

ST. JOHNS COUNTY, FLORIDA

ORDER

SUBDIVISION WAIVER

NAME OF APPLICANT

Frank DiMare
3545 US 1 South
St. Augustine, FL 32086

APPLICATION NUMBER

R-PUD-89-035
AMENDED

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

ORDINANCE NO. 91- 30

The request is to relocate the entrance road into "Governors Plantation" in order to reduce the environmental impact to the wetlands of Old Moultrie Creek. Rezone from OR and RS-2 to PUD to relocate entrance road to approved PUD.

Conditions are as follows:

- 1) Governor's Plantation, Inc. shall install a security fence of a height of six feet (6') on the northern property line of Lot 61, and the western property line of Lots 62 and 63, all in Prairie Creek, subject to the approval of the owners of such lots.
- 2) Governor's Plantation, Inc., shall place trees of a diameter of six inches (6") on the outeredge of the entrance roads's right-of-way at the curb located adjacent to Prairie Creek.
- 3) Governor's Plantation, Inc., shall place speed bumps within the entrance road on either side of the curb located adjacent to Prairie Creek.

*See Attached

DATE OF COMMISSION ACTION: June 25, 1991

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Donald A. Rasmussen*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Patricia O. Grady*
DEPUTY CLERK

(06/25/91 - 5 - 3.0835)

Continued hearing on SW-91-003 Stephen P. Joca, waive Article V Definition of a Subdivision, creation of 4 lots with easement for access, and Section 90.6 which requires fire hydrants: Letter from Staff recommending approval with conditions. Steve Joca, 3285 Wilderness Circle, Middleburg, Florida, was present and agreed to the conditions. Discussion followed. Motion by Floyd, seconded by Brinkhoff, carried 7/0, granting SW-91-003 Stephen P. Joca, waive Article V Definition of a Subdivision, creation of 4 lots with easement for access, and Section 90.6 which requires fire hydrants with the following conditions:

- 1) Provision of central water.
- 2) The wetlands shall be verified by all regulatory agencies having jurisdiction, prior to final Engineering approval.
- 3) Must have a minimum 30' recorded easement, constructed to current County standards - 16' wide stabilized driving surface with drainage swales and must provide turn around (cul-de-sac) within recorded easement at most distant point.
- 4) Must provide a non access buffer adjacent to lot 29 to prevent additional access to easement.
- 5) Reservation of property along Roscoe Blvd. for future right-of-way/drainage purposes by provision of a 20' building set-back in addition to established zoning set-back requirements; said right-of-way shall be dedicated free of cost to the County and upon the request of the County a Fee Simple Title shall be provided.
- 6) Removal of the existing mobile home within one year of approval.
- 7) Provision of a fire hydrant at such time as sufficient water lines and water pressure is available to the site.

(06/25/91 - 6 - 3.1038)

Hearing on E-91-020 Gabye Reynolds Taylor, oyster processing and sales on 5997 A Don Manuel Road, subject to conditions filed with application: Proof of publication of the hearing to consider zoning exception E-91-020 was received having been published in The St. Augustine Record on May 31, 1991, upon motion by Brinkhoff, seconded by Bailey, carried 7/0, was ordered filed. Gabye Reynolds Taylor, 5997 A Don Manuel Road, was present. Planning and Zoning Agency report recommending approval with conditions was received. Motion by Brinkhoff, seconded by Bailey, carried 7/0, granting exception E-91-020 David T. and Gabye Reynolds Taylor for oyster processing and sales at 5997 A Don Manuel Road with the following conditions:

- 1) Use of approved septic tank system for waste disposal.
- 2) Rebedding of shells.
- 3) No storage at the site.
- 4) No sales after 6:00 P.M.
- 5) No noise shall be generated from the machinery.
- 6) Shall be subject to continuing approval from all other jurisdictional agency requirements.

(06/25/91 - 6 - 3.1154)

Hearing on R-PUD-89-035 Amended, Frank DiMare, Governor's Plantation, rezoning from PUD to OR/RS2 and from OR/RS2 to PUD to relocate entrance roadway in previously approved planned unit development of residential subdivision: Proof of publication of the hearing to consider rezoning R-PUD-89-035 was received having been published in The St. Augustine Record on May 24, 1991, upon motion by Brinkhoff, seconded by Roberts, carried 7/0, was ordered filed. A Court Reporter was present recording. Attorney John Bailey was present. Frank DiMare, 3545 US 1 South, was present representing Governor's Plantation. Ted Buckner was present representing the Prairie Creek Property Owners Association; voiced opposition to the proposed entrance road; feels it will violate the security of Prairie Creek. Several property owners of Prairie Creek were present and voiced their concerns. Lengthy discussion followed. DiMare offered and agreed to the following conditions:

- 1) Governor's Plantation, Inc., shall install a security fence of a height of six feet (6) on the northern property line of Lot 61, and the western property line of Lots 62 and 63, all in Prairie Creek, subject to the approval of the owners of such lots.
- 2) Governor's Plantation, Inc., shall place trees of a diameter of six inches (6") on the outer edge of the entrance road's right-of-way at the curb located adjacent to Prairie Creek.
- 3) Governor's Plantation, Inc. shall place speed bumps within the entrance road on either side of the curb located adjacent to Prairie Creek.

