

ST. JOHNS COUNTY, FLORIDA

ORDER

REZONING/EXCEPTION/VARIANCE

NAME OF APPLICANT

APPLICATION NUMBER

Morgan A. Graham

V-88-026

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

Location of Property: Lot 1 and N 1/2 of Lot 2, Tract T, Matanzas Inlet Beach
Subdivision
8810 Hwy. 1A South, just south of the
Matanzas Inlet Bridge (Mi Casa Homes)

Change, Variance or Exception Requested: reduction of required number of
parking spaces on Lot 1 and N 1/2 of Lot 2, Tract T, Matanzas Inlet Beach
Subdivision, as recorded in OR 567, page 761, public records of St. Johns County,
Fla. The request is for a variance to reduce parking requirements
from five (5) spaces to three (3) spaces for a tri-plex residence.

*See Attached

DATE OF COMMISSION ACTION: October 25, 1988

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By Lawrence O. Hartley
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)

St. Johns County Planning and Zoning Agency was received having been published in The St. Augustine Record on October 13, 1988; upon a motion by Brubaker, seconded by Lydon, carried 5/0, was ordered filed. Dr. Duke Scott, 1606 Arrowhead Trail, Neptune Beach, was present representing his children, the property owners, requesting approval and explained his request. (6.2789) Mary Kohnke, 29 S. Roscoe, President of the Palm Valley Community Assn., she spoke on behalf of herself, the Palm Valley Community Assn. and the neighbors of the Scott's; Kohnke read a letter and submitted same to the Clerk for filing signed by Linda Steinmann, Mickey Kohnke, Mrs. Stanford and the Darkins, neighbors of the applicants, in favor of the electricity being updated and using the property for personal use only, not for rental property. Kohnke spoke in opposition to the request if the property is going to be used as a rental. (6.2988) Dr. Scott indicated one day he would like to build a house on this property; the property is rented at the present time. (6.3141) Napier commented this is a grandfathered mobile home; the applicant is desiring to increase his electrical service from 100 amps to 200 amps, an exception can be requested to upgrade the service but the mobile home would have to be for family use only. Discussion followed regarding this request. (6.3464) Motion was made by Waldron, seconded by Bailey, carried 5/0, to deny the exception request.

(10/25/88 11 6.3485)

Hearing on V-88-026/Morgan A. Graham, appeal to denial of a variance for reduction of required number of parking spaces on Lot 1 and N-1/2 Lot 2 Tract T Matanzas Inlet Beach, located at 8810 A1A South, just south of the Matanzas Inlet Bridge (Mi Casa Homes). The request is for a variance to reduce parking requirements from five (5) spaces to three (3) spaces for a tri-plex residence. Proof of publication of notice of public hearing for the purpose of appeal to the Board of County Commissioners for action taken by St. Johns County Planning and Zoning Agency was received having been published in The St. Augustine Record on September 20, 1988; upon a motion by Brubaker, seconded by Waldron, carried 5/0, was ordered filed. (6.3512), Morgan A. Graham, Route 1, Box 139, Easley, S.C., was present requesting approval. Graham passed out copies of letters with exhibits and maps, read and explained same to the Board. Graham commented that if the variance isn't granted he has no alternative but to take legal action; a great deal of money has been invested in this property and building just to have it sit vacant for two years because he can't get a certificate of occupancy. Graham has been in touch with the Department of Transportation on numerous occasions regarding this issue. Graham feels somewhere down the road someone should have told him he didn't meet the parking requirements and the building would not have been constructed. At the present time one must back out onto the DOT right-of-way which is unsafe, in order to prevent this from occurring two parking spaces will have to be given up. (7.0201) Napier commented the zoning ordinance requires 1 1/2 spaces per unit for parking. This building has already constructed. Considerable discussion followed regarding this request. There were no citizens present commenting. (7.0417) Motion by Waldron, seconded by Lydon, carried 3/2 with Bailey and Hartley dissenting, to approve the variance.

REPORTS:

- 1) Building Inspector's Report Of Fees Collected For The Month Ended September 30, 1999.
- 2) St. Johns County Welfare Federation Cases Receiving Aid For September, 1988.

CORRESPONDENCE:

- 1) To Office of the Secretary of State dated 10/12/88 forwarding certified copies Ordinance No. 88-58, 88-59, 88-60, 88-61, 88-62, 88-63, 88-64, 88-65 and 88-66.
- 2) Notice to all property owners from Planning & Zoning Agency forwarding notice of public hearing regarding E-88-088.
- 3) To Municipal Code Corporation forwarding Ordinance No. 88--49, 88-54, 88-55 and 88-56.
- 4) To Richard McCormack, HDR Engineering forwarding copies of Addendum No. 6 & 7.
- 5) To Geoffrey Dobson forwarding Lease Termination Agreement regarding Tillman Ridge Sanitary Landfill.
- 6) From Continental Cablevision forwarding renewal certificate of insurance.