

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

**NAME OF APPLICANT**

Wayne Schoppaul  
P. O. Box 3412  
St. Augustine, Fl. 30285

**APPLICATION NUMBER**

SW- 90-004

**DECISION OF  
COUNTY COMMISSION**

**GRANTED**

**GRANTED WITH  
CONDITIONS**

**DENIED**

**LOCATION:** 1071 South Winterhawk Drive

**WAIVER OF SECTION:** Article V - Definition of a Subdivision and  
Section 90.6 which requires fire hydrants.

**DESCRIPTION:** The request is to divide the east half of Lot 135,  
Wildwood Creek III into two lots with an easement to provide  
access.

The St. Johns County Planning & Zoning Agency has determined that the proposal is  
x consistent, \_\_\_\_\_ inconsistent, with the St. Johns County Comprehen-  
sive Plan.

The Planning & Zoning Agency for St. Johns County recommends:

x

Approval

\_\_\_\_\_ Disapproval

Planning and Zoning Meeting of 4-5-90.

**COMMENTS/CONDITIONS/RECOMMENDATIONS:** Staff recommends approval  
subject to submittal of a survey prior to issuance of any permits,  
compliance with Engineering Dept. requirements and the restriction  
of one dwelling unit per lot.

\*See Attached

**DATE OF COMMISSION ACTION:** April 24, 1990

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

By: Craig A. Moquin  
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)

the BCC and Flagler Hospital. Herold stated that Terrell understands that he has to operate within certain strict guidelines or he will not be capable of receiving the support that the County and Flagler Hospital will give him.

(4/24/90 - 2 - 1.0240)

Waldron reported that the Vilano Beach Boat Basin is in dire need of repair and during this particular season there are more individuals boating. Boat trailers and cars are being parked along A1A as the parking lot to the boat basin is filled to capacity. Waldron's concern was with the timing of improvements, in particular, improvements of the parking situation. Waldron set out a plea that the county be very careful, when DOT do their work at the Vilano Bridge, to insist upon a major boat ramp facility for parking. Castle updated the BCC regarding this matter stating that the consulting firm is in the process of obtaining permits for the dredging of the boat basin and relocation of the channel into the boat ramp facility. This project has been ongoing for approximately 1-1/2 years to 2 years and is a new method of disposal of the dredge material through hydraulic spraying into the marsh grasses. The parking situation will be very difficult to address, continued Castle, as there is only so much land in the area to be used for parking at the present time. Waldron suggested going to a new bridge facility but was unsure how this lies.

(4/24/90 - 2 - 1.0394)

Waldron reported that some individuals have approached him concerning the Boating Club Ramp, particularly concerning the gentleman that owns property next to the ramp; he has put up a fence and it is believed the fence is on county right-of-way. Castle responded that he would check into this.

(4/24/90 - 2 - 1.0423)

Waldron commented on a letter he received from Dr. O'Connell pertaining to the health facility, with special emphasis on the approval of request for proposals that were approved in January, 1990, for consulting services to declare a master development plan for the County Health Department and community services. Additionally, Waldron stated the HRS needs direction from the BCC.

(4/24/90 - 2 - 1.0472)

Hearing on SW-90-004/Wayne D. and Elizabeth Schoppaul; waive Article V - Definition of a Subdivision; division of property within a recorded subdivision with creation of an easement; 1071 South Winterhawk Drive. Proof of publication of notice of hearing on SW-90-004 was received, having been published in The St. Augustine Record on March 19, 1990; upon motion by Waldron, seconded by Brubaker, carried 4/0, Bailey was absent, was ordered filed. Wayne Schoppaul was present requesting approval of this application. Napier reported that this is a division of a large lot in a subdivision. Further, this lot is 5 acres and what is being asked is that due to the creation of an easement, the subdivision waiver would allow it to be divided into two 2-1/2 acre lots with one dwelling unit per lot. Upon motion by Herold, seconded by Waldron, carried 4/0, Bailey was absent, to approve SW-90-004/Wayne D. and Elizabeth Schoppaul, subject to the conditions.

(4/24/90 - 2 - 1.0665)

Hearing on SW-90-005/Charles E. and Mollie W. Pellicer; waive Article V - Definition of a Subdivision; division of property with creation of an easement; adjacent to and south of El Granada Subdivision Unit Two. Proof of publication of notice of hearing on SW-90-005 was received, having been published in The St. Augustine Record on March 19, 1990; upon motion by Waldron, seconded by Herold, carried 4/0, Bailey was absent, was ordered filed. Maguire reported that his home abuts this property and since the rezoning has taken place previously, Maguire did not see what benefit this would enable him. However, if there is no objection from anyone in the audience or on the Commission, Maguire will vote. **Editorial Note: No one objected.** Charles Pellicer, 122 Menendez Road requested approval of this application. Napier reported he had no problem with this application subject to the conditions that are indicated. Upon motion by Waldron, seconded by Herold, carried 4/0, Bailey was absent, to approve SW-90-005, subject to the conditions that are indicated.

(4/24/90 - 2 - 1.0831)

Hearing on Major Modification to Ord. 79-73 St. Augustine Shores PUD (note: letter requesting withdrawal has been submitted). Upon motion by Waldron, seconded by Herold, carried 4/0, Bailey was absent, to deny the Major Modification to Ord. 79-73 St. Augustine Shores PUD. The above motion was amended as follows: Upon motion by Waldron, seconded by Herold, carried 4/0, Bailey was absent, to deny the Major Modification to Ord. 79-73 St. Augustine Shores PUD without prejudice.

(4/24/90 - 2 - 1.0897)

Hearing on R-89-058/William and Linda Sanders; rezoning from OR to IW with conditions; located on south side of SR-#16 approx. 1100 feet west of Racetrack Road, Ordinance No. 90-22. Proof of publication of notice of hearing on R-89-058/William and Linda Sanders was received, having been published in The St. Augustine Record on March 15, 1990; upon motion by Brubaker, seconded by Herold, carried 4/0, Bailey was absent, was ordered filed. Ted Pellicer, 28 Cordova Street representing the applicant, requested approval. Deputy Clerk Connie McDaniel was directed to read the conditions into the minutes of this proceeding to