

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

NAME OF APPLICANT

APPLICATION NUMBER

Raymond K. Howe

E-88-100

DECISION OF  
COUNTY COMMISSION

GRANTED

GRANTED WITH  
CONDITIONS

DENIED

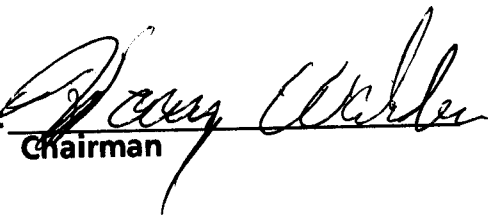
Location: Lot 8, Block G, Riverdale Riverfront Lots as recorded in Map Book 1, page 151, public records of St. Johns County, Florida, excepting the portion of the lot lying in the right-of-way of State Road 13.

Requesting Exception to place a mobile home in RS-2 during construction of a home for 9 months

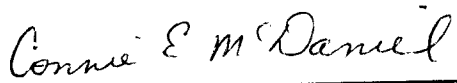
\*See Attached

DATE OF COMMISSION ACTION: March 01, 1989

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY:   
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)

to have the ordinance imposing the special assessment prior to the first of the year into which it would be collected; this ordinance should have been passed prior to January 1, 1989 in order to start collecting the special assessment this fall. Brubaker mentioned the county has the tipping fees to take care of it but this would not be guarantee enough to collect the special assessment. Sisco mentioned if ordinance is passed it would be the law. Castle mentioned he talked with Dennis Hollingsworth February 28th who suggested that the individual from the Department of Revenue that was involved in writing the legislation is willing to come over, in a workshop setting, and go over procedures required to implement a special assessment on the tax rolls, such as this would be. Castle requested March 23, 1989 at 1:30 for such a workshop and the Board agreed to this date.

(3/1/89 - 8 - 3.0973)

Hearing on Ordinance No. 89-9, R-88-061/W. B. Carr, rezoning from RS-3 to IW with conditions, located off Collins Avenue between Collins and Schallers Road. Proof of publication of notice of hearing on rezoning from RS-3 to IW with conditions, was received having been published in The St. Augustine Record on January 25, 1989, upon motion by Brubaker, seconded by Herold, carried 3/0, Waldron and Bailey were absent, was ordered filed. W. B. Carr, 724 So. Collins Avenue, request a zone change for storage. Clerk read conditions and Carr agreed to conditions. Napier stated P&Z recommended approval subject to those conditions read. Upon motion by Brubaker, seconded by Herold, carried 3/0, Waldron and Bailey were absent, to approve Ordinance No. 89-9 with conditions.

(3/1/89 - 8 - 3.1057)

Hearing on R-88-065/John Ruggeri et al, rezoning from OR to RS-2 with conditions, located south side SR-#206 west of FPL Easement across from mini-warehouse complex. Proof of publication of notice of hearing on rezoning from OR to RS-2 with conditions was received having been published in The St. Augustine Record on January 25, 1989; upon motion by Brubaker, seconded by Herold, carried 3/0, Waldron and Bailey were absent, was ordered filed. John Ruggeri, 460 Dell Point Road requested rezoning change. Napier commented the conditions offered in the ordinance were offered by the applicant, however, they are not consistent with the P&Z agency. Napier commented if minimum size lots are specified there is no need to specify maximum number lots. Upon motion by Brubaker, seconded by Herold, carried 3/0, Waldron and Bailey were absent, to deny rezoning from OR to RS-2 with conditions, located south side SR-#206 west of FPL Easement across from mini-warehouse complex.

(3/1/89 - 8 - 3.1476)

Hearing on Ordinance No. 89-10, R-88-068/Otis and Myrtis Mason, rezoning from OR to RS-1 with conditions, located north of Butler Park off Riverside Avenue. Proof of publication of notice of hearing on rezoning from OR to RS-1 with conditions was received having been published in The St. Augustine Record on January 25, 1989, upon motion by Brubaker, seconded by Herold, carried 3/0, Waldron and Bailey were absent was ordered filed. Otis Mason, 13 Christopher Street request rezoning from OR to RS-1 with conditions. Upon motion by Herold, seconded by Brubaker, carried 3/0, Waldron and Bailey were absent, to approve Ordinance No. 89-10 with conditions.

(3/1/89 - 8 - 3.1593)

Hearing on SW-88-013/Otis and Myrtis Mason, waive platting due to division of property with easement, located north of Butler Park off Riverside Avenue. Proof of publication of notice of hearing on waiving platting due to division of property with easement was received having been published in The St. Augustine Record December 28, 1988, upon motion by Brubaker, seconded by Herold, carried 3/0, Waldron and Bailey were absent, was ordered filed. Napier commented this item is a companion to the rezoning should the rezoning be approved, and requests a waiver to create the easement as long as easement is recorded prior to any development. Upon motion by Herold, seconded by Brubaker, carried 3/0, Waldron and Bailey were absent to approve waiver of the platting due to division of property with easement located north of Butler Park off Riverside Avenue.

