

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

NAME OF APPLICANT

APPLICATION NUMBER

Jerry Whittle

PV-88-005

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
STIPULATIONS

DENIED

*See Attached

DATE OF COMMISSION ACTION: April 12, 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.)

Slater, 516 A1A; (3.2842) I. G. Peters, 233 Palpa Road; (3.2998) Leo W. Craft, 101 Neptune Court; (3.3358) Gene Jentry, 512 LaMaster Drive; (3.3380) E. Minnerva, 512 A1A; (3.3482) Bobby Shell, 500 Pheasant Run; (4.1068) Charles Holbrook, 514 Ponte Vedra Blvd.; (4.1112) Mr. Holksisk, 14 LaVista Drive. The issue was at this time brought back to the Board. Considerable discussion ensued. Motion by Lydon, seconded by Bailey, carried 3/2 with Brubaker and Waldron dissenting, denying the resolution to amend the Ponte Vedra Zoning Regulations.

(04/12/88 - 10 - 4.1490)

Hearing on application PV-88-005; Jerry Whittle requesting rezoning from R-2 to R-2 with conditions: for use as a U.S. Government Post Office with reverter; located west side A1A south of Solano Road in Ponte Vedra Zoning District. Proofs of publication of notice of public hearing to consider passage of an ordinance rezoning lands were received having been published in The St. Augustine Record and The Ponte Vedra Recorder on February 19, 1988, upon motion by Waldron, seconded by Brubaker, carried 5/0, were ordered filed. Planning & Zoning Agency Report recommending denial was received. Ponte Vedra Zoning Board Report recommending denial was received. Jerry Whittle was present. Motion by Waldron, seconded by Bailey, carried 5/0, denying rezoning request. (See Page - 11 - 5.1272)

(04/12/88 - 10 - 4.1556)

Continuation, Final Plat for Solano Cay. Sisco reported the notary expiration date has been provided and submitted Resolution indicating Construction Bond is set in the amount of \$204,710.35 and Warranty Bond is set in the amount of zero. Motion by Bailey, seconded by Brubaker, carried 5/0, adopting Resolution No. 88-103.

RESOLUTION NO. 88-103

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA FOR APPROVAL TO RECORD A SUBDIVISION PLAT KNOWN AS SOLANO CAY.

(04/12/88 - 10 - 4.1590)

Continued hearing on application 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. No one was present. Motion by Waldron, seconded by Bailey, carried 5/0, denying request.

(04/12/88 - 10 - 4.1647)

Hearing on reconstruction and realignment of Entrance to St. Augustine Shores. Waldron signed and filed Form-8B; Memorandum of Voting Conflict. Space with the use of overhead transparencies explained the present entrance and the proposed realignment. Many concerned citizens were present. Those commenting were: (4.2173 and 4.2783) Philip Petitt, St. Augustine Shores Service Corporation; (4.2300 and 5.0042) Rolf Mitchel, 339 Deltona Blvd.; (4.2850) Cliff Petitt, 960 Alcala Drive; (4.3644) Sid Speck, St. Augustine Shores; (5.0088) Robert McKane, 882 Mariana Place. Joe Stevenson, Department of Transportation indicated his support for recommendations of the Engineering Department rather than proposals set forth by the Service Corporation stating safety of the intersection requires movement of the roadway surface. Mr. Stevenson responded to questions. Discussion ensued with a motion by Bailey, seconded by Lydon, carried 5/0, continuing this item until April 26, 1988 at 3:00 p.m.

(04/12/88 - 10 - 5.0425)

Continuation, Plat for Greenridge Unit One off Roberts Road. Sisco reported notary seals are in order and submitted Resolution indicating Construction Bond is set in the amount of \$500,250.00 and Warranty Bond is set in the amount of \$25,012.50. Motion by Waldron, seconded by Brubaker, carried 5/0, adopting Resolution No. 88-104.

RESOLUTION NO. 88-104

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA FOR APPROVAL TO RECORD A SUBDIVISION PLAT KNOWN AS GREENRIDGE UNIT ONE.

(04/12/88 - 10 - 5.0455)

Revised Interlocal Agreement for Impact Fees with City of St. Augustine Beach. Castle requested this item be pulled from the Agenda indicating it will be rescheduled for April 26, 1988.

