

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

NAME OF APPLICANT

APPLICATION NUMBER

Griffin's Point Association

R-PUD-88-063

DECISION OF
COUNTY COMMISSION



GRANTED



GRANTED WITH
CONDITIONS



DENIED

ORDINANCE 89-6

*See Attached

DATE OF COMMISSION ACTION: February 14, 1989

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Nancy 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)

waive requirements for fire hydrants. Proof of publication of notice of public hearing regarding waiving recording requirements for the division of property with use of an easement and to waive requirements for fire hydrants was received having been published in The St. Augustine Record on December 28, 1988; upon motion by Brubaker, seconded by Herold, carried 5/0, was ordered filed. Dean Anderson, 2133 Oleander Place, Jacksonville, a concerned person, asked for approval. Napier commented P&Z has no problem with granting approval of this easement; upon motion by Brubaker, seconded by Herold, carried 5/0, to approve the waiver of recording requirements for division of property with use of easement and to waive requirements for fire hydrants.

(2/14/89 - 9 - 2.3200)

Final Plat for Woodridge, located off Watson Road. Larry Paine, 908 Anastasia Blvd, commented; Sisco stated there is a resolution with a construction bond in the amount of \$48,300 and a warranty bond of \$3,525; Napier commented the contingency in staff's recommendation was the drainage swells be shown on the final plat and that has been accomplished; Winton Garrett, Jr., 200 W Watson Road, developer of Woodridge will retain reserved area as well as lot adjacent to reserved area; upon motion by Brubaker, seconded by Herold, carried, 4/1, Bailey dissenting, to approve Resolution No. 89-35 - final plat for Woodridge located off Watson Road.

RESOLUTION NO. 89-35

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

(2/14/89 - 9 - 3.0052)

Final Development Plan for L'Atrium Phase 4. Resolution No. 89-36 was submitted to the Board for approval pursuant to Ordinance Number 86-37. Bob Connelly, 1301 Penman Road, Jacksonville, representing developer for L'Atrium Phase 4 commented, requesting approval; upon motion by Herold, seconded by Brubaker, carried 5/0, to approve Resolution 89-36 pursuant to Ordinance number 86-37.

RESOLUTION NO. 89-36

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN FOR PHASE C OF L'ATRIUM IV LOCATED WITHIN THE PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE NUMBER 86-37

(2/14/89 - 9 - 3.0141)

From page 2. Bailey requested vote be taken on Resolution No. 89-37, with regard to the landfill; upon motion by Herold, seconded by Bailey, carried 5/0, to approve Resolution No. 89-37.

RESOLUTION NO. 89-37

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA, REQUESTING THE ENVIRONMENTAL PROTECTION AGENCY, THE UNITED STATES FISH AND WILDLIFE SERVICE, AND THE FLORIDA GAME AND FRESH WATER FISH COMMISSION TO DENY THE PERMITS TO DUVAL COUNTY, FLORIDA FOR SOUTHEAST SOLID WASTE DISPOSAL LANDFILL SITE

(2/14/89 - 9 - 3.0200)

Herold commented on meetings with individuals concerning the Southeast landfill one of which was Governor Martinez 2/13/89; Herold expressed his concern to the Governor over the landfill issue; In summary, Herold presented a personal check for \$100 to Linda Tenbroeck, made out to STOP, as a matching contribution to fight against the Southeast landfill.

(2/14/89 - 9 - 3.0275)

Waldron recognized Representative Upchurch present at BCC meeting and thanked him for his fight on landfill issue in Tallahassee.

(2/14/89 - 9 - 3.0298)

Hearing on Ordinance No. 89-6, R-88-063/Griffin's Point, located off A1A one mile north of Butler Park west side, rezoning from OR/CG to PUD, mixture of residential uses. Proof of publication of notice of public hearing regarding hearing on R-88-

