

ORDINANCE NUMBER: 2012- 5

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE MOULTRIE LAKES COMMERCIAL PARK PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1986-83, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Records of
St. Johns County, FL
Clerk # 2012012802,
O.R. 3533 PG 1184-1194
03/07/2012 at 04:22 PM,
REC. \$45.00 SUR. \$50.00

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, the development of the lands within this Major Modification shall proceed in accordance with the application dated September 7, 2011 and the revised application dated November 9, 2011 in addition to supporting documents and statements from the applicant which are a part of Zoning File MAJMOD 2011-10, for a Major Modification to the Moultrie Lakes Planned Unit Development (PUD) Ordinance Number 1986-83, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Moultrie Lakes PUD shall proceed in accordance with Ordinance 1986-83, as amended, including the Application for Major Modification and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Moultrie Lakes PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Moultrie Lakes PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Moultrie Lakes PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Moultrie Lakes PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Map and Text for the Moultrie Lakes PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Moultrie Lakes PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 1986-83 as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Moultrie Lakes PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 21 DAY OF February 2012.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

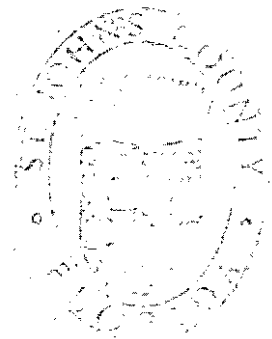
BY: Mark P. Miner
Mark P. Miner, Chair

REVISION DATE 02/23/12

ATTEST: **CHERYL STRICKLAND, CLERK**

BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE DATE: 02/24/12



Major Modification

Application Number: MAJMOD 2011000010
Project Name: Moultrie Lakes Commercial Park
Applicant: Frank DiMare

December 14, 2011

Please find attached the following legal descriptions for the above Major Modification.
This should complete the application comments.

PID 098370-0210 1730 Tree Blvd.
 1701 Lakeside Ave.
 1703 Lakeside Ave.

PID 098370-0300 1702 Lakeside Ave.
 1704 Lakeside Ave.

PID 098370-0230 1711 Lakeside Ave.

PID 098370-0240 1715 Lakeside Ave.

PID 098370-0150 1755 Lakeside Ave.



W. Frank DiMare

1730 TREE BLVD

PID 098370-0210 (SOUTH) D.R. 1055 PG 0876

EXHIBIT "A"

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 1.0434 ACRES, MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 1,003.77 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 03 SECONDS WEST 680.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST 16.00 FEET TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 792, PAGE 1062, PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST, ON THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 792, PAGE 1062, A DISTANCE OF 270.00 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 03 SECONDS WEST, ON THE EAST LINE OF A 60 FOOT WIDTH ROAD, 135.00 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 25.00 FEET; THENCE ON SAID CURVE AND ON THE SOUTHEASTERLY LINE OF A ROAD, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 57 SECONDS EAST, TANGENT TO SAID CURVE AND ON THE SOUTH LINE OF A 60 FOOT WIDTH ROAD, 247.37 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 25 FEET; THENCE ON SAID CURVE AND ON THE SOUTHWESTERLY LINE OF A CUL-DE-SAC, THROUGH A CENTRAL ANGLE OF 30 DEGREES 21 MINUTES 08 SECONDS, AN ARC DISTANCE OF 13.24 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 03 SECONDS EAST 156.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER, UNDER AND ACROSS THE ROADS AND RIGHTS-OF-WAY AS ESTABLISHED IN THE FINAL DEVELOPMENT PLAN OF THE PLANNED UNIT DEVELOPMENT ORDINANCE #86-83 OF THE COUNTY COMMISSION OF ST. JOHNS COUNTY, FLORIDA, CAPTIONED "MOULTRIE LAKES COMMERCIAL PARK" AS MAY BE AMENDED FROM TIME TO TIME PROVIDED, HOWEVER, THAT THE LOCATION OF THE ROADS AND RIGHTS-OF-WAY MAY NOT BE CHANGED WITHOUT PROVIDING PROPER INGRESS AND EGRESS TO AND FROM THE PARCEL ABOVE DESCRIBED TO AND FROM DEDICATED PUBLIC RIGHTS-OF-WAY.