(04/12/88 - 10 - 5.0488)

Waldron distributed Proposed Site Development information dated April 6, 1988. He reported the subject property is approximately 5 acres; is located at the southwest corner of Solano Road and State Road A1A, Ponte Vedra; water, sewer and electrical service lines are presently located adjacent to the property and the site is level and free of any swampy conditions. The proposal is to divide the

property into four sites as follows: Site A, 1.67 acres for a banking and financial facility; Site B, 1.20 acres for a Northeast St. Johns County Branch Library; Site C, 1.47 acres for an office building and Site D, .66 acres for a Ponte Vedra Fire Station. The development will be designed to harmonize with the residential character of the Ponte Vedra community. Site B and Site D are being offered to the County at no charge and the Warranty Deed has been delivered. Waldron suggested a public hearing be held in the Ponte Vedra area to discuss this proposal. Jim Northern, 2738 St. Lewis Court, Ponte Vedra gave background information indicating he served on the Site Selection Committee for the Northeast St. Johns County Branch Library approximately 2 1/2 years ago; contact was made with the owner of the property located at Solano Road and A1A; their first recommendation; and the owner indicated he was interested in working with the Committee which eventually led to the proposed site development. Mr. Northern further indicated the owner has indicated his willingness to Deed Restrict the property to limit the height of any building built on the corner to one story, to limit the selection of materials to those materials which are normally seen in residential construction, to limit roof colors to the earth tone range and setbacks from property lines are proposed for 60 feet with professional landscaping. In return for getting the corner zoned to allow a bank and the ability to build a one story office facility the owner will donate the other property to the County for the purpose of building a branch library and fire station. Fast food restaurants, grocery stores, service stations, major repair service stores, convenience stores and strip shopping centers would not be permitted to become a part of this development. Mr. Northern responded to questions. The Board was in agreement to set a workshop to discuss development proposals for a new Library and a new Fire Station on Wednesday, May 4, 1988 at 7:30 p.m. in the Auditorium of the Ponte Vedra-Palm Valley Elementary School.

(04/12/88 - 11 - 5.1272)

Motion by Lydon, seconded by Waldron, carried 5/0, waiving the one year time limit for refileing a rezoning application regarding Application #PV-88-005, Jerry Whittle.

(04/12/88 - 11 - 5.1419)

Space with the use of an aerial map gave a Status Report on the Moultrie/Moses Drainage Study. He indicated this study is to identify drainage, resource and runoff problems within the Moultrie/Moses Creek Basin and is funded by the State. The study will be incorporated into the Comprehensive Plan as an element to determine what infrastructure is required within the area. He suggested the County look into other areas that also have severe restrictions and gave an overview of service within the entire County. He further indicated the County needs to determine which areas are best for sewage disposal and recommended the County continue to acquire service area near the County golf course and effectively screen utility applications to ensure they are financially sound and able to operate cost effectively. Space responded to questions.

(04/12/88 - 11 - 5.2290)

Thomas C. Turner, Mallard Landing was present requesting action taken by the Board on March 22, 1988 be lifted allowing them Building Permits. He reported regarding overflow into the drainage ditches indicating they have attempted to correct the problem but have had some vandalism in the area which has again caused a blowout resulting in silt discharge into the creek. He indicated they have replaced the two dams with four dams each of which has a drainage pipe; they have spanned the ditches with hay bales and four silt screens have been installed stating this should prevent muddy water from getting into Cunningham Creek. This has been inspected and should solve the problem. Space with the use of overhead transparencies explained the improvements to the ditches in question and indicated vandalism has indeed been a problem. He reported he has inspected the dams and they are suitable and stated DER will be inspecting the site daily. He recommended; in view of the improvements made; that the Board release the hold on Building Permits subject to any further breaks or problems. Space requested the Board notify the Sheriff regarding vandalism in this area. Motion by Bailey, seconded by Brubaker, carried 5/0, lifting the Stop Order for Building Permits subject to the County Administrator placing a hold on permits should additional problems occur.

(04/12/88 - 11 - 5.2870)

Cheryl Kent, Chief Deputy Clerk reported when the lien was placed on Charles Usina's property regarding the paving of Agricultural Center Road he was assessed for his entire property; a partial release proportionate to the amount of frontage sold is being requested. She indicated David Conn is working on this item.

(04/12/88 - 11 - 5.3000)

Castle requested Board authorization to go out for bids on a modular unit for the E-911 Task Force to be located next to the Sheriff's Communication Center. He reported many safety problems at the present location and indicated funds are available within the current budget to pay for the cost of the unit which is estimated at approximately \$23,000 to \$25,000. Discussion ensued. Motion by Brubaker, seconded by Lydon, authorizing staff to go out for bids for a modular unit for the E-911 Task Force. Waldron referencing The Courthouse Study suggested there may be some problems should we continue to use modular units. The problem of locating the E-911 Task Force across the street with the Sheriff's Office was discussed; the Board was in agreement that they should be located near the Building Department. Brubaker withdrew his motion, Lydon withdrew her second. It was the consensus of the Board to continue this item for further discussion at the Special Meeting scheduled for Tuesday, April 19, 1988 at 10:00 a.m.