

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

**NAME OF APPLICANT**

**APPLICATION NUMBER**

Darlene M. Kern  
4 North Wilderness  
Ponte Vedra Beach, Fl. 32082

SW-89-003

**DECISION OF  
COUNTY COMMISSION**

**GRANTED**

**GRANTED WITH  
CONDITIONS**

**DENIED**

**LOCATION:** Lot 6, Palm Valley Gardens, Unit 6

**WAIVER OF SECTION:** Article V - Division of platted lot with creation of an easement; and  
Section 90.6 - fire hydrants

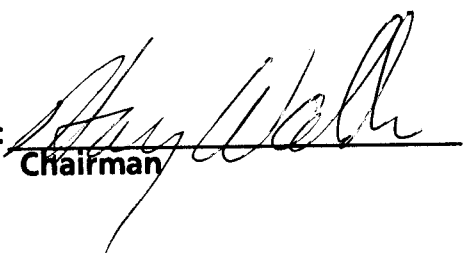
**DESCRIPTION:** The subject property consists of approximately 3 acres. The applicant desires to divide the lot in half with a 30' easement to provide access to the rear lot. The applicant is also requesting a waiver of the fire hydrant requirement.

**COMMENTS/CONDITIONS/RECOMMENDATIONS:** Staff recommends approval.

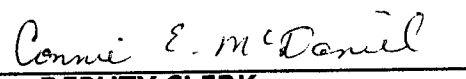
\*See Attached Copy of Minutes

**DATE OF COMMISSION ACTION:** MAY 09, 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)

Steve Kuvick, congratulated the Board for allowing citizens to comment at meetings and Kuvick addressed the subject of by-passing the referendum. Discussion followed.

W. D. Ferris, 6451 Jack Wright Island Road, commented the Orangedale Community Association voted to commence their community center building; this building will be available to the public for use for the benefit of the community.

(5/9/89 - 8 - 2.1867)

The meeting thereupon recessed and reconvened at 1:30 p.m. with Waldron, Bailey, Brubaker, Herold, Maguire, Sisco, Castle, and Jones present. Also present was Planning Coordinator Jerry Napier.

(5/9/89 - 8 - 2.1879)

Final Plat Seaside Lakes, Marsh Landing at Sawgrass, Resolution No. 89-95. Jerry Sizemore, H. A. Durden Associates was present to request approval of the final plat, Seaside Lakes. Sisco stated there is a resolution attached and the construction bond and warranty bond are both waived. Upon motion by Bailey, seconded by Herold, carried 5/0, to approve Resolution No. 89-95.

#### RESOLUTION NO. 89-95

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

(5/9/89 - 8 - 2.1939)

Final Development Plan, Resolution No. 89-96, pursuant to Ordinance No. 84-35 and Final Plat, Resolution No. 89-97, for Plantation at Ponte Vedra Tract C, Southside of Plantation Circle. Don Smith with BHR Planning Group reported this is another phase of the plantation at Ponte Vedra which consists of 36 single-family lots and no other uses. Sisco stated there is a resolution attached and a construction bond set in the amount of \$171,325 and the warranty bond is \$0. Upon motion by Brubaker, seconded by Bailey, carried 5/0, to approve Resolution No. 89-96, the final development plan.

#### RESOLUTION NO. 89-96

#### RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN FOR THE TRACT C OF THE PLANTATION AT PONTE VEDRA (PREVIOUSLY MICKLERS LANDING) LOCATED WITHIN THE PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE 84-35

Upon motion by Brubaker, seconded by Bailey, carried 5/0, to approve Resolution No. 89-97, the final plat for Plantation at Ponte Vedra Tract C.

#### RESOLUTION NO. 89-97

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

(5/9/89 - 8 - 2.2054)

Final Development Plan, Resolution No. 89-98, pursuant to Ordinance No. 75-15, for Animal Medical Clinic at Sawgrass Village. Dr. Gary Neuman, 97 The Fountains requested approval of Resolution No. 89-98; upon motion by Bailey, seconded by Herold, carried 5/0, to approve Resolution No. 89-98, pursuant to Ordinance No. 75-15.

#### RESOLUTION NO. 89-98

#### RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN FOR A VETERINARY CLINIC AT SAWGRASS VILLAGE LOCATED WITHIN THE PARCEL OF LAND ZONED PUD, PURSUANT TO ORDINANCE NUMBER 75-15

(5/9/89 - 8 - 2.2105)

Hearing on SW-89-003/Darlene M. Kern, waive replatting requirements dividing platted lot with easement, Palm Valley Gardens Unit 6. Proof of publication of notice of hearing on SW-89-003 was received having been published in the St.

