

ORDER OF THE ST. JOHNS COUNTY
BOARD OF COUNTY COMMISSIONERS

RE: Craig A. Maguire
Traders Bay Company, Inc.
P.O. Box 1011
St. Augustine, Florida 32085-1011

FILE NUMBER: SW-93-001

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 into four lots ranging in size from 4.0 acres to 6.5 acres, on a portion of Lots 8, 9, 10, 13, 14 and 15, in Section 22, Township 6 South, Range 29 East. On February 18, 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 February 18, 1993, PZA recommendation, the Board of County Commissioners makes the following findings of fact:

- (1) SW-93-001 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 four lots ranging in size from 4.0 acres to 6.5 acres, subject to the following conditions:

- (1) Construction of the easement in compliance with Ordinance 86-4;
- (2) Provision of a survey of the subject property depicting the four lots, and the proposed easement, to be provided prior to issuance of a building permit;
- (3) Provision of proof of recording of the proposed easement prior to issuance of building permit;
- (4) Only one single family residence per lot; and,
- (5) No further subdivision of the lots.

DATE OF COMMISSION ACTION: March 9, 1993

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Quinn Bolawage*
Chairman

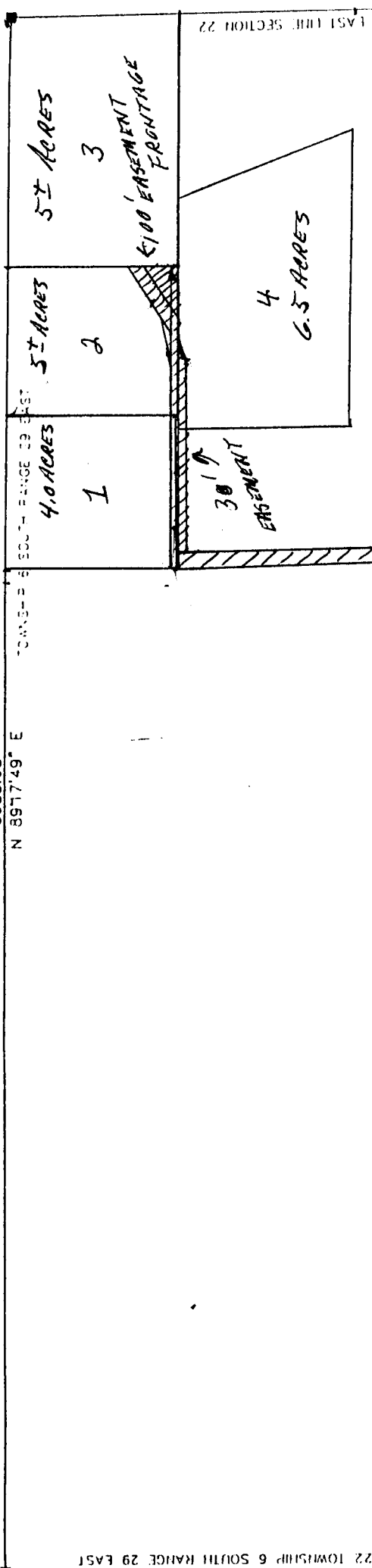
ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Yvonne Carter*
Deputy Clerk



NORTHWEST CORNER OF
THE EAST-HALF OF THE
SOUTHWEST QUARTER
SECTION 22

NORTH LINE SOUTH-HALF SECTION 22



3953.65'
N 89°17'49" E

4.0 ACRES
1
5.1 ACRES
2
5.1 ACRES
3

6.5 ACRES
4

LAST LINE SECTION 22
E 45°53'54" S

30'
FOOT
EASEMENT

3982.33'
S 88°06'06" W

POINT OF BEGINNING
EASEMENT # 2
60' EASEMENT

POINT OF TERMINUS
EASEMENT # 2
50.00' EASEMENT # 2

657.92'

12.4' 1331.55' S 89°00'49" W
 1329.93' S 89°13'57" W
 1329.93' S 89°13'57" W
 3.0'

SOUTH LINE SECTION 22
TOWNSHIP 6 SOUTH RANGE 29 EAST

SOUTH QUARTER CORNER

SOUTHWEST CORNER

SECTION 22 TOWNSHIP 6 SOUTH RANGE 29 EAST

SW-93-001 TRADER BAY COMPANY