

ST. JOHNS COUNTY, FLORIDA

ORDER

REZONING/EXCEPTION/VARIANCE

NAME OF APPLICANT

John & Linda Lowe
1291 South Winterhawk Drive
St. Augustine, FL 32086

APPLICATION NUMBER

SW-90-010

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

LOCATION: 1291 South Winterhawk Dr., Lot 127, Wildwood Creek III.

WAIVER OF SECTION: Article V - Definition of a Subdivision - waive
platting requirements for increasing the number of lots within a
platted/recorded subdivision.

DESCRIPTION: The subject property consists of 5 acres and measures
approximately 196'x639'x487'x230'. The request is to divide the
property in 3 lots (see attached drawing). A single family residence
is currently located on the proposed 2 acre lot.

The St. Johns County Planning & Zoning Agency has determined that the proposal is
x consistent, _____ inconsistent, with the St. Johns County Comprehen-
sive Plan.

The Planning & Zoning Agency for St. Johns County recommends:

x Approval _____ Disapproval

Planning and Zoning Meeting of 7-5-90.

COMMENTS/CONDITIONS/RECOMMENDATIONS: The PZA gave a recommendation
of approval contingent upon a maximum of 4 lots, one dwelling unit
per lot and compliance with Ordinance 86-4 (Engineering Dept.) and
Fire Service (comments not yet received).

*See Attached

DATE OF COMMISSION ACTION: August 14, 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)

if the county go through the redevelopment process with tax increment, would still go to the General Fund. The taxes which are part of the increment, not including the school taxes, would go into a special redevelopment fund for that project. These funds would remain in there for one year and if not used, at the end of which time they would again revert back to the General Fund. Thus, if the redevelopment agency did not spend the funds within a particular year or obligate them with bonds, they revert back to the General Fund just as if you did not have the tax increment, stated Serles. This is according to the law, in Chapter 163, responded Serles. Steve Kuvick, 5860 U.S. 1 North commented regarding the presentation given by Prosser. Cliff Petitt, 960 Alcala Drive, commented that he finds many difficulties with this. Waldron commented that he felt guarantees to the investments have to be up front; however, this could be written into the county's way of doing business. Moreover, Waldron implored the BCC to seek a solution to affordable housing and look at some sort of a housing authority. Markel reminded the Commission that approximately 3 years ago the BCC, at that time, voted to enter into contract with little HUD in Jacksonville as the county's agency for low cost housing and to Markel's knowledge SJC is still under contract. Castle interjected that this is correct as the county was close to entering into an interlocal agreement with City HUD in Jacksonville to provide the administrative services to this county for some affordable housing. Additionally, SJC has received one grant and SJC is approved for a second grant for some rental rehab work and the grants are in the range of \$60,000 to \$70,000 a year for last year and this current year. This is a matching program where the property owners put up half and the remaining half is grant - it's federal dollars. It is designed to improve and upgrade existing rental units and the owner then makes an agreement that he will rent to low and moderate income people, with a base monthly rental associated with that which is affordable, reported Castle. However, Castle felt this is barely scratching the surface. Maguire addressed the discussion by stating that the Comp Plan mandates that the county do something, specifically due to the fact that it is the goal of the Comp Plan, established by Tallahassee, that core cities, downtown areas and the populated areas be redeveloped before expanding into the country. Maguire felt SJC should be innovative. Considerable discussion continued. Brubaker interjected that with respect to the Hastings area, there were units built last year, beautiful units, that are low rent units; further, Hastings Manor is in the area. Brubaker also agreed that something needs to be done in that area. (2.1953) Maguire was in favor of the BCC bringing back the name of one person from their district, or two persons, to serve on a committee to develop strategy, by the next Commission meeting. (2.2071) It was the general consensus of the BCC that staff begin work on developing strategy and by the next BCC meeting, if the Commission would bring back the name of persons they wish to appoint to a committee to further develop strategy and a committee will be set up. Waldron, at this juncture, appointed John Serles, as his appointee to serve on this committee. Maguire suggested the BCC should bring back a list of not more than 2 persons per district, and not less than one person per district.

(8/14/90 - 4 - 2.2049)

Approval Request of Ponte Vedra Utilities Inc. Order of Confirmation - Allowing Records Relocation. Motion by Waldron, seconded by Bailey, carried 5/0, to approve the request of Ponte Vedra Utilities Inc. Order of Confirmation - Allowing Records Relocation.

The meeting thereupon recessed and reconvened at 1:30 p.m. with Waldron, Bailey, Brubaker, Herold, Maguire, Sisco, Castle, Campbell and Jones present. Also present was Planning Coordinator Jerry Napier.

(8/14/90 - 4 - 2.2151)

Hearing on SW-90-010 - John and Linda Lowe; waive Article V division of platted/recorded lot; located South Winterhawk Drive. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on June 14, 1990; motion by Brubaker, seconded by Bailey, carried 3/0, Waldron and Herold were absent, was ordered filed. (2.2218) Motion by Herold, seconded by Maguire, to deny as the applicants were not present. (2.2250) At this juncture, the Lowe's arrived and the previous motion was withdrawn. John Lowe, 1291 South Winterhawk, requested approval of this application. Napier reported there have been a number of re-subdivisions particularly in this area due to the large size of the lots. Discussion continued. Motion by Waldron, seconded by Herold, carried 4/1, Maguire dissenting, to approve SW-90-010 - John and Linda Lowe; waive Article V division of platted/recorded lot; located South Winterhawk Drive, contingent upon a maximum of 3 lots, 1 dwelling unit per lot, has to be in compliance with Ordinance 86-4 and the Fire Service comments.

(8/14/90 - 4 - 2.2694)