

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

NAME OF APPLICANT	APPLICATION NUMBER
HIDDEN OAKS HOMES, INS. JOHN H. LATSHAW, JR. PAUL C. PORTER	TUP-92-004

DECISION OF COUNTY COMMISSION GRANTED GRANTED WITH CONDITIONS DENIED

(1) The request for placement of temporary mobile sales office is to place on a parcel of land across from the subdivision, and is to be used while the land is being marketed and sold. The intended use is in compliance with practices of similar subdivisions in the area and does not appear to be incompatible with surrounding land uses.
(2) The request is not inconsistent with the St. Johns County Comprehensive Plan.

Therefore, the request for a temporary use permit as stated in the application is granted with the following conditions:

- (1) The use is limited to a maximum of 3 years;
- (2) The mobile unit shall be skirted within 30 days after placement on site;
- (3) The applicant shall comply with all landscaping and land cleaning regulation;
- (4) This approval is subject to Engineering Department approval for compliance with the paving and drainage ordinance; and
- (5) The temporary use permit is non transferable.

DATE OF COMMISSION ACTION: May 12, 1992

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Fred B. Bickel
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Anna Gaetke
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)

agenda for the next regular meeting to present his concern on CRA and the County Commission. Discussion followed.

Motion by Maguire, seconded by Floyd, carried 7/0 to recess for lunch. The meeting thereupon recessed and reconvened at 1:30 p.m. with Brinkhoff, Floyd, Balsavage, Maguire, Roberts, Herold, Meiszer, and Pacetti present.

Also present were: Andy Campbell, Assistant County Administrator; Dr. Wayne O'Connell, Director of Medical Services; Jerry Napier, Planning Director; Stuart Craig, Real Estate Agent; Bobbie Zeman, Growth Management Coordinator.

Commissioner Bailey was not yet present at the meeting.

(05/12/92 - 6 - 3.0034)

7 Public comments:

E.A. Rowe, 6 Alice Street, wants accountability for a gasoline report which Commissioner Floyd has with a blank page in it, Rowe implied that some of the information on this report had been deleted and wanted to know why. Meiszer responded that, as usual, the information Rowe has was incorrect, and explained that the staff was automating the report, and it was going to be done by computer instead of by hand. Brinkhoff requested copies for all the commissioners.

05/12/92 - 6 - 3.0112)

9. Final Plat for Greenridge Unit Two, off Roberts Road, South and adjacent to Unit One.

Napier reported that this was a 68 acre subdivision, with 96 lots on Roberts Road. Napier stated that a construction bond was received in the amount of \$671,731.00, and a warranty bond in the amount of \$33,586.00. Napier stated that PZA and Staff recommended approval of the resolution. Dante Salamone questioned mineral rights below the lots. Napier replied he was not able to address mineral rights. After extensive discussion on the subject, Floyd directed Hurst to find any case law applicable to this subject, and make it available to the commissioners. Motion by Roberts, seconded by Herold, carried 6/0, with Bailey no yet present, to approve Resolution No. 92-78.

RESOLUTION NO. 92-78

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A SUBDIVISION PLAT FOR GREENRIDGE UNIT TWO

(05/12/92 - 6 - 3.0503)

1. [REDACTED], located at Thousand Oaks Boulevard, Ponte Vedra, request is for location of mobile home sales office from date of approval to April 4, 1997. PZA recommended approval, unanimous vote. Proof of publication for a hearing for Temporary Use Permit extending longer than one month, was received having been published in The St. Augustine Record on March 25, 1992.

Paul C. Porter 12, North Gate Drive, Ponte Vedra Beach, Florida, stated that their request was for the installation of a mobile home to allow them to market their property. Napier stated that the PZA recommended approval subject to the following findings; that the intended use is in compliance with practices of similar subdivisions in the area; does not appear to be incompatible with surrounding land uses; and is not inconsistent with the St. Johns County Comprehensive Plan. PZA recommendation of approval was based on the following conditions:

- (1) The use is limited to a maximum of 3 years;
- (2) The mobile unit shall be skirted within 30 days after placement on site;
- (3) The applicant shall comply with all landscaping and land clearing regulation;
- (4) This approval is subject to Engineering Department approval for compliance with the paving and drainage ordinance; and
- (5) The temporary use permit is non transferable.

Motion by Herold, seconded by Floyd, carried 6/0 with Bailey no yet present, to approve TUP-92-004, with conditions.

(05/12/92 - 6 - 3.0623)

11. R PSD 92-002 - St. Augustine Baptist Church, Inc., located at S.R. 16 and Circle Drive 8.6 acres to be rezoned from OR to PSD to locate a church with related facilities. PZA recommends approval, unanimous vote. Proof of publication for