

ST. JOHNS COUNTY, FLORIDA

ORDER

SUBDIVISION WAIVER

NAME OF APPLICANT

APPLICATION NUMBER

Roger L. Ponce
P.O. Box 2003
St. Augustine, FL 32085-2003

SW-91-002

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

Waiver to Subdivision Regs:

The request is for a waiver of the Subdivision Regulations in order to increase the number of lots in an unrecorded subdivision and also to waive Section 90.6 requiring placement of fire hydrants.

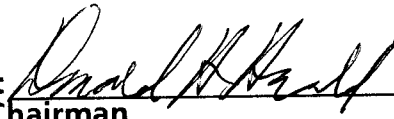
Conditions are as follows:

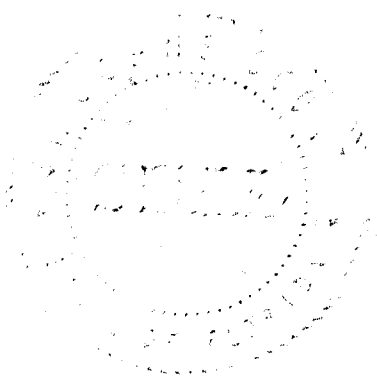
The mobile units be skirted.

*See Attached

DATE OF COMMISSION ACTION: April 9, 1991

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Chairman



ATTEST: CARL "BUD" MARKEL, CLERK

BY: 
DEPUTY CLERK

County and DOT standards and that they would go beyond that and provide a northbound left turn lane; also offered donation of 17' of property; density is low to keep traffic volume low; would not adversely affect the traffic situation. Discussion followed. (3.0544) Kohnke commented again in opposition to the proposed entrance on CR-210; felt that the developer could have placed the entrance on Canal Boulevard. Walker asked for a continuance and requested that each commissioner view the site; repeated that Canal Boulevard was a residential street. **Motion by Brinkhoff, seconded by Herold to approve R-PUD-90-038 T.A.W. Nursery Inc., 20.4 acres, rezoning from OR to PUD for a residential development of 23 single family lots; located on the west of CR-210 and north of Canal Boulevard. No vote taken.** Quillen requested that within the next 2 weeks and prior to the continued hearing, the commissioners view the site. **Subsequently, motion by Brinkhoff, seconded by Roberts, carried 4/0 with Bailey, Floyd and Maguire absent, to continue the hearing until April 23, 1991 at 1:30.**

(04/09/91 - 9 - 3.0700)

Hearing on R-PSD-91-001 Kaslers Inc., four lots located in Ponce de Leon Heights Subdivision, rezoning from RS-3 to PSD to allow continued use under control of PSD of four mobile homes and one single family residence located at 2866 N. Sixth Street, PDH. Proof of publication of the notice of the hearing was received, having been published in the St. Augustine Record on March 8, 1991; upon motion by Brinkhoff, seconded by Balsavage, carried 4/0 with Bailey, Floyd and Maguire absent, was ordered filed. Barry Kass, 3832 Hickory Lane, requested approval of the rezoning. Upon motion by Brinkhoff, seconded by Balsavage, carried 4/0 with Bailey, Floyd and Maguire absent, to adopt R-PSD-91-001 Kaslers Inc., four lots located in Ponce de Leon Heights Subdivision, rezoning from RS-3 to PSD to allow continued use under control of PSD of four mobile homes and one single family residence located at 2866 N. Sixth Street, PDH, Ordinance No. 91-13.

ORDINANCE NO. 91-13

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF RS-3 TO PLANNED SPECIAL DEVELOPMENT.

(04/09/91 - 9 - 3.0780)

Hearing on SW-91-002 Roger L. Ponce, waive Article V Definition of a Subdivision, creating 4 lots with access by a 30' easement and Section 90.6 which requires fire hydrants; off Hill Top Road. Proof of the publication of the notice of the hearing was received, having been published in the St. Augustine Record on March 4, 1991; upon motion by Balsavage, seconded by Brinkhoff, carried 4/0 with Bailey, Floyd and Maguire absent, was ordered filed. Roger Ponce, 2825 Hilltop Road, requested a waiver of the subdivision regulations for the purpose of continued use of the previously granted mobile home sites. Napier stated that the request was recommended for approval with the condition that the mobile units be skirted. Herold asked Ponce if he offered that condition and Ponce said that he did. **Motion by Roberts, seconded by Brinkhoff, carried 4/0 with Bailey, Floyd and Maguire absent, to approve SW-91-002 with conditions.**

(04/09/91 - 8 - 3.0846)

Final Plat for Oak Brook; south and adjacent to Wellington Oaks Unit Two. David Bruner, representing St. Johns Survey Company, said that the final plat was for 318 units; the soil is well drained and the Department of Agriculture placed no limitations on the soil; all permits have been obtained; the construction bond has been received by the County and approved by the county clerk; meets the density and water and sewer requirements of the Comprehensive Plan. Bruner stated that the Engineering Department had requested mitered end sections on the culverts and that that work had been done. Herold asked Holmes for her comments on the other condition listed, that is whether the Board would waive requirements with regard to off site road improvements. Holmes said that the Paving and Drainage Ordinance requires left and right lane road improvements; a waiver has been requested for this requirement but the Engineering Department was recommending that the Board not grant this waiver. Bruner used a drawing to demonstrate the configuration of the subdivision; stated that the subdivision was at the end of a County road with no abutting roads. The developer has provided excess right of way for those who wish to turn around at the end of the County road; there is no traffic hazard or public safety issue involved. Hamilton Upchurch, representing Robert T. Held, the owner, who does business as Bodee Development Company and Darcy Partnership, Limited, gave a brief background of the rezoning of this property. Upchurch stated that Held had wanted to develop the property and had paid half the cost of paving the mile of road leading to the development; Held placed \$37,500 in escrow; the money stayed in escrow for approximately 1 year until the road was paved. Upchurch said that the County has had a paved road which was half paid for by Mr. Held; he put up