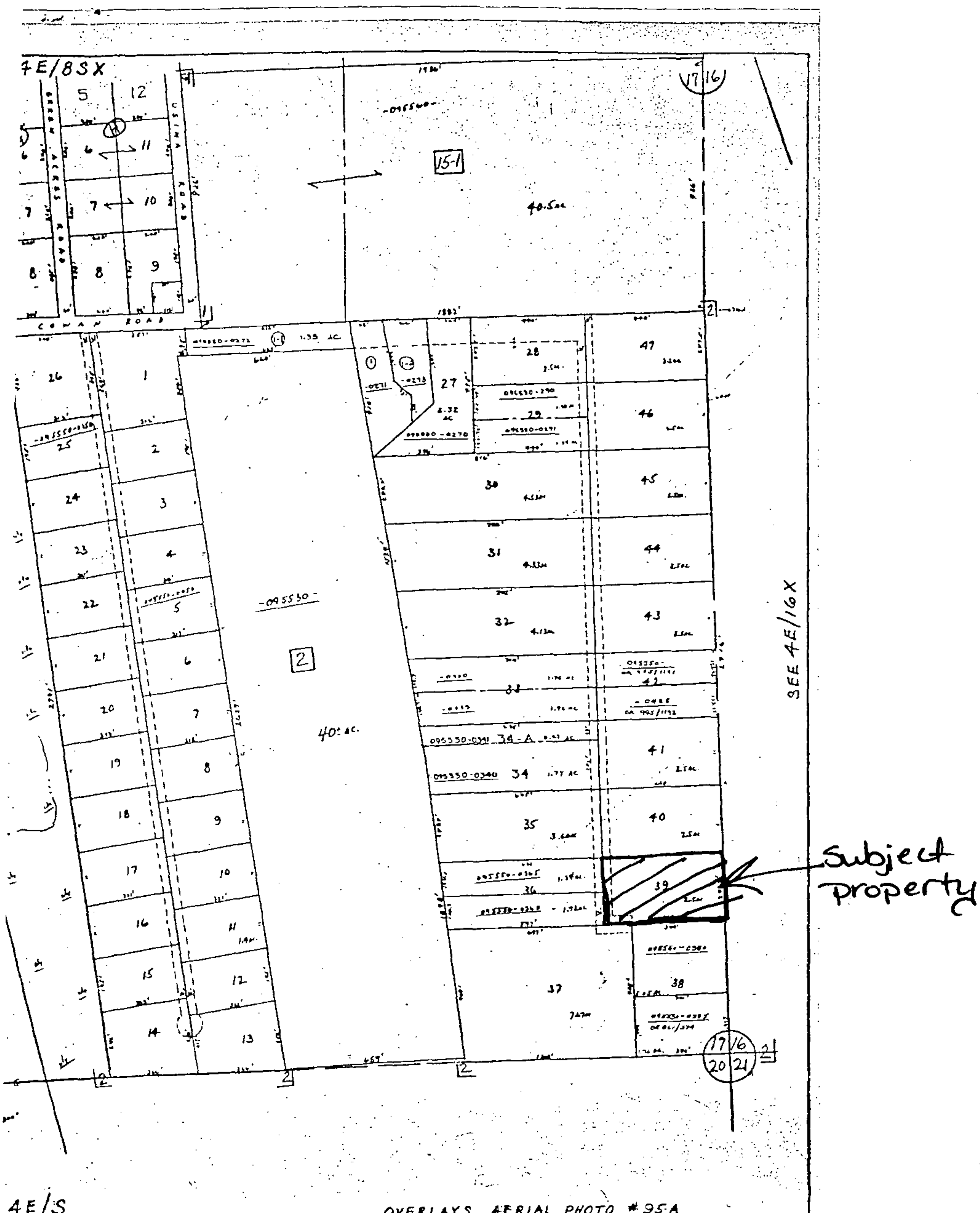
Sign placed by Danny Perkins
(Signature)

Special Instructions:

_____

_____

Rechecks:
Date: _____ *By:* _____
(Signature)



...OR ASSESSMENT PURPOSES ONLY.
...TY PROPERTY APPRAISER DOES NOT CLAIM
...ONSIBILITY FOR "SURVEY" ACCURACY.

ASSESSMENT MAP
ST. JOHNS COUNTY, FLORIDA
OFFICE OF PROPERTY APPRAISER

SECTION	TOWNSHIP	RANGE	SHEET NUMBER
17	7S	29E	4E/17
SCALE	REVISIONS		

POOR ORIGINAL QUALITY

2134

FOR RECORDER

THIS INSTRUMENT PREPARED BY:

Enterprise Title & Escrow Inc.
3351 Hendricks Avenue
Jacksonville, Florida 32207

RECORD AND RETURN TO:
Gary Stodola
2810 Usina Road
St. Augustine, Florida 32095

RE PARCEL ID #: 098880-0390
BUYER'S TIN

Public Records of
St. Johns County, FL
Clerk# 99019423
O.R. 1484 PG 690
12:20PM 84/26/1999
REC $9.00 SUR $1.50

WARRANTY DEED

THIS WARRANTY DEED made this **10th day of January, 1998** by **Duane Galambos, a married man**, hereinafter called Grantor, and whose address is , to **Gary Stodola, a single man**, hereinafter called Grantee and whose address is **2810 Usina Road, St. Augustine, Florida 32095.**

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unta the Grantee, all that certain land situate, lying and being in **St. Johns County, Florida**, viz:

Lot 39, a tract of land lying in and being a part of Section 17, Township 7 Sout, Range 29 East, St. Johns County, Florida and being more particularly described as follows: Commencing at the Southeast corner of sad Section 17; thence North 01° 45' 00" West along the East line of said Section 17, 488.71 feet to the point of beginning; thence continue North 01° 45' 00" West and along the East line of said Section 17, 247.5 feet; thence South 87° 17' 21" West, 440.0 feet; thence South 01° 45' 00" East, 247.5 feet; thence North 87° 17' 21" East, 440.0 feet to the point of beginning and to close.

Subject to a 30 foot easement for ingress and egress and being more particularly described as followsI. The West 30 feet and the South 30 feet at the East 70 feet of the West 100 feet of the above described property.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

ecorded in Public Records St. Johns County, FL
lerk# 98007495 O.R. 1297 PG 1900 12:31PM 82/25/1995
ecording $9.00 Surcharge $1.50 Doc Stamps $315.08

THIS DEED IS BEING RERECOROED TO CORRECT A SCRIVENER'S ERRDR INADVERTENTLY OMITTING FROM THE LEGAL DESCRIPTION THE FOLLOWING PROPERTY NOT CONVEYED AND NOT INTENDED TO BE CONVEYED BY THE WITHIN DEED:

A parcel of land lying and beinR a part of Section 17, Townahip 7 South, Range 29 East, St. Johna County, Florida and being more particularly described as follows: Commenting at the Southeast corner of aatd Section 17; thenee South 87 ° 26' 38" Wost, along tha South line of said Section 17, a distance of 339.98 feer; thence North 81° 45' D8" West, 487.79 feet to the Point of Beginning of the parcel of land to ba described; thence continue North 01° 45' 00" West, 7.9D feet; thence North 85° 12' 49" East, 340.43 feet to a point on the East line of said Section 17; thence South 81° 45' 08" Eaot, along said East line of Section 17, a distance of 20.23 feet; theaee South 87° 17' 21" West, 348.00 feet to the Point of Beginning. SUBJECT TD a 38 foot wide easement for ingress and egress per Dfficial Records Volume 1141, Page 321 of oaid Cnunty.

SUBJECT TO taxes accruing subsequent to December 31, 1997.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the samr against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Forms Software by Automated Real Estate Systems, Inc. 1-800-330-1296

POOR ORIGINAL QUALITY

OR1404PG 691

[illegible] 10:50A ENTERPRISE TITLE 904+346:0429 P.03

O.R.1297 PG 1301

Signed, sealed and delivered in our presence:

[signature] 1/10/98 [signature] 1/10/98

Witness Signature

Nina Fisher 1/10/98

Witness Printed Signature

Witness Signature

Witness Printed Signature

STATE OF FLORIDA
[illegible]

The foregoing instrument was acknowledged before me this 10 day of January, 19 98 by _____. He/She is personally known to me or has produced _____ as identification.

Notary Public, State and County Aforesaid

Joe Larrow

Signature

(Title or Rank)

Notary Printed Signature

(Serial No., if any)

JOE LARROW
MY COMMISSION # CC401891 EXPIRES
August 21, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

JOE LARROW
MY COMMISSION # CC401891 EXPIRES
August 21, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

ADJACENT PROPERTY OWNER NOTICE AFFIDAVIT

DATE: 5-31-01

I hereby certify that the persons on the adjacent property owner list filed with application number: supmin 2001-23 has been mailed the proper notice as prescribed by St. Johns County Land Development Code.

Said application is scheduled to be heard on 6-21-01 at 1:30 PM.

Notices mailed on 5-31-01 *By* _____.
(Signature)

ADJACENT PROPERTIES OF 2810 Usina RD. EXT.(WITHIN 300ft.)