1701 LAKE SIDE AVE

1703 LAKE SIDE AVE

PID 098370-0210 (NORTH)

COPY

EXHIBIT "A"

Commencing at the Southeast corner of the Northeast Quarter of said Section 25; thence South 89 degrees 39 minutes 22 seconds West, on the South line of said Northeast Quarter of Section 25; a distance of 420.27 feet; thence North 00 degrees 20 minutes 38 seconds West 833.96 feet; thence North 89 degrees 37 minutes 29 seconds East 438.90 feet, to the Point of Beginning at the Southeast corner of the herein described parcel of land; thence South 89 degrees 37 minutes 29 seconds West 18.35 feet to a point on a non tangent curve concave Southerly and having a radius of 60 feet; thence Easterly on the arc of said curve, through a central angle of 46 degrees 12 minutes 45 seconds, an arc distance of 48.39 feet; thence South 89 degrees 29 minutes 00 seconds West, along the North right-of-way of Lakeside Drive, for a distance of 202.07 feet; thence North 00 degrees 27 minutes 06 seconds West 321.96 feet; thence North 85 degrees 39 minutes 09 seconds East 151.97 feet; thence North 41 degrees 06 minutes 00 seconds East 193.17 feet; thence South 00 degrees 27 minutes 06 seconds East 546.07 feet to the Point of Beginning.

1702 LAKESIDE AVE
1704 LAKESIDE AVE

PID 098370-0300



OR1551P60719

DESCRIPTIONS:

WEST PART LOT 0-5

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 1, SOUTH, RANGE 24 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 1.62 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25, THENCE SOUTH 89 DEGREES 39 MINUTES 22 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 420.27 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 38 SECONDS WEST 550.31 FEET; THENCE NORTH 51 DEGREES 35 MINUTES 24 SECONDS WEST 112.69 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 173.84 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 5.72 FEET; THENCE SOUTH 82 DEGREES 07 MINUTES 00 SECONDS WEST 278.71 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 09 SECONDS WEST 64.00 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 04 SECONDS WEST, ON THE EAST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 742, PAGE 1060, PUBLIC RECORDS OF SAID COUNTY, 105.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 51 SECONDS EAST 15.00 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 09 SECONDS WEST 156.59 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT WITH RADIUS OF 25.00 FEET; THENCE ON SAID NON TANGENT CURVE TO THE RIGHT AND ON THE SOUTH RIGHT OF WAY LINE OF LAKESIDE DRIVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 33 MINUTES 12 SECONDS, AN ARC DISTANCE OF 18.57 FEET (CHORD SOUTH 36 DEGREES 43 MINUTES 56 SECONDS EAST 18.14 FEET) TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 154 DEGREES 07 MINUTES 29 SECONDS AN ARC DISTANCE OF 166.40 FEET (CHORD NORTH 85 DEGREES 28 MINUTES 55 SECONDS EAST 167.95 FEET); THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, NORTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 18.35 FEET; THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 29 SECONDS EAST, ON THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 663, PAGE 2024, PUBLIC RECORDS OF SAID COUNTY, 178.30 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 38 SECONDS WEST 205.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER, UNDER AND ACROSS THE ROADS AND RIGHTS OF WAY AS ESTABLISHED IN THE FINAL DEVELOPMENT PLAN OF THE PLANNED UNIT DEVELOPMENT ORDINANCE #66-83 OF THE COUNTY COMMISSION OF ST. JOHNS COUNTY, FLORIDA, CAPTIONED "MOULTRIE LAKES COMMERCIAL PARK" AS MAY BE AMENDED FROM TIME TO TIME PROVIDED, HOWEVER, THAT THE LOCATION OF THE ROADS AND RIGHTS OF WAY MAY NOT BE CHANGED WITHOUT PROVIDING PROPER INGRESS AND EGRESS TO AND FROM THE PARCEL ABOVE DESCRIBED TO AND FROM DEDICATED PUBLIC RIGHTS OF WAY.

20 FOOT DRAINAGE EASEMENT

A STRIP OF LAND 20 FEET IN WIDTH IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1, SOUTH, RANGE 24 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 25, THENCE SOUTH 89 DEGREES 39 MINUTES 22 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 420.27 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 38 SECONDS WEST 550.31 FEET; THENCE NORTH 51 DEGREES 35 MINUTES 24 SECONDS WEST 112.69 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 173.84 FEET; THENCE SOUTH 82 DEGREES 07 MINUTES 00 SECONDS WEST 241.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 82 DEGREES 07 MINUTES 00 SECONDS WEST 20.11 FEET; THENCE NORTH 01 DEGREE 45 MINUTES 25 SECONDS WEST 190.16 FEET TO A NON TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE EASTERLY ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 15 MINUTES 17 SECONDS, AN ARC DISTANCE OF 20.16 FEET (CHORD SOUTH 07 DEGREES 00 MINUTES 45 SECONDS EAST 20.07 FEET); THENCE SOUTH 01 DEGREE 45 MINUTES 25 SECONDS EAST 186.36 FEET TO THE POINT OF BEGINNING.

