

ORDER OF THE ST. JOHNS COUNTY
BOARD OF COUNTY COMMISSIONERS

RE: Edgar L. Smith, Jr.
1 Shady Lane
Ponte Vedra Beach, FL 32082

FILE NUMBER: SW-93-006

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-93-006) into four lots, measuring 1+ acres, on property located on Shady Lane without recording an approved plat and without provision of fire hydrants. On August 19, 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 6, 1993, PZA recommendation, the Board of County Commissioners makes the following findings of fact:

- (1) SW-93-006 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.
- (6) Hardship to the applicant does exist on the basis of the fact that there is no water main sufficient to handle a fire hydrant adjacent to the subject property and the nearest water main sufficient is in excess of a half mile away.

NOW THEREFORE, the Board hereby GRANTS the subdivision waiver to divide the subject property into four lots without recording an approved plat and without provision of fire hydrants subject to the following conditions:

- (1) Only one residence per lot; and
- (2) No further subdivision of lots.

DATE OF COMMISSION ACTION: September 14, 1993

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Linn Balseage*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Irma Casetti*
Deputy Clerk