

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

NAME OF APPLICANT

APPLICATION NUMBER

Dunavant Enterprises, Inc.
c/o John Metcalf, P.A.
Pappas & Metcalf
3301 Independent Square
Jacksonville, FL 32202

R-PUD-91-011

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

ORDINANCE #91-37

The request is to rezone the subject property from PUD to PUD (St. Johns Harbor).

*See Attached

DATE OF COMMISSION ACTION: August 27, 1991

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)

Bailey, carried 7/0, was ordered filed. John Metcalf, 3301 Independent Square, representing Dunavant Enterprises, Inc., presented an overview of the development and its major changes. Mike Brown, Northeast Florida Regional Planning Council, 9143 Phillips Highway, presented a brief summary of the major features of the conditions to the development order and their reasons for recommendation. Bailey voiced concern over several items in the Exhibits, to which Zeman and Metcalf answered Bailey's questions. **Motion by Brinkhoff, seconded by Maguire, with roll call vote, adopting Resolution No. 91-130**

Maguire	Yes
Floyd	Yes
Balsavage	Yes
Herold	Yes
Bailey	No
Roberts	Yes
Brinkhoff	Yes

Motion carried 6/1.

RESOLUTION NO. 91-130

A RESOLUTION AND DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS ST JOHNS COUNTY, FLORIDA, APPROVING THE APPLICATION FOR DEVELOPMENT APPROVAL OF SJH PARTNERSHIP, LTD. AND DUNAVANT ENTERPRISES, INC. FOR SAINT JOHNS, A SUBSTANTIAL DEVIATION OF ST. JOHNS HARBOUR AND A DEVELOPMENT OF REGIONAL IMPACT.

(08/27/91 - 7 - 4.0270)

R-PUD-91-010 SJH Partnership (Saint Johns Interchange Parcels) rezoning from PUD and OR to PUD located at I-95 and Nine Mile Road and R-PUD-91-011 Dunavant Enterprises (Saint Johns Development - Six Mile Creek and Turnbull Creek) Rezoning from PUD to PUD located in the area of Pacetti Road, Six Mile Creek, S.R. 16 and 16A, and Turnbull Creek: upon motion by Brinkhoff, seconded by Herold, carried 7/0, were ordered filed. Metcalf stated these were companions to the development order. Napier stated this has been reviewed by Staff and by the Planning and Zoning Agency. Both Staff and Planning and Zoning Agency has recommended approval of both rezonings subject to certain modifications. Bailey commented that she would like to see child day care centers in the development. Metcalf stated they intend to add them. Napier questioned if it was the Board's intent to allow the inclusion of child care centers within the commercial district. Metcalf agreed to these conditions. **Motion by Roberts, seconded by Maguire, with roll call vote, adopting Ordinance No. 91-36 and Ordinance 91-37 (conditions identified in Schedule I).**

Maguire	Yes
Floyd	Yes
Balsavage	Yes
Herold	Yes
Bailey	No
Roberts	Yes
Brinkhoff	Yes

Motion carried 6/1.

Jim Davidson, 4651 Salisbury Road, Jacksonville, voiced appreciation to the BCC for passing the ordinances.

ORDINANCE NO. 91-36

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF PUD AND OR TO PLANNED UNIT DEVELOPMENT.

ORDINANCE NO. 91-37

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF PUD TO PLANNED UNIT DEVELOPMENT.

(08/27/91 - 7 - 4.0504)

Staff Reports: