

ST. JOHNS COUNTY, FLORIDA  
ORDER  
REZONING/EXCEPTION/VARIANCE

NAME OF APPLICANT

APPLICATION NUMBER

James A. Morris, Et Al

SW-88-014

DECISION OF  
COUNTY COMMISSION

GRANTED

GRANTED WITH  
CONDITIONS

DENIED

Location: 1111 South Palm Valley Road

Waiver of Section: Article V and Section 90.6

Description: The request is to waive the recording requirements for the division of property into four lots with the use of an easement and to waive the requirements for fire hydrants.

Comments/Conditions/ Recommendations: Staff, including Fire Service has reviewed the request and offers no objections to same. It should be noted however, that the easement must be recorded and constructed to St. Johns County specifications prior to issuance of any permits. In addition a survey must be submitted to assure compliance with zoning.

\*See Attached

DATE OF COMMISSION ACTION: February 14, 1989

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Kay Waldron  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Connie E. McDaniel  
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)

Castle reported on workshop to be set up with Planning Zoning Agency, the Citizens Advisory Committee on Comprehensive Plan and other state agencies; April 4, 1989 at 9:00 a.m., was suggested by Castle to which the Board agreed to; Castle further reported on letter received by Chairman Waldron from the Mayor of the City of St. Augustine to set up a workshop between the City and the County on solid waste. Workshop was set tentatively for March 20, 1989 at 4:00 p.m. Castle reminded Board the legislative delegation will meet at the County Auditorium February 20, 1989 in the evening; any legislation the Board may want considered for the next session should be submitted as soon as possible. Cliff Petitt commented; Discussion ensued.

Waldron mentioned correspondence he received February 11 with regard to the Seville Domain; Castle reported a number of agencies are involved in the process presently, however, no recommendation has been reached at this time. Further, Castle mentioned final estimates on the administrative hearing costs for consultant services; David Dee will get back with Castle on the costs.

(2.1552) Holmes requested two separate hearing dates for paving petitions before the Board; hearing dates are requested for Peggy Place and Howard Place; Waldron set hearing date as March 14, 1989 at 10:30 a.m. for Peggy Place and March 14, 1989 at 10:40 a.m. for the hearing of paving petitions for Howard Place; upon motion by Bailey, seconded by Herold, carried 5/0, to approve hearing date of March 14, 1989 to hear paving petitions for Peggy Place and Howard Place.

(2/14/89 - 8 - 2.1586)

Bailey asked for update from Holmes on the Swiss Oaks and MDB developers with house in question; Holmes responded plan has been received by County from Eddie McDuffy and his engineer with regard to their grating plan. Holmes has reviewed the plan and asked for revisions and redesign which McDuffy has agreed to provide.

(2/14/89 - 8 - 2.1611)

Leon Shimer, Director of Parks and Recreation, and Pat Schwab, Golf Pro, reported on the golf course proposed policies and procedures which the Golf Course Committee has recommended be approved by BCC; report was submitted to Clerk's Office; Questions were entertained from the BCC; Shimer reported on contract from the Clerk's Office for internal auditing on money; through the end of January approximately \$45,000 was taken in, including pre-pays and regular play; expenses for January was \$40,000 which is \$5,000 to the good for this month; Shimer mentioned they are looking at the construction budget, making sure they are on line with that; Shimer is planning to give BCC a written report monthly keeping them posted; additionally, the possibility of a club license to sell beer, wine and liquor will be brought before the Board at a later time; Waldron questioned the walking policy; Shimer responded the walking policy is for weekends at 3:00; Schwab responded players are allowed to walk anytime during the week they wish as there is only 9 holes on golf course; however, the situation will be different when the 18 holes are completed for the golf course; Maguire commented concerning the 12-play ticket; he suggested putting a one-year limit on the ticket; Bailey commented on Northwest Council Chamber of Commerce's educational fund which is setting up a golf tournament and she asked if golf course would be giving complementary passes to groups; Shimer responded he has not been instructed to do so. Brubaker commended Schwab for doing an outstanding job as the course is an asset to the County; Shimer requested approval of BCC on golf course proposed policies and procedures; upon motion by Bailey, seconded by Brubaker, carried 5/0, to approve the golf course proposed policies and procedures.

(2/14/89 - 8 - 2.2420)

Citizens comments to items not on the agenda.

