

ORDER OF THE ST. JOHNS COUNTY
BOARD OF COUNTY COMMISSIONERS

RE: George & Jeannette Doran
2057 River Oak Drive
Jacksonville, FL 32259

FILE NUMBER: SW-93-004

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 three lots, measuring approximately .3577 acres, 1 acre, and 1.83 acres, on property located at the south end of River Oaks Drive. On June 3, 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 21, 1993, PZA recommendation, the Board of County Commissioners makes the following findings of fact:

- (1) SW-93-004 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

