

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

NAME OF APPLICANT

APPLICATION NUMBER

Vestcor-Ponte VEdra, Inc.
c/o Perez Assoc. Architects, Inc.
8431 Baymeadows Way
Studio 1
Jacksonville, FL 32256

V-89-052

DECISION OF
COUNTY COMMISSION



GRANTED



GRANTED WITH
CONDITIONS



DENIED

*See Attached

DATE OF COMMISSION ACTION: July 24, 1990

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)

ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT DATE: 6/20/90

APPLICATION FOR ZONING CHANGE, VARIANCE, EXCEPTION, OR OTHER

CASE NUMBER: V-89-052 Amended RECEIPT NUMBER 37180

LEGAL DESCRIPTION OF PROPERTY: Approximately 16.74 acres in Section 27, Township 3 South, Range 29 East, more particularly described on the attached Exhibit A.

PROPERTY ADDRESS: Give street address or detailed directions to property: The property is located at 1 Acorn Drive, Ponte Vedra Beach, Florida F/K/A Society Woods

Pursuant to Resolution of the Board of County Commissioners, an approval from the Engineering Department must be secured prior to completion of the rest of this form: The clearance is to provide information regarding wetlands.

JURISDICTIONAL WETLANDS MAP: Required not required If required: Received date

ENGINEERING DEPARTMENT APPROVAL: date

NAME, ADDRESS AND TELEPHONE NUMBER OF OWNER(S)* OF ABOVE DESCRIBED PROPERTY: Vestcor - Ponte Vedra Inc., c/o John D. Rood, its President 3030 Hartley Road, Suite 100, Jacksonville, FL 32257 (904-260-3030)

CURRENT ZONING CLASSIFICATION: RG-2

CHANGE, VARIANCE OR EXCEPTION REQUESTED: Modification of conditions of Variance V-89-052 to allow transfer to limited partnership having Vestcor-Ponte Vedra, Inc. as general partner and to allow Type V construction without concrete walls and floors.

ATTACH LIST OF ADJACENT PROPERTY OWNERS WITHIN 300 FEET, LIST MUST SHOW NAME, ADDRESS AND BRIEF FROM LEGAL DESCRIPTION THAT APPEARS IN THE CURRENT TAX ROLLS OF ST. JOHNS COUNTY, FLORIDA.

PRESENT USE OF PROPERTY: Existing rental housing units are being removed.

SPECIFIC REASON FOR ABOVE STATED REQUEST: Condition requiring Type V construction addressed fire safety - this is achieved with any Type V, not just concrete walls and floors. Concrete walls and floors prohibitively expensive. Ability to transfer required for financing.

SIZE OF PROPERTY: (dimensions or acreage) Approximately 16.74 acres

APPLICANT'S NAME, ADDRESS AND PHONE NUMBER: Same as owner

*ATTACH TO THIS APPLICATION: proof of OWNERSHIP (deed or certificate by lawyer or abstract co. or title insurance company that states the record owner as indicated above.) IF THE OWNER AND THE APPLICANT ARE DIFFERENT PARTIES, A LETTER OF AUTHORIZATION MUST BE ATTACHED TO THIS APPLICATION, Giving the applicant permission to place this request before the Board.

SIGNATURE OF ALL OWNERS OR AUTHORIZED PERSON IF PROPER LETTER OF AUTHORIZATION IS ATTACHED: John G. Metcalf

ADDRESS AND PHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: John G. Metcalf, Pappas & Metcalf, P.A. 3301 Independent Square, Jacksonville, FL 32202 (904) 353-1980

(Signature as above requested certifies that all information is correct and that the attached list of adjacent property owners is from the CURRENT tax rolls of St. Johns County, Florida)

If a person decides to appeal any decision made by the Board(s) with respect to any matter considered at the public hearings, he will need a record of the proceedings and for such purposes he may need to ensure that a verbatim record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence presented at the appeal.

Final Plat for Marsh Creek Unit Two, Phase Two, off State Road 3, Resolution No. 90-135. Sisco reported that the construction bond and warranty bond are waived. Motion by Waldron, seconded by Brubaker, carried 5/0, to approve Resolution No. 90-135.

RESOLUTION NO. 90-135

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

(7/24/90 - 7 - 3.0786)

Hearing on R-90-013 - W. F. VanHofen, III; rezoning from CHT to IW with conditions; location U.S. #1 North, old Truck Stop, Ordinance No. 90-38. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on June 21, 1990; motion by Waldron, seconded by Bailey, carried 5/0, was ordered filed. Bill VanHofen, 6235 Greenland Road, requested approval. Napier reported there are 10 conditions to this application. Deputy Clerk was directed to read the conditions into the minutes of these proceedings, to which VanHofen agreed to the conditions. Motion by Waldron, seconded by Brubaker, carried 5/0, to approve Ordinance No. 90-38, with conditions.

ORDINANCE NO. 90-38

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF CHT TO IW WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING AN EFFECTIVE DATE.

7/24/90 - 7 - 3.0997)

Hearing on R-90-014 - Richard Davis; rezoning from RMH to IW with conditions; location Holmes Boulevard, east side, north of Sellers Automotive. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on June 21, 1990; motion by Bailey, seconded by Waldron, carried 5/0, was ordered filed. Richard Davis, 1590 Northwood Drive, requested approval of this application. Additional conditions were submitted to the BCC and Clerk's Office just prior to the afternoon session of this meeting; to that end, the applicant was requested to redraft the conditions, incorporating said conditions into the ordinance and return to the August 14, 1990 BCC meeting at 1:45 p.m., for further consideration of this application. Motion by Brubaker, seconded by Bailey, carried 5/0, to continue R-90-014 - Richard Davis; rezoning from RMH to IW with conditions until August 14, 1990 at 1:45 p.m.

(7/24/90 - 7 - 3.1338)

Hearing on R-90-016 - Randy Beverly/Anastasia Ad Art, Inc.; location U.S. #1 South, Southgate Carwash rezoning (change in rezoning Ordinance) to allow the continued placement of sign on property - condition to be changed to Ordinance No. 89-38, #4, to allow two signs, Ordinance No. 90-39. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on June 21, 1990; motion by Bailey, seconded by Brubaker, carried 5/0, was ordered filed. Joe Boles, 4 Tremerton Street, representing the applicant on this application, requested approval. Discussion followed. Motion by Herold, seconded by Brubaker, carried 5/0, to approve Ordinance No. 90-39, with conditions.

ORDINANCE NO. 90-39

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATIONS OF CI WITH CONDITIONS TO CI WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING AN EFFECTIVE DATE.

(7/24/90 - 7 - 3.1445)

Hearing on TUP-90-003 - Crescent Cove Enterprises, Rep. Thomas W. Scheirer; continued placement of sales office at 6798 Magnolia Lane at intersection of SR-206, currently placed by Temporary Use, requesting continuance to 1992. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on June 27, 1990; motion by Herold, seconded by Bailey, carried 5/0, was ordered filed. Tom Scheirer, 6798 Magnolia Avenue, requested approval of this application. Motion by Herold, seconded by Waldron, carried 5/0, to approve TUP-90-003 - Crescent Cove Enterprises, Rep. Thomas W. Scheirer.

(7/24/90 - 7 - 3.1490)

Hearing on V-89-052 Amended, Vestcor Ponte Vedra, Inc., request is to amend conditions of granted variance to height granted by Board of County Commissioners on January 9, 1990; the changes are: (1) to change requirement of concrete walls and floors in Type V construction and (2) to allow transferability. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on June 28, 1990; motion by Bailey, seconded by Herold, carried 5/0, was ordered filed. John Metcalf, 3301 Independent Square, Jacksonville, representing the applicant, requested approval. Discussion followed. Motion by Waldron, seconded by Herold for discussion. Harold Baker, 4240 Coastal Highway, suggested enforcement of the 35 foot height limit and spoke in opposition to the height variance. Motion was carried, 4/1, Bailey dissenting, to approve V-89-052 Amended, Vestcor Ponte Vedra, Inc.

(7/24/90 - 8 - 3.2197)

Napier reported on SW-90-008 - Robert S. and Dorothy Masterson - Item #16 of today's agenda stating that the Masterson's (out-of-town applicants) are being represented by Best Investments and there was apparently a mix-up in Best Investment's office, thus no one appeared. Motion stands as so stated in section (-6-3.0481 of these minutes).

(7/24/90 - 8 - 3.2265)

Linda Balsavage questioned the second part to V-89-052 - allow transferability. Maguire requested BCC take action on this stating that Vestcor requests they be allowed to transfer partial ownership or any portion of the ownership. Motion by Waldron, seconded by Brubaker, carried 5/0, to allow this variance to be transferred by Vestcor - Ponte Vedra, Inc., to a limited partnership having Vestcor - Ponte Vedra, Inc., as its general partner. The variance will otherwise be non-transferrable prior to the issuance of the building permit. After issuance of the building permit, the variance shall run with the title to the land.

(7/24/90 - 8 - 3.2391)

Maguire reported on the letter he received from the Florida Inland Navigation District regarding a meeting on July 27, 1990 in Cocoa Beach, which meeting will discuss long range dredge material management studies and contracts.

(7/24/90 - 8 - 3.2430)

Napier reported on the July 23, 1990 memorandum from Bobbie Zeman, St. Johns County's Growth Management Coordinator regarding the proposed Comp Plan Adoption Hearing Schedule, stating that dates for BCC workshops are requested; it was the general consensus of the BCC to schedule workshops as follows: August 3, 1990 at 9:00 a.m. to Noon, which workshop will review and provide policy directions on responses to ORCs; and, BCC Adoption Hearings starting August 29, 9:00 a.m., and going through August 30, if necessary and continuing into Tuesday, September 4, 1990.

(7/24/90 - 8 - 3.3208)

Herold questioned whether or not new portable signs can be used to which Campbell responded that he would check into this.

(7/24/90 - 8 - 3.3385)

Castle reported on the July 23, 1990 memorandum from Poteet regarding Jail Expansion which memorandum requests the BCC reject all bids which were received previously for the jail expansion and authorize re-bidding the project with additional alternates or changes to the Plans and/or Specifications to produce a possible contract amount that is within the allowable budget. Motion by Bailey, seconded by Herold, carried 5/0, to reject all bids which were received on the new jail construction, (Bid No. 90-48), and authorize re-bidding the project with additional alternates or changes to the Plans and/or Specifications to produce a possible contract amount that is within the allowable budget. Waldron was directed by the BCC to work with Sheriff Perry and Neal Poteet to ascertain that future bids received will be within budget.

(7/24/90 - 8 - 3.3750)

Castle reported that he has been able to get mailing labels for all of the properties within the Ponte Vedra Zoning District; thus the BCC can move ahead and set a public hearing date on the adoption of the revised ordinance. It was the general consensus of the BCC to place this issue on the September 25, 1990 Regular BCC Agenda at 2:30 p.m.

(7/24/90 - 8 - 4.0190)

Castle submitted to the BCC a study from the St. Johns County Community Redevelopment Area Study which was authorized by the BCC approximately 3 months ago. In the future, this will be brought before the BCC as a regular agenda item.

(7/24/90 - 8 - 4.0209)

Castle reported on a call inquiring about the possibility of Mr. Edward Barrett serving on the Ponte Vedra Zoning Board. However, no correspondence has been received to this effect.

(7/24/90 - 8 - 4.0234)