

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

NAME OF APPLICANT

EDWARD HARDISON

APPLICATION NUMBER

Major Modification to
Ord. 84-70

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

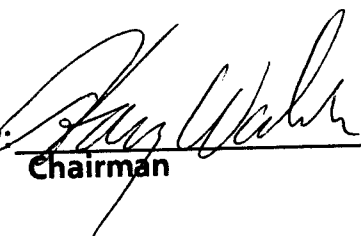
Major Modification to ORD. 84-70

Resolution No. 89-68

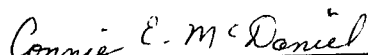
*See Attached

DATE OF COMMISSION ACTION: March 28, 1989

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: 
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 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

Discussion followed; upon motion by Herold, seconded by Bailey, carried 5/0, to approve Resolution No. 89-66.

RESOLUTION NO. 89-66

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE, AMENDING AND SUPPLEMENTING THE TRUST INDENTURE SECURING ST. JOHNS COUNTY HOSPITAL REVENUE BONDS, 1986 SERIES A (FLAGLER HOSPITAL, INC., PROJECT).

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

(3/28/89 - 7 - 2.3085)

Bailey requested approval of Resolution No. 89-69 proposing Anastasia State Park Addition; at this point Bailey introduced Karen Lewis, 11 Contera Drive, who has been before the State Committee on this parcel; Lewis reported on this, also read a letter from Peter Lardner in opposition of platting the land; Discussion followed;

upon

(3/28/89 - 7 - 2.3240)

Final Plat, Resolution No. 89-67, for San Jose Forest Unit Two, off Salamanca Street east and adjacent to San Jose Forest. Sisco reported the construction bond is set in the amount of \$160,332.54 and warranty bond is set in the amount of \$8,016.62; Sam Latiff, representative of the land owner related the construction cost was approximately \$139,000; the bond amount that is shown on Resolution No. 89-67 represents 115% of the projected cost for the construction which has been approved by staff; Jerry Napier, Planning and Zoning Coordinator for the County reported this is not a rezoning but a final plat. The property is presently zoned RG-2 which would permit multi-family development however it is being platting as a single-family subdivision. Discussion followed; Sisco stated if the criteria has been met that is set up by the County, they are entitled to the plat; (3.0237) Edward L. Toney, 8454 Royal Lakes Drive, Jacksonville, owner of the prospective property. Toney stated no one has contacted him with regard to the sale of the property; Further discussion followed; Sunny _____, commented in favor of platting; upon motion by Herold, seconded by Bailey, carried, 2/3, to table this item until a time certain; this motion was denied. Upon motion by Herold, seconded by Bailey, carried 2/3, to continue until April 25, 1989 at 2:00 for further information from Karen Lewis; this motion was denied; (3.0693) upon motion by Bailey, seconded by Brubaker, carried 5/0, to approve Resolution No. 89-67.

RESOLUTION NO. 89-67

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

(3/28/89 - 7 - 3.0882)

Hearing on Resolution No. 89-68 that is a major modification to Ordinance No. 84-70, R-PSD-84-47/Edward Hardison, Wyndwood (Riverbluff PSD), Major Modification to Planned Special Development, extension of time schedule for development, located off SR-#13 at Wyndwood Drive. Proof of publication of notice of hearing for the major modification to PSD was received having been published in The St. Augustine Record on February 9, 1989; upon motion by Brubaker, seconded, Herold, carried 5/0, was ordered filed. Jim Clement, representative for Edward Hardison reported on this item. Napier commented staff gives approval; upon motion by Bailey, seconded by Herold, carried 5/0 to approve Resolution No. 89-68.

RESOLUTION NO. 89-68

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION----ORDINANCE NO. 84-70---ALSO KNOWN AS WYNDWOOD LANDING,