

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

NAME OF APPLICANT

APPLICATION NUMBER

Diocese of St. Augustine

R-88-048

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

CONDITIONAL ORDINANCE

Conditions

*See Attached

DATE OF COMMISSION ACTION: January 10, 1989

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Kay Walden*
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)

is hereby changed to CN

subject to the following conditions:

1. A thirty (30) foot rear natural buffer zone along the western boundary of the property, which will not be used for road easement.
2. A single cut on State Road 3 for a four (4) lane entrance into the residential subdivision property which is located immediately west of this subject parcel.
3. Placement of a six foot (6') opaque fence along the western boundary of the property except that used for road easement purposes.
4. Other cuts for ingress and egress subject to prior D.O.T. approval.
5. Acceleration and deceleration lanes as required or requested by Department of Transportation.
6. All permitted CN uses including professional and business offices.

which conditions shall remain in full force and effect at all times until amended or changed by further ordinance of the Body.

(1/10/89 - 6 - 3.0947)

Final Development Plan for Marsh Pointe at Marsh Landing Unit 16, Sawgrass. Timothy White, Prosser, Hallock & Kristoff, Inc., 8101 Phillips Highway, Jacksonville, Fl 32256, representing Marsh Pointe Development Company. They've met all staff comments and have no outstanding comments. Upon motion by Bailey, seconded by Brubaker, carried 5/0, to accept resolution 89-11, Final Development Plan Marsh Pointe at Marsh Landing - Unit 16.

RESOLUTION NO. 89-11

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN MARSH POINTE AT MARSH LANDING - UNIT 16 LOCATED WITHIN THE PARCELS OF LAND ZONED PUD KNOWN AS MARSH LANDING AT SAWGRASS PURSUANT TO ORDINANCE 75-15

(1/10/89 - 7 - 3.0978)

Final Plat, Cimarrone Golf and Country Club Unit #1. Gregory B. Clary, Clary & Associates, Inc., 3830 Crown Point Road, Jacksonville, Fl 32217, was present to ask for approval on final plat for Cimarrone Golf and Country Club Unit #1. Sisco commented that construction bond was \$1,034,518 and the warranty bond is \$0. Upon motion by Bailey, seconded by Herold, carried 5/0 to approve final plat, Cimarrone Golf and Country Club Unit #1.

RESOLUTION NO. 89-12

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA, FINAL PLAT KNOWN AS CIMARRONE GOLF & COUNTRY CLUB, UNIT #1.

(1/10/89 - 7 - 3.1178)

Final Development Plan for Crossroads - Unit One. Staff recommends approval subject to submittal of DOT permit. Debbie Fredeking, of Connelly & Wicker, Inc, P.O. Box 51343, Jacksonville Beach, Fl 32240, representing Stockton Land, asking for final approval for the final development plan on Crossroads Unit One. Upon motion by Brubaker, seconded by Maguire, carried 3/2, Bailey and Herold dissenting to accept resolution no. 89-13.

RESOLUTION 89-13

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN FOR CROSSROADS - UNIT ONE LOCATED WITHIN THE PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE NUMBER 88-57

(1/10/89 - 7 - 3.1352)

Hearing on R-88-056/Wildwood Pines Properties-H. Roland Pacetti, located west of Wildwood Drive, change from OR to RS-2 to add to the subdivision of Wildwood Pines, a single-family subdivision. Proof of publication of notice of public hearing was received having been published in the St. Augustine Record on November 25, 1988 upon motion by Brubaker, seconded by Maguire, carried 5/0 was ordered filed. Roland Pacetti was present asking for change of zoning on 36 acres from OR to RS-2, with conditions. Upon motion by Brubaker, seconded by Herold, carried 5/0 to change from OR to RS-2 to add to the subdivision of Wildwood Pines, a single-family subdivision with conditions as follows: 1) limited number of lots to 75 maximum; 2) provide central water from nearby system; 3) installation of fire hydrants in compliance with fire department; and 4) the extension of Deer Chase Drive through the subject property shall be a minimum of 100 feet right-of-way.

(1/10/89 - 7 - 3.1550)

Hearing on R-88-048/Diocese of St. Augustine, located west side of SR-#3, 300 feet south of 16th Street to 11th Street, change from RS-3 to CN. Proof of publication of notice of public hearing was received having been published in the St. Augustine Record on November 25, 1988, upon motion by Brubaker, seconded by Maguire, carried 5/0 was ordered filed. Michael Trainor, 22 Cathedral Place, representing the Diocese of St. Augustine was present with reason for change from RS-3 to CN. The parcel of land for rezoning is approximately 4.8 acres which is located on the west side of SR-#3. The property is presently zoned RS-3 single family residential and would allow a density of approximately 5.8 units per acre. The request is to change

the zoning classification to CN primarily for use of property as professional office and some retail. Considerable discussion ensued from a very large group present in favor of the rezoning as well as a sizeable group in opposition of the rezoning. Upon motion by Herold, seconded by Bailey, carried 4/1, Brubaker dissenting, denying west side of SR-#3, 300 feet south of 16th Street to 11th Street, change from RS-3 to CN. (10 - 5.3798) Maguire requested the BCC make a motion to waive the time period of one year to reapply. Upon motion by Maguire, seconded by Brubaker, carried 5/0 to waive one year time limitation.