1/2

1702 LAKE SIDE AVE
1704 LAKE SIDE AVE

PID 098370-0300

OR1551P60720

COPY

40 FOOT EASEMENT

40 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES A PARCEL OF LAND IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 24 EAST, ST. JOHN COUNTY, FLORIDA, CONTAINING 0.19 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 39 MINUTES 22 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 420.27 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 38 SECONDS WEST 558.31 FEET; THENCE NORTH 31 DEGREES 35 MINUTES 24 SECONDS WEST 112.69 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 172.12 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 38 SECONDS WEST 105.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 222.08 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE EASTERLY ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 12 MINUTES 45 SECONDS, AN ARC DISTANCE OF 48.39 FEET (CHORD FOR SAID CURVE BEING NORTH 31 DEGREES 28 MINUTES 50 SECONDS EAST 47.09 FEET); THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 18.35 FEET; THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 29 SECONDS EAST ON THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 665, PAGE 2024, PUBLIC RECORDS OF SAID COUNTY, 178.90 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 38 SECONDS EAST 40.00 FEET TO THE POINT OF BEGINNING.

2/2

1711 LAKESIDE AVE

O.R. 1198 PG 1321

PID 098370-0230

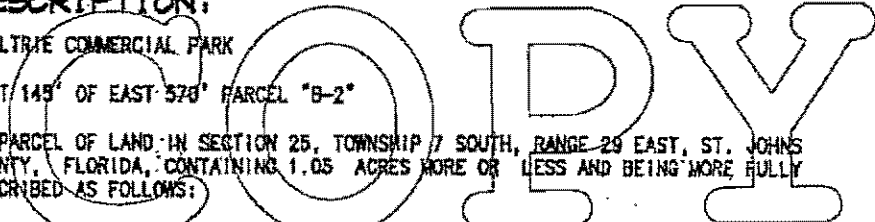
EXHIBIT "A"

DESCRIPTION:

MOULTRE COMMERCIAL PARK

WEST 145' OF EAST 570' PARCEL "B-2"

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 1.05 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 39 MINUTES 22 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTH EAST QUARTER OF SECTION 25, A DISTANCE OF 420.27 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 38 SECONDS WEST 833.80 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS WEST, ON THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICAL RECORDS BOOK 865, PAGE 2024, PUBLIC RECORDS OF SAID COUNTY, 438.90 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 08 SECONDS WEST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICAL RECORDS BOOK 865, PAGE 2024, A DISTANCE OF 546.07 FEET; THENCE SOUTH 41 DEGREES 08 MINUTES 00 SECONDS WEST 193.17 FEET; THENCE SOUTH 85 DEGREES 39 MINUTES 09 SECONDS WEST 251.24 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 28 SECONDS WEST 32.17 FEET; THENCE SOUTH 87 DEGREES 04 MINUTES 00 SECONDS WEST 44.87 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 00 DEGREES 27 MINUTES 08 SECONDS EAST 345.59 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 51 SECONDS WEST, ON THE NORTH LINE OF A 80 FOOT WIDTH ROAD, 145.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 08 SECONDS WEST 302.53 FEET; THENCE NORTH 85 DEGREES 39 MINUTES 09 SECONDS EAST 111.84 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 00 SECONDS WEST 34.15 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 00 SECONDS EAST, ACROSS THE SOUTH END OF SUNRISE BOULEVARD OF ST. AUGUSTINE HEIGHTS - UNIT "A", AS RECORDED IN MAP BOOK 10, PAGES 52 AND 53, PUBLIC RECORDS OF SAID COUNTY, 35.13 FEET TO THE POINT OF BEGINNING.

DRAINAGE EASEMENT

A 20 FOOT WIDTH PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 37, BLOCK 5, ST. AUGUSTINE HEIGHTS - UNIT "A", AS RECORDED IN MAP BOOK 10, PAGES 52 AND 53 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87 DEGREES 04 MINUTES 00 SECONDS WEST, ON THE SOUTH END OF SUNRISE BOULEVARD (AN 80 FOOT WIDTH RIGHT OF WAY), A DISTANCE OF 44.87 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 08 SECONDS EAST 131.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 08 SECONDS EAST 160.96 FEET; THENCE SOUTH 08 DEGREES 41 MINUTES 15 SECONDS WEST 53.51 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 51 SECONDS WEST, ON THE NORTH LINE OF A 80 FOOT WIDTH ROAD, 20.18 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 15 SECONDS EAST 215.74 FEET TO THE POINT OF BEGINNING.

