

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

NAME OF APPLICANT	APPLICATION NUMBER
Southwood PUD c/o Karen Taylor 3070 Harbor Drive St. Augustine, FL 32084	R-PUD-88-014
	MAJOR MODIFICATION

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

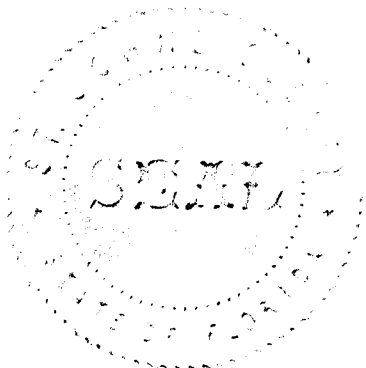
Resolution No. 91- 92

The request is for a Major Modification to Southwood PUD which was approved in 1988. The modifications are to include the following:

1. Change the name from Southwood to Cobblestone.
2. Reduce the commercial acreage that was originally 18 acres planned for 180,000 square feet, that is now being reduced to 12 acres to accommodate 100,000 square feet.
3. Increase the multi family units from 70 patio homes to 120 multi family units.
4. Increase the single family from 205 to 320 units.

*See Attached

DATE OF COMMISSION ACTION: June 11, 1991



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

By: *Randolph H. ...*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Yvonne Carter*
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)

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA APPROVING THE RECORDING OF A SUBDIVISION PLAT KNOWN AS HIDDEN OAKS.

(06/11/91 - 6 - 4.0766)

Final Plat for The Preserve, east side of A1A North, on South Nine Drive; Resolution No. 91-91. Sharon Parks, 3301 Independent Square, Jacksonville, stated that this was actually a replat of Sea Island; gave the reasons for the replat, then requested approval. Upon motion by Maguire, seconded by Bailey, carried 6/0 with Balsavage absent, approving the replat of Sea Island, The Preserve, also approving Resolution No. 91-91.

RESOLUTION NO. 91-91

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA APPROVING THE RECORDING OF A SUBDIVISION PLAT KNOWN AS REPLAT OF SEA ISLAND, THE PRESERVE.

(06/11/91 - 6 - 4.0853)

Hearing on R-PUD-88-014 Major Modification to PUD Ordinance 88-34 known as Southwood PUD, located US 1 South, south of St. Augustine Shores. Proof of publication of notice of hearing on R-PUD-88-014 was received, having been published in The St. Augustine Record on April 25, 1991; upon motion by Brinkhoff, seconded by Maguire, carried 6/0 with Balsavage absent, was ordered filed. Karen Taylor, 3070 Harbor Drive, St. Augustine, requested approval of a major modification to a PUD that was approved in 1988 that was formerly called Southwood with the following changes: 1) change the name from Southwood to Cobblestone; 2) reduce the commercial acreage that was originally 18 acres planned for 180,000 square feet, that is now being reduced to 12 acres to accommodate 100,000 square feet; 3) increase the multi family units from 70 patio homes to 120 multi family units; 4) increase the single family from 205 to 320 units. Taylor addressed the issue of the use of the St. Augustine Shores utilities. Upon motion by Brinkhoff, seconded by Floyd, carried 6/0 with Balsavage absent, approving R-PUD-88-014 Major Modification of Southwood PUD; also approving Resolution No. 91-92. Roberts asked if there would be other options other than using the Shores utilities. Taylor answered that it would be much more reasonable to connect to an existing central system. (4.1252) Pfeil commented regarding the Shores utilities. Taylor stated that regarding the roadways, part of the agreement was to only have the entrances that were currently in place. Herold asked if there would be a homeowners association, and Taylor answered yes. Taylor stated that all roads would remain privately owned and maintained.

RESOLUTION NO. 91-92

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF ST. JOHNS APPROVING A MAJOR MODIFICATION TO SOUTHWOOD PLANNED UNIT DEVELOPMENT HEREINAFTER TO BE KNOWN AS COBBLESTONE PLANNED UNIT DEVELOPMENT PURSUANT TO ORDINANCE 88-34; AND PROVIDING AN EFFECTIVE DATE.

(06/11/91 - 6 - 4.1628)

Hearing on R-91-005, Barnett Bank of St. Johns, rep: Ernest E. Lee, rezoning from CHT to CN, located at 3750 US #1 South, south of Brainard Road. Proof of publication of notice of hearing on R-91-005 was received, having been published in The St. Augustine Record on May 11, 1991; upon motion by Bailey, seconded by Floyd, carried 6/0 with Balsavage absent, was ordered filed. Ernest Lee requested approval to rezone from classification CHT to CN, to utilize an existing structure as a medical office and to use the building located at the northern part of the property for storage space for records that were generated by the medical office. After considerable discussion, Maguire made a motion, seconded by Bailey, failed 3/3 with Balsavage absent, Brinkhoff, Floyd, and Roberts dissenting, to deny and waive the 1 year reapplication. Upon motion by Maguire, seconded by Brinkhoff, carried 6/0 with Balsavage absent, to send this applicant back to PZA under the current zoning request with directions, and another attempt be made to work out the problem.