

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

NAME OF APPLICANT

*c/o Karen Taylor
8021 Phillips Highway
Suite #12
Jacksonville, FL 32256*

APPLICATION NUMBER

R-89-053

**DECISION OF
COUNTY COMMISSION**

GRANTED

**GRANTED WITH
CONDITIONS**

DENIED

CONDITIONAL ORDINANCE

1. Minimum lot size will be one acre (43,560 square feet).
2. Maximum number of lots will be fifty-seven (57).
3. The development of the subdivision will meet St. Johns County Fire Marshall requirements.
4. Lot clearing restrictions will be provided by Deed Restrictions to be filed at the time of the plat. These restrictions will prohibit any lot clearing other than for the building and the driveway unless approval is obtained from the Homeowner's Association.
5. Each lot shall be used for one single family residence. This shall be specified in the Deed Restrictions.
6. Access to all lots will be from the interior roads of the proposed development.
7. *Developer will reserve a one quarter acre parcel near the entrance to the development to accommodate a recreation/play area. The developer will construct the facility as desired by the Homeowners Association and shall transfer ownership thereto. Maintenance shall be the responsibility of the Homeowners Association*
8. Developer shall submit drawings indicating the size and design of the entrance signage at the time that the plat is filed for Phase 1.

***See Attached**

DATE OF COMMISSION ACTION: February 13, 1990

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: *Craig A. Maguire*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Amy B. Mulligan*
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)

RESOLUTION NO. 90-31

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

(02/13/90 - 6 - 3.0415)

Hearing on a resolution approving a final development plan known as Azalea Point Unit 1. Daniel Crisp, 9440 U.S. One, requested approval of the final development plan. Upon motion by Waldron, seconded by Brubaker, carried 5/0 to approve Resolution No. 90-32.

RESOLUTION NO. 90-32

**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, COUNTY OF ST. JOHNS, STATE OF
FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN,
KNOWN AS AZALEA POINT UNIT 1, WITHIN A PLANNED
UNIT DEVELOPMENT, FAIRFIELD AT PONTE VEDRA,
ORDINANCE NUMBER : 86-13**

(02/13/90 - 6 - 3.0455)

Hearing on a resolution approving a final development plan for St. Johns Wildlife Incorporated. Gail Compton, St. Johns Wildlife Care, requested approval of the resolution. Upon motion by Waldron, seconded by Herold, carried 5/0 to approve Resolution No. 90-33.

RESOLUTION NO. 90-33

**RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF
FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN FOR
ST. JOHNS WILDLIFE INCORPORATED LOCATED WITHIN
THE PARCEL OF LAND ZONED PUD PURSUANT TO
ORDINANCE 74-16**

(02/13/90 - 6 - 3.0485)

Hearing on a resolution approving a final development plan for Turtle Shores West Phase II. Mike Delaberti, Summerhomes, requested approval of the final development plan. Upon motion by Waldron, seconded by Brubaker, carried 5/0 to approve Resolution No. 90-34.

RESOLUTION NO. 90-34

**RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF
FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN FOR:
TURTLE SHORES WEST PHASE II LOCATED WITHIN THE
PARCEL ZONED PUD PURSUANT TO ORDINANCE 85-79**

(02/13/90 - 6 - 3.0563)

Hearing on R-89-053/Cypress Point Development from OR to RS-2 with conditions, located on Colonial Drive off SR 206 East., Ordinance No. 90-7. Proof of publication was received, having been published in the St. Augustine Record on January 6, 1990; upon motion by Waldron, seconded by Brubaker, carried 5/0 was ordered filed. Karen Taylor, Landmark Planning Group, requested the rezoning with conditions as follows: Minimum lot size will be one acre. Maximum number of lots will be fifty-seven(57). The development of the subdivision will meet St. Johns County Fire Marshall requirements. Lot clearing restrictions will be provided by Deed Restrictions to be filed at the time of the plat. These restrictions will prohibit any lot clearing other than for the building and the driveway unless approval is obtained from the Homeowners Association. Each lot shall be used for one single family residence. This shall be specified in the Deed Restrictions. Access to all lots shall be from the interior roads of the development. Developer will reserve a one quarter acre parcel near the entrance to the development to accommodate a recreation/play area. The developer will construct the facility as desired by the Homeowners Association and shall transfer ownership thereto. Maintenance shall be the responsibility of the Homeowners Association. Developer shall submit drawings indicating the size and design of the entrance signage at the time that the plat is filed for Phase I. Upon

motion by Bailey, seconded by Herold, carried 5/0 to approve Ordinance No. 90-7, with conditions.

