

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

NAME OF APPLICANT

APPLICATION NUMBER

Robert E. Knoblach

SW-88-005

**DECISION OF
COUNTY COMMISSION**

GRANTED

**GRANTED WITH
STIPULATIONS**

DENIED

Subject property consist of three platted lots. The desire is to create an easement, center of the lots and redivide the property into four lots.

Subject to compliance with the following conditions prior to obtaining a Building Permit:

1. Need letter from ASD verifying availability of water and sewer to the subject property.
2. Easements for water and sewer lines must be provided and shown on the site plan.
3. As required by Engineering Department the applicant must provide a 30' recorded easement with turn around at end, constructed to County standards with 16' stabilized driving surface with swales. Easement must be recorded, constructed and approved prior to issuance of building permits.
4. Compliance with Fire Service requirements.

*See Attached

DATE OF COMMISSION ACTION: July 26, 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)

**PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE
84-35.**

Sisco submitted resolution indicating Construction Bond is set in the amount of \$94,000.00 and Warranty Bond is set in the amount of zero. Motion by Waldron, seconded by Bailey, carried 5/0, adopting Resolution No. 88-206.

RESOLUTION NO. 88-206

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA FOR APPROVAL TO RECORD A SUBDIVISION PLAT KNOWN AS THE PLANTATION AT PONTE VEDRA, GARDEN HOMES, TRACT B.

(07/26/88 - 6 - 3.1235)

Final Development Plan; St. Johns County Park, Treaty Grounds off Wildwood Drive. Planning & Zoning Agency Summary Sheet recommending approval was received. Dick Prosser; Prosser, Hallock & Kristoff, Inc. was present requesting approval. Brian Burk, Landscape Architect explained the components of the park using a Master Plan; he indicated Phase-I will consist of approximately 50 parking spaces, the entrance road, the multipurpose field, one softball field, paddle tennis courts, the lake area, canoe trail, rest area facility and a portion of the boardwalk with fishing pier. Leon Shimmer, Director County Recreation Department commented on the planned timetable for the park. Motion by Waldron, seconded by Lydon, carried 5/0, adopting Resolution No. 88-207.

RESOLUTION NO. 88-207

A RESOLUTION OF THE COUNTY OF ST. JOHNS STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN FOR THE ST. JOHNS COUNTY PARK LOCATED WITHIN THE PARCEL OF LAND ZONED PUD KNOWN AS TREATY GROUND PURSUANT TO ORDINANCE 87-37.

(07/26/88 - 6 - 3.1468)

Plat; Seagate Cove Second Addition located north side of S.R. #206, east of U.S. #1, adjacent to Seagate Cove. Planning & Zoning Summary Sheet recommending approval was received. Mike Quillen, 3175 U.S. #1, South representing the owners was present requesting approval. Sisco submitted resolution indicating Construction Bond is set in the amount of \$25,600.00 and Warranty Bond is set in the amount of \$5,400.00. Motion by Waldron, seconded by Bailey, carried 5/0, adopting Resolution No. 88-208.

RESOLUTION NO. 88-208

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA FOR APPROVAL TO RECORD A SUBDIVISION PLAT KNOWN AS SEAGATE COVE SECOND ADDITION.

(07/26/88 - 6 - 3.1600)

Hearing on Application #SW-88-004; Janet Cason located 4470 North Francis Road on the east side of I-95. The requested Waiver is to allow creation of an easement in order to provide access for one lot consisting of 13.53 acres without filing a recorded plat. Proof of publication of notice of public hearing regarding waiver to subdivision regulation was received and filed having been published in The St. Augustine Record on June 17, 1988. Planning & Zoning Agency Summary recommending approval for one lot only and submittal of recorded easement constructed to County standards prior to issuance of a Building Permit was received. Vickie Blevins, 24 Canal Blvd., Ponte Vedra representing Janet Cason was present requesting approval. Motion by Waldron, seconded by Bailey, carried 5/0, approving the waiver for one lot only and submittal of recorded easement constructed to County standards prior to issuance of a Building Permit.