James Tucker of Hastings spoke on the old County dump site as being a hazard; should have been closed down and covered. Further, the United States Environmental Protection Agency has cited Hastings for dumping; Brubaker commented this site has been closed for years; Waldron instructed Castle to check into this and report back as soon as possible; Tucker will furnish County with a copy of the charges from the EPA and DER. (.2602) Steven Kuvick commented on taxpayer rights; (.2828) William Ferriss, commented on playground equipment with regard to Orangedale and the recreation center; (.2887) Harold Baker, Coastal Highway, commented on landfill, roundtable and charter government; (.3030) Bailey read letter from Duval Audubon Society with regard to their position on the proposed Southeast Landfill.

The meeting thereupon recessed and reconvened at 1:30 p.m. with Waldron, Bailey, Brubaker, Herold, Maguire, Sisco, Castle, and McDaniel present. Also present was Jerry Napier, Planning and Zoning Coordinator.

(2/14/89 - 8 - 2.3076)

Hearing on SW-88-014/James A. Morris et al, 1111 South Palm Valley Road, waive recording requirements for the division of property with use of an easement and to

waive requirements for fire hydrants. Proof of publication of notice of public hearing regarding waiving recording requirements for the division of property with use of an easement and to waive requirements for fire hydrants was received having been published in The St. Augustine Record on December 28, 1988; upon motion by Brubaker, seconded by Herold, carried 5/0, was ordered filed. Dean Anderson, 2133 Oleander Place, Jacksonville, a concerned person, asked for approval. Napier commented P&Z has no problem with granting approval of this easement; upon motion by Brubaker, seconded by Herold, carried 5/0, to approve the waiver of recording requirements for division of property with use of easement and to waive requirements for fire hydrants.

(2/14/89 - 9 - 2.3200)

Final Plat for Woodridge, located off Watson Road. Larry Paine, 908 Anastasia Blvd, commented; Sisco stated there is a resolution with a construction bond in the amount of \$48,300 and a warranty bond of \$3,525; Napier commented the contingency in staff's recommendation was the drainage swells be shown on the final plat and that has been accomplished; Winton Garrett, Jr., 200 W Watson Road, developer of Woodridge will retain reserved area as well as lot adjacent to reserved area; upon motion by Brubaker, seconded by Herold, carried, 4/1, Bailey dissenting, to approve Resolution No. 89-35 - final plat for Woodridge located off Watson Road.

#### RESOLUTION NO. 89-35

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA APPROVING THE RECORDING OF SUBDIVISION PLAT KNOWN AS WOODRIDGE SUBDIVISION**

(2/14/89 - 9 - 3.0052)

Final Development Plan for L'Atrium Phase 4. Resolution No. 89-36 was submitted to the Board for approval pursuant to Ordinance Number 86-37. Bob Connelly, 1301 Penman Road, Jacksonville, representing developer for L'Atrium Phase 4 commented, requesting approval; upon motion by Herold, seconded by Brubaker, carried 5/0, to approve Resolution 89-36 pursuant to Ordinance number 86-37.

#### RESOLUTION NO. 89-36

**RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN FOR PHASE C OF L'ATRIUM IV LOCATED WITHIN THE PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE NUMBER 86-37**

(2/14/89 - 9 - 3.0141)

From page 2. Bailey requested vote be taken on Resolution No. 89-37, with regard to the landfill; upon motion by Herold, seconded by Bailey, carried 5/0, to approve Resolution No. 89-37.

#### RESOLUTION NO. 89-37

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA, REQUESTING THE ENVIRONMENTAL PROTECTION AGENCY, THE UNITED STATES FISH AND WILDLIFE SERVICE, AND THE FLORIDA GAME AND FRESH WATER FISH COMMISSION TO DENY THE PERMITS TO DUVAL COUNTY, FLORIDA FOR SOUTHEAST SOLID WASTE DISPOSAL LANDFILL SITE**

(2/14/89 - 9 - 3.0200)

Herold commented on meetings with individuals concerning the Southeast landfill one of which was Governor Martinez 2/13/89; Herold expressed his concern to the Governor over the landfill issue; In summary, Herold presented a personal check for \$100 to Linda Tenbroeck, made out to STOP, as a matching contribution to fight against the Southeast landfill.

(2/14/89 - 9 - 3.0275)

Waldron recognized Representative Upchurch present at BCC meeting and thanked him for his fight on landfill issue in Tallahassee.

(2/14/89 - 9 - 3.0298)

Hearing on Ordinance No. 89-6, R-88-063/Griffin's Point, located off A1A one mile north of Butler Park west side, rezoning from OR/CG to PUD, mixture of residential uses. Proof of publication of notice of public hearing regarding hearing on R-88-