

ST. JOHNS COUNTY, FLORIDA  
ORDER  
Rezoning/Exception/Variance

**NAME OF APPLICANT** **APPLICATION NUMBER**  
Dunes Club Partners TUP-88-005

**DECISION OF COUNTY COMMISSION**       GRANTED       GRANTED WITH STIPULATIONS       DENIED

On-site sales office for sale of units located on subject property as described in Zoning File TUP-88-005. Temporary signage including two (2) identification signs at the boundary and two (2) small directional signs. Approximately 16.94 acres located on State Road A1A, approximately 17 miles south of Sawgrass, continuous to South boundary. Beginning and ending date of use to be March, 1988 through September, 1988.

Subject to the following Conditions:

1. Parking area secured from public entry during non-office hours.
2. Office be restricted to on-site activity.
3. Restoration and landscaping of parking area after temporary use.
4. Subject to engineering review and approval of the site plan.
5. DOT approved access to A1A and the approval for a time certain.

\*See Attached  
**DATE OF COMMISSION ACTION:** March 22, 1988

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By: Lawrence O. Hartley  
Chairman

**ATTEST: CARL "BUD" MARKEL, CLERK**

By: Lynn M. McDonald  
Deputy Clerk

(Pursuant to St. Johns County Zoning Code, Section 11-9-5b: failure to exercise an exception or variance by commencement of the use or action approved thereby within one year, or such longer time as approved by the Board, shall render the exception or variance invalid and all rights granted thereunder shall terminate.)

(03/22/88 - 9 - 4.0155)

Hearing on Application No. R-88-001; Keath Toney and Patricia Webb located 600 feet north of Cypress Road; currently zoned IW with conditions, request is to allow the change in one of the permitted uses of the currently approved conditions. Proof of Publication of notice of intention to consider adoption of an ordinance rezoning lands was received having been published in The St. Augustine Record on February 17, 1988, upon motion by Waldron, seconded by Brubaker, carried 5/0, was ordered filed. No one was present. Motion by Brubaker, seconded by Waldron, carried 5/0, authorizing continuance to April 12, 1988 at two o'clock.

(03/22/88 - 9 - 4.0243)

Hearing on Application No. R-PUD-88-002, Fletcher Properties; TPC Boulevard North at Marsh Landing; changing from OR to PUD for the realignment of TPC Boulevard and changing some units and recreation and commercial from the current Marsh Landing PUD; filed concurrently with Non-Substantial Deviation for Marsh Landing DRI. Proof of Publication of notice of intention to consider adoption of an ordinance rezoning lands was received having been published in The St. Augustine Record on February 17, 1988, upon motion by Waldron, seconded by Brubaker, carried 5/0, was ordered filed. Planning and Zoning Board Report recommending approval was received. Dick Prosser; Prosser, Hallock & Kristoff, Inc. was present requesting rezoning. Millie Linder, Project Manager; PH&K, Inc. gave a brief description of the proposed rezoning. Motion by Bailey, seconded by Waldron, carried 5/0, adopting Conditional Ordinance No. 88-19.

(03/22/88 - 9 - 4.0400)

Continued Development Order Modification for Players Club at Sawgrass and Marsh Landing at Sawgrass DRI, requesting approval as a Non-Substantial Deviation. Dick Prosser; Prosser, Hallock & Kristoff, Inc. was present requesting approval. Millie Linder, Project Manager; PH&K, Inc. gave a brief explanation of the proposed request. Motion by Waldron, seconded by Brubaker, carried 5/0, adopting Resolution No. 88-83.

RESOLUTION NO. 88-83

A RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA DETERMINING THAT THE ADDITION OF AREA TO THE DEVELOPMENTS KNOWN AS PLAYERS CLUB AT SAWGRASS AND MARSH LANDING AT SAWGRASS IS NOT A SUBSTANTIAL DEVIATION AND MODIFYING THE DEVELOPMENT ORDER TO INCORPORATE THOSE CHANGES.

