

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

NAME OF APPLICANT

APPLICATION NUMBER

James E. Dimsdale
107 "A" St.
St. Augustine, Fl. 32084

SW-89-004

**DECISION OF
COUNTY COMMISSION**

GRANTED

GRANTED WITH
CONDITIONS

DENIED

LOCATION: The property is located at the north end of Carter Road, approximately 1 mile north of King Street (C.R. #214)

REQUESTED CHANGE: The request is to waive Section 90.6 of the County Subdivision Regulations which requires the placement of fire hydrants. The current zoning is OR

DESCRIPTION: The property appears to be approximately 100 acres of land, of which a significant portion are wetlands. The surrounding area is zoned OR. Apparently the applicant is intending to substitute a fire pond and dry hydrant in the place of pressurized fire hydrants.

RECOMMENDATION: At their regular meeting of April 20, 1989, the Planning and Zoning Agency recommended approval of the above mentioned Subdivision Waiver subject to the 5 conditions offered by the Applicant in a letter dated April 18, 1989.

CONDITIONS: See attached letter from James E. Dimsdale stating the conditions offered.

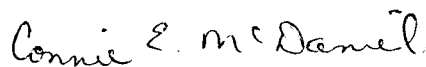
*See Attached Copy of Minutes

DATE OF COMMISSION ACTION: April 25, 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)

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 marshall 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.