(02/13/90 - 7 - 3.1011)

Hearing on R-PUD-89-052/Tom West/B.A.T Palm Valley, Inc. from OR to PUD, 54 acres, located on the east side of CR 210, east of and adjacent to Plantation Development, to create residential subdivision, with conditions, Ordinance 90-8. Proof of publication was received, having been published in the St. Augustine Record on January 6, 1990; upon motion by Waldron, seconded by Brubaker, carried 5/0 was ordered filed. Court reporter, Brenda Rutgers, was present. Attorney John D. Bailey, Jr., requested approval of R-PUD-89-052 from OR to PUD, with the following conditions: The identification sign shown on the site plan and located at the entrance to the development shall be set back a minimum of fifteen feet (15') from the right-of-way of County Road 210 and five feet (5') from the right-of-way of the project's entrance road. The sign shall be lighted, have a maximum height of five feet (5') and a maximum size of fifty (50) square feet. The applicant reserves the right to install up to two (2) sales/construction trailers within the property during the period of construction. The location of such sales/construction trailers shall be designated upon the Final Development Plan. Construction trailers shall not be visible from County Road 210. Both the sales and construction trailers shall be removed from the property within thirty (30) days following approval of all subdivision improvements by St. Johns County. The applicant shall have the right to construct up to four (4) model homes within the property and to place temporary "For Sale" signs on the property advertising such model homes for sale. Such signs shall not exceed thirty (30) square feet in size and the location of same shall be designated on the Final Development Plan. All swimming pools constructed or installed on the property shall be fenced. The type and height of fencing shall be determined by the Architectural Control Committee. A picnic area, with tables, shall be located in the recreation area adjacent to the tennis courts. A sidewalk shall be installed on the north side of the project's entrance road. The sidewalk will commence at the point where the western most cul-de-sac intersects the entrance road and shall terminate at the eastern end of the entrance road. The sidewalk shall be installed in phases as homes are constructed on individual lots fronting the north side of the entrance road, or, within five (5) years from the date of approval of the Final Development Plan for the initial phase, whichever shall occur first. No land clearing or construction activities shall occur on the property until approval of the Final Development Plan. Setbacks for the corner lots within the property shall be established at the time of Final Development Plan approval. The Homeowners' Association will be granted an easement over all wetland areas for the maintenance of such areas. The owner shall dedicate twelve and a half feet (12 1/2 ') of additional right-of-way adjacent to CR-210 at the time of final plat approval, at no cost to the County. Todd Lake, 222 South Roscoe; Graham White, 22 S. Tenth Ave., Jacksonville Beach; Durham Parker, 250 S. Roscoe; Chuck James, Plantation Development; Ed Layman, Cobia Road; Baron Bartlett, 127 N. Roscoe; Alec Lawson, 172 Barberry Lane; Bob Martin 45 S. Roscoe; Bill Brookham, Roscoe Blvd.; George Sporer, 24294 Marsh Landing Pkway.; Peter _____, 179 Water Oak Dr.; Kathryn Rowe, Palm Valley; Terry Dubuque, Jacksonville Beach; Stan Smith, S. Roscoe Blvd. spoke in favor of the rezoning. Mary Kohnke, 29 S. Roscoe Blvd., and Commander Roberts, Palm Valley, spoke in opposition to the rezoning. Roberts also submitted a letter. Upon motion by Waldron, seconded by Brubaker, carried 5/0 to approve Ordinance No. 90-8, with conditions.

(02/13/90 - 7 - 3.2429)

Hearing on E-89-080, James Edmonds III, appeal of denial of exception, located Surfside Subdivision, corner of Sherwood and A-1-A North. Proof of publication was received, having been published in the St. Augustine Record on January 10, 1990; upon motion by Waldron, seconded by Brubaker, carried 5/0, was ordered filed. Court reporter Brenda Rutgers was present. Maguire stated that he had a conflict of interest and stepped down, turning the gavel over to Herold. Attorney Frank Upchurch, representing Edmonds, requested approval of E-89-080. Linda Bryan, representing Elizabeth Barton, had the clerk read a letter into the record from Sister Mary Albert Lussier, S. S. J. stating her objection to the Exception. Mrs. Barton, 709 Coastal Highway is opposed to the Exception. Margie Blossage, Coastal Highway; Peggy Bailey, 3008 Sherwood Street; Christine Moses, 124 Surfside Ave.; Everett Segui, 153 Surfside Ave.; Ann Wilson, 3008 First Street; Harold Baker, 4240 Coastal Highway; Ed _____, Palmetto St.; James Bedsole, 3036 Second Street; Sammy Lanham, 3008 First Street and Stacy Netherland, 3000 First Street all spoke in opposition to the Exception. Upon motion by Bailey, seconded by Waldron, carried 4/0 with Maguire abstaining, to deny E-89-080.

(02/13/90 - 7 - 5.0192)

Hearing on V-89-051/Stephen and Maureen Chapman, appeal denial of a variance to relax paving requirements for a period of two years, subject property located at Lot 13, Block Two, Treasure Beach Subdivision. Proof of publication was received, having been published in the St. Augustine Record on January 10, 1990; upon