Cummer Cheryl S Etal
c/o Rayonier Woodlands LLC (US) P. O. Box 728 Fernandina Beach Fl. 32035
3 LOT 2 OR480/168 & 1457/343

Marjorie R Galambos 2808Usina Rd. Ext.
PT OF E1/2 VENNDALE ACRES UNREC PLAT-S226FT & E75 OF N140.55 OF S366.57 FT OR1010/1599
AS WELL AS :PT OF E1/2 VENNDALE ACRES UNREC PLAT - S226FT & E75 OF N140.55 OF S366.57FT OR1010/1599

Dolores D. Young Cameron 2800-B Usina Rd. Ext.
PART OF E 1/2 VENNDALE ACRES UNREC PLAT LOT 38 & .11 AC PT OF LOT 39 (EX S 226FT.IN OR861/374& 75 X 140.55 FT IN OR1010

John Frazier 2820 Usina Rd Ext
Part of E 1/2 Venndale acres. UNREC Plat Lot 40 OR1289/648

James E./Angela F. Wooters 2801A Usina Rd. Ext.
PART OF E1/2 VENNDALE ACRES UNREC PLAT LOT 37 OR1299/844

Robert Charles Waters 2815 Usina Rd. Ext.
PART OF E1/2VENNDALE ACRES UNREC N1/2 LOT 36 OR912/1042(Q/C)

Robert D. Wooters 2809 Usina Rd. Ext
PART OF E1/2 OF VENNDALE ACRES UNREC PLAT S1/2 OF LOT 16 OR1338/266

Delmar W. Pendley
3145 Coastal Hwy #1124 St. Augustine 32080
PART OF VENNDALE ACRES UNREC PLAT LOT 35 OR1424/1965

William Wayne Smith
2829 Usina Rd. Ext.
PT OF E1/2 SEC 17 VENNDALE ACRES UNREC PLAT S3/4 OF LOT 34 OR1002/720(AD) & 1228/992
ALSO:PT OF E 1/ 2 SEC17VENNDALE ACRES UNREC PLAT S3/4OF LOT 34 OR 1002/720(A/D) & 1228/993

PART OF E1/2 VENNDALE ACRES UNREC PLAT LOT 39 (EX S'LY PT IN OR1141/322) OR1297/1900 & 1404/690(C/D)

STODOLA GARY
2810 USINA ROAD EXT
ST AUGUSTINE

095550-0390
FL 32084-0000

St. Johns County 2001 R
CARD 001 of 001
PRINTED 2/27/2001 15:57 BY SKH
APPR 6/01/1999 RAC

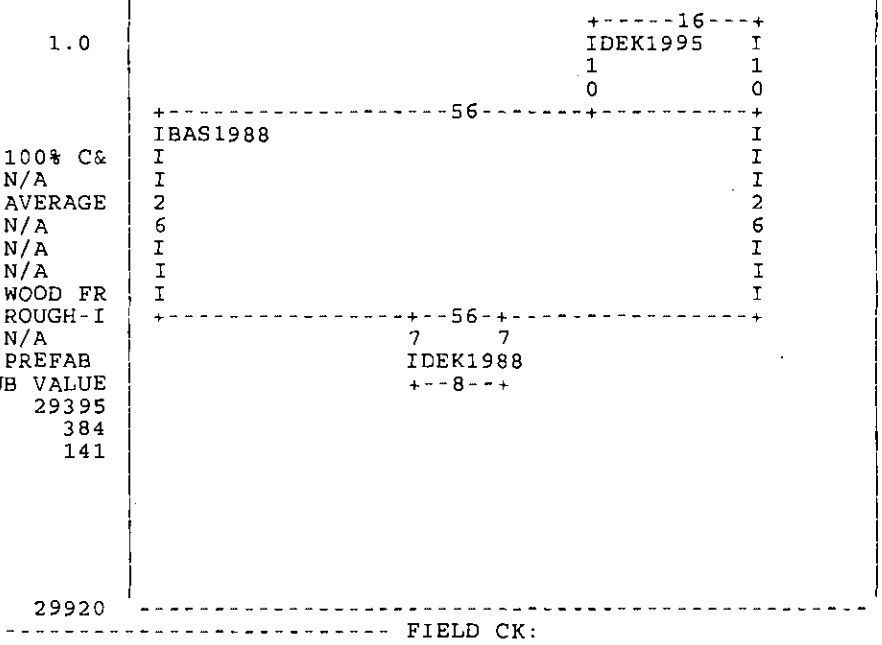
USE 000801 DWMH AE? Y
MOD 2 MOBILE HME
EXW HW HRD WD SHT
% N/A
RCVR CS COMP SHNGL
% N/A
RSTR GH GABLE/HIP
INT DW DRYWALL
% N/A
FLR CP CARPET
30% SV SHT VINYL
HTTP AD AIR DUCTED
A/C CN CENTRAL
QUAL GO GOOD
FNDN PP PIRS/POSTS
SIZE N/A
CEIL N/A
ARCH N/A
FRME WF WOOD FRAME
KTCH N/A
WNDO N/A
CLAS N/A
OCC N/A
COND AV AVERAGE

BATH			
FIXT	8		
BDRM			
RMS			
UNTS	1		
C-W%			
HGHT			
PMTR			
STYS	1.0		
ECON			
FUNC			
SPCD			
DEPR	10		
UD-1	05	100%	C&
UD-2		N/A	
UD-3	AV	AVERAGE	
UD-4		N/A	
UD-5		N/A	
UD-6		N/A	
UD-7	WF	WOOD FR	
UD-8	01	ROUGH-I	
UD-9		N/A	
	10%	PG PREFAB	

SUB	A-AREA	%	E-AREA	SUB VALUE
BAS88	1456	100	1456	29395
DEK95	160	12	19	384
DEK88	56	12	7	141
TOTAL	1672		1482	29920

1456 HTD AREA .000 INDEX 441.00 NBHD
1482 EFF AREA 26.565 E-RATE 100.000 INDX
39370 RCN 1988 AYB
76.00 %GOOD 29,920 C BLDG VAL 1988 EYB

FIELD CK: 6/01/1999 RAC
LOC: 2810 USINA ROAD EXTENSION ST AUGUSTINE



PROP USE 000200 MOBILE HOME
STR 17- 7- 29
MKT AREA 03
(PUD1
AC 2.390
NTCD
APPR CD
CNDO
SUBD
BLK
LOT 39
MAP# 4E17
HX
TXDT 450

29,920	BLDG
890	XFOB
8,370	LAND
0	AG
0	MKAG
39,180	JUST
0	CLAS
4,772	SOHD
34,408	ASSD
25,000	EXPT
9,408	TXBL

BLDG TRAVERSE
BAS1988=N26E56 DEK1995=N10W16 S10E16$ S26W56$ PTR=E24 DEK1988=S7E8N7W8$ W24$.

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE			PRICE
1404	690	1/10/1998	U	I	
GRANTOR GALAMBOS DUANE					
GRANTEE STODOLA GARY					
1297	1900	1/10/1998	U	I	45000
GRANTOR GALAMBOS DUANE					
GRANTEE STODOLA GARY					

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE
Y		*STGB	STORAGE				1		0100	1.00	48.000	UT	6.250	6.250		20.00	60
Y		*MHA	MH ATTCH				1		0100	1.00	96.000	UT	4.480	4.688		20.00	90
Y		WDFNCE	WOOD FENCE				1		1995	1.00	112.000	LF	9.870	9.870		66.70	740

FIELD CK:

AE	LAND CODE	DESC	ZONE TOPO	ROAD UTIL	UD1 UD2	UD3 UD4	FRONT BACK	DEPTH DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
Y	000201	MH AC	OR 0001	0004					1.00 1.00 1.00 1.00	2.390	AC	3500.000	3502.09	8,370

34 - 095550 - 0340

35

36

36

40

41

37

38

095530 - 0303

095480 (3)

PART OF E1/2 VENNDALE ACRES
UNREC PLAT LOT 40
OR1289/648

FRAZIER JOHN R,MARGARET A
2820 USINA ROAD EXTENSION

ST AUGUSTINE

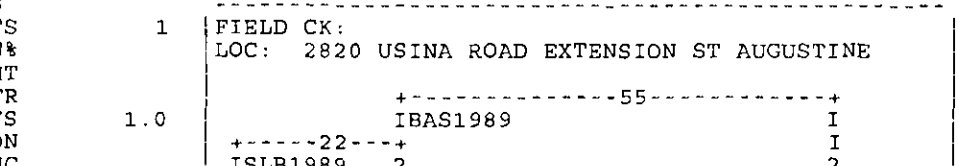
095550-0400

FL 32084-0000

St. Johns County 2001 R
CARD 001 of 001
PRINTED 3/06/2001 12:41 BY PUB
APPR 12/01/1998

USE	000100	SINGLE FAM		AE? Y		1378	HTD AREA	.000	INDEX	441.00	NBHD	PROP USE	000100 SINGLE FAMILY
MOD	1	SFR	BATH			1429	EFF AREA	37.824	E-RATE	100.000	INDX	STR 17- 7- 29	
EXW	HB	HARDBOARD	FIXT		8	54050	RCN			1989	AYB	MKT AREA 03	49,190 BLDG
%		N/A	BDRM			91.00	%GOOD	49,190	C BLDG VAL	1989	EYB	(PUD1	560 XFOB
RCVR	CS	COMP SHNGL	RMS									AC 2.500	8,750 LAND
%		N/A	UNTS		1							NTCD	0 AG
RSTR	GH	GABLE/HIP	C-W%									APPR CD	0 MKAG
INT	DW	DRYWALL	HGHT									CNDO	58,500 JUST
%		N/A	PMTR									SUBD	0 CLAS
FLR	SV	SHT VINYL	STYS		1.0							BLK	
%		N/A	ECON									LOT 40	0 SOHD
HTTP	AD	AIR DUCTED	FUNC									MAP# 4E17	58,500 ASSD
A/C	CN	CENTRAL	SPCD										0 EXPT
QUAL	AV	AVERAGE	DEPR	01								TXDT 450	58,500 TXBL
FNDN	PF	CONC PR FT	UD-1	07	110% C&								
SIZE		N/A	UD-2		N/A								
CEIL		N/A	UD-3	AV	AVERAGE								
ARCH		N/A	UD-4		N/A								
FRME	WF	WOOD FRAME	UD-5		N/A								
KTCH		N/A	UD-6		N/A								
WNDO		N/A	UD-7	CS	CONC SL								
CLAS		N/A	UD-8	01	ROUGH-I								
OCC		N/A	UD-9		N/A								
COND	AV	AVERAGE	%		N/A								

FIELD CK:
LOC: 2820 USINA ROAD EXTENSION ST AUGUSTINE



BLDG TRAVERSE

PTR=E21 FOP1989=N4E13S4W13$ W21$BAS1989=N26E55S26W21N4W13 S4W21$ SLB1989=W22N20E22S20$.

