

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

NAME OF APPLICANT

Carol N. Hinchman
5620 Datil Pepper Road
St. Augustine, FL 32086

APPLICATION NUMBER

SW-89-015

**DECISION OF
COUNTY COMMISSION**

GRANTED

**GRANTED WITH
CONDITIONS**

DENIED

LOCATION: Property is located on the east side of Datil Pepper Road

WAIVER OF SECTION: Waive platting requirements for division of land into 4 parcels,
creating a 30' easement to access land (Article V) and Section 90.6, fire hydrants.

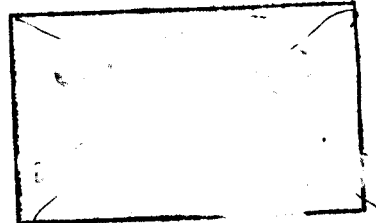
DESCRIPTION: The subject property consists of approximately 4.5 acres to be divided into
four lots.

COMMENTS/CONDITIONS/RECOMMENDATIONS:

The Planning and Zoning Agency recommends approval subject to the following conditions:

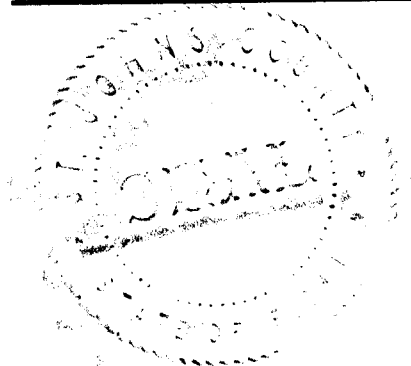
1. No further subdivision of the property with the waiver's being restricted to a maximum of 4 lots with no more than one dwelling unit per lot.
2. That the 30' easement have a non-access buffer along north boundary and be recorded and constructed to county specifications: 16' stabilized driving surface with drainage swales (see attached). A turn-around (cul-de-sac) must be provided at the end of easement and must be located and constructed within the easement.
3. Dedication of 10' along Datil Pepper Road for drainage/right-of-way purposes.

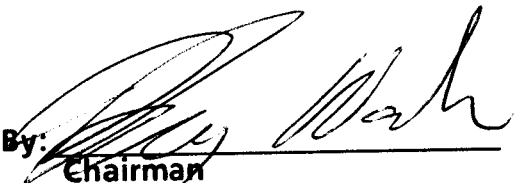
*See Attached




DATE OF COMMISSION ACTION: November 14, 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)



COUNTY COURTHOUSE
ST. AUGUSTINE, FLORIDA
Oldest City in the United States

BOARD OF COUNTY COMMISSIONERS

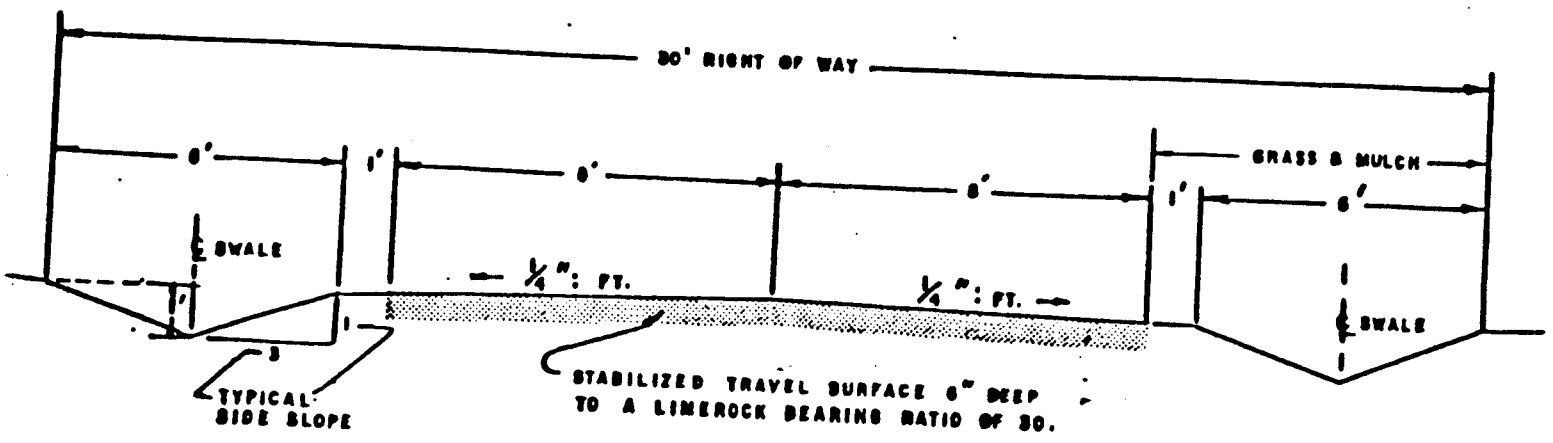
Historical St. Johns County, Florida

COUNTY ENGINEER
P. O. DRAWER 349
ST. AUGUSTINE, FLORIDA
32085-0349

TELEPHONE: 824-8131
(EXT. 800)

