

ORDER OF THE ST. JOHNS COUNTY
BOARD OF COUNTY COMMISSIONERS

RE: Mrs. Edeth B. Cochran
760 Worth Road
Jacksonville, Florida 32259

FILE NUMBER: SW-93-008

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 as described in said request (file SW-93-008) into one lot, measuring 1+ acres, on property located off Worth Road without recording an approved plat and without provision of fire hydrants. On September 2, 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 August 20, 1993, PZA recommendation, the Board of County Commissioners makes the following findings of fact:

- (1) SW-93-008 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 one lot without recording an approved plat and without provision of fire hydrants subject to the following conditions:

- (1) Improvement on the proposed access easement in compliance with Ordinance 86-4;
- (2) Provision of proof of recording of the proposed access easement prior to issuance of building permit;
- (3) Only one residence per lot; and
- (4) No further subdivision of lots.
- (5) The parcel containing .318 acres to be sold to the adjacent property owner and a recorded sale be presented to staff prior to building permits being issued.

DATE OF COMMISSION ACTION: September 28, 1993

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Rincon Padavano
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Yvonne Carter
Deputy Clerk

