

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

**NAME OF APPLICANT**

**APPLICATION NUMBER**

Ms. Penrose H. Rowley  
559 Park North Court  
Winter Park, FL 32789-2556

SW-90-001

**DECISION OF  
COUNTY COMMISSION**

GRANTED

GRANTED WITH  
CONDITIONS

DENIED

**CONDITIONAL ORDINANCE**

**REQUESTED CHANGE**

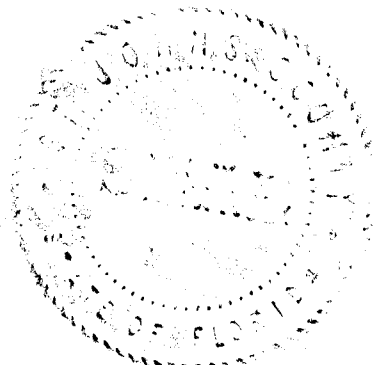
The request is to waive the platting and recording requirements of the St. Johns County Subdivision Regulations in order to divide a previously recorded lot into three single family lots, adhering to the RS-2 zoning requirements and the establishment of a 30' easement to provide access. In addition the applicant is also requesting a waiver of the requirement for installation of fire hydrants.

**LOCATION**

The subject property, Lot 12, North Matanzas Shores, is located on the east side of State Road A-1-A South.

\*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)

CONDITIONS

SW-90-001/MS. PENROSE H. ROWLEY

Submittal of a signed and sealed survey assuring compliance with zoning requirements.

The 30' easement must be recorded and include a non-access buffer along the south boundary along lots 13, 13A, 13B, and 14.

The 30' easement must also have a minimum 16' stabilized travel surface with drainage swales on each side and end with a turnaround.

The subject property is to be subdivided into two rather than three lots.

The fire hydrant requirement is not waived.

Driveways are to be off the easement.

Castle requested approval of a resolution to purchase medical equipment from the sole source, Matrx Medical Incorporated. Upon motion by Waldron, seconded by Brubaker, carried 5/0 to approve Resolution No. 90-29.

**RESOLUTION NO. 90-29**

**AUTHORIZING THE COUNTY ADMINISTRATOR TO PURCHASE EQUIPMENT FROM MATRX MEDICAL INCORPORATED FOR THE NITRONOX SYSTEM, AS PROVIDED BY FLORIDA 81-843, PARAGRAPH (D)**

(02/13/90 - 5 - 2.2708)

Cliff Pettit, 960 Alcala Drive, commented on the Comprehensive Plan and methods of waste disposal.

(02/13/90 - 5 - 2.2905)

Steven P. Kuvick, Rt. 3, Box 48 X-C, requested a regularly scheduled time for public input at Commission meetings. Maguire responded that taxpayers can speak at any time during Commission meetings.

The meeting thereupon recessed and reconvened at 1:30 p.m. with Waldron, Bailey, Brubaker, Herold, Maguire, Sisco, Castle, and Mulligan present. Also present were Planning Coordinator Jerry Napier and Court Reporter Brenda Rutgers.

(02/13/90 - 5 - 30415)

Hearing on SW-90-001/Ms. Penrose H. Rowley, waiver of subdivision regulation. Proof of publication of notice of hearing on SW 90-001 was received, having been published in the St. Augustine Record on December 15, 1989; upon motion by Bailey, seconded by Herold, carried 5/0 was ordered filed. Charles D. Rowley, representing his wife, Penrose Rowley, requested the waiver of platting and recording regulations for a St. Johns County subdivision. Planning Coordinator Jerry Napier commented on the Planning and Zoning Agency's decision to deny this waiver. Discussion followed. Mario Molino, neighbor, objects to the proposed waiver. Buford Bevins, neighbor, objects to the waiver. Rowley stated that he would change his request to subdivide into **two** rather than three lots and would provide fire hydrants. Discussion followed. Upon motion by Brubaker, seconded by Herold, carried 5/0 to approve the waiver with the following conditions: Submittal of a signed and sealed survey assuring compliance with zoning requirements. The 30' easement must be recorded and include a non-access buffer along the south boundary along lots 13, 13A, 13B and 14. The 30' easement must also have a minimum 16' stabilized travel surface with drainage swales on each side and end with a turnaround. The subject property is to be subdivided into **two** rather three lots. The fire hydrant requirement is not waived. Driveways are to be off the easement.

(02/13/90 - 5 - 3.0325)

Court Reporter was present. Hearing on a resolution approving a final development plan for a golf maintenance facility within the Ponce De Leon Resort & Convention Center. Court reporter Brenda Rutgers was present. John D. Bailey, Jr. reported that all permits have been granted. Upon motion by Herold, seconded by Bailey, carried 5/0 to approve Resolution No. 90-30.

**RESOLUTION NO. 90-30**

**RESOLUTION OF THE COUNTY OF ST. JOHNS , STATE OF FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN FOR GOLF MAINTENANCE FACILITY WITHIN THE PONCE DE LEON RESORT & CONVENTION CENTER ZONED PUD PURSUANT TO ORDINANCE NO. 89-28**

(02/13/90 - 5 - 3.0374)

Hearing on a resolution approving a replat of Salt Creek Pointe, Players Club at Sawgrass, subdivision plat. Sharon Parks, 3301 Independent Square, representing Arvida/JMB Partners requested the replat. Upon motion by Brubaker, seconded by Bailey, carried 5/0 to approve Resolution No. 90-31.