

ST. JOHNS COUNTY, FLORIDA

ORDER

SUBDIVISION WAIVER

NAME OF APPLICANT

Stephen P. Joca
3285 Wilderness Circle
Middleburg, FL 32068

APPLICATION NUMBER

SW-91-003

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

Waiver of Section: 90.6 requiring fire hydrants

Conditions are as follows: 1) Provision of central water.

- 2) The wetlands shall be verified by all regulatory agencies having jurisdiction, prior to final Engineering approval.
- 3) Must have a minimum 30' recorded easement, constructed to current County standards - 16' wide stabilized driving surface with drainage swales and must provide turn around (cul-de-sac) within recorded easement at most distant point.
- 4) Must provide a non access buffer adjacent to lot 29 to prevent additional access to easement.
- 5) Reservation of property along Roscoe Blvd for future right-of-way/drainage purposes by provision of a 20' building set-back in addition to established zoning set-back requirements. Said right-of-way shall be dedicated free of cost to the County and upon the request of the County a Fee Simple Title shall be provided.

*See Attached

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DATE OF COMMISSION ACTION: June 25, 1991

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Donald A. Heard
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Patricia DeGrande
DEPUTY CLERK

ST. JOHNS COUNTY, FLORIDA ORDER SUBDIVISION WAIVER

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Stephen P. Joca
3825 Wilderness Circle
Middleburg, Fl. 32068

Application # SW-91-003

- 6) Removal of the existing mobile home within one year of approval.
- 7) Provision of a fire hydrant at such time as sufficient water lines and water pressure is available to the site.

(06/25/91 - 5 - 3.0835)

Continued hearing on SW-91-003 Stephen P. Joca, waive Article V Definition of a Subdivision, creation of 4 lots with easement for access, and Section 90.6 which requires fire hydrants: Letter from Staff recommending approval with conditions. Steve Joca, 3285 Wilderness Circle, Middleburg, Florida, was present and agreed to the conditions. Discussion followed. **Motion by Floyd, seconded by Brinkhoff, carried 7/0, granting SW-91-003 Stephen P. Joca, waive Article V Definition of a Subdivision, creation of 4 lots with easement for access, and Section 90.6 which requires fire hydrants with the following conditions:**

- 1) Provision of central water.
- 2) The wetlands shall be verified by all regulatory agencies having jurisdiction, prior to final Engineering approval.
- 3) Must have a minimum 30' recorded easement, constructed to current County standards - 16' wide stabilized driving surface with drainage swales and must provide turn around (cul-de-sac) within recorded easement at most distant point.
- 4) Must provide a non access buffer adjacent to lot 29 to prevent additional access to easement.
- 5) Reservation of property along Roscoe Blvd. for future right-of-way/drainage purposes by provision of a 20' building set-back in addition to established zoning set-back requirements; said right-of-way shall be dedicated free of cost to the County and upon the request of the County a Fee Simple Title shall be provided.
- 6) Removal of the existing mobile home within one year of approval.
- 7) Provision of a fire hydrant at such time as sufficient water lines and water pressure is available to the site.

(06/25/91 - 6 - 3.1038)

Hearing on E-91-020 Gabye Reynolds Taylor, oyster processing and sales on 5997 A Don Manuel Road, subject to conditions filed with application: Proof of publication of the hearing to consider zoning exception E-91-020 was received having been published in The St. Augustine Record on May 31, 1991, upon **motion by Brinkhoff, seconded by Bailey, carried 7/0, was ordered filed.** Gabye Reynolds Taylor, 5997 A Don Manuel Road, was present. Planning and Zoning Agency report recommending approval with conditions was received. **Motion by Brinkhoff, seconded by Bailey, carried 7/0, granting exception E-91-020 David T. and Gabye Reynolds Taylor for oyster processing and sales at 5997 A Don Manuel Road with the following conditions:**

- 1) Use of approved septic tank system for waste disposal.
- 2) Rebedding of shells.
- 3) No storage at the site.
- 4) No sales after 6:00 P.M.
- 5) No noise shall be generated from the machinery.
- 6) Shall be subject to continuing approval from all other jurisdictional agency requirements.

(06/25/91 - 6 - 3.1154)

Hearing on R-PUD-89-035 Amended, Frank DiMare, Governor's Plantation, rezoning from PUD to OR/RS2 and from OR/RS2 to PUD to relocate entrance roadway in previously approved planned unit development of residential subdivision: Proof of publication of the hearing to consider rezoning R-PUD-89-035 was received having been published in The St. Augustine Record on May 24, 1991, upon **motion by Brinkhoff, seconded by Roberts, carried 7/0, was ordered filed.** A Court Reporter was present recording. Attorney John Bailey was present. Frank DiMare, 3545 US 1 South, was present representing Governor's Plantation. Ted Buckner was present representing the Prairie Creek Property Owners Association; voiced opposition to the proposed entrance road; feels it will violate the security of Prairie Creek. Several property owners of Prairie Creek were present and voiced their concerns. Lengthy discussion followed. DiMare offered and agreed to the following conditions:

- 1) Governor's Plantation, Inc., shall install a security fence of a height of six feet (6) on the northern property line of Lot 61, and the western property line of Lots 62 and 63, all in Prairie Creek, subject to the approval of the owners of such lots.
- 2) Governor's Plantation, Inc., shall place trees of a diameter of six inches (6") on the outer edge of the entrance road's right-of-way at the curb located adjacent to Prairie Creek.
- 3) Governor's Plantation, Inc. shall place speed bumps within the entrance road on either side of the curb located adjacent to Prairie Creek.

(4.0115) **Motion by Roberts, seconded by Brinkhoff, carried 7/0, adopting Ordinance No. 91-30.**