SUB	A-AREA	%	E-AREA	SUB VALUE
SLB89	440	8	35	1205
FOP89	52	30	16	551
BAS89	1378	100	1378	47434
TOTAL	1870		1429	49190

PERMITS

NUMBER	DESC	AMT	ISSUED
00008916			

SALE

BOOK	PAGE	DATE			PRICE
1289	648	1/08/1998	U	I	69900
GRANTOR G E CAPITAL MORTGAGE SERVICES INC					
GRANTEE FRAZIER JOHN R & MARGARET A					
1259	148	8/20/1997	U	I	100
GRANTOR TIPTON ROBERT E					
GRANTEE G E CAPITAL MORTGAGE SERVICES INC					

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE
Y		STGB	STOR BUILD				1		1975	1.00	224.000	UT	4.750	4.750		37.50	400
Y		SHED	SHED	16	8		1		1975	1.00	128.000	UT	3.300	3.125		20.00	80
Y		CAN	CANOPY	12	8		1		1975	1.00	96.000	UT	4.100	4.167		20.00	80

FIELD CK:

AE	LAND CODE	DESC	ZONE	TOPO	ROAD	UTIL	UD1	UD2	UD3	UD4	FRONT	BACK	DEPTH	DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
Y	000100	IMP RES	OR		0004										1.00 1.00 1.00 1.00	2.500	AC	3500.000	3500.00	8,750
					0001															

PT OF E1/2 VENNDALE ACRES UNREC PLAT - S226FT & E75 OF N140.55 OF S366.57FT
OR1010/1599

GALAMBOS MARJORIE R
2808 USINA ROAD EXTENSION
ST AUGUSTINE

095550-0385
FL 32084-0000

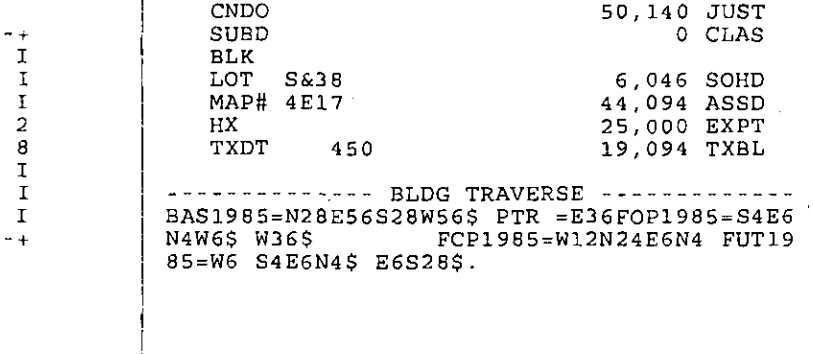
St. Johns County 2001 R
CARD 001 of 002
PRINTED 2/27/2001 16:05 BY SKH
APPR 12/01/1998

USE 000801 DWMH AE? Y
MOD 2 MOBILE HME
EXW HW HRD WD SHT
% N/A
RCVR CS COMP SHNGL
% N/A
RSTR GH GABLE/HIP
INT DW DRYWALL
% N/A
FLR CP CARPET
% N/A
HTTP AD AIR DUCTED
A/C CN CENTRAL
QUAL AV AVERAGE
FNDN PP PIRS/POSTS
SIZE N/A
CEIL N/A
ARCH N/A
FRME WF WOOD FRAME
KTCH N/A
WNDO N/A
CLAS N/A
OCC N/A
COND AV AVERAGE

BATH			
FIXT	9		
BDRM			
RMS			
UNTS	1		
C-W%			
HGHT			
PMTR			
STYS	1.0		
ECON			
FUNC			
SPCD			
DEPR 10			
UD-1 05 100% C&			
UD-2 N/A			
UD-3 AV AVERAGE			
UD-4 N/A			
UD-5 N/A			
UD-6 N/A			
UD-7 WF WOOD FR			
UD-8 01 ROUGH-I			
UD-9 N/A			
10% PA PREFAB			

1568 HTD AREA	.000 INDEX	441.00 NBHD	PROP USE	000800 MULTI-UNIT
1649 EFF AREA	22.632 E-RATE	100.000 INDX	STR 17- 7- 29	
37320 RCN		1985 AYB	MKT AREA 03	40,140 BLDG
68.00 %GOOD	25,380 C BLDG VAL	1985 EYB	(PUD1	0 XFOB
			AC 2.000	10,000 LAND
			NTCD	0 AG
			APPR CD	0 MKAG
			CNDO	50,140 JUST
			SUBD	0 CLAS
			BLK	
			LOT S&38	6,046 SOHD
			MAP# 4E17	44,094 ASSD
			HX	25,000 EXPT
			TXDT 450	19,094 TXBL

FIELD CK:
LOC: 2800 USINA ROAD EXTENSION #C ST AUGUSTINE



BLDG TRAVERSE
BAS1985=N28E56S28W56$ PTR =E36FOP1985=S4E6 N4W6$ W36$ FCP1985=W12N24E6N4 FUT1985=W6 S4E6N4$ E6S28$.

SUB	A-AREA	%	E-AREA	SUB VALUE
FCP85	312	20	62	954
FUT85	24	50	12	185
BAS85	1568	100	1568	24133
FOP85	24	30	7	108
TOTAL	1928		1649	25380

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE	PRICE
1010	1599	9/07/1993 U I	100
GRANTOR GALAMBOS MARJORIE R			
GRANTEE GALAMBOS MARJORIE R			
1010	1597	9/07/1993 U V	100
GRANTOR			
GRANTEE GALAMBOS MARJORIE R			

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

FIELD CK:

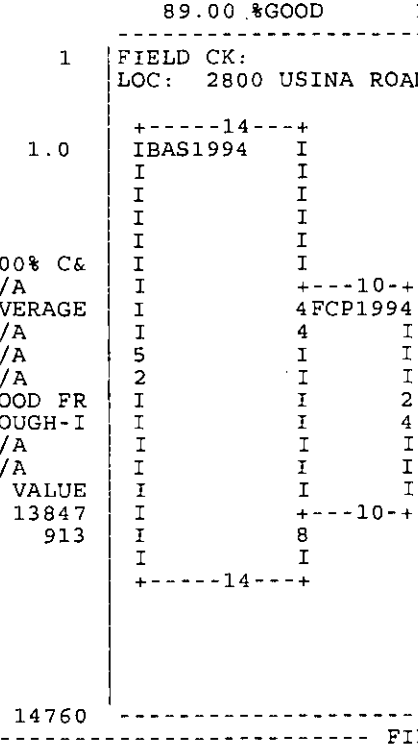
AE	LAND CODE	DESC	ZONE TOPO	ROAD UTIL	UD1 UD2	UD3 FRONT DEPTH UD4 BACK DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
Y	000801 MF 2-9 AC		0002				1.00 1.00 1.00 1.00	2.000	AC	5000.000	5000.00	10,000
			0001									

PT OF E1/2 VENNDALE ACRES GALAMBOS MARJORIE R 095550-0385 St. Johns County 2001 R
UNREC PLAT - S226FT & E75 OF 2808 USINA ROAD EXTENSION CARD 002 of 002
N140.55 OF S366.57FT PRINTED 2/27/2001 16:05 BY SKH
OR1010/1599 ST AUGUSTINE FL 32084-0000 APPR 12/01/1998

USE 000800 SWMH AE? Y 728 HTD AREA .000 INDEX 441.00 NBHD PROP USE 000800 MULTI-UNIT
MOD 2 MOBILE HME BATH 776 EFF AREA 21.370 E-RATE 100.000 INDX STR 17- 7- 29
EXW AU ALU/VINYL FIXT 5 16583 RCN 1994 AYB MKT AREA 03 40,140 BLDG
% N/A BDRM 89.00 %GOOD 14,760 C BLDG VAL 1994 EYB (PUD1 0 XFOB
RCVR CS COMP SHNGL RMS AC 2.000 10,000 LAND
% N/A UNTS 1 NTCD 0 AG
RSTR GH GABLE/HIP C-W% APPR CD 0 MKAG
INT DW DRYWALL HGHT CNDO 50,140 JUST
% N/A PMTR SUBD 0 CLAS
FLR CP CARPET STYS 1.0 BLK
% N/A ECON LOT S&38 6,046 SOHD
HTTP AD AIR DUCTED FUNC MAP# 4E17 44,094 ASSD
A/C CN CENTRAL SPCD HX 25,000 EXPT
QUAL AV AVERAGE DEPR 10 TXDT 450 19,094 TXBL
FNDN PP PIRS/POSTS UD-1 05 100% C&
SIZE N/A UD-2 N/A
CEIL N/A UD-3 AV AVERAGE
ARCH N/A UD-4 N/A
FRME WF WOOD FRAME UD-5 N/A
KTCH N/A UD-6 N/A
WNDO N/A UD-7 WF WOOD FR
CLAS N/A UD-8 01 ROUGH-I
OCC N/A UD-9 N/A
COND AV AVERAGE % N/A

SUB	A-AREA	%	E-AREA	SUB VALUE
BAS94	728	100	728	13847
FCP94	240	20	48	913
TOTAL	968		776	14760

FIELD CK:
LOC: 2800 USINA ROAD EXTENSION #C ST AUGUSTINE



BLDG TRAVERSE
BAS1994=N52E14S44 FCP1994=E10 N24W10S24$ S 8W14$.

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE		PRICE
861	374	5/01/1990	U V	

GRANTOR
GRANTEE

GRANTOR
GRANTEE

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

FIELD CK:

AE	LAND CODE	DESC	ZONE TOPO	ROAD UTIL	UD1 UD2	UD3 UD4	FRONT BACK	DEPTH DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE

3 LOT 2 OR480/168 & 1457/343 (Q/C)

CUMMER CHERYL S ETAL
% RAYONIER WOODLANDS LLC (US)
P O BOX 728
FERNANDINA BEACH FL 32035-0000

095480-0000

St. Johns County 2001 R
CARD 001 of 001
PRINTED 2/27/2001 16:07 BY SKH
APPR 1/01/1999

USE		AE?	HTD AREA	.000	INDEX	2216.00	NBHD	PROP USE	005600 TIMBERLAND 70-7
MOD	BATH		EFF AREA		E-RATE	.000	INDX	STR 16- 7- 29	
EXW	FIXT		RCN				AYB	MKT AREA 03	0 BLDG
%	BDRM		%GOOD		BLDG VAL		EYB	(PUD1	0 XFOB
RCVR	RMS							AC 66.200	0 LAND
%	UNTS							NTCD	20,520 AG
RSTR	C-W%							APPR CD	28,930 MKAG
INT	HGHT							CNDO	28,930 JUST
%	PMTR							SUBD	20,520 CLAS
FLR	STYS							BLK	
%	ECON							LOT 3	0 SOHD
HTTP	FUNC							MAP# 4E16X	20,520 ASSD
A/C	SPCD								0 EXPT
QUAL	DEPR							TXDT 450	20,520 TXBL
FNDN	UD-1								
SIZE	UD-2								
CEIL	UD-3								
ARCH	UD-4								
FRME	UD-5								
KTCH	UD-6								
WNDO	UD-7								
CLAS	UD-8								
OCC	UD-9								
COND	%								

FIELD CK:
LOC: SR 16 ST AUGUSTINE

BLDG TRAVERSE

SUB	A-AREA	%	E-AREA	SUB VALUE
TOTAL				

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE	PRICE
1457	343	9/07/1994 U V	100
GRANTOR CUMMER W W TRUSTEE ETAL			
GRANTEE CUMMER CHERYL S ETAL			
417	541	1/01/1979 U V	
GRANTOR			
GRANTEE CUMMER W W TRUSTEE ETAL			

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

FIELD CK:

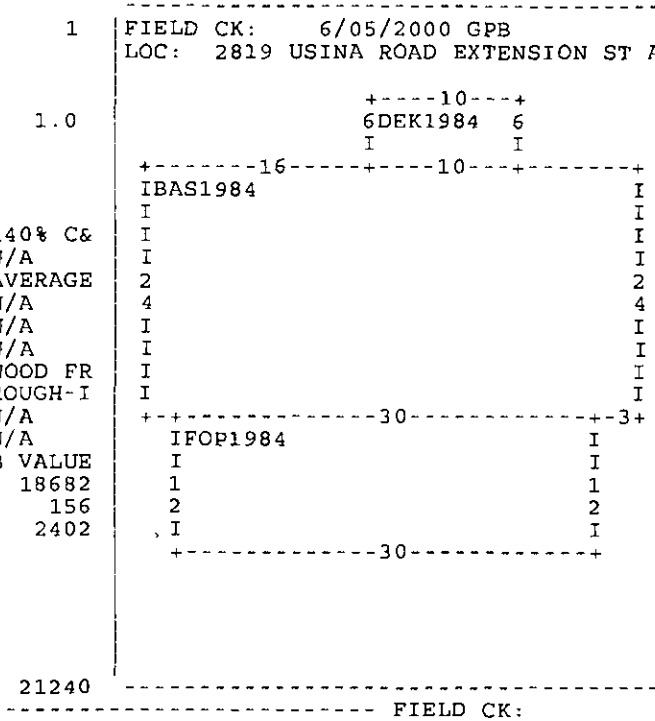
AE	LAND CODE	DESC	ZONE TOPO	ROAD UTIL	UD1 UD2	UD3 UD4	FRONT	DEPTH BACK	DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
N	009910	MKT AG	0001	0004						1.00 1.00 1.00 1.00	66.200	AC	437.000	437.01	28,930MK
N	005600	TMBR 70-79 OR	0001	0004						1.00 1.00 1.00 1.00	66.200	AC	310.000	309.97	20,520AG

PART OF E1/2 VENNDALE ACRES PENDLEY DELMAR W 095550-0350 St. Johns County 2001 R
UNREC PLAT LOT 35 OR1424/1965 3145 COASTAL HWY #1124 CARD 001 of 001
PRINTED 2/27/2001 16:06 BY SKH
ST AUGUSTINE FL 32080-0000 APPR 6/05/2000 GPB

USE	000801	DWMH		AE? Y	840	HTD AREA	.000	INDEX	441.00	NBHD	PROP USE	000200	MOBILE HOME
MOD	2	MOBILE HME	BATH		955	EFF AREA	29.264	E-RATE	100.000	INDX	STR 17- 7- 29		
EXW	AU	ALU/VINYL	FIXT	8	27947	RCN			1984	AYB	MKT AREA 03	21,240	BLDG
%		N/A	BDRM		76.00	%GOOD	21,240	C BLDG VAL	1988	EYB	(PUD1	2,960	XFOB
RCVR	ME	METAL	RMS								AC 3.600	12,600	LAND
%		N/A	UNTS	1							NTCD	0	AG
RSTR	GH	GABLE/HIP	C-W%								APPR CD	0	MKAG
INT	DW	DRYWALL	HGHT								CNDO	36,800	JUST
%		N/A	PMTR								SUBD	0	CLAS
FLR	CP	CARPET	STYS	1.0							BLK		
30%	SV	SHT VINYL	ECON								LOT 35	0	SOHD
HTTP	AD	AIR DUCTED	FUNC								MAP# 4E17	36,800	ASSD
A/C	CN	CENTRAL	SPCD									0	EXPT
QUAL	AV	AVERAGE	DEPR	10							TXDT 450	36,800	TXBL
FNDN	PP	PIRS/POSTS	UD-1	10 140% C&									
SIZE		N/A	UD-2	N/A									
CEIL		N/A	UD-3	AV AVERAGE									
ARCH		N/A	UD-4	N/A									
FRME	WF	WOOD FRAME	UD-5	N/A									
KTCH		N/A	UD-6	N/A									
WNDO		N/A	UD-7	WF WOOD FR									
CLAS		N/A	UD-8	01 ROUGH-I									
OCC		N/A	UD-9	N/A									
COND	AV	AVERAGE	%	N/A									

SUB	A-AREA	%	E-AREA	SUB VALUE
BAS84	840	100	840	18682
DEK84	60	12	7	156
FOP84	360	30	108	2402
TOTAL	1260		955	21240

FIELD CK: 6/05/2000 GPB
LOC: 2819 USINA ROAD EXTENSION ST AUGUSTINE



BLDG TRAVERSE
BAS1984=N24 E16 DEK1984=N6E10 S6W10$ E19S24 W3 FOP1984=S12 W30 N12 E30$ W32$.

PERMITS

NUMBER	DESC	AMT	ISSUED
151612		2,132	6/07/1995

SALE

BOOK	PAGE	DATE			PRICE
1424	1965	7/07/1999	Q	I	43500
GRANTOR SPANGLER KIMBERLY SUE ETAL					
GRANTEE PENDLEY DELMAR W					
1137	1361	5/30/1995	Q	I	35000
GRANTOR TAYLOR ROBERT E,VIRGINIA J					
GRANTEE SPANGLER KIMBERLY SUE ETAL					

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD	%	%GOOD	XFOB VALUE
Y		WDFNCE	WOOD FENCE				1		1992	1.00	50.000	LF	9.870	9.870			46.72	230
Y		STGB	STOR BUILD	10	16		1		1995	1.00	160.000	UT	4.750	4.750			87.50	670
Y		CAN	CANOPY	20	16		1		1987	1.00	320.000	SF	3.880	3.880			48.00	600
Y		FENCE	METAL 6'				1		1985	1.00	440.000	LF	6.630	6.630	PD	50.00	50.00	1,460

FIELD CK:

AE	LAND CODE	DESC	ZONE	TOPO	ROAD	UTIL	UD1	UD2	UD3	UD4	FRONT	DEPTH	DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
Y	000201	MH AC	OR	0001	0004									1.00 1.00 1.00 1.00	3.600	AC	3500.000	3500.00	12,600

PART OF E1/2 VENNDALE ACRES
UNREC PLAT S1/2 OF LOT 36
OR1338/266

WOOTERS ROBERT D
2809 USINA ROAD EXT

ST AUGUSTINE

095550-0360

FL 32084-0000

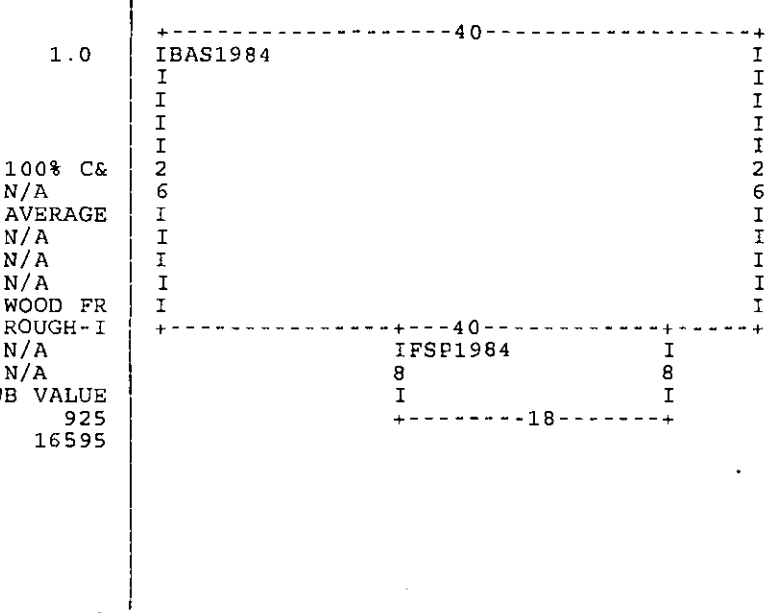
St. Johns County 2001 R
CARD 001 of 001
PRINTED 2/27/2001 16:06 BY SKH
APPR 12/01/1998

USE 000801 DWMH AE? Y
MOD 2 MOBILE HME BATH
EXW AU ALU/VINYL FIXT 8
% N/A BDRM
RCVR CS COMP SHNGL RMS
% N/A UNTS 1
RSTR GH GABLE/HIP C-W%
INT DW DRYWALL HGHT
% N/A PMTR
FLR CP CARPET STYS 1.0
% N/A ECON
HTTP FA FORCED AIR FUNC
A/C NO NONE SPCD
QUAL AV AVERAGE DEPR 10
FNDN PF CONC PR FT UD-1 05 100% C&
SIZE N/A UD-2 N/A
CEIL N/A UD-3 AV AVERAGE
ARCH N/A UD-4 N/A
FRME WF WOOD FRAME UD-5 N/A
KTCH N/A UD-6 N/A
WNDO N/A UD-7 WF WOOD FR
CLAS N/A UD-8 01 ROUGH-I
OCC N/A UD-9 N/A
COND AV AVERAGE % N/A

SUB	A-AREA	%	E-AREA	SUB VALUE
FSP84	144	40	58	925
BAS84	1040	100	1040	16595
TOTAL	1184		1098	17520

1040 HTD AREA .000 INDEX 441.00 NBHD
1098 EFF AREA 24.183 E-RATE 100.000 INDX
26553 RCN 1984 AYB
66.00 %GOOD 17,520 C BLDG VAL 1984 EYB

FIELD CK:
LOC: 2809 USINA ROAD EXTENSION ST AUGUSTINE



PROP USE 000200 MOBILE HOME
STR 17- 7- 29
MKT AREA 03 17,520 BLDG
(PUD1 0 XFOB
AC 1.730 8,650 LAND
NTCD 0 AG
APPR CD 0 MKAG
CNDO 26,170 JUST
SUBD 0 CLAS
BLK
LOT 36 4,983 SOHD
MAP# 4E17 21,187 ASSD
HX 21,187 EXPT
TXDT 450 0 TXBL

BLDG TRAVERSE
BAS1984=N26E40S26W40$ PTR=E16 FSP1984=S8E18N8W18$ W16$.