STABILIZED RECORDED EASEMENT REQUIREMENTS

1. The County Engineering Department recommends that the legal description of the easement be written by a registered land surveyor and that the final easement document be prepared by a Attorney at Law as to ensure that all property owners involved have legal access. The County will not be responsible for determining the validity of easement descriptions.
2. A copy of the recorded easement description shall be submitted to the County Engineering Department prior to driveway easement construction.
3. Prior to construction, a plan for the easement must be submitted to the County so that a determination of permit requirements can be made, with regard to the County and other regulatory agencies with jurisdiction. No construction may begin until all necessary permits have been acquired.
4. Where existing soils to be used in the easement have the required bearing value, no additional stabilizing material need be added or mixed in. The stabilizing material if required shall be high bearing value soil, sand-clay, limerock, coquina shell or other material approved by the County.
5. Density tests of the stabilized easement performed by a qualified testing laboratory shall be submitted to the Engineering Department prior to final easement approval. Density tests shall be located no more than 500 FT. apart and shall be staggered to the left, right and on the centerline of the easement.



TYPICAL SECTION
STABILIZED RECORDED EASEMENT
 PERMISSIBLE ACCESS FOR NOT MORE THAN FOUR DWELLING UNITS.

(11/14/89 - 6 - 3.0144)

Hearing on SW-89-015/Carol N. Hinchman et al, waive platting requirements for division of land into 4 parcels, creating a 30' easement and waive fire hydrant; located east side of Datil Pepper Road. Proof of publication of notice of hearing on SW-89-015 was received, having been published in The St. Augustine Record on September 18, 1989; upon motion by Brubaker, seconded by Bailey, carried 5/0, was ordered filed. Sister Ann Catherine Ribero, representing Carol Hinchman requested the waiver. Napier reported that an updated report was submitted to the BCC and Clerk. Both the Planning and Zoning Agency (PZA), and Staff has reviewed this and PZA recommends approval subject to the three conditions herewith submitted on the updated report. Upon motion by Herold, seconded by Maguire, carried 5/0, to grant the waiver on SW-89-015.

(11/14/89 - 6 - 3.0244)

Hearing on SW-89-016/Richard F. Johnson, waive platting requirements for division of land into 4 lots with 30' easement and waive fire hydrants. Proof of publication of notice of hearing on SW-89-016 was received, having been published in The St. Augustine Record on September 29, 1989; upon motion by Brubaker, seconded by Maguire, carried 5/0, was ordered filed. Richard Johnson, 280 So. Roscoe Blvd, requested the waiver. Napier reported that this item has been reviewed by the PZA and recommend approval subject to the two conditions listed on the report. Laura Roberts, 270 So. Roscoe Blvd, commented in favor of an easement across her property. Charles Space, 2823 SR 13 commented on the paving and drainage ordinance. Napier responded that the easement would have to be constructed in accord with the paving and drainage ordinance, and it was not aware of the depth of the swales that would be required; if there is a greater easement necessary, this has to be addressed Napier stated. Upon motion by Bailey, seconded by Herold, carried 5/0, to continue this application until 11/28/89 at 1:30 p.m. in order that this application be reviewed further.

(11/14/89 - 6 - 3.0772)

Final Development Plan for Marsh Creek Phase II, Unit II; west side of SR-3, Resolution No. 89-258, pursuant to Ordinance No. 86-79. Greg Barbour, 88 Marshside Drive, requested approval of the final development plan. Upon motion by Maguire, seconded by Herold, carried 5/0, to approve Resolution No. 89-258.

RESOLUTION NO. 89-258

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN FOR UNIT TWO, PHASE II LOCATED WITHIN THE PARCEL OF LAND ZONED PUD KNOWN AS MARSH CREEK COUNTRY CLUB PURSUANT TO ORDINANCE 86-79 FILE NO. (R-PUD-86-060)

(11/14/89 - 6 - 3.0024)

Final Development Plan and Final Plat for Salt Creek Pointe; Players Club at Sawgrass, Resolution No. 89-259, pursuant to Ordinance No. 75-15 and 89-260. Sharon Parks, 3301 Independent Square, Jacksonville, representing Arvida requested approval of this application. Upon motion by Herold, seconded by Bailey, carried 5/0, to approve Resolution No. 89-259.

RESOLUTION NO. 89-259

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN FOR SALT CREEK POINTE LOCATED WITHIN THE PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE 75-15

Upon motion by Maguire, seconded by Herold, carried 5/0, to approve Resolution No. 89-260 for the final plat.

RESOLUTION NO. 89-260

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

(11/14/89 - 6 - 3.0120)

Final Development Plan, Resolution No. 89-261, pursuant to Ordinance 75-15 and Final Plat, Resolution No. 89-262, for North Cove; Players Club at Sawgrass. Upon motion by Maguire, seconded by Bailey, carried 5/0, to approve Resolution No. 89-261.