

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

NAME OF APPLICANT

Malcolm and Nancy Peterson  
274 N. Roscoe Blvd.  
Ponte Vedra, FL 32082

APPLICATION NUMBER

E-90-092

DECISION OF  
COUNTY COMMISSION

GRANTED

GRANTED WITH  
CONDITIONS

DENIED

- (1) Non-rental
- (2) Non-transferable
- (3) Occupancy by brother, Mr. VanKleeck only.

\*See Attached

DATE OF COMMISSION ACTION: January 8, 1991

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: *Donald R. Howard*  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Amy B. Mulley*  
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)

Hearing on Major Modification to Planned Special Development, R-PSD87-057 Lewis Point Plaza, request change in use of portion of property and an additional entrance off U.S. #1. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on November 23, 1990; motion by Bailey, seconded by Brinkhoff, carried 7/0, was ordered filed. Napier requested this item be continued to February 26, 1991 at 1:45 p.m.; It was the general consensus of the Board to reschedule R-PSD87-057 Lewis Point Plaza till February 26, 1991 at 1:45 p.m..

(1/8/91 - 6 - 3.1172)

Hearing on E-90-089 Jane Dowdy, 2895 Old Moultrie Road, exception for the retaining of existing 6 mobile homes on 8 acres, as per Ordinance 90-52. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on November 23, 1990; motion by Brinkhoff, seconded by Floyd, carried 7/0, was ordered filed; Jane Dowdy, 2895 Old Moultrie Road request approval of application; Napier reported that PZA recommended approval subject to the exception of it being non transferable; motion by Brinkhoff, seconded by Bailey, carried 7/0 to approve E-90-089, Jane Dowdy, 2895 Old Moultrie Road, exception for the retaining of existing 6 mobile homes on 8 acres, as per Ordinance 90-52 and PZA exception of nontransferable

(1/8/91 - 7 - 3..1215)

Hearing on E-90-084 Lincoln & Catheryn Hammond, 6941 Catlett Road, exception for the placement of a second unit on 2.01 acres as per Ordinance 90-52. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on November 23, 1990, motion by Brinkhoff, seconded by Floyd, carried 7/0, was ordered filed; Phil Hammond requested approval of the application; motion by Maguire, seconded by Floyd, carried 7/0 approving E-90-084 Lincoln & Catheryn Hammond, 6941 Catlett Road, exception for the placement of a second unit on 2.01 acres as per Ordinance 90-52 subject to the unit being non-rental, and non-transferable.

(1/8/91 - 7 - 1.310)

Hearing on E-90-92 Malcolm Peterson, 274 North Roscoe Blvd., exception for the placement of second mobile home on property 4 acres, as per Ordinance 90-52. Proof of publication of notice of hearing was received having been published in The St. Augustine Record on December 12, 1990, motion by Bailey, seconded by Brinkhoff, carried 7/0, was ordered filed; Nancy Peterson, 274 North Roscoe Blvd, requested approval of the application; Clerk was directed to read conditions to which the applicant agreed to said conditions. Upon motion by Maguire, seconded by Roberts, carried 7/0 approving E-90-92 Malcolm Peterson, 274 North Roscoe Blvd., exception for the placement of second mobile home on property 4 acres, as per Ordinance 90-52.

(1/8/91 - 7 - 3.1395)

Commission Reports continued: Bailey presented a packet consisting of a resolution from Duval and Clay Counties opposing the cogeneration plant on the Northside of Jacksonville known as The Cedar Bay Cogeneration Project; Bailey outlined the existing and projected problems due to this; Bailey further stated that Clay and Nassau Counties along with the City Council of Jacksonville has drafted resolution of opposition to oppose the permitting by DER and requested the St. Johns County Commissioners do the same in the form of a similar resolution; DER will be having a regular hearing with the Governor and cabinet on January 22, 1991; It was the consensus of the Board to support this efforts; Upon motion by Maguire, seconded by Bailey, carried 7/0 to direct staff to draw up a resolution identical to the one put out by Clay County authorizing the Chairman of the Board to sign said resolution. The resolution is to be mailed to the Governor and Cabinet DNR with a copy to the City Council of Jacksonville, Resolution No. 91-07.

#### RESOLUTION NO. 91-7

**ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS  
WISHES TO JOIN DUVAL COUNTY IN OPPOSING THE  
CONSTRUCTION AND OPERATION OF THE CEDAR BAY  
COGENERATION PLANT PROJECT.**

(1/8/91 - 7 - 3.1600)

Bailey commented on a call from Paul Crawford of the DNR of Anastasia Park requesting instructions on amending the contract the County has with the Department Of Natural Resources; DNR would like to improve the north entrance and not have to do the south entrance; Maguire outlined why the south entrance was required; Bailey felt the problem could be solved with a turnstile and a place to deposit 50 cents; It was the consensus of the Board to have DNR hold a public hearing in the County facility with adequate notice to the public;

(1/8/91 - 7 - 3.1800)