Augustine Record on April 12, 1989. Darlene Kern, 4 North Wilderness, Ponte Vedra Beach requested a 30' easement to provide access to the rear lot. The applicant is also requesting a waiver of the fire hydrant requirement. Jerry Napier, Planning and Zoning Coordinator reported the Planning and Zoning Agency (PZA), has reviewed the matter with the fire hydrant and the fire marshal gave a favorable recommendation. Upon motion by Bailey, seconded by Herold, carried 5/0, to approve waiving replatting requirements and waive the fire hydrant requirements. (5/9/89 - 9 - 2.2222)

Final Development Plan for the Corridors at Ponte Vedra, Players Club at Sawgrass. Mike Boyer with Hill Boring and Associates requested approval of the final development plan for the Corridors. Boyer reported the PZA has approved the final development plan. Boyer related all staff comments have been addressed with the exception of two; (1) requesting clarification whether this project be platted; Boyer stated at this time this is not their intention to plat the project; (2) concerning the driveway connection to CR 210. Holmes responded the basis for the comment is the connection between two roads in a paved condition does not exist presently. The solution Boyer proposed is the first time staff has heard of it; without coordination with the DOT and the county and the need to look at the traffic impact analysis to see what this will do to an already existing hazardous intersection, Holmes related there just is not enough information to justify approval of this. Discussion followed. Maguire found a conflict in Boyer's statement with respect to the use of the driveway which is proposed for this project. Boyer responded the front users of this driveway will be retail users and they will need a direct access off CR 210. Boyer's answer to a traffic study is to put in accell/decell lanes at the entrance; further Boyer stated a traffic study presumably would instruct the developer to put in accell/decell lanes as well as a signal and Boyer felt the county would not want a signal put in. Herold responded there seems to be conflict existing and asked the county engineer for input regarding Boyer's statements. Holmes commented on a letter issued by the Public Works Director, Bud Harriss, relating to this area, in which Harriss did not approve the driveway. Napier responded the conditions offered by Boyer does not address staff's concerns for this intersection. Holmes responded staff is not opposed to the connection but there is not enough information to base a recommendation for approval for the connection at this time. Staff has talked to DOT and DOT has expressed extreme concern about the potential connection; Holmes stated all are willing to work with the developer to bring it to a point where staff could recommend approval, Holmes related. Further, the developer has the potential with this project to put in convenience stores in the area, as well as restaurants, offices and such that would make up a tremendous impact in an acceleration or decell lane which lanes may not be sufficient to accommodate the traffic that may be generated. Maguire questioned if the land directly south of this project is owned by the same company. Boyer responded in the negative as this land is owned by the PGA Tour. Upon motion by Herold, seconded by Bailey, carried 5/0, to deny the final development plan for the Corridors at Ponte Vedra, Players Club at Sawgrass due to the problems which exist with the access to CR 210. Sisco questioned Boyer if his land has access to the private road on the north end and could it be used as such; Boyer responded yes.

(5/9/89 - 9 - 2.2937)

Continued hearing on SW-89-002/Old Dixie Highway Lane Company, waive Section 90.6 which requires fire hydrants, corner of Ray Road and Old Dixie Highway. Proof of publication of notice of this continued hearing on SW-89-002 was received having been published in The St. Augustine Record on March 17, 1989; upon motion by Brubaker, seconded by Herold, carried 5/0, was ordered filed. Deborah Fredeking, Stockton Land, requested final approval of subdivision waiver for Schoolhouse Point; upon motion by Brubaker, seconded by Maguire, carried 5/0, to approve waiver of Section 90.6 which requires fire hydrants, corner of Ray Road and Old Dixie Highway.

(5/9/89 - 9 - 2.2998)

Continued hearing on SW-89-004/James E. Dimsdale, waive Section 90.6 which requires fire hydrants, north end of Carter Road. Proof of publication of notice of this continued hearing on SW-89-004 was received having been published in The St. Augustine Record on March 17, 1989; upon motion by Bailey, seconded by Herold, carried 5/0, was ordered filed. James Dimsdale, 107 A Street, requested waiver of Section 90.6; Bailey questioned Dimsdale with regard to the retention area; who will pay the tax on this? Dimsdale responded on a 10 lot division the residents would get together and take care of this. Maguire asked Dimsdale if the retention area could be added to one of the lots; Dimsdale responded this probably could be done; Herold stated there are other options in that 1/10 of the retention area could be sold with each home, or Dimsdale could be requested to maintain this retention area; Dimsdale agreed to add the retention area to the sale of one lot; Waldron expressed concern with the liability of some young person falling into the pond; upon motion by Maguire, seconded by Herold, carried 5/0, to waive Section 90.6 which requires fire hydrants.