

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

NAME OF APPLICANT

APPLICATION NUMBER

Richard Davis
1590 Northwood Dr.
St. Augustine, Fl.
32084

R-89-022

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

CONDITIONAL ORDINANCE NO. 89-31

*See Attached Copy of Minutes

DATE OF COMMISSION ACTION: June 27, 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)

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF ST. JOHNS APPROVING A MAJOR MODIFICATION FOR CAMACHEE ISLAND PLANNED UNIT DEVELOPMENT PURSUANT TO ORDINANCE 81-45

(6/27/89 - 9 - 3.1172)

Hearing on R-89-019/Cary Cowan owner, applicant Randy Beverly; rezoning from CG to CI with conditions, for the location of a car-wash; property located on U.S. #1 South in front of Sargeants Auto Service. Pursuant to a memorandum dated June 20, 1989 from the Planning and Zoning Department stating that due to a clerical error the hearing will not be heard on June 27, but will be continued to July 25, 1989 at 1:45 p.m.

(6/27/89 - 9 - 3.1196)

Hearing on R-89-020/Thomas and Francis Burns, Ordinance 89-30, rezoning from OR to RS-2 with conditions, for the development of a single family subdivision located on north side of SR-#206, 40.87 acres. Proof of publication of notice of hearing on R-89-020 was received having been published in The St. Augustine Record on May 20, 1989; upon motion by Brubaker, seconded by Bailey, carried 5/0, was ordered filed. Tom Burns, 1365 SR 206 was present to request the rezoning; Burns also displayed a sketch in his presentation. Deputy Clerk read conditions to which applicant agreed to the conditions; upon motion by Bailey, seconded by Maguire, carried 5/0, to approve Ordinance No. 89-30. (3.1437) Item #14 was addressed at this juncture which was to waive fire hydrants; upon motion by Bailey, seconded by Brubaker, carried 5/0, to grant waiver of Section 90.6 which requires fire hydrants.

(6/27/89 - 9 - 3.1451)

Hearing on R-89-022/Richard Davis, rezoning from RMH-S to IW with conditions, located on Northwood Drive off Holmes Boulevard directly across from Davis PreCast. Proof of publication of notice of hearing on R-89-022 was received having been published in The St. Augustine Record on May 27, 1989; upon motion by Brubaker, seconded by Bailey, carried 5/0, was ordered filed. This item was addressed later as Richard Davis nor a representative of his was present.

(6/27/89 - 9 - 3.1488)

Hearing on R-89-018/W. R. Townsend represented by Richard Prosser, PHK; rezoning from CHT to IW with conditions, to locate a construction office and yard, located in the SE corner of I-95 and CR-210. Proof of publication of notice of hearing on R-89-018 was received having been published in The St. Augustine Record on May 27, 1989; upon motion by Bailey, seconded by Brubaker, carried 5/0, was ordered filed. Richard Prosser, PHK was present representing W. R. Townsend requesting the rezoning. Discussion followed. (3.1953) Bob McKutrich, 9950 KOA Road, spoke in opposition to the rezoning. Napier reported that staff, in their hearings at the PZA, suggested a PSD due to the fact that initially the request of this item was for straight IW use. Napier stated this rezoning would be in conflict with the comprehensive plan and incompatible with other uses in that immediate area. The comp plan does call for industrial development along 210, but further away from the intersection. Discussion followed. Upon motion by Bailey, seconded by Herold, carried 5/0, to deny because this request is not compatible with the County's land use plan. Waldron asked Sisco with regard to the rezoning issue, should the BCC take action on that to which Sisco stated the issue cannot be rezoned as it is in violation of the comprehensive plan; however, there can be a motion to indicate whether, other than the comprehensive plan it is good zoning or not. Further, Sisco mentioned the application can be denied because it is in conflict with the plan. Napier stated that the Commission has indicated this application is inconsistent with the comprehensive plan, it's already been discussed that it tends to be incompatible with surrounding uses so therefore if action is taken to deny the zoning it would be based on the inconsistency with the comprehensive plan and incompatibility with adjacent developments. Upon motion by Bailey, seconded by Herold, carried 5/0, to deny the rezoning as it is in conflict with the comprehensive plan.

(6/27/89 - 9 - 3.2406)

This item was addressed previously which was Richard Davis, rezoning from RMH-S to IW with conditions, Ordinance No. 89-31. Richard Davis, 1590 Northwood Drive, was present; Deputy Clerk was instructed to read the conditions to which applicant offered the conditions. Upon motion by Bailey, seconded by Brubaker, carried 5/0, to approve Ordinance No. 89-31 with conditions.

(6/27/89 - 9 - 3.2654)

Holmes requested permission from the BCC to accept the maintenance bond for Seagate Cove in the amount of \$5,400 and release, with conditions, the construction bond for Seagate Cove in the amount of \$26,000 if work is done satisfactorily as of July 7, 1989, if not, staff will cash in the bond. Upon motion by Herold, seconded by Maguire, carried 4/0, Bailey was absent, to grant permission to accept the maintenance bond for Seagate Cove in the amount of \$5,400 and release, with

IS HEREBY CHANGED TO: IW

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1). Maximum height of 35 ft.
- 2). Buffer adjacent to RMH-S of 25 ft.
- 3). No permits or construction will commence until the Paving of Northwood Drive is completed.
- 4). The permitted uses shall include the following:
 - a). Wholesaling, warehousing, storage, or distribution establishments and similar uses.
 - b). Light manufacturing, processing, including vegetable food processing, packaging, or fabrication. Animal food processing shall not be included or allowed hereby.
 - c). Bulk storage yards, not including bulk storage of flammable liquids and acids.
 - d). Outdoor storage yards and lots, provided, such outdoor storage yard shall not be located closer than 25 feet to any public street and that such yard shall be completely enclosed by a solid fence or wall or equivalent visual barrier not less than 8 feet high except for entrance and exit and such openings shall be equipped with eight foot high visual barrier gates; and provided further that this provision shall not permit the storage, dumping or disposal of scallop shells, wrecking yards (including automobile wrecking yards) junk yards or yards used in whole or in part for scrap or salvage operations or for processing storage, display or sales of any scrap, salvage or second hand building materials, junk automotive vehicles, or second hand automotive parts.
 - e). Clinic in connection with industrial activity.
 - f). Miscellaneous uses such as express office, telephone exchange, commercial parking lots, and parking garages, motor bus or truck or other transportation terminal.