

ST. JOHNS COUNTY, FLORIDA

ORDER

REZONING/EXCEPTION/VARIANCE

NAME OF APPLICANT

APPLICATION NUMBER

Southwell Enterprise, Inc.
Orangedale Route - Box 1071
Green Cove Springs, Fl 32043

SW-89-006

DECISION OF
COUNTY COMMISSION



GRANTED



GRANTED WITH
CONDITIONS



DENIED

Location: The property is located on SR 16A Orangedale, AKA "The Village Phase Two"

Waiver of Section: Section 90.6 which requires fire hydrants in accordance with Chapter 24 of the National Fire Code

Description: The subject property consists of 5.47 acres to be developed with 6 lots as the second phase of the Village

Comments/Recommendations: Phase One of The Village was platted prior to the adoption of NFC Chapter 24 within the Subdivision Regulations and consists of 35 lots. This phase adds six lots. Staff recommends approval of the request.

*See Attached Copy of Minutes

DATE OF COMMISSION ACTION: MAY 23, 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)

the subdivision regulations be waived as well as the fire hydrants requirements as there are no hydrants near this property. Napier reported the easement is over at least 50' and if it was ever extended this would require another consideration; thus, the easement does not connect with anything else. Maguire asked if it would be easier to waive the 100' frontage on a portion such as this to which Napier responded this would require a variance from the zoning ordinance requirements.

Waldron returned to the meeting.

Napier stated the purpose of the waiver is the creation of the easement which is a form of subdivision, this is what the Hughes' are seeking a waiver from. Maguire stated if they create 4 lots now, one of which is dividable into 3 lots, then we have a 7 unit subdivision that does not have to adhere to any rules and regulations. Waldron reported this is about the 3rd of 4th item of this sort in the area and Canal Boulevard is a very fragile road as it is unable to expand; further Waldron expressed concern with regard to capacity of Canal Boulevard. Discussion followed. Bailey suggested restrictions should be placed on this item. Napier stated a condition could be placed on granting a waiver that it applies only to the 4 lots and then place another condition that there would be no more than one dwelling unit per lot. The Deputy Clerk read the conditions, which are: (1) Subdivision waiver and fire hydrant waiver be restricted to Parcels A, B, C and D, as defined on survey dated March 1, 1989, by Marvin Banks. No further subdivision of these parcels permitted. (2) There be no more than one dwelling unit per lot. Upon motion by Bailey, seconded by Herold, carried 4/1, Waldron dissenting, to approve the waiver based on the conditions stated herein.

(5/23/89 - 7 - 2.3630)

Hearing on SW-89-006/Southwell Enterprises Inc., waiver Section 90.6 which requires placement of fire hydrants, S.R. #16-A Orangedale. Proof of publication of hearing on SW-89-006 was received having been published in The St. Augustine Record on April 3, 1989; upon motion by Brubaker, seconded by Maguire, carried 5/0, was ordered filed. Napier reported this item has been through the Planning and Zoning Agency (PZA) which agency recommended approval also the fire service found no problem with the waiver. Upon motion by Bailey, seconded by Brubaker, carried 5/0, to approve SW-89-006/Southwell Enterprises, Inc.

(5/23/89 - 7 - 2.3667)

Hearing on SW-89-007/Edward Hardison Jr., waive Section 90.6 which requires placement of fire hydrants, Palmo Cove. Proof of publication of hearing on SW-89-007 was received having been published in The St. Augustine Record on April 3, 1989; upon motion by Brubaker, seconded by Maguire, carried 5/0, was ordered filed. Mike Quillan, 3175 U.S. 1 South representing Mr. Hardison requested waiver. Upon motion by Maguire, seconded by Brubaker, carried 5/0, to approve SW-89-007/Edward Hardison Jr.

(5/23/89 - 7 - 2.3725)

Final plat for Marsh Landing Parkway, Marsh Landing at Sawgrass, Resolution No. 89-112. Jerry Sizemore, H. A. Durden Associates requested final plat. Sisco stated the resolution is present; the construction bond is waived and the warranty bond is waived; (3.0112) Napier reported this item has been through the PZA and is consistent with the final development plan, further, staff has no problems with this; upon motion by Bailey, seconded by Brubaker, carried 5/0, to approve Resolution No. 89-112.

RESOLUTION NO. 89-112

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

(5/23/89 - 7 - 3.0122)

Final plat for Marsh Pointe at Marsh Landing Unit 16, Sawgrass. Sisco reported the title opinion was not received on this item and staff has not given him the information needed for his perusal. Waldron suggested this item be continued to a time certain.

(5/23/89 - 7 - 3.0154)

Final plat for Salt Creek Unit II, Players Club at Sawgrass, Resolution No. 89-113. Sharon Parks, 3301 Independent Square, Jacksonville, representative of Arvida/JMB Partners request final plat. Sisco reported the resolution is present; construction bond is waived and warranty bond is waived. Napier reported staff was favorable on this item; Upon motion by Brubaker, seconded by Maguire, carried 5/0, to approve Resolution No. 89-113.