063/Griffin's Point was received and published in The St. Augustine Record on January 11, 1989; upon motion by Brubaker, seconded by Bailey, carried 5/0, was ordered filed. George McClure, 81 Kings Street, representing Griffin's Point Associates reported on this issue. Court Reporter Terri Duke was present recording. McClure gave presentation on property; in addition met with staff in order to evaluate what concerns they may have had from a professional level concerning the nature of a development this size. This process was begun in the spring of 1988. There have been three hearings with County P&Z since then at which time they were asked to make certain changes and they did so. Planning and Zoning Agency gave a unanimous vote of approval for this project. McClure gave a presentation from a map illustration. Discussion ensued. Bailey questioned McClure on commercial property previously brought before the Board on this issue. McClure responded that northern most 2 lots have been included with this plan as the ingress and egress (these 2 lots will be a road); the remaining 15 lots which were a part of the application previously are no longer part of this application. Those speaking against the rezoning from OR/CG to PUD were: Geoffrey Dobson, 66 Cuna Street, representing residents of some of the adjacent property; Dobson commented on portions of the Comprehensive Plan in relation to this project and particularly Phase III; after considerable discussion Dobson recommended denial of the proposal dealing with Phase III; Dr. Richard Gleason, 5198 Holly Road spoke in opposition because of the increased density, Patricia Laurencelle, 23 Versaggi Drive, Charles Rivers, 255 Boulevard Des Pins, Barbara Kaye, 23 Versaggi Drive, Wayne Byerly, 5566 Atlantic View, David Brunner, 650 Pope Road; Those speaking in favor of the rezoning from OR/CG to PUD were: Jim Dale, 7260 A1A South, Perry Belcher, 20 Dondenville Road, Pete Picaro, 508 B Street, Tom Coates, 2750 Harbor Court, Mr. Schroeder, 25 Avista Circle; (.2110) McClure summarized the rebuttals from opponents of this rezoning by saying: in the three meetings with County staff, all specifications of project met their approval and was found to be consistent with the Comprehensive Plan. Bailey took issue with the manner coastal area was drawn up; Mike Esposito, 2051 Art Museum Drive, Jacksonville, project manager for the engineering and planning of Griffins Point spoke on procedure for determining environmental jurisdictional areas; and also with regard to entranceway to the project Esposito mentioned DOT may require project to have acell and decell lanes, by-pass lanes, left-turn lanes, etc.; Herold expressed concern with the density in the area and traffic this area will bring about; Brubaker spoke in favor of plan; Maguire questioned McClure on reduction of developable land should this occur at some point in the project; would they be agreeable to reducing the number of units per acre to which McClure answered in the affirmative; Bailey submitted 7 letters in opposition to this project and 1 in favor of it; Maguire submitted 1 letter in opposition to this project; Discussion ensued. (4.0002) Herold expressed concern with the townhouses that will be constructed (density too high); Bailey expressed concern with regard to the commercial property as well as density (too much); Maguire questioned entrance into the project; McClure pointed out on the map where proposed entrance will be; Waldron questioned McClure as to how wide A1A is there; McClure answered it is a 100ft right-of-way; Napier commented this project does not immediately abutt A1A; Waldron asked for explanation of entranceways to which McClure explained the entrances are coordinated with DOT and the final development plan approval with input from DOT; Napier commented DOT is involved in the permitting process; they condition their approval on the number and location to be subject to final development plan approval; Sisco added conditions in section 3, subparagraph E to which McClure agreed to; upon motion by Brubaker, seconded by Maguire, carried 3/2, Bailey and Herold dissenting, approving Ordinance No. 89-6, rezoning from OR/CG to PUD, mixture of residential uses.

(2/14/89 - 10 - 4.0444)

Hearing on Ordinance No. 89-7, R-88-060/Association of Retarded Citizens (owner-Inman) located off Inman Road off SR-#16, rezoning from OR to IW with conditions. Proof of publication of notice to hear Association of Retarded Citizens located off Inman Road, off SR-#16 was received having been published in The St. Augustine Record on January 11, 1989; upon motion by Brubaker, seconded by Maguire, carried 5/0, was ordered filed. Hamilton Upchurch, representing the owners of the property asked for rezoning of property; had present with him a delegation for the Association of Retarded Citizens and they were; Cassidy Jackson, Bud Harris, Elizabeth Upchurch; A light manufacturing workshop is planned to be constructed on property for retarded citizens and IW zoning would be proper for this type of workshop designed to be constructed. Upchurch displayed a visual aid on the easel to illustrate portion of Inman property to be rezoned; Pat Drill, 251 Dorado Drive, commented in favor of this plan; upon motion by Brubaker, seconded by Herold, carried 5/0 to approve Ordinance No. 89-7 with conditions.

(2/14/89 - 10 - 4.0810)

Waldron instructed Napier to look into possibility of County paying impact fees for the construction of the project for the Association of Retarded Citizens.