

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

NAME OF APPLICANT

APPLICATION NUMBER

Mr. Don Buffkin
c/o Robert Davenport
1321 San Mateo Avenue
Jacksonville, FL 32207

R-90-024

DECISION OF
COUNTY COMMISSION
CONDITIONAL ORDINANCE

GRANTED

GRANTED WITH
CONDITIONS

DENIED

SEE ATTACHED.

*See Attached

DATE OF COMMISSION ACTION: September 11, 1990

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Craig A. Maguire
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Rosemary Jones
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)

ORDINANCE NO. 90-49

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO RS-3 WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING AN EFFECTIVE DATE.

(9/11/90 - 8 - 3.0463)

Hearing on R-90-024 - Don Buffkin applicant (owner Harry Rinehart); rezoning from OR to CHT with exception for sales and service of recreational vehicles; located in southwest quadrant of I-95 and SR-210, Ordinance No. 90-50. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on August 10, 1990; motion by Brubaker, seconded by Waldron, carried 5/0, was ordered filed. Robert Davenport, 1321 San Mateo, representing the applicant, requested approval of this application. Motion by Waldron, seconded by Brubaker, carried 5/0, to approve Ordinance No. 90-50, with conditions.

ORDINANCE NO. 90-50

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

(9/11/90 - 8 - 3.0576)

Hearing on Major Modification to PUD (Planned Unit Development, Ordinance No. 89-51) - applicant St. Augustine Outlet Mall, Sembler Co.; located at SR-16 and I-95, Resolution No. 90-167. Robert Incanish (?), representative of the Sembler Company, 5858 Central Avenue, St. Petersburg, requested approval of the application. Motion by Brubaker, seconded by Waldron, carried 5/0, to approve Resolution No. 90-167.

RESOLUTION NO. 90-167

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MODIFICATION OF THE ORDINANCE FOR ST. AUGUSTINE OUTLET MALL LOCATED WITHIN THAT PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE NO. 89-51.

(9/11/90 - 8 - 3.0665)

Hearing on R-90-028 - Fruit Cove Ltd., Tom Turner; located west of Cunningham Creek III, to be developed as a single family subdivision; request for rezoning from RS-E and OR to RS-1 with conditions, Ordinance No. 90-51. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on August 11, 1990; motion by Brubaker, seconded by Herold, carried 5/0, was ordered filed. Tom Turner, 3030 Hartley Road, requested approval of this application. Discussion followed. Motion by Bailey, seconded by Herold, carried 5/0, to approve Ordinance No. 90-51, with conditions.

ORDINANCE NO. 90-51

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR AND RS-E TO RS-1 WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING AN EFFECTIVE DATE.

(9/11/90 - 8 - 3.1258)

Hearing on ordinance amending Zoning Code, Ordinance No. 90-33 which disallowed the erection of more than one main use structure; this amendment adds grandfather and exception provisions, Ordinance No. 90-52. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on August 22, 1990; motion by Bailey, seconded by Brubaker, carried 5/0, was ordered filed. Napier reported that Ordinance No. 90-33 was adopted on July 10, 1990, however, there are two changes to this; one, repairs a glitch in the ordinance; thus, subsection (aaa) was added. The second addition was in paragraph B, recommended by the BCC. Robert ?, Stump Hollow Road, questioned this ordinance

(legal description cont.)

From the point of beginning thus described continue South 2° 13' 06" East along said Westerly R/W line of Secondary Service Road No.2 a distance of approximately 755±' to a point of intersection with the Southerly Boundary of said section 40; run thence South 88° 41' 30" West along said boundary a distance of 441.11' to a point in the Easterly R/W line of Interstate Route 95; run thence North 3° 08' 06" West along said R/W line a distance of approximately 745±' to a point; (said point being on the center line of the above described Florida Power and Light easement) run thence Easterly along the center line of said Florida Power and Light easement to a point on the Westerly R/W line of Secondary Service Road No.2; said point being the point of beginning. This parcel contains approximately 7.95 acres.

IS HEREBY CHANGED TO: CHT

SUBJECT TO THE FOLLOWING CONDITIONS:

1. A detailed/scaled site plan shall be submitted for review and approval prior to any construction activity occurring on the site. The site plan shall be in compliance with the St. Johns County Paving and Drainage Ordinance as revised and reflect date necessary to meet the requirements of all other permitting agencies (SJRWD, ect.) The "expansion area" shown on the preliminary conceptual site plan is to be used for additional display area or service facilities as may be required by business growth. This area will remain in its natural state until business activity dictates the need to expand. A detailed site plan showing the proposed use of the area will be submitted to all appropriate permitting agencies for review and approval prior to making any improvements. The minimum width of the buffer/landscape areas on the perimeter of the shall be a minimum of 15 feet.
2. No building shall exceed 35' in height from the established grade to the highest point on the roof.
3. The development will utilize septic tanks and well until a licensed franchisee is available in the area. The developer commits to tying into the central water/sewage system in a timely manner.

Fire protection will be provided by well or retention pond on site for the facilities. The interim fire system shall be approved by the County Fire Marshal and once central water facilities are available a hydrant system shall be installed to meet existing fire requirements for such system in accordance with NFPA 24

4. Projected hours of operation are:

Service Department: 8:30am - 4:30pm, Monday - Friday
8:30am - 12:00pm, Saturday

Sales Department: 8:30am - 6:30pm, Monday - Saturday
12:00pm - 6:30pm, Sunday

All service and repair will be conducted in the service bays located within the structure.

5. No extended storage of wrecked/disabled vehicles or parts thereof will be permitted on the property. The temporary parking of wrecked/disabled motor vehicles will be restricted to that normal and reasonable time period required to effect repair.
6. Permitted uses shall be limited to sales and service of Recreation Vehicles and related accessory uses as provided pursuant to section 5-7-3 (a) when granted by exception.

"Prior to the applicants' receipt of a building permit the applicant shall seek and obtain formal approval from the Board of County Commissioners to open that unopened portion of KOA Road to the projects entrance.

which conditions shall remain in full force and effect at all times until amended or changed by further ordinance of this Body.

SECTION 2. Nothin herein contained shall be deemed to impose conditions, limitations, or requirements not applicable to all other land in the zoning district wherein said lands are located, except as provided in Section 1 above.

SECTION 3. The St. Johns County Building Department is authorized to issue construction permits allowed by classification as rezoned and conditions hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Department of State to the Clerk of the Board of County Commissioners that same has been filed.

SECTION 5. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the official public records of St. Johns County, Florida, and indexed under the name(s) of the property owner(s) described in Section 1 hereof.

PASSED THIS 11th day of September, 1990

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. Maguire
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl-Bud-Markel
Clerk

Adopted at a Regular meeting September 11, 1990

Effective: _____

12/11/90