

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

NAME OF APPLICANT

Tom West/B.A.T. Palm Valley, Inc.  
c/o John Bailey, Esq.  
Upchurch, Bailey & Upchurch  
P.O. Drawer 3007  
St. Augustine, FL 32085-3007

APPLICATION NUMBER

R-PUD-89-052

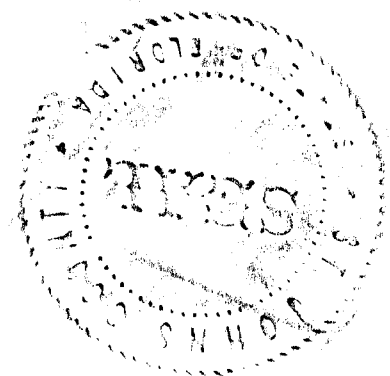
DECISION OF  
COUNTY COMMISSION

GRANTED

GRANTED WITH  
CONDITIONS

DENIED

CONDITIONAL ORDINANCE



\*See Attached

DATE OF COMMISSION ACTION: February 13, 1990

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Craig A. Maguire  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Amy B. Mulligan  
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)

motion by Bailey, seconded by Herold, carried 5/0 to approve Ordinance No. 90-7, with conditions.

(02/13/90 - 7 - 3.1011)

Hearing on R-PUD-89-052/Tom West/B.A.T Palm Valley, Inc. from OR to PUD, 54 acres, located on the east side of CR 210, east of and adjacent to Plantation Development, to create residential subdivision, with conditions, Ordinance 90-8. Proof of publication was received, having been published in the St. Augustine Record on January 6, 1990; upon motion by Waldron, seconded by Brubaker, carried 5/0 was ordered filed. Court reporter, Brenda Rutgers, was present. Attorney John D. Bailey, Jr., requested approval of R-PUD-89-052 from OR to PUD, with the following conditions: The identification sign shown on the site plan and located at the entrance to the development shall be set back a minimum of fifteen feet (15') from the right-of-way of County Road 210 and five feet (5') from the right-of-way of the project's entrance road. The sign shall be lighted, have a maximum height of five feet (5') and a maximum size of fifty (50) square feet. The applicant reserves the right to install up to two (2) sales/construction trailers within the property during the period of construction. The location of such sales/construction trailers shall be designated upon the Final Development Plan. Construction trailers shall not be visible from County Road 210. Both the sales and construction trailers shall be removed from the property within thirty (30) days following approval of all subdivision improvements by St. Johns County. The applicant shall have the right to construct up to four (4) model homes within the property and to place temporary "For Sale" signs on the property advertising such model homes for sale. Such signs shall not exceed thirty (30) square feet in size and the location of same shall be designated on the Final Development Plan. All swimming pools constructed or installed on the property shall be fenced. The type and height of fencing shall be determined by the Architectural Control Committee. A picnic area, with tables, shall be located in the recreation area adjacent to the tennis courts. A sidewalk shall be installed on the north side of the project's entrance road. The sidewalk will commence at the point where the western most cul-de-sac intersects the entrance road and shall terminate at the eastern end of the entrance road. The sidewalk shall be installed in phases as homes are constructed on individual lots fronting the north side of the entrance road, or, within five (5) years from the date of approval of the Final Development Plan for the initial phase, whichever shall occur first. No land clearing or construction activities shall occur on the property until approval of the Final Development Plan. Setbacks for the corner lots within the property shall be established at the time of Final Development Plan approval. The Homeowners' Association will be granted an easement over all wetland areas for the maintenance of such areas. The owner shall dedicate twelve and a half feet (12 1/2 ') of additional right-of-way adjacent to CR-210 at the time of final plat approval, at no cost to the County. Todd Lake, 222 South Roscoe; Graham White, 22 S. Tenth Ave., Jacksonville Beach; Durham Parker, 250 S. Roscoe; Chuck James, Plantation Development; Ed Layman, Cobia Road; Baron Bartlett, 127 N. Roscoe; Alec Lawson, 172 Barberry Lane; Bob Martin 45 S. Roscoe; Bill Brookham, Roscoe Blvd.; George Sporer, 24294 Marsh Landing Pkway.; Peter \_\_\_\_\_, 179 Water Oak Dr.; Kathryn Rowe, Palm Valley; Terry Dubuque, Jacksonville Beach; Stan Smith, S. Roscoe Blvd. spoke in favor of the rezoning. Mary Kohnke, 29 S. Roscoe Blvd., and Commander Roberts, Palm Valley, spoke in opposition to the rezoning. Roberts also submitted a letter. Upon motion by Waldron, seconded by Brubaker, carried 5/0 to approve Ordinance No. 90-8, with conditions.

(02/13/90 - 7 - 3.2429)

Hearing on E-89-080, James Edmonds III, appeal of denial of exception, located Surfside Subdivision, corner of Sherwood and A-1-A North. Proof of publication was received, having been published in the St. Augustine Record on January 10, 1990; upon motion by Waldron, seconded by Brubaker, carried 5/0, was ordered filed. Court reporter Brenda Rutgers was present. Maguire stated that he had a conflict of interest and stepped down, turning the gavel over to Herold. Attorney Frank Upchurch, representing Edmonds, requested approval of E-89-080. Linda Bryan, representing Elizabeth Barton, had the clerk read a letter into the record from Sister Mary Albert Lussier, S. S. J. stating her objection to the Exception. Mrs. Barton, 709 Coastal Highway is opposed to the Exception. Margie Blossage, Coastal Highway; Peggy Bailey, 3008 Sherwood Street; Christine Moses, 124 Surfside Ave.; Everett Segui, 153 Surfside Ave.; Ann Wilson, 3008 First Street; Harold Baker, 4240 Coastal Highway; Ed \_\_\_\_\_, Palmetto St.; James Bedsole, 3036 Second Street; Sammy Lanham, 3008 First Street and Stacy Netherland, 3000 First Street all spoke in opposition to the Exception. Upon motion by Bailey, seconded by Waldron, carried 4/0 with Maguire abstaining, to deny E-89-080.

(02/13/90 - 7 - 5.0192)

Hearing on V-89-051/Stephen and Maureen Chapman, appeal denial of a variance to relax paving requirements for a period of two years, subject property located at Lot 13, Block Two, Treasure Beach Subdivision. Proof of publication was received, having been published in the St. Augustine Record on January 10, 1990; upon