(3/1/89 - 8 - 3.1672)

Hearing on Ordinance No. 89-11, R-88-071/Sam Baker, rezoning OR to IW with conditions, located west side of Holmes Boulevard north of pits and north of Burnett's Mechanical. Proof of publication of hearing on rezoning OR to IW with conditions, was received having been published in The St. Augustine Record on January 25, 1989, upon motion by Brubaker, seconded by Herold, carried 3/0, Waldron and Bailey were absent, was ordered filed. Sam Baker 1753 Santander Street, requested rezoning. Napier commented Ordinance No. 89-11 with the conditions offered is fully compatible with other developments in the area. Upon motion by Brubaker, seconded by Herold, carried 3/0, Waldron and Bailey were absent, to approve Ordinance No. 89-11 with conditions.

(3/1/89 - 8 - 3.1793)

Hearing on E-88-100/Raymond E. Howe, appeal to denial of exception for mobile home placement, located at 1456 County Road 13 South, Riverdale. Proof of

publication of hearing on appeal to denial of exception for mobile home placement was received having been published in The St. Augustine Record on February 9, 1989, upon motion by Brubaker, seconded by Herold, carried 3/0, Waldron and Bailey were absent, was ordered filed. Napier commented this item was appealed by Mr. Howe, however he was not present today; Napier reported the Planning and Zoning Agency heard this item with considerable opposition to the request and the exception was denied by P&Z. Jerry Delaney, 1673 North Masters Drive was present in opposition to this exception. Napier submitted 24 letters in opposition to the Clerk to this exception. John Usry, 1109 SR-13 So. submitted 17 letters in opposition to the Clerk to this exception. Upon motion by Herold, seconded by Brubaker, carried 3/0, Waldron and Bailey were absent, to deny exception for mobile home placement, located at 1456 County Road 13 South, Riverdale.  
(3/1/89 - 9 - 3.1980)

Castle reported on letter from Ponte Vedra Community Association re alternate location for the Ponte Vedra/Palm Valley Library. Letter was submitted to the Clerk. The School Board owns the property adjacent to the Elementary School. Brubaker suggested the School Board be contacted to see what their feelings on this is. Herold suggested Castle get in touch with Bill Hill and Bill Nelson on this offer for Library site. Maguire suggested the Library Board be contacted as well.

Castle reported on memorandum from Gene Burns to Castle on options and alternatives for the Old Shands Fishing Pier Site off SR-13. Castle submitted memo for the Board's further consideration and review. He has scheduled an appearance by the consultants on this project, Applied Technology from Gainesville on March 14, 1989, to get their recommendations. Maguire questioned Castle as to how much land is owned by the County in that area and Castle responded a little under an acre. Herold questioned Castle if repairs to the pier would be feasible and Castle directed his attention to the last page of the memo which addresses the cost to repair the pier would be too costly.

Herold asked Castle about the matter of the Crescent Firehouse. Castle reported a meeting has been attempted between the Supervisor of the Life Guard Corp, Bubba Williams and Sheriff Perry; unfortunately, Castle has been unsuccessful in getting the two parties together as of yet. Castle reported on letter he did receive from Captain Porter, indicating the Sheriff's Department is interested in utilizing approximately half of the existing fire station at Crescent Beach; Castle commented he also knows the Life Guard Corp is interested in utilizing a portion of this firehouse also. Castle says what has been accomplished is a drawn to scale floor plan of the existing structure which is dimensioned to show how much space is in the building presently. Castle's intention is, prior to the next Board meeting to be able to meet with Williams and Captain Porter, and bring a firm recommendation back to the Board for the use of the space in that building for the two organizations and the cost of remodeling the structure for their needs and how the funds may be obtained. Castle mentioned a hurdle that has to be faced is the fact that the County owns the land and the Volunteer Fire Service owns the building.

(.2110) Herold questioned Castle regarding the matter on the Hastings dump. Castle responded the land is owned by the County; however the dump has been closed for years. It was operated as a landfill a number of years ago. There is no indication or verification that there is any contamination from the landfill getting into the canal. The consent agreement that is in place has to do with the Town of Hastings. Castle made the Mayor of Hastings, Joe Roberts, aware of this matter. Sisco commented if anyone owns land and other individuals dump on it, the landowner is responsible regardless.

#### REPORTS:

- 1) Letter to KBN Engineering and Applied Sciences, Inc. re costs to provide services for support of St. Johns County in litigation regarding Southeast Landfill.
- 2) Letter to Patton & Associates, Inc., re Southeast Jacksonville Landfill hearing.
- 3) Letter to Mr. Joseph E. Fluet, Jr., re contract.
- 4) St. Johns County Welfare Federation cases receiving aid for January, 1989.
- 5) Building Department's report of fees collected for the Month of October, 1988.

#### CORRESPONDENCE: