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ORDER OF THE ST. JOHNS COUNTY  
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

RECEIVED  
ST. JOHNS COUNTY CLERK

RE: John D. Nock  
6741 Hidden Creek Boulevard  
St. Augustine, FL 32086

'95 APR -7 P3:32

FILE NUMBER: SW-94-002

*Carl Paul Mackey*  
CLERK, COUNTY COMMISSION

CORRECTED ORDER  
GRANTING SUBDIVISION WAIVER

This corrected order is rendered solely to correct a scrivener's error by replacing RS-1 with RS-2 in the second to last paragraph of this Order.

The above-referenced applicant requested a subdivision waiver (SW) pursuant to St. Johns County Residential Regulations to waive the platting/recording, and fire hydrant requirements of the Subdivision Regulations to allow the division of a parcel on the north side of State Road 206 adjacent to Hidden Creek Boulevard and abutting Lot 1 of Hidden Creek Estates Subdivision into two one acre lots and the remainder of the subject property (the north 132') which is to be used solely as a portion of the applicant's Lot 1 of Hidden Creek Estates Subdivision. The additional lots are to be accessed by a 30' easement extending from State Road 206.

On August 18, 1994, this matter came before the Planning and Zoning Agency (PZA) for public hearing, and the PZA recommended approval. This matter was set for public hearing before the St. Johns County Board of County Commissioners on October 11, 1994.

FINDINGS OF FACT AND ORDER

Having considered the application, supporting documents, staff report, testimony and the PZA recommendations, the Board of County Commissioners makes the following Findings of Fact.

1. The application, SW 94-002, 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 application for subdivision waiver meets the criteria for a hardship as established by Article XI, Section 110.0 of the Residential Subdivision Regulations;

3. The requested subdivision waiver meets the general standards and objectives of the Residential Subdivision Regulations;
4. The request for variance is not detrimental to the surrounding property owners and land uses;
5. The request for subdivision waiver is not detrimental to the health, safety and welfare of the residents or workers in the area.

NOW THEREFORE, the Board of County Commissioners hereby grants the requested subdivision waiver to divide the subject property into one parcel to be used as a part of Lot 1 of Hidden Creek Estates Subdivision and into two additional one acre lots accessed by a 30' stabilized easement as described in the application, extending north from State Road 206, subject to the conditions that the new lots and/or portions of or allowed to be created by this waiver be properly rezoned to RS-2 within one year of the date of this commission action. It shall be the responsibility of the applicant and/or his successors in interest to properly apply for and obtain said rezoning or this waiver shall become null and void. St. Johns County Board of County Commissioners is not hereby committed to granting said rezoning, which shall only be granted in accordance with applicable State law and County ordinances upon due application.

Any appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County within 30 days of the filing of this order with the Clerk.

DATE OF COMMISSION ACTION: October 11, 1994

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward  
Its Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: Yvonne Carter  
Deputy Clerk

cc: Planning and Zoning Dept.  
John D. Nock