

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

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**NAME OF APPLICANT**

Shatila & Sons Auto Parts  
Osman A. Shatila  
SR 207  
St. Augustine, FL 32086

**APPLICATION NUMBER**

R-PSD-90-035

**DECISION OF  
COUNTY COMMISSION**



**GRANTED**



**GRANTED WITH  
CONDITIONS**



**DENIED**

**Ordinance No. 91- 25**

The request is to rezone a 4.62 acre parcel from OR to PSD to permit the temporary storage of wrecked/disabled vehicles.

\*See Attached

**DATE OF COMMISSION ACTION:** May 28, 1991

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**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By:   
Chairman

**ATTEST: CARL "BUD" MARKEL, CLERK**

BY:   
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)

would be generated by the uses proposed under this PSD; he indicated the traffic generated by this PSD would be substantially less than the prior uses or the uses that could be made under CN zoning. Napier stated Planning and Zoning and Staff recommends approval. **Motion By Roberts, seconded by Bailey, carried 6/0 with Brinkhoff absent, adopting Ordinance No. 91-23.**

**ORDINANCE NO. 91-**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF "CN" TO "PLANNED SPECIAL DEVELOPMENT." AND PROVIDING AN EFFECTIVE DATE.**

(05/28/91 - 7 - 2.2512)

Hearing on R-91-006 Michael Boles represented by Baron Bartlett, property located southeast corner of Watson Road and Datil Pepper Road, contains 33.81 acres of land, rezoning from OR to RS-2 with conditions to allow residential subdivision. **Proof of publication of the hearing to consider rezoning lands from OR to RS-2 was received, having been published in The St. Augustine Record on April 27, 1991; motion by Balsavage, seconded by Bailey, carried 6/0 with Brinkhoff absent, was ordered filed.** Attorney Baron Bartlett was present representing Michael Boles. He reviewed the request and the conditions. Napier stated approval is recommended subject to the 8 conditions outlined. Danny Salamone, 5225 Datil Pepper Road, commented. **Motion by Floyd, seconded by Balsavage, carried 6/0 with Brinkhoff absent, adopting Ordinance No. 91-24.**

**ORDINANCE NO. 91-24**

**AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO RS-2 WITH CERTAIN CONDITIONS; REQUIRING RECORDATION: AND PROVIDING AN EFFECTIVE DATE.**

(05/28/91 - 7 - 2.3158)

Continuation of hearing on R-PSD-90-035 O.A. Shatila, located on north side of SR#16 adjacent to St. Augustine Collision, Rezoning from OR to PSD to locate automobile storage business. **Proof of publication of the hearing to consider rezoning lands from OR to PSD was received, having been published in The St. Augustine Record on April 27, 1991; Motion by Balsavage, seconded by Floyd, carried 6/0 with Brinkhoff absent, was ordered filed.** Attorney Paul Martz was present representing O.A. Shatila. A Court Reporter was present recording. Martz submitted 5 photographs. Wilma Halshaw, 2121 State Road 16, voiced her concern that this will make a junky situation and will down grade the property value in that area. Napier stated Staff and the Planning and Zoning Agency recommends approval. Herold said he feels the sign with the truck on top is a real eyesore to the County. O.A. Shatila verbally agreed to clean up the sign within 60-90 days. **Motion by Floyd, seconded by Bailey, carried 5/1 with Maguire dissenting and Brinkhoff absent, adopting Ordinance No. 91-25.**

**ORDINANCE NO. 91-25**

**AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO PSD; AND PROVIDING AN EFFECTIVE DATE.**

(05/28/91 - 7 - 2.3690)

Campbell reported word was just received that Goldberg from DCA has recommended to dismiss the appeal for the Administrative Hearing concerning the Comp. Plan. Napier stated an agreement should be coming to the County within 2 weeks; the DCA agreed to a grant of \$18,000 to assist with the cost of bringing it to compliance.

(05/28/91 - 7 - 3.0090)

Danny Salamone requested information on the Community Redevelopment Committee. Campbell suggested Salamone get with Tom Renner to go over the entire program; at this point the area has only been determined to be blight; now the Committee will meet with a planning firm for recommendations on what to do with the property. Salamone spoke in opposition to this program; feels it will end up being a very costly project for the County.

(05/28/91 - 7 - 3.0344)