

ORDER OF THE ST. JOHNS COUNTY  
BOARD OF COUNTY COMMISSIONERS

RE: Charles Atherton  
2525 Deerwood Acres Drive  
St. Augustine, FL 32086

FILE NUMBER: SW-93-003

ORDER GRANTING SUBDIVISION WAIVER

The above referenced applicant requested a subdivision waiver pursuant to the St. Johns County Residential Subdivision Regulations to allow the division of the subject property (6.13 acres) into three lots on property located at the south end of Deerwood Acres Drive, west of the Florida East Coast Railroad ROW. On May 20, 1993 the matter came before the Planning and Zoning Agency (PZA) for public hearing, and the PZA recommended approval.

FINDINGS OF FACT

Having considered the application and supporting documents, the staff report dated May 7, 1993, PZA recommendation, the Board of County Commissioners makes the following findings of fact:

- (1) SW-93-003 has been fully considered after public hearing pursuant to legal notice duly published as required by law and the St. Johns County Residential Subdivision Regulations.
- (2) The request is consistent with the requirements of Article XI of the Residential Subdivision Regulations.
- (3) The request is consistent with all applicable zoning ordinance requirements.

(4) The request has received favorable review and recommendation by the Planning & Zoning Agency.

(5) The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area.

NOW THEREFORE, the Board hereby GRANTS the subdivision waiver to divide the subject property into three lots, subject to the following conditions:

- (1) Construction of the easement in compliance with Ordinance 86-4;
- (2) Provision of proof of recording of the proposed easement prior to issuance of building permit;
- (3) Provision of proof of recording of a drainage easment across the existing drainage ponds.
- (4) Only one residence per lot; and,
- (5) No further subdivision of the lots.

DATE OF COMMISSION ACTION: June 22, 1993

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Balsavage  
Chairman, Linda Balsavage

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Wonne Carter  
Deputy Clerk

