

BOARD OF COUNTY COMMISSIONERS

RE: Michael R. Stevens
148 North Blvd.
St. Augustine, FL 32095

FILE NUMBER: SW-93-002

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 two lots measuring approximately 100' x 200' and 105' x 225', on property located at 148 North Boulevard, west 100' of Block W in Jackson Park as recorded in Map Book 3 Page 51. On April 15, 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 March 22, 1993, PZA recommendation, the Board of County Commissioners makes the following findings of fact:

- (1) SW-93-002 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.

compatible with development patterns in the surrounding area.

NOW THEREFORE, the Board hereby GRANTS the subdivision waiver to divide the subject property into two lots measuring approximately 100' x 200' and 105' x 225', 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) Only one residence per lot; and,
- (4) No further subdivision of the lots.

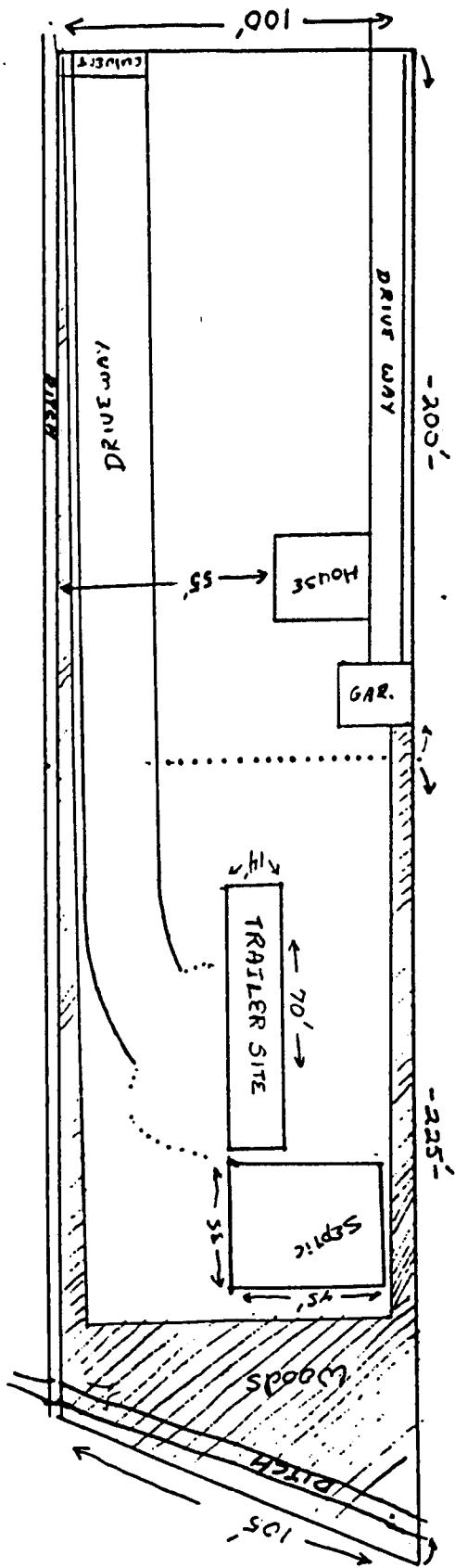
DATE OF COMMISSION ACTION: April 27, 1993

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Quinn Balsavage*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Irma Gacette*
Deputy Clerk



511-92-112

Subject Property



SECRET'S AERIAL PHOTOS PISBAND #1360M

ST. JOHNS COUNTY, FLORIDA

36, 53 54 65 29E 4D 36N

17 280 17 280

SEE 4D/365

272

55 POUND HIGHWAY

36 JOURNAL SQUARE

17 280 17 280

SW-93-002