

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

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NAME OF APPLICANT	APPLICATION NUMBER
Robert & Dorothy Masterson 1109 Haven Drive Columbia, SC 29209	SW-90-008

DECISION OF COUNTY COMMISSION       GRANTED       GRANTED WITH CONDITIONS       DENIED

\*See Attached

DATE OF COMMISSION ACTION: July 24, 1990

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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)

WAIVER TO SUBDIVISION REGULATIONS

ST. JOHNS COUNTY  
PLANNING & ZONING AGENCY

SUMMARY

SUBMITTED TO: Board of County Commissioners

DATE: 7-12-90 FOR MEETING OF: 7-24-90

APPLICANT: Robert & Dorothy Masterson SW-90-008  
1109 Haven Drive, Columbia, SC 29209

LOCATION: South side of Kings Estates Road, lot 42, Unit 1, St.  
Augustine Heights Subdivision.

WAIVER OF SECTION: Article V - waive subdivision requirement due to  
the creation of an easement and to waive Section 90.6 requiring  
fire hydrants.

DESCRIPTION: The subject property consists of approximately 5 acres  
zoned OR. The applicants are requesting to divide the lot into four  
one acre plus lots (see attached drawing). A similar request was  
recently approved for the adjacent lot (lot 43) with conditions the  
same as the PZA Agency is recommending for the subject request.

The St. Johns County Planning & Zoning Agency has determined that the proposal is  
X consistent, \_\_\_\_\_ inconsistent, with the St. Johns County Comprehensive Plan.

The Planning & Zoning Agency for St. Johns County recommends:  
X Approval with conditions \_\_\_\_\_ Disapproval  
Planning and Zoning Meeting of 7-5-90.

COMMENTS/CONDITIONS/RECOMMENDATIONS: The PZA recommendation of  
approval was contingent upon the following conditions:

- 1) That the North 20' of Lot 42 shall be deeded to St. Johns county for right-of-way purposes for Kings Estates Road.
- 2) That the waiver is granted for a maximum of four lots with only one dwelling unit per lot. All lots shall be a minimum of 1 acre and have a minimum of 100' width exclusive of the easement and Kings Estates Road right-of-way.
- 3) The easement shall meet all County Standards as specified by the Engineering Department and be recorded prior to issuance of any construction permits. Said easement shall be for the exclusive access/egress to the four lots within Lot 42 with a no vehicular access fuffer to Kings Estates Road and the easement serving lot 43. (Note all lots must have a minimum of 100' frontage on the easement to meet zoning requirements.)
- 4) That prior to issuance of any construction permits the applicant shall provide a scaled site plan, a recorded easement and a warranty deed for right-of-way with title opinion acceptable to the County Attorney.

staff along with Dr. Walter Sobel has been negotiating a final contract proposal for BCC consideration with Spillis Candela to do the architectural engineering work on the new judicial center and the expansion of the administrative facility. Additionally, Castle submitted additional supplementary conditions to be added to the end of Article 12. Herold complimented Castle, Neal Poteet, staff, and Dr. Sobel on the outstanding job that has been done in protecting the county through the contract and launching a project of this magnitude. St. Johns County Construction Manager Neal Poteet reported on the payments which are based on a percentage of each phase. Dr. Walter Sobel, Consultant to St. Johns County, reported that when the schematic design is completed that is 15% of its fee and the schedule allocates 3 months to do schematic design. Waldron queried page 3, item #4 stating that parking is not addressed to which Castle responded that parking will be a part of the A&E services on the design of the facility and is included in the basic contract. Motion by Herold, seconded by Waldron, carried 5/0, to approve Architectural/Engineering Contract with Spillis Candela & Partners for County Judicial Center and Administrative Expansion facilities, including additional supplementary conditions to be added to Article 12.

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.

(7/24/90 - 6 - 3.0459)

Hearing on SW-90-007 - Kerry and Laneya Russell; location North Roscoe Boulevard; waive Article V Definition of a Subdivision, division of platted/recorded lot. Proof of publication of notice of hearing was receiving, having been published in The St. Augustine Record on May 19, 1990; motion by Herold, seconded by Bailey, carried 3/0, Waldron and Brubaker was absent, was ordered filed. Upon recommendation from staff this application was continued until September 11, 1990 at 1:30 p.m. to allow sufficient time for the applicant to prepare the required rezoning ordinance. Motion by Herold, seconded by Bailey, carried 3/0, Waldron and Brubaker was absent, to continue this application until September 11, 1990 at 1:30 p.m.

(7/24/90 - 6 - 3.0481)

Hearing on SW-90-008 - Robert S. and Dorothy Masterson - location Kings Estate Road; waive Article V Definition of a Subdivision, division of platted/recorded lot. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on June 4, 1990; motion by Herold, seconded by Bailey, carried 3/0, Waldron and Brubaker was absent, was ordered filed. Motion by Herold, seconded by Maguire, carried 3/0, Waldron and Brubaker was absent, to deny this application predicated on the fact that the Masterson's has not legally called in or notified staff that they would not be able to attend the BCC meeting today.

(7/24/90 - 6 - 3.0558)

Hearing on SW-90-009 - Edward and Ruth Vojnovski; waive Article V Definition of a Subdivision, division of platted/recorded lot. Proof of publication of notice of hearing was received, having been published in The St. Augustine Record on June 4, 1990; motion by Bailey, seconded by Herold carried 3/0, Waldron and Brubaker was absent, was ordered filed. Edward Vojnovski, applicant, requested approval of this application. Planning Coordinator Jerry Napier read conditions and Vojnovski offered such conditions. Motion by Herold, seconded by Bailey, carried 3/0, Waldron and Brubaker was absent, to approve SW-90-009 - Edward and Ruth Vojnovski; waive Article V Definition of a Subdivision, division of platted/recorded lot.

(7/24/90 - 6 - 3.0665)

Final Development Plan for Arrowhead Point at Cimarrone off County Road 210, Resolution No. 90-134, pursuant to Ordinance No. 87-48. Napier reported that staff has no problem with this application; further, it consists of 11.8 acres, 31 patio homes, has met all staff requirements and is recommended by the Planning and Zoning Agency. Scott Johnson, Prosser, Hallock and Kristoff, Representative, requested approval. Motion by Bailey, seconded by Herold, carried 5/0, to approve Resolution No. 90-134, pursuant to Ordinance 87-48.

#### RESOLUTION NO. 90-134

**RESOLUTION TO THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN CIMARRONE PATIO HOMES LOCATED WITHIN THE PARCEL OF LAND ZONED PUD KNOWN AS CIMARRONE GOLF AND COUNTRY CLUB PURSUANT TO ORDINANCE NO. 87-48.**

(7/24/90 - 6 - 3.0764)