(03/22/88 - 9 - 4.0422)

Hearing to consider vacating a portion of plat of Pinecrest Estates Subdivision. Proof of Publication of notice of public hearing on petition to vacate a portion of plat was received having been published in The St. Augustine Record on February 27th and March 5, 1988 and Petition For Plat Vacation was received, upon motion by Brubaker, seconded by Lydon, carried 5/0, were ordered filed. Dick Prosser; Prosser, Hallock & Kristoff, Inc. was present. Millie Linder, Project Manager; PH&K, Inc. was present and gave a brief description of the proposed vacating. Motion by Waldron, seconded by Brubaker, carried 5/0, adopting Resolution No. 88-84.

RESOLUTION NO. 88-84

A RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA VACATING A PORTION OF PINECREST ESTATES SUBDIVISION PLAT.

(03/22/88 - 9 - 4.0592)

Hearing on Application No. TUP-88-005, Dunes Club Partners, Edward E. Burr, V.P., requesting Temporary Use Permit for on-site sales office, located Ala south of Pirates Landing. Proof of Publication of notice of public hearing to consider request for Temporary Special Use was received having been published in The St. Augustine Record on February 29, 1988, upon motion by Waldron, seconded by Bailey, carried 5/0, was ordered filed.

Motion by Waldron, seconded by Brubaker, carried 5/0, approving the Temporary Use Permit subject to the following conditions:

- 1) Parking area secured from public entry during non-office hours.
- 2) Office be restricted to on-site activity.
- 3) Restoration and landscaping of parking area after temporary use.
- 4) Subject to engineering review and approval of the site plan.
- 5) DOT approved access to AIA and the approval for a time certain.

(03/22/88 - 10 - 4.0663)

Continuation of Item #19, Final Development Plan, Cypress Lakes. Motion by Lydon, seconded by Waldron, carried 5/0, adopting Resolution No. 88-82 with attached conditions as outlined on Cypress Landing PUD Final Development Plan Submittal Staff Comments.

RESOLUTION NO. 88-82

A RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN FOR PHASE I OF CYPRESS LAKES ZONED PLANNED UNIT DEVELOPMENT PURSUANT TO ORDINANCE R-PUD-85-92.

(03/22/88 - 10 - 4.0702)

Lydon reported the Mental Health Committee met March 21st; they will be submitting a recommendation to the Board regarding the possible formation of a permanent Mental Health Committee. She further reported Dr. Racke will be leaving as of the first of June.

(03/22/88 - 10 - 4.0772)

Napier referring to his memorandum of March 18, 1988 reported there are four vacancies on the twenty-one member Comprehensive Plan Advisory Committee. Discussion followed with a motion by Waldron, seconded by Lydon, carried 4/1 with Bailey dissenting, recommending no more appointments to the Comprehensive Plan Advisory Committee leaving the total number of members at seventeen.

(03/22/88 - 10 - 4.1110)

Castle distributed a memorandum dated March 22, 1988 regarding the St. Johns County Golf Course Advisory Committee; requesting appointment of the following: Tom Mickler, Stan Hollowell, Jim Barnes, Marge Schulten, Robert Mason, John King, William Anderson, Brooks Burkhardt, Eleanor Hutchins and Kenneth Griffin. Motion by Waldron, seconded by Brubaker, carried 5/0, approving the appointment of the above listed ten proposed members for a period of eighteen months at which time the committee will give recommendations as to how the committee should be structured as to terms, method of reappointment, etc. Motion by Lydon, seconded by Bailey, carried 5/0, appointing Commissioner Waldron as liaison Ex-officio member to the St. Johns County Golf Course Advisory Committee.

(03/22/88 - 10 - 4.1343)

Castle reported receiving a call from Mr. John Boles, Clay County Administrator requesting a joint workshop between Clay, St. Johns and Duval County to discuss the Southeast Beltway. Discussion followed. It was the consensus of the Board to continue with our recommendation of this morning to form a committee to research this and report back. (Page - 2)

(03/22/88 - 10 - 4.1492)

Castle reported regarding Draft #1, Budget Guidelines submitted by Henry Hendrix, Finance Director. Discussion ensued. Motion by Lydon, seconded by Waldron, carried 5/0, adopting Draft #1, Budget Guidelines.

(03/22/88 - 10 - 4.1776)

Castle distributed for the Boards review Draft Report prepared by