(07/26/88 - 6 - 3.1668)

Hearing on Application #SW-88-005; Robert E. Knoblach located west side of Nassau Street; Lots 2, 3 and 4, Block 19, Ocean Grove. Subject property consists of three platted lots; the request is to create an easement, center of the lots and redivide the property into four lots. Proof of publication of notice of public hearing regarding waiver to subdivision regulation was received and filed having been published in The St. Augustine Record on June 17, 1988. Planning & Zoning Agency Summary recommending approval with conditions was received. Clyatt Powell, 401

Shore Drive representing the applicant was present requesting approval. (3.1885) Jack Merwin, 6501 Nassau Street expressed concern regarding the size of the lots, water & sewer and approval subject to all permits. (3.2026) Peggy Dixon, 3200 A1A South gave the dimensions of the proposed lots indicating they will be larger than RS-3 zoning requires with the smallest lot being 89' x 126'. Motion by Bailey, seconded by Waldron, carried 5/0, approving the waiver subject to the following conditions prior to obtaining a Building Permit:

1. Need letter from ASD verifying availability of water and sewer to the subject property.
2. Easements for water and sewer lines must be provided and shown on the site plan.
3. As required by Engineering Department the applicant must provide a 30' recorded easement with turn around at end, constructed to County standards with 16' stabilized driving surface with swales. Easement must be recorded, constructed and approved prior to issuance of building permits.
4. Compliance with Fire Service requirements.

(07/26/88 - 7 - 3.2132)

Hearing on Application #R-88-024; Winton Garrett, Jr. located West Watson Road, east of FEC Railway. Rezoning from OR to RS-2 with conditions to divide and develop into subdivision. 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 June 25, 1988; upon motion by Waldron, seconded by Brubaker, carried 5/0, was ordered filed. Report of the Planning & Zoning Agency recommending approval with conditions was received. Larry Paine, Paine & Associates representing the applicant was present requesting approval. Proposed conditions were read by the Deputy Clerk and accepted by the applicant. Motion by Waldron, seconded by Bailey, carried 5/0, adopting Conditional Ordinance No. 88-39.

(07/26/88 - 7 - 3.2260)

Hearing on Application #R-88-028; Edward J. Logan located east of U.S. #1 North, Venetian Boulevard. Rezoning from OR to RS-3, for division into single family lots, existing mobile home received a zoning exception contingent upon final rezoning (400' x 162'). 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 June 25, 1988; upon motion by Waldron, seconded by Bailey, carried 5/0, was ordered filed. Report of the Planning & Zoning Agency recommending approval was received. Barbara Wayne representing the applicant was present requesting approval. Motion by Waldron, seconded by Bailey, carried 5/0, adopting Ordinance No. 88-40.

(07/26/88 - 7 - 3.2350)

Hearing on Application #R-88-029; Howard B. and Jacquelynn D. Newberry located east side of U.S. #1 North off St. Augustine Drive, one block south of Venetian Boulevard. Rezoning from OR to RS-3, in order to divide into single family lots (400' x 162'). 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 June 25, 1988; upon motion by Brubaker, seconded by Bailey, carried 5/0, was ordered filed. Report of the Planning & Zoning Agency recommending approval was received. Barbara Wayne representing the applicant was present requesting approval. Motion by Bailey, seconded by Brubaker, carried 5/0, adopting Ordinance No. 88-41.

(07/26/88 - 7 - 3.2526)

Discussion regarding memorandum from the Planning & Zoning Department dated July 15, 1988 referencing Vacancy - Comprehensive Plan Advisory Committee. Napier indicated there are presently two vacancies in the committee reducing the membership from 17 to 15; the committee is having difficulty maintaining a quorum of 9 and recommends the Board make appointments to fill these vacancies. Lydon reported it was the intention of the Board no more appointments would be made to the committee; suggesting the Committee amend their bylaws to eliminate problems they are having reaching a quorum. Sisco cautioned research into the Florida Statutes regarding requirements for a quorum should be considered. It was the consensus of the Board to leave the Committee at 15 members with instructions to research the Florida Statutes regarding requirements for a quorum and amend the Bylaws accordingly.

(07/26/88 - 7 - 4.0110)

There was discussion regarding a joint workshop to discussion where the County is going and how the various agencies and committees will cooperate towards ultimately coming up with a Comprehensive Plan for the County. It was the consensus of the Board for Dan Castle to prepare an agenda and coordinate the proposed joint workshop.