(1/10/89 - 8 - 4.0875)

Hearing on appeal to denial of zoning exception E-88-087/Bill Langford, Jr., requested horse shows/rodeos at 258 S. Roscoe. Proof of publication of notice of public hearing was received having been published in the St. Augustine Record on December 8, 1988; upon motion by Bailey, seconded by Maguire, carried 5/0 was ordered filed. Deputy Clerk Connie E. McDaniel read a letter from Upchurch, Bailey and Upchurch, representatives of the applicant, requests a postponement of the hearing for a period of sixty (60) days to enable them to work out a mutually acceptable access plan with staff. Considerable discussion ensued between Frank Upchurch, 780 North Ponce de Leon Boulevard, BCC and Napier. Also Sisco suggested this item be sent back to Planning and Zoning Agency to review this item once again. Staff made a specific request for a site plan to be approved and worked out with County engineering. The PZA expressed concern over the access and traffic problems. Considerable discussion ensued from audience, staff and BCC. Upon motion by Bailey, seconded by Herold, carried 5/0 to re-man back to the PZA asking PZA to rehear with new conditions provided by the applicant pursuant to the staff's request, and there will be a notice to advertise public hearing with the applicant paying all cost of publication and re-notifications and mailings.

(1/10/89 - 8 - 4.1513)

Resolution to accept plat for Crossroads Plantation, Crossroads Unit One, construction bond in amount of \$419,842, warranty bond is \$0. Upon motion by Bailey, seconded by Brubaker, carried 5/0 to accept plat for Crossroads Plantation, Crossroads Unit One.

RESOLUTION NO. 89-14

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

(1/10/89 - 8 - 4.1539)

Waldron reported on letter passed out by Castle from Harry Waldron, Chairman of BCC to Steve Tribble, Director, Florida Public Service Commission, 101 East Gaines Street, Tallahassee, Fl 32301, which brings to the table a utility company and developer who has asked for a service area in St. Johns County (the location is at the old inspection station, the County garage and Highway Patrol Office on the south side of the road and further to the west is a large tract on the north side of SR-#16) in an area the County has designated for another service. In part the letter states, pursuant to Section 367.051 Florida Statutes, this is the objection of the St. Johns County Commission to the Notice of Intent by Four Mile Utility Company to provide water and sewerage services. Upon motion by Brubaker, seconded by Maguire, carried 5/0 to send letter signed by Waldron, Chairman of BCC to Steve Tribble, Director, Florida Public Service Commission.

(1/10/89 - 8 - 4.1684)

Hearing on R-88-057/Julian Goad, rezoning from OR to CI with conditions, located on SR-#207 south of proposed intersection of SR-#312. Proof of publication of notice of public hearing was received having been published in the St. Augustine Record on December 5, 1988, upon motion by Brubaker, seconded by Maguire, carried 5/0 was ordered filed. Julian Goad, 5264 Shore Drive, applicant, requesting rezoning from OR to CI. This item was approved by PZA on 6/3 vote; however, Goad received letter on 1/9/89 from Sharon Holmes, Director of Engineering, stating her concerns about the area to be rezoned. Holmes says to delay additional traffic impact in the vicinity of the intersection until the SR-#312 plan becomes final. Goad is in agreement with this suggestion as well. Deputy Clerk Connie E. McDaniel was asked to read all conditions on the ordinance as amended. Upon motion by Brubaker, seconded by Maguire, carried 5/0, to approve rezoning from OR to CI with conditions on ordinance as amended which are as follows: 1) uses shall be limited to service station, service garage, and/or convenience store or an exception that is later approved in accordance with the requirements of St. Johns County Zoning Code, pursuant to Section 11-9 of the Zoning Code that would permit the sale of beer and wine for off premise consumption; 2) a minimum 8 ft. natural buffer shall be provided on all sides except highway frontage; 3) the maximum height shall be limited to 35 feet; 4) a thirty (30) ft. strip of land shall be reserved along SR #207 for future road expansion; 5) access/egress will be limited to one driveway on SR #207 permitted, designed and constructed to State DOT Standards; 6) no building or