(4.0115) Motion by Roberts, seconded by Brinkhoff, carried 7/0, adopting Ordinance No. 91-30.

ORDINANCE NO. 91-30

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, AMENDING ST. JOHNS COUNTY PUD ORDINANCE NO. 89-45 BY REZONING FOR PURPOSES OF ENTRANCE ROAD RELOCATION; CHANGING CERTAIN LAND FROM THE PRESENT ZONING CLASSIFICATION OF PUD TO OR AND CHANGING CERTAIN LAND FROM OR TO PUD WITH CERTAIN CONDITIONS; AND PROVIDING AN EFFECTIVE DATE.

(06/25/91 - 7 - 4.0135)

Continue hearing on SW-91-006 Guy V. Potter, waive both platting and fire hydrant requirements of the Subdivision Regulations, in order to divide a parcel into two lots with access to the rear lot by a 30' easement: Guy Potter, 2579 South Ponte Vedra Blvd., was present; agreed to conditions. Report from Planning and Zoning recommending approval with conditions was received. Motion by Balsavage, seconded by Maguire, carried 7/0, granting SW-91-006 Guy V. Potter to waive the platting and fire hydrant requirements of the Subdivision Regulations with the following conditions:

- 1) Waiver is granted for a maximum of 2 lots with a minimum of 1 acre each. Both lots shall access the easement.
- 2) Provision of a minimum 30' recorded easement, constructed to County standards - 16' wide stabilized driving surface with drainage swales on both sides and appropriate turn around within the recorded easement at it's most distant point.
- 3) Easement shall have and maintain a minimum height clearance of 11' for access by emergency vehicles.
- 4) Provision of a non-access buffer along the southern boundary for the extent of the easement to prevent additional access to the easement.
- 5) Reservation of property along CR210 for future dedication for right-of-way/drainage purposes by provision of a 17' building set-back in addition to the established zoning set-back requirements; said right-of-way shall be dedicated free of cost to the County and upon request of the County a Fee Simple Title shall be provided.
- 6) Compliance with all other applicable land development regulations, including Concurrency Management, in effect at the time of development.

(06/25/91 - 7 - 4.0244)

Herold reminded the Board to file their financial disclosure by July 1, 1991.

(06/25/91 - 7 - 4.0505)

Campbell requested Ashton put together a short summary of the services he provides; what is required of the County department heads in the event of a disaster.

(06/25/91 - 7 - 1.1009)

Staff Reports: Budget Amendment for roof/gutter repairs at Lightkeeper's House. Motion by Bailey, seconded by Brinkhoff, carried 7/0, approving the budget amendment for roof/gutter repairs at the Lightkeeper's House, not to exceed \$5,000.00.

(06/25/91 - 7 - 4.1145)

Campbell informed the Board of the need to go out for outside services, due to the resignations in the Engineering Department, to continue the permit reviews so we can continue development in the County; planning on using a mixture of engineers to preform those duties.

Campbell stated DER rules and regulations concerning Solid Waste and potential additional financial obligations may require a special meeting in the next few weeks. (4.2675) Subsequently Campbell discussed the hiring of a Bond Underwriter for the Deltona Acquisition; presented a fax from Public Financial Management, Inc. showing recommendations. Motion by Bailey, seconded by Balsavage, carried 7/0, to approve hiring William R. Hough & Co and Smith Barney as Co-Senior Managers, with Hough designated as Book Runner, and to hire Lehman Brothers as Co-Manager. Discussion of Bond Counsel followed; Campbell stated it is not a requirement to go out on RFP's for professional services for bonds. Motion by Bailey, seconded by Brinkhoff, carried 7/0, approving Foley and Lardner as Bond Counsel.

Director of Medical Services Dr. O'Connell reported on funding for mental health; there is approximately \$2,000,000.00 available for St. Johns County over the next 2 years; these are Legislative Budget Requests; needs the support of the Board; he checked with local providers and they are not interested. Discussion followed.