

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

NAME OF APPLICANT

APPLICATION NUMBER

Bruce A. and Laurie H. Davidson

V-89-006

DECISION OF
COUNTY COMMISSION



GRANTED



GRANTED WITH
CONDITIONS



DENIED

Legal Description of Property: Portion of SEC 86, Township 04 South, Range 26 East together
with a portion of Section 31, Township 04 South, Range 27 East of St. Johns County
Lot 8 Holly Oaks Cove

Property Address: 1052 Holly Oaks Court - Jacksonville, Fl. 32259

Size of Property: 1.11 acres

Variance Requested: To increase Height of S.F. Res. from 25' to 33'

Present Use of Property: Vacant Land

*See Attached

DATE OF COMMISSION ACTION: March 28, 1989

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
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)

FORMERLY RIVERBLUFF PLANNED SPECIAL DEVELOPMENT

(3/28/89 - 8 - 3.1063)

Hearing on Ordinance No. 89-14 with conditions, R-88-067/Joseph L. Boles Jr., trustee, OR to RS-3 (amending to RS-2 at PZA meeting), located on Old Moultrie Road north of Fox Hollow Subdivision. Proof of publication of notice of hearing for rezoning on R-88-067, located on Old Moultrie Road was received having been published in The St. Augustine Record on February 17, 1989; upon motion by Brubaker, seconded by Maguire, carried 5/0 proof was ordered filed. Joseph Boles reported on this item. Bailey asked about play area for children; Boles stated lots have not been drawn out yet, but he wasn't sure if the owners will provide a place for children to play. Upon motion by Brubaker, seconded by Maguire, carried 5/0, to approve Ordinance No. 89-14 with conditions.

(3/28/89 - 8 - 3.1308)

Hearing on V-89-006/Bruce and Laurie Davidson, variance to height requirement from 25 ft. to 33 ft., property located 1052 Holly Oaks Court, off SR-#13. Proof of publication of notice of hearing on variance to height requirement on property located 1052 Holly Oaks Court, off SR-#13 was received and published in The St. Augustine Record on February 7, 1989; upon motion by Brubaker, seconded by Maguire, carried 5/0 was ordered filed. Laurie Davidson, 334 Quail Point, Ponte Vedra Beach reported on this item. Napier reported the RS-1 category that this property is zoned under has a 25 ft. height limit. Napier mentioned at the P&Z hearing there were about 4 or 5 letters in favor of this item. Upon motion by Bailey, seconded by Brubaker, carried 5/0, to approve the variance to height requirement from 25 ft to 33 ft.

(3/28/89 - 8 - 3.1425)

Waldron reported on call from the Builders Council; asked the status of the Mainland Water and the ability of St. Augustine South to build; Waldron is prepared to allow wells for drinking water in St. Augustine South; Bobby Jones reported as of this morning, there were 30 residential connections at the Mainland water system that are not committed to anyone and everything that can be done is being done to limit them to single-family already committed projects. DER has placed a limit of 2500 connections for the Mainland Water System and Jones agree with this. The action taken at the ASD meeting this morning authorized staff to go out for bids for the new water treatment plant but the plans and specifications will not be on the road for another 60 days, (around the early part of July or the middle of July), then there will be an approximate 1 year construction time. Jones stated if builders don't have a legal contract to build a house he is not issuing them permits. Brubaker questioned how many additional connections are committed such as the golf course to which Jones answered another 250 or 300, i.e., projects such as Willow Walk. Jones stated DER will not allow connections that have been committed to, for example, the golf course, and issue these to someone else. Castle reported there are spacing requirements in St. Augustine South, such as 75 feet from the nearest septic tank for portable water supply but another possibility to be looked into is once contracts are in hand to construct the new water treatment plant for the Mainland system many of the developers who hold permits will not be able to use these in the timeframe allotted and perhaps would consider giving them up with the assurance that they would get them back when the plant is completed; Maguire commented according to the information he has it will not be until September 1st before any bids would be awarded. Castle stated this could be sooner, assuming the financing is put together sooner. Jones stated as soon as the bids are opened and the engineer reviews them and the monies are available, we can proceed; Waldron mentioned the San Jose plat that was approved around 1:30 p.m. today to which Jones stated San Jose Forest have their commitments for water and waste water, however Jones was sure San Jose only paid for the smaller number of connections. Jones mentioned staff have worked with this project for about 45 days and have approved the plans and specifications for the smaller number also the water and sewer system for San Jose is already in place; Herold questioned Jones on the hook-ups on the Island that are being held by developers; should we not go to the developers and request a number of hook-ups, assuring them they will receive them back when the project is completed Herold suggested? Jones mentioned some of the developers have held the hook-ups for many years. Jones responded the problem is when a developer purchases a piece of property and subdivides it a DER permit is signed by staff if the subdivision is to be for 25 lots. In 1979 and 1980 there was no charge at all; however, we are legally committed to serve them whether they build today or 5 years from now. Under the present policy they are given 18 months to build and if they do not meet this 18 month deadline, they must start paying as if they were connected. This has reduced the number of hook-up permits. Further Jones stated, it is difficult for a developer to buy a large piece of property, subdivide it and not permit the entire property; DER will not allow the