PERMITS

NUMBER	DESC	AMT	ISSUED
920899		1,550	4/22/1992

SALE

BOOK	PAGE	DATE			PRICE
1338	266	7/30/1998	U	I	50000
GRANTOR WOOTERS JAMES E JOINED BY ANGELA					
GRANTEE WOOTERS ROBERT D					
651	667	7/01/1984	Q	V	4000
GRANTOR					
GRANTEE WOOTERS JAMES E					

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

FIELD CK:

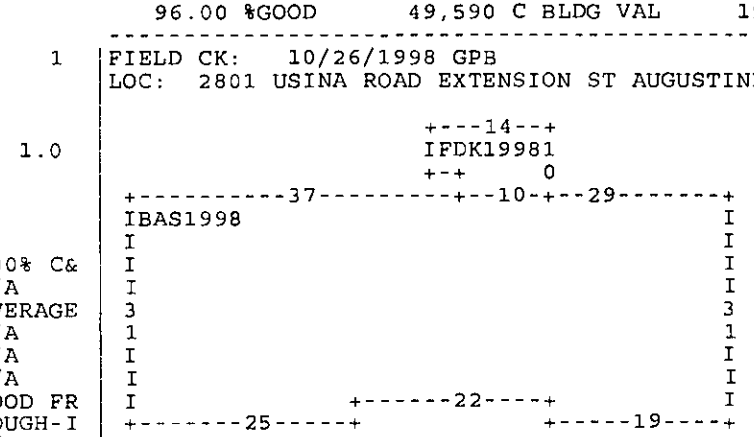
AE	LAND CODE	DESC	ZONE	TOPO	ROAD	UTIL	UD1	UD2	UD3	UD4	FRONT	BACK	DEPTH	DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
Y	000201	MH AC	OR	0001	0004						1.00	1.00	1.00	1.00		1.730	AC	5000.000	5000.00	8,650

PART OF E1/2 VENNDALE ACRES WOOTERS JAMES E,ANGELA F 095550-0370 St. Johns County 2001 R
UNREC PLAT LOT 37 OR1299/844 2801A USINA RD EXT CARD 001 of 001
PRINTED 2/27/2001 16:06 BY SKH
ST AUGUSTINE FL 32084-0000 APPR 10/26/1998 GPB

USE 000801 DWMH AE? Y 2002 HTD AREA .000 INDEX 441.00 NBHD PROP USE 000805 MUL UT YR TAG M
MOD 2 MOBILE HME BATH 2016 EFF AREA 25.622 E-RATE 100.000 INDX STR 17- 7- 29
EXW AU ALU/VINYL FIXT 8 51654 RCN 1998 AYB MKT AREA 03 49,590 BLDG
% N/A BDRM 96.00 %GOOD 49,590 C BLDG VAL 1998 EYB (PUD1 15,970 XFOB
RCVR CS COMP SHNGL RMS AC 7.000 7,250 LAND
% N/A UNTS 1 NTCD 0 AG
RSTR GH GABLE/HIP C-W% APPR CD 0 MKAG
INT DW DRYWALL HGHT CNDO 72,810 JUST
% N/A PMTR SUBD 0 CLAS
FLR CP CARPET STYS 1.0 BLK
30% SV SHT VINYL ECON LOT 37 6,063 SOHD
HTTP AD AIR DUCTED FUNC MAP# 4E17 66,747 ASSD
A/C CN CENTRAL SPCD HX 25,000 EXPT
QUAL GO GOOD DEPR 10 TXDT 450 41,747 TXBL
FNDN PP PIRS/POSTS UD-1 05 100% C&
SIZE N/A UD-2 N/A
CEIL N/A UD-3 AV AVERAGE
ARCH N/A UD-4 N/A
FRME WF WOOD FRAME UD-5 N/A
KTCH N/A UD-6 N/A
WNDO N/A UD-7 WF WOOD FR
CLAS N/A UD-8 01 ROUGH-I
OCC N/A UD-9 N/A
COND GO GOOD % N/A

SUB	A-AREA	%	E-AREA	SUB VALUE
BAS98	2002	100	2002	49246
FDK98	116	12	14	344
TOTAL	2118		2016	49590

FIELD CK: 10/26/1998 GPB
LOC: 2801 USINA ROAD EXTENSION ST AUGUSTINE



BLDG TRAVERSE
BAS1998=N31E37 FDK1998=N6W4N4 E14S10W10$ E 29S31W19N2W22S2W25$.

PERMITS

NUMBER	DESC	AMT	ISSUED
780251	MOBILE HM		6/18/1998
932569		1,900	9/22/1993

SALE

BOOK	PAGE	DATE	PRICE
1299	844	2/26/1998 U I	51000

GRANTOR JUTRAS ALICE LOUISE
GRANTEE WOOTERS JAMES E & ANGELA F

774	215	2/01/1988 U V	

GRANTOR
GRANTEE JUTRAS ALICE LOUISE

EXTRA FEATURES FIELD CK:

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE
Y		SHED	SHED	4	8		1		1980	1.00	32.000	UT	3.300	3.125		20.00	20
Y		GRULC	GAR UNF LO	32	12		1		1980	1.00	384.000	SF	10.040	10.040		50.00	1,930
Y		FENCE	METAL 6'				1		1985	1.00	600.000	LF	6.630	6.630		40.00	1,590
Y		GRUAC	GAR UNF AV	33	30		1		1997	1.00	990.000	SF	11.390	11.390		92.50	10,430
Y		MHOOK	MH HOOK-UP				1		1992	1.00	1.000	UT	2000.000	2000.000		100.00	2,000

AE	LAND CODE	DESC	ZONE TOPO	ROAD UTIL	UD1 UD2	UD3 UD4	FRONT	DEPTH BACK	DT	FIELD CK: ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
Y	000801	MF 2-9 AC	OR 0001	0004						1.00 1.00 1.00 1.00	1.000	AC	3000.000	3000.00	3,000
Y	009600	SWAMP/MARS	0005							1.00 1.00 1.00 1.00	5.000	AC	250.000	250.00	1,250
N	000801	MF 2-9 AC	OR 0001	0004						1.00 1.00 1.00 1.00	1.000	AC	3000.000	3000.00	3,000

PART OF E1/2 VENNDALE ACRES WATERS ROBERT CHARLES 095550-0365 St. Johns County 2001 R
UNREC N1/2 LOT 36 2815 USINA ROAD EXT CARD 001 of 001
OR912/1042(Q/C) PRINTED 2/27/2001 16:06 BY SKH
ST AUGUSTINE FL 32084-2458 APPR 1/01/1999

USE 000800 SWMH AE? Y 924 HTD AREA .000 INDEX 441.00 NBHD PROP USE 000200 MOBILE HOME
MOD 2 MOBILE HME BATH 924 EFF AREA 20.994 E-RATE 100.000 INDX STR 17- 7- 29
EXW AU ALU/VINYL FIXT 5 19398 RCN 1985 AYB MKT AREA 03 13,190 BLDG
% N/A BDRM 68.00 %GOOD 13,190 C BLDG VAL 1985 EYB (PUD1 0 XFOB
RCVR CS COMP SHNGL RMS AC 1.730 8,650 LAND
% N/A UNTS 1 NTCD 0 AG
RSTR GH GABLE/HIP C-W% APPR CD 0 MKAG
INT DW DRYWALL HGHT CNDO 21,840 JUST
% N/A PMTR SUBD 0 CLAS
FLR SV SHT VINYL STYS 1.0 BLK
50% CP CARPET ECON LOT 36 1,837 SOHD
HTTP AD AIR DUCTED FUNC MAP# 4E17 20,003 ASSD
A/C CN CENTRAL SPCD HX 20,003 EXPT
QUAL AV AVERAGE DEPR 10 TXDT 450 0 TXBL
FNDN PP PIRS/POSTS UD-1 05 100% C&
SIZE N/A UD-2 N/A
CEIL N/A UD-3 AV AVERAGE
ARCH N/A UD-4 N/A
FRME WF WOOD FRAME UD-5 N/A
KTCH N/A UD-6 N/A
WNDO N/A UD-7 WF WOOD FR
CLAS N/A UD-8 01 ROUGH-I
OCC N/A UD-9 N/A
COND AV AVERAGE % N/A

SUB	A-AREA	%	E-AREA	SUB VALUE
BAS85	924	100	924	13190
TOTAL	924		924	13190

FIELD CK:
LOC: 2815 USINA ROAD EXTENSION ST AUGUSTINE



BLDG TRAVERSE
BAS1985=N14E66S14W66$.

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE		PRICE
912	1042	10/16/1991	U I	10500
GRANTOR				
GRANTEE WATERS ROBERT CHARLES				
725	67	11/01/1986	U I	
GRANTOR				
GRANTEE				

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

FIELD CK:

AE	LAND CODE	DESC	ZONE	TOPO	ROAD	UTIL	UD1	UD2	UD3	UD4	FRONT	BACK	DEPTH	DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
Y	000201	MH AC	OR	0001	0004										1.00 1.00 1.00 1.00	1.730	AC	5000.000	5000.00	8,650

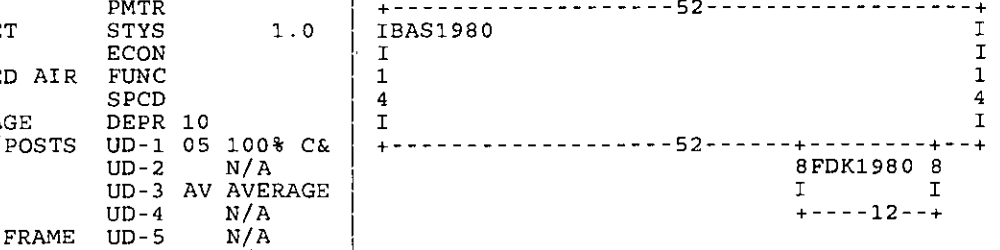
PT OF E1/2 SEC 17 VENNDALE SMITH WILLIAM WAYNE 095550-0340 St. Johns County 2001 R
ACRES UNREC PLAT S3/4 OF LOT 2829 USINA ROAD EXTENSION CARD 001 of 002
34 OR1002/720(A/D) & 1228/993 PRINTED 2/27/2001 16:06 BY SKH
ST AUGUSTINE FL 32084-0000 APPR 1/01/1999

USE 000800 SWMH AE? N
MOD 2 MOBILE HME BATH
EXW HW HRD WD SHT FIXT 5
% N/A BDRM
RCVR ME METAL RMS
% N/A UNTS 1
RSTR FL FLAT C-W%
INT DW DRYWALL HGHT
% N/A PMTR
FLR CP CARPET STYS 1.0
% N/A ECON
HTTP FA FORCED AIR FUNC
A/C NO NONE SPCD
QUAL AV AVERAGE DEPR 10
FNDN PP PIRS/POSTS UD-1 05 100% C&
SIZE N/A UD-2 N/A
CEIL N/A UD-3 AV AVERAGE
ARCH N/A UD-4 N/A
FRME WF WOOD FRAME UD-5 N/A
KTCH N/A UD-6 N/A
WNDO N/A UD-7 WF WOOD FR
CLAS N/A UD-8 01 ROUGH-I
OCC N/A UD-9 N/A
COND AV AVERAGE % N/A

SUB	A-AREA	%	E-AREA	SUB VALUE
FDK80	96	12	12	145
BAS80	728	100	728	8825
TOTAL	824		740	8970

728 HTD AREA .000 INDEX 441.00 NBHD
740 EFF AREA 22.036 E-RATE 100.000 INDX
16307 RCN 1980 AYB
55.00 %GOOD 8,970 C BLDG VAL 1980 EYB

FIELD CK:
LOC: 2829 USINA ROAD EXTENSION ST AUGUSTINE



PROP USE 000800 MULTI-UNIT
STR 17- 7- 29
MKT AREA 03 12,970 BLDG
(PUD1 1,420 XFOB
AC 2.790 9,770 LAND
NTCD 0 AG
APPR CD 0 MKAG
CNDO 24,160 JUST
SUBD 0 CLAS
BLK
LOT 34 0 SOHD
MAP# 4E17 24,160 ASSD
HX 24,160 EXPT
TXDT 450 0 TXBL

BLDG TRAVERSE
BAS1980=N14 E52 S14 W52$ PTR =E36 FDK1980=
S8E12N8W12$ W36$.

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE	PRICE
1228	993	3/13/1997 U I	19600
GRANTOR SOMERVILLE PAUL & JOANNE			
GRANTEE SMITH WILLIAM WAYNE			
1002	720	5/15/1993 U I	30791
GRANTOR SOMERVILLE PAUL D,JOANNE M			
GRANTEE SMITH WILLIAM W			

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	FIELD CK: ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE
Y		ESP	SCRN PORCH	12	10		1		1987	1.00	120.000	UT	10.950	10.823		20.02	260
N		STGB	STOR BUILD	20	12		1		1992	1.00	240.000	UT	4.750	4.750		80.00	910
Y		SHED	SHED				1		1985	1.00	36.000	UT	3.300	3.472		40.00	50
Y		SHED	SHED	10	6		1		1982	1.00	60.000	UT	3.300	3.571		28.00	60
Y		CAN	CANOPY	10	7		1		1987	1.00	70.000	UT	4.100	4.167		48.00	140

AE	LAND CODE	DESC	ZONE	TOPO	ROAD	UTIL	UD1	UD2	UD3	UD4	FRONT	BACK	DEPTH	DT	FIELD CK: ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
N	000801	MF 2-9 AC	OR	0001	0004										1.00 1.00 1.00 1.00	1.390	AC	3500.000	3503.60	4,870
Y	000801	MF 2-9 AC	OR	0001	0004										1.00 1.00 1.00 1.00	1.400	AC	3500.000	3500.00	4,900

PT OF E1/2 SEC 17 VENNDALE
ACRES UNREC PLAT S3/4 OF LOT
34 OR1002/720(A/D) & 1228/993

SMITH WILLIAM WAYNE
2829 USINA ROAD EXTENSION
ST AUGUSTINE

095550-0340
FL 32084-0000

St. Johns County 2001 R
CARD 002 of 002
PRINTED 2/27/2001 16:06 BY SKH
APPR 1/01/1999

USE	000800	SWMH		AE? Y		588	HTD AREA	.000	INDEX	441.00	NBHD	PROP USE	000800 MULTI-UNIT
MOD	2	MOBILE HME	BATH			588	EFF AREA	16.998	E-RATE	100.000	INDX	STR 17- 7- 29	
EXW	AU	ALU/VINYL	FIXT		5	9995	RCN			1972	AYB	MKT AREA 03	12,970 BLDG
%		N/A	BDRM			40.00	%GOOD	4,000	C BLDG VAL	1972	EYB	(PUD1	1,420 XFOB
RCVR	ME	METAL	RMS									AC 2.790	9,770 LAND
%		N/A	UNTS		1							NTCD	0 AG
RSTR	FL	FLAT	C-W%									APPR CD	0 MKAG
INT	MN	MINIMUM	HGHT									CNDO	24,160 JUST
%		N/A	PMTR									SUBD	0 CLAS
FLR	CP	CARPET	STYS		1.0							BLK	
%		N/A	ECON									LOT 34	0 SOHD
HTTP	AD	AIR DUCTED	FUNC									MAP# 4E17	24,160 ASSD
A/C	CN	CENTRAL	SPCD									HX	24,160 EXPT
QUAL	FA	FAIR	DEPR	10								TXDT 450	0 TXBL
FNDN	PP	PIRS/POSTS	UD-1	05	100% C&								
SIZE		N/A	UD-2		N/A								
CEIL		N/A	UD-3	MN	MINIMUM								
ARCH		N/A	UD-4		N/A								
FRME	WF	WOOD FRAME	UD-5		N/A								
KTCH		N/A	UD-6		N/A								
WNDO		N/A	UD-7	WF	WOOD FR								
CLAS		N/A	UD-8	01	ROUGH-I								
OCC		N/A	UD-9		N/A								
COND	FA	FAIR	%		N/A								

FIELD CK:
LOC: 2829 USINA ROAD EXTENSION ST AUGUSTINE

```
+--------------------49--------------------+
IBAS1972                                  I
1                                         1
2                                         2
I                                         I
+--------------------49--------------------+
```

BLDG TRAVERSE
BAS1972=N12 E49 S12 W49$.

SUB	A-AREA	%	E-AREA	SUB VALUE
BAS72	588	100	588	4000
TOTAL	588		588	4000

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

BOOK	PAGE	DATE	PRICE
840	1248	12/01/1989 U V	
GRANTOR			
GRANTEE SOMERVILLE PAUL D,JOANNE M			
760	1691	9/01/1987 U V	
GRANTOR			
GRANTEE			

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

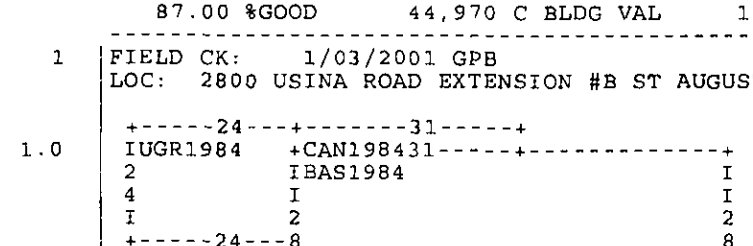
FIELD CK:

AE	LAND CODE	DESC	ZONE	TOPO	ROAD	UTIL	UD1	UD2	UD3	UD4	FRONT	BACK	DEPTH	DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE

PART OF E1/2 VENNDALE ACRES YOUNG CAMERON,DOLORES D 095550-0380 St. Johns County 2001 R
UNREC PLAT LOT 38 & .11 AC PT 2800-B USINA RD EXT CARD 001 of 001
OF LOT 39 (EX S 226FT IN OR861 PRINTED 2/27/2001 16:06 BY SKH
/374 & 75 X 140.55FT IN OR1010 ST AUGUSTINE FL 32084-0000 APPR 1/03/2001 GPB

USE 000801 DWMH AE? Y 1680 HTD AREA .000 INDEX 441.00 NBHD PROP USE 000200 MOBILE HOME
MOD 2 MOBILE HME BATH 1934 EFF AREA 26.726 E-RATE 100.000 INDX STR 17- 7- 29
EXW HW HRD WD SHT FIXT 8 51688 RCN 1984 AYB MKT AREA 03 44,970 BLDG
% N/A BDRM 87.00 %GOOD 44,970 C BLDG VAL 1993 EYB (PUD1 5,040 XFOB
RCVR CS COMP SHNGL RMS AC 1.920 9,600 LAND
% N/A UNTS 1 NTCD 0 AG
RSTR GH GABLE/HIP C-W% APPR CD 0 MKAG
INT DW DRYWALL HGHT CNDO 59,610 JUST
% N/A PMTR SUBD 0 CLAS
FLR CP CARPET STYS 1.0 BLK
30% SV SHT VINYL ECON LOT 38 0 SOHD
HTTP AD AIR DUCTED FUNC MAP# 4E17 59,610 ASSD
A/C CN CENTRAL SPCD 0 EXPT
QUAL GO GOOD DEPR 10 TXDT 450 59,610 TXBL
FNDN PP PIRS/POSTS UD-1 05 100% C&
SIZE N/A UD-2 N/A
CEIL N/A UD-3 GO GOOD
ARCH N/A UD-4 N/A
FRME WF WOOD FRAME UD-5 N/A
KTCH N/A UD-6 N/A
WNDO N/A UD-7 WF WOOD FR
CLAS N/A UD-8 01 ROUGH-I
OCC N/A UD-9 N/A
COND AV AVERAGE 10% PG PREFAB

FIELD CK: 1/03/2001 GPB
LOC: 2800 USINA ROAD EXTENSION #B ST AUGUSTINE



BLDG TRAVERSE
BAS1984=N28 PTR=N4 UGR1984=W24S24 E24N24$
CAN1984=E31S4W31N4$ S4$ E60S28W60$ PTR=E17
FOP1984=S6E22N6W22$ W17$.

SUB	A-AREA	%	E-AREA	SUB VALUE
FOP84	132	30	40	930
CAN84	124	10	12	279
BAS84	1680	100	1680	39064
UGR84	576	35	202	4697
TOTAL	2512		1934	44970

PERMITS

NUMBER	DESC	AMT	ISSUED
150267		2,000	2/01/1995

SALE

BOOK	PAGE	DATE			PRICE
1481	1764	3/15/2000	Q	I	67000
GRANTOR RISPOLI JERRY SR,LUCILLE					
GRANTEE YOUNG CAMERON,DOLORES D					
1246	131	6/10/1997	Q	I	52000
GRANTOR WEAST DAVID H					
GRANTEE RISPOLI JERRY SR,LUCILLE A					

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD	%	%GOOD	XFOB VALUE
Y		STGB	STOR BUILD	36	12		1		1984	1.00	432.000	UT	4.750	4.750			60.00	1,230
Y		CONC	CONC PAV 4	36	12		1		1984	1.00	432.000	UT	2.680	2.680	PD	60.00	60.00	700
Y		STORB	STOR BARN	40	16		1		1984	1.00	640.000	SF	8.100	8.100	PD	60.00	60.00	3,110

AE	LAND CODE	DESC	ZONE	TOPO	ROAD	UTIL	UD1	UD2	UD3	UD4	FRONT	BACK	DEPTH	DT	FIELD CK: ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
N	000201	MH AC	OR	0001	0004										1.00 1.00 1.00 1.00	1.810	AC	5000.000	5000.00	9,050
N	000201	MH AC	OR	0001	0004										1.00 1.00 1.00 1.00	.110	AC	5000.000	5000.00	550

SPECIAL USE PERMIT, MINOR REVIEW
ST. JOHNS COUNTY
DEVELOPMENT SERVICES
MASTER SHEET

Application # : SUPMIN 2001000023

Project Name : GARY STODOLA

Commissioner District: JOHN REARDON

Applicant : GARY STODOAL SELF REPRESENATIVE
2810 USINA ROAD EXTENTION
, FL32095
wk hm 829-8071 fx829-6692

EVENT DATE/COMMENT TRACKING

PZA		
ZADEN		
ZA5	3/13/01	FIVE DAY REVIEW COMMENTS DUE 3/13/01.
ZAAPP		

PROJECT DATA

Parcel: 095550-0390 **Sect/Twn/Rng:** 17729 **PA map sht:** 4E/17
Legal: PART OF E1/2 VENNDALE ACRES UNREC PLAT LOT 39 (EX S'LY PT IN OR1141/322) OR1297/1900 & 1404/690(C/D)
E911 Addr: USINA ROAD EXTENSION
City: ST.AUGUSTINE **State:** FL **Zip:** 32095
Location: 2810 USINA ROAD EXTENTION ON THE SOUTHSIDE OF STATE ROAD 16

Zone Class: OR	**Cmp Pln Dsgn:** B	**Census Tract:** 210
Mjr Access:	**TAZ:** 67	**Type Dev:** 2ND UNIT
Wtr/Swr: /	**Maint Roads:**	**Main Drainage:**
Acres: 2.39	**No. Lts/Unts:** 0	**Square Footage:**
1/4 ml Rdwy: 0	**Cstl Bldg Zn:** N	**Seaward of CCCL:** N

Proj Desc:
SPECIAL USE TO ALLOW THE PLACEMENT OF A 2ND MAIN USE STRUCTURE IN A LEGALLY RECORDED SUBDIVISION. APPLICANT REQUEST THIS USE FOR A DISABLE FAMILY MEMBER. FIRST SUBMITTAL FIVE DAY REVIEW COMMENTS DUE 3/13/01.

DEPARTMENTIAL SUBMITTALS

APPLICATION REVIEW COORDINATOR
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
BUILDING
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
E-911 TASK FORCE
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
ENVIRONMENTAL HEALTH DEPARTMENT
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
ENVIRONMENTAL PLANNING
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
FIRE SERVICES
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
CONCURRENCY
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
OFFICE OF COUNTY ATTORNEY
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
PLANNING
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
DEVELOPMENT REVIEW TECHNICAL
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
COUNTY UTILITY DEPARTMENT
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)
ZONING DEPARTMENT
Submit 1 -> Dt Sent... 3/6/01 Ttl/Sgnoff (0/0)

ATTACHMENT DISPERSAL

Submit 1
Application/Petition
Development Review Manager 1
Development Review Drainage 1
Development Review Technical 1
E-911 Task Force 1
Building 1
Development Review Traffic 1
Urban Forester 1
Fire Services 1
Office of County Attorney 1
Concurrency 1
Planning 1
Environmental Health Department 1
County Utility Department 1

Kathy 1
GIS Department 1
County Engineer 1
Highway Inspectors 1
Zoning Department 1
Contractor Licensing 1
Others 1
Road and Bridge Department 1
Survey 1
Private Utilities 1
Transportation Planning 1
Environmental Planning 1
DRI Planning 1
Application Review Coordinator 1
Planning - Mapping 1
Growth Management Services Director 1
Planning Director 1
Development Review Inspector 1

Warranty Deed

Development Review Manager 1
Development Review Drainage 1
Development Review Technical 1
E-911 Task Force 1
Building 1
Development Review Traffic 1
Urban Forester 1
Fire Services 1
Office of County Attorney 1
Concurrency 1
Planning 1
Environmental Health Department 1
County Utility Department 1
Kathy 1
GIS Department 1
County Engineer 1
Highway Inspectors 1
Zoning Department 1
Contractor Licensing 1
Others 1
Road and Bridge Department 1
Survey 1
Private Utilities 1
Transportation Planning 1
Environmental Planning 1
DRI Planning 1

Application Review Coordinator 1
Planning - Mapping 1
Growth Management Services Director 1
Planning Director 1
Development Review Inspector 1

SUPMIN 01000023 **Submittal 1** **Comp Date:**

GARY STODOLA

Dept Code	Department	Date Sent	Comment Due Date	Date Reviewed	Issue Cnt	Open Issues
APPCO	Application Review Coordinator	3/6/01	3/13/01		0	0
BLDG	Building	3/6/01	3/13/01		0	0
E911	E-911 Task Force	3/6/01	3/13/01		0	0
EHD	Environmental Health Department	3/6/01	3/13/01		0	0
EVRPL	Environmental Planning	3/6/01	3/13/01		0	0
FRSVC	Fire Services	3/6/01	3/13/01		0	0
GRWTH	Concurrency	3/6/01	3/13/01		0	0
OCA	Office of County Attorney	3/6/01	3/13/01		0	0
PLAN	Planning	3/6/01	3/13/01		0	0
TECH	Development Review Technical	3/6/01	3/13/01		0	0
UTIL	County Utility Department	3/6/01	3/13/01		0	0
ZONE	Zoning Department	3/6/01	3/13/01		0	0

Notes

SPECIAL USE PERMIT, MINOR REVI
ST. JOHNS COUNTY
ZONING
ROUTING SHEET

ROUTED TO : Office of County Attorney

APPLICATION #: SUPMIN 2001000023 **SUBMITTAL #:** 1

PROJECT NAME: GARY STODOLA

PROJECT TYPE: SPECIAL USE PERMIT, MINOR REVIEW

UTILITIES N\A / N\A

DRC DATE:

COMMENTS SENT: 3/6/01

COMMENTS DUE BY: 3/13/01

HEARING DATE(S)

RECEIVED
MAR - 6 2001
OFFICE OF COUNTY ATTORNEY

ROUTING COMMENTS :

SPECIAL USE REQUEST TO ALLOW THE PLACEMENT OF A 2ND MAIN USE STRUCTURE IN A LEGALLY RECORDED SUBDIVISION. THE APPLICANT IS ASKING FOR A SPECIAL USE TO ALLOW A RESIDENCE FOR HIS DISABLE FAMILY MEMBER. FIRST SUBMITTAL FIVE DAY REVIEW COMMENTS DUE 3/13/01.

No comment.

RSO 3/13

SPECIAL USE PERMIT, MINOR REVI
ST. JOHNS COUNTY
ZONING
ROUTING SHEET

ROUTED TO : Development Review Technical

APPLICATION #: SUPMIN 2001000023 **SUBMITTAL #:** 1

PROJECT NAME: GARY STODOLA

PROJECT TYPE: SPECIAL USE PERMIT, MINOR REVIEW

UTILITIES N\A / N\A

DRC DATE:

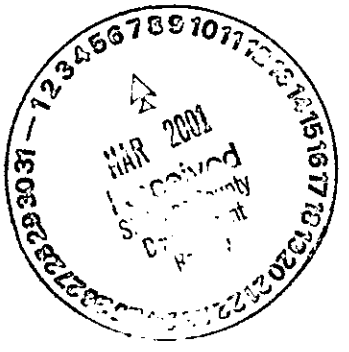
COMMENTS SENT: 3/6/01

COMMENTS DUE BY: 3/13/01

HEARING DATE(S)

ROUTING COMMENTS :

SPECIAL USE REQUEST TO ALLOW THE PLACEMENT OF A 2ND MAIN USE STRUCTURE IN A LEGALLY RECORDED SUBDIVISION. THE APPLICANT IS ASKING FOR A SPECIAL USE TO ALLOW A RESIDENCE FOR HIS DISABLE FAMILY MEMBER. FIRST SUBMITTAL FIVE DAY REVIEW COMMENTS DUE 3/13/01.



No objection
3/9/01
Wm Kennedy

FAX TRANSMISSION

ST. JOHNS COUNTY ZONING DEPARTMENT
P.O. Drawer 349
St. Augustine, FL 32085-0349
(904) 823-2471/ 823-2474
Fax: (904) 823-2699

To: St. Augustine Record, Legal Ad

Date: May 31, 2001

Fax #: (904) 829-2368

Pages: 2, including this cover sheet.

From: Kimberly M. Oglesby

Subject: Legal Notice

COMMENTS:

Please advertise on or before June 6, 2001. Thanks

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2471
Fax (904) 823-2699
zoning2@co.st-johns.fl.us

DATE: May 31, 2001

TO: ST. AUGUSTINE RECORD PUBLISH ONE TIME ON OR BEFORE June 6, 2001
SEND PROOF: Zoning Department, P.O. Drawer 349, St. Augustine, FL 32085-0349
BILL: Zoning Department, P.O. Drawer 349, St. Augustine, FL 32085-0349

NOTICE OF PUBLIC HEARING OF PROPOSED ZONING SPECIAL USE

Notice is hereby given that a public hearing will be held on the 21st day of June, 2001, at 1:30 PM by the St. Johns County Planning & Zoning Agency, in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16A) and US1 North, St. Augustine, Florida, to consider a zoning special use on the following described land location in St. Johns County, Florida:

Lot 39, a tract of land lying and being a part of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida (full legal description upon request in the Zoning Department

Said land being located: 2810 Usina Rd. Ext. Lot A

The property above described is presently zoned OR (Open Rural) and it is proposed that zoning special use to be allowed as follows:

to allow the placement of a second main use structure in a legally recorded subdivision

according to Section 2.03.00, 2.03.27 Land Development Code. The application, File Number SUPMIN 2001-23 is maintained in the Zoning Office, County Administration Building, St. Augustine, Florida and may be examined by parties in interest prior to said public hearing.

Dated this 31st of May, 2001.

BY: Robert Taylor
Its Chairman

It is anticipated that one or more member of the Board of County Commissioners of St. Johns County, Florida may attend and participate in this meeting.

If a person decides to appeal any decision made by the Planning & Zoning Agency with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

County documents specifically related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Zoning Department.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084, not later than 5 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Zoning Department, P.O. Drawer 349, St. Augustine, Florida, 32085.

Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter, including the tape recording of the proceedings before the Planning & Zoning Agency, shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing.

The Planning & Zoning Agency record and file of this case is available for review by the public in the Zoning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US1 North), St. Augustine, Florida.

* * * COMMUNICATION RESULT REPORT (MAY.31.2001 2:30PM) * * *

TTI SJC DEVELOPMENT SVCS

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
027 MEMORY TX		98292368	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

FAX TRANSMISSION

ST. JOHNS COUNTY ZONING DEPARTMENT
P.O. Drawer 349
St. Augustine, FL 32085-0349
(904) 823-2471/ 823-2474
Fax: (904) 823-2699

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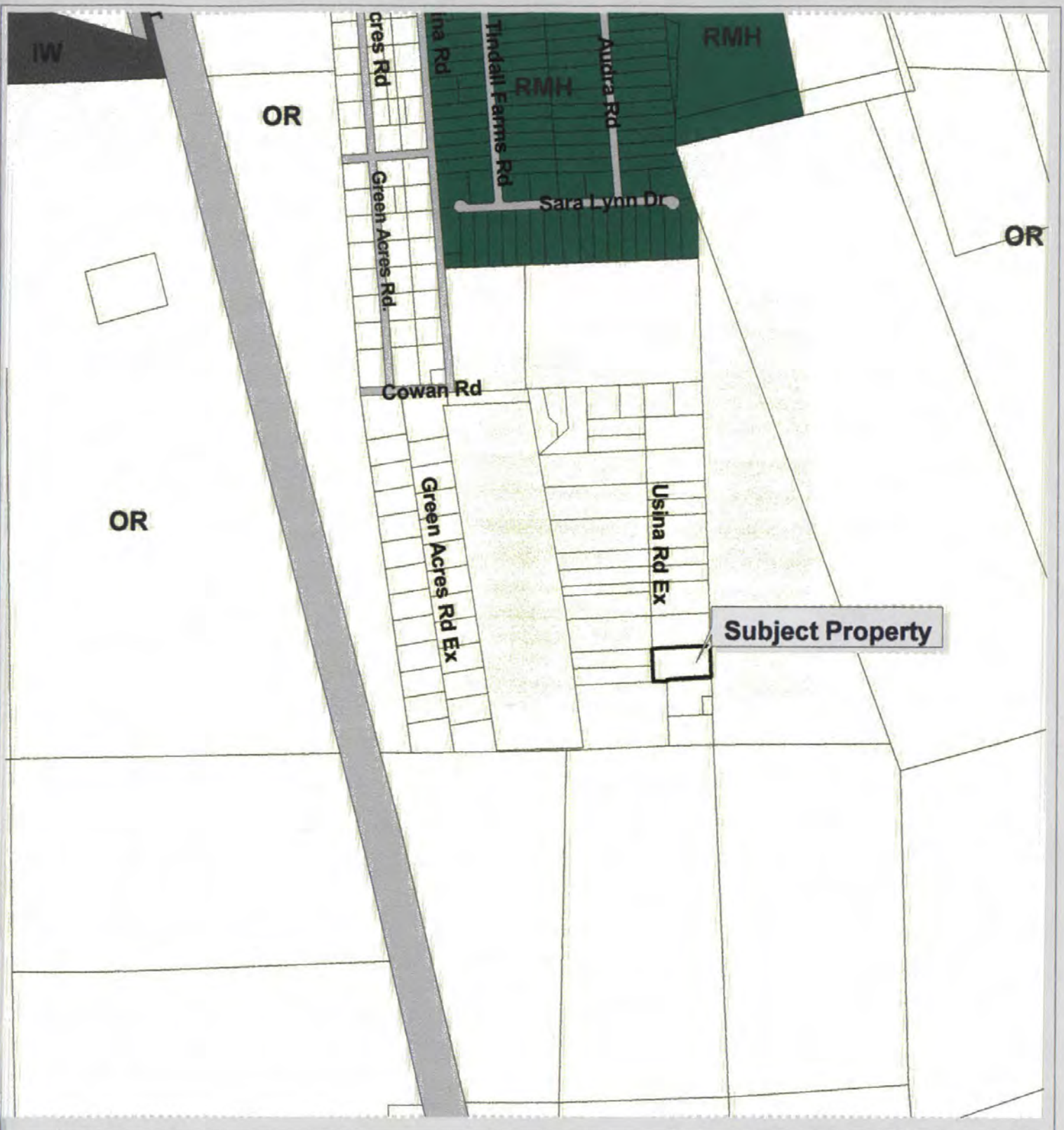


Gary Stodola
File Number: SUPMIN2001-23

Zoning Map
St. Johns County
Growth Mgmt. Srvcs.
June 12, 2001

N

0.05 0 0.05 0.1 Miles

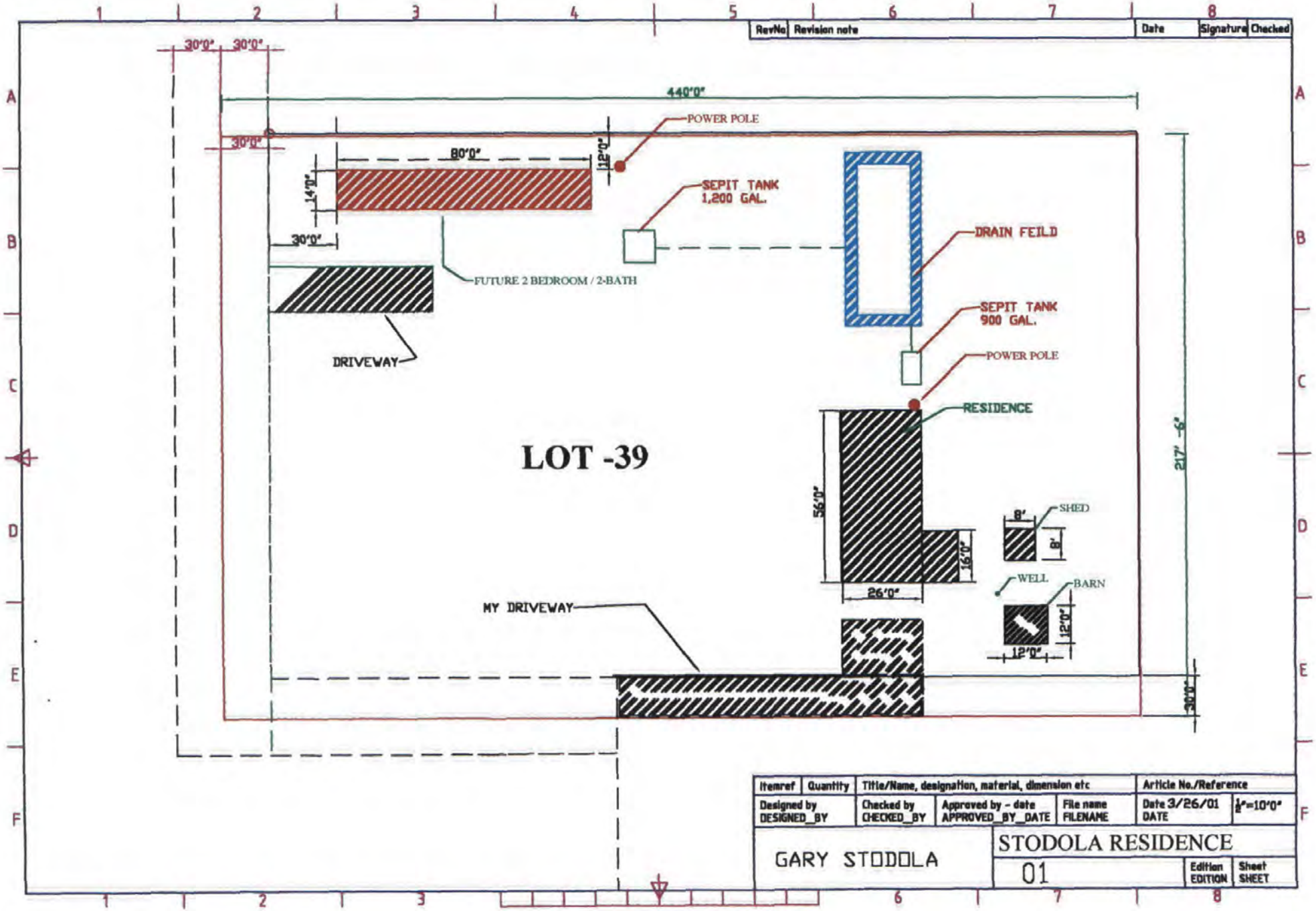
Heather - 6/13/01

Attached is the original zoning map from your application.

Copies were included with your staff report.

See ya'

Deb


RevNo
Revision note
Date
Signature
Checked
30'0"
30'0"
440'0"
POWER POLE
30'0"
80'0"
12'0"
14'0"
SEPIT TANK
1,200 GAL.
DRAIN FEILD
30'0"
FUTURE 2 BEDROOM / 2-BATH
SEPIT TANK
900 GAL.
DRIVEWAY
POWER POLE
RESIDENCE
LOT -39
217' -6"
56'0"
16'0"
26'0"
8'
SHED
8'
WELL
BARN
MY DRIVEWAY
12'0"
12'0"
30'0"
Itemref
Quantity
Title/Name, designation, material, dimension etc
Article No./Reference
Designed by
DESIGNED_BY
Checked by
CHECKED_BY
Approved by - date
APPROVED_BY_DATE
File name
FILENAME
Date 3/26/01
DATE
1/8"=10'0"
GARY STODOLA
STODOLA RESIDENCE
01
Edition
EDITION
Sheet
SHEET