

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

| NAME OF APPLICANT | APPLICATION NUMBER |
|--|--------------------|
| SANDRA TRaupANE 5235 ILEX WAY DAYTON, MD 21036 | SW-90-002 |

DECISION OF COUNTY COMMISSION GRANTED GRANTED WITH CONDITIONS DENIED

LOCATION: The property is located on the east side of Ala South, Lot 3, North Matanzas Shores Subdivision.

WAIVER OF SECTION: Article V - Definition of a Subdivision

DESCRIPTION: The request is to divide the subject property into two lots with establishment of a 30' easement to provide access. In addition the ocean front lot has been provided a 5' walkway easement to the ocean. NOTE: In 1984 Lot 1 was subdivided into 3 lots and in 1989 Lot 2 was subdivided into 2 lots.

COMMENTS/CONDITIONS/RECOMMENDATIONS: The Planning & Zoning Agency recommended approval contingent upon connection to central water and sewer, provision of fire hydrants and that the 30' easement be recorded and construction to county standards. Conditions added by BCC: 1 driveway for both lots and when lot is subdivided both surveys will be recorded in the public records.

*See Attached

DATE OF COMMISSION ACTION: MARCH 27, 1990

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Craig A. Maguire
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Connie E. McDaniel
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)

Bailey, carried 5/0, to approve Resolution No. 90-63, upon the conditions agreed to by the applicant, which conditions satisfied the BCC's earlier concerns.

RESOLUTION NO. 90-63

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

(3/27/90 - 7 - 2.3281)

Final Plat for Schoolhouse Point; off Old Dixie Highway, Resolution No. 90-64. Tom Webber, representative of Old Dixie Highway requested approval of this application. Upon motion by Waldron, seconded by Herold, carried 5/0, to approve Resolution No. 90-64.

RESOLUTION NO. 90-64

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

(3/27/90 - 7 - 2.3328)

Hearing on SW-90-002/Sandra S. Traupane; waive Article V - Definition of a Subdivision; increasing the number of lots in a recorded subdivision; east side of SR-A1A South. Proof of publication of notice of hearing on SW-90-002 was received, having been published in the St. Augustine Record on January 29, 1990; upon motion by Brubaker, seconded by Bailey, carried 5/0, was ordered filed. Sandra Traupane requested approval of this application. Upon motion by Waldron, seconded by Herold, for discussion of the conditions as follows: 1) one driveway for both lots; 2) applicant will connect to central water and sewer; 3) the provisions of fire hydrants; 4) the 30 foot easement will be recorded, 5) when the lot is subdivided, the survey will be recorded in the official records. Markel responded that a major problem with this application is that the BCC is amending a subdivision plat - north Matanzas Shores is a regular platted subdivision. Markel felt the plat should be amended as there will be nothing in the public records except the easement to define the lot sizes in the public records. (3.0084) In the distant future, there will be a tremendous problem of trying to locate what the lot size of these areas are by title companies when these lots are sold or re-sold; title companies work from public records and lot sizes will not be contained in the records. Maguire requested a solution from Markel who responded that at a minimum, someone perhaps record at least a survey map of the two lots after they are done and put them on record in the public records, enabling the title companies to ascertain what the two lots are. Further, the maximum would be to amend the plat where all is taken into consideration, which is very costly; (3.0278) The motion on the floor was resumed; carried 5/0, to approve SW-90-002, with the conditions as follows: 1) one driveway for both lots; 2) applicant will connect to central water and sewer; 3) the provisions of fire hydrants; 4) the 30 foot easement will be recorded, 5) when the lot is subdivided, the survey will be recorded in the official records.

(3/27/90 - 7 - 3.0289)

Hearing on SW-90-003/Claude Franklin et al; waive Article V - Definition of a Subdivision; division of land with creation of an easement. Proof of publication of notice of hearing on SW-90-003 was received, having been published in The St. Augustine Records on February 10, 1990; upon motion by Bailey, seconded by Herold, carried 5/0, was ordered filed. Chris Masters, 252 Ucita Avenue, and Claude Franklin, 3200 Old Moultrie Road, requested approval of this application. Upon motion by Herold, seconded by Brubaker, carried 5/0, to approve SW-90-003, with conditions as recommended by PZA as follows: 1) only two additional lots with one house per lot; 2) no further subdividing and construction of the easement in compliance with St. Johns County Regulations.

(3/27/90 - 7 - 3.0555)

Final Development Plan for the St. Augustine Outlet Mall; northwest quadrant of I-95 and SR-16, Resolution No. 90-65 pursuant to Ordinance No. 89-51. Alexander R. Christine, Jr., Conn, Joyce and Christine, requested approval of this application. Christine suggested a change on page 2, Exhibit B to the Resolution, in section 8-4-7 Privacy. Greg Sembler, Treasure Island Florida, reported that the property has been purchased and construction is set for three weeks, hopefully. Upon motion by Waldron, seconded by Brubaker, for considerable discussion which followed. (3.0741) Campbell recommended that on page 2, Exhibit B to the Resolution, in section 8-4-7 Privacy, starting with the sentence; "The Applicant will provide....will contain one (1) tree", be deleted and replaced with: "Natural vegetation will be utilized and landscaping shall conform with the St. Johns County Landscape Ordinance and the St. Johns County Tree Removal and Land Clearing Ordinance." Campbell stated this will solve the landscaping problems. Sembler was asked by Maguire if he had any problems with Campbell's recommendation to which Sembler