

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

NAME OF APPLICANT

APPLICATION NUMBER

Crossroads Development
(Stockton Land Corporation)

R-PUD-88-039

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

PUD Ordinance No. 88-57

*See Attached

DATE OF COMMISSION ACTION: September 27, 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)

Charlie Space, 2823 S.R. #13, Switzerland distributed additional information to the Board indicating the Site Plan and conditions as reflected in this packet are now being offered as an addition to the original application. With the use of several aerial maps Mr. Space explained current utilities within the County, utility needs for the area in question and commented on current County requirements for utilities. At this time Mr. James commented on operational aspects of the proposed utility plant and with the use of aerial photos he explained each utility presently owned and operated by Sunray Utilities. Mr. James read a letter from the Public Service Commission dated August 31, 1988 to Mr. M. L. Forrester stating the Division of Consumer Affairs has received no complaints against Intercoastal Utilities in 1987 or through August 19, 1988. Mr. James distributed and discussed a Staff Report on Sunray Utilities from the PSC. Many concerned citizens were present. Persons speaking against this request were: (3.0235) Darrell Harrington, 2470 C.R. #210 West, Lot-A. (3.0397) Mrs. Harrington, 2470 C.R. #210 West, Lot-A read and submitted into the record Petition in opposition. (3.0945) Mary Kohnke, 29 S. Roscoe Blvd. (3.1036) Robert Wheeler, 10805 Russell Sampson Road. (3.1093) Carolyn Strickland, 2470 C.R. #210 West. and (3.1120) Bill Tomlinson, 10785 Russell Sampson Road. (3.0828) Alec Lawson, 172 Barberrry Lane, Ponte Vedra Beach commented on the proposed plant and recommended approval. (3.0873) Cliff Pettitt, 960 Alcala Drive questioned how the County can approve a utility prior to approval of a development. At this time the item was brought back to the Board. There was discussion regarding concerns such as the proposed location, noise and order from the plant and future risks of endangering the wetlands and wildlife. Motion by Waldron, seconded by Brubaker, carried 4/1 with Bailey dissenting, approving the Essential Public Service request No. EPS-88-001 for Sunray Utilities, Inc. sewer and water facility with the following conditions as submitted by the applicant: 1) Construct building to enclose blowers. 2) Shield light fixtures. 3) Construct entrance road on west side of property -- opposite side from out parcel. 4) Provide Ground Water Monitoring Program. 5) Limit plant capacity to 4 MGD as shown on Site Plan. 6) Preserve wetland buffer adjacent to plant. 7) Provide additional 50' buffer as shown on Site Plan. 8) Plant trees and shrubs in 50' buffer to provide additional visual screenwork.

(09/27/88 - 9 - 3.1975)

Hearing on R-PUD-88-039, Crossroads Planned Unit Development, Stockton Land Corporation property located approximately 850 feet north of the intersection of S.R. A1A North and Mickler Road containing 184 acres of land with proposed mixed residential and commercial uses, a total of 432 units and commercial tract on A1A of 5.9 acres. Proof of publication of notice of public hearing to consider passage of an ordinance was received having been published in The St. Augustine Record on August 15, 1988; upon motion by Waldron, seconded by Brubaker, carried 5/0, was ordered filed. Report of the Planning & Zoning Agency finding the request in compliance with the Comprehensive Plan but making no recommendation in that four affirmative votes were not received. Debby Bunting, Stockton Land Corp. was present requesting approval; she gave the general location of the proposed PUD and explained the Master Plan indicating the PUD will be developed in five phases. Ms. Bunting submitted a revised letter from Stockton Land Corp. dated September 21, 1988 regarding the donation of one acre of land and a twelve foot beach access to St. Johns County for a park and/or parking purposes. Dale Eberhart, Land Planner, Stockton Land Corp. commented on the extended land plan use for this project. Rick Wells, Connelly & Wicker addressed engineering concerns of the proposed PUD. Citizens present and commenting were: (3.3290) Mary Kohnke, 29 S. Roscoe Blvd. (3.3544) Hoke Sisk, 14 LaVista Drive. (3.3666) Kathy Mobley, Palm Valley. (3.3726) Harold Baker, 4240 Coastal Highway. (4.0117) Fred Connelly, no address given. (4.0150) Cindy Voss, Palm Valley. (4.0213) Marjorie Blocksidge, 3272 Coastal Highway. (4.0265) ?, 2923 S. Ponte Vedra Blvd. (4.0288) Hank Adams, 105 Plantation Circle South. (4.0310) Richard Forbis, no address given. (4.0375) Roy Davidson, 180 Laurel Lane, Plantation. At this time the item was brought back to the Board. There was discussion regarding the proposed commercial tract and density of the proposed PUD. Motion by Waldron, seconded by Lydon, carried 4/1 with Bailey dissenting, adopting PUD Ordinance No. 88-57.

At this time Deputy Clerk Connie E. McDaniel replaced Deputy Clerk Lynn M. McDonald.

REPORTS:

- 1) Docket No. 870980-WS, Order No. 20017, issued 9/16/88 regarding application of St. Augustine Shores Utilities for an increase in water and sewer rates in St. Johns County, Florida.
- 2) St. Johns County Welfare Federation Cases Receiving Aid for August, 1988.