DESCRIPTION:

MOULTRIE COMMERCIAL PARK

WEST 145' OF EAST 425' PARCEL "B-2"

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 7 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 1.09 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 38 MINUTES 22 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTH EAST QUARTER OF SECTION 25, A DISTANCE OF 420.27 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 38 SECONDS WEST 833.80 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS WEST, ON THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICAL RECORDS BOOK 885, PAGE 2024, PUBLIC RECORDS OF SAID COUNTY, 438.80 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 08 SECONDS WEST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICAL RECORDS BOOK 885, PAGE 2024, A DISTANCE OF 548.07 FEET; THENCE SOUTH 41 DEGREES 08 MINUTES 00 SECONDS WEST 193.17 FEET; THENCE SOUTH 85 DEGREES 39 MINUTES 09 SECONDS WEST 152.22 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 00 DEGREES 27 MINUTES 06 SECONDS EAST 321.94 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 51 SECONDS WEST, ON THE NORTH LINE OF A 80 FOOT WIDTH ROAD, 145.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 08 SECONDS WEST 345.59 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 00 SECONDS EAST, ACROSS THE SOUTH END OF SUNRISE BOULEVARD OF ST. AUGUSTINE HEIGHTS - UNIT "A", AS RECORDED IN MAP BOOK 10, PAGES 52 AND 53, PUBLIC RECORDS OF SAID COUNTY, 44.87 FEET TO THE SOUTHWEST CORNER OF LOT 37, BLOCK 5; OF SAID ST. AUGUSTINE HEIGHTS - UNIT "A"; THENCE SOUTH 02 DEGREES 53 MINUTES 28 SECONDS EAST 32.17 FEET; THENCE NORTH 85 DEGREES 39 MINUTES 09 SECONDS EAST 99.02 FEET TO THE POINT OF BEGINNING.

DRAINAGE EASEMENT

A 20 FOOT WIDTH PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 37, BLOCK 5, ST. AUGUSTINE HEIGHTS - UNIT "A", AS RECORDED IN MAP BOOK 10, PAGES 52 AND 53 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87 DEGREES 04 MINUTES 00 SECONDS WEST, ON THE SOUTH END OF SUNRISE BOULEVARD (AN 80 FOOT WIDTH RIGHT OF WAY), A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 41 MINUTES 15 SECONDS WEST 288.34 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 08 SECONDS WEST 193.95 FEET; THENCE NORTH 06 DEGREES 41 MINUTES 15 SECONDS EAST 133.30 FEET TO SAID SOUTH END OF SUNRISE BOULEVARD; THENCE NORTH 87 DEGREES 04 MINUTES 00 SECONDS EAST, ON SAID SOUTH END OF BOULEVARD, 20.29 FEET TO THE POINT OF BEGINNING.

1755 LAKE SIDE AVE

PID 098370-0150

OR1952PG0035

EXHIBIT "A"

Commence at the Southeast corner of the Northeast 1/4 of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida, thence run South $89^{\circ}04'57''$ West along the South line of said Northeast 1/4 1925.73 feet to the East Right of Way of the Florida East Coast Railroad; thence run North $03^{\circ}30'17''$ West along said Right of Way 525.55 feet to the POINT OF BEGINNING; thence run North $89^{\circ}04'57''$ East, 295.69 feet; thence run North $00^{\circ}55'03''$ West 195 feet; thence by curve to the Right, having a radius of 180 feet; run North $04^{\circ}01'51''$ East 31.05 feet (being the Chord Bearing and Distance); thence run South $89^{\circ}04'57''$ West, 305.57 feet to the aforesaid Right of Way of the Florida East Coast Railroad; thence run South $03^{\circ}30'17''$ East along said Right of Way, 226.17 feet to the POINT OF BEGINNING.

Light Manufacturing/Warehousing

A total of 22.5 acres is planned for light manufacturing and warehousing use. The area will consist of various sized parcels to be developed individually. Roads, drainage and other public facilities shall be installed and provided at such time as the final development plans and construction plans are approved.

Allowable Uses will include the following:

- a. Distribution, jobbers, retailers, storage, warehousing and wholesaling with all merchandise stored within an enclosed building.
- b. Light manufacturing, processing, including food processing (excluding fish, meat, and poultry food processing), printing, publishing and/or similar uses, but not automobile wrecking, storage, junkyard, scrap processing or heavy equipment.

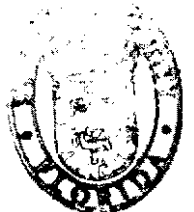
No manufacturing uses shall be allowed north of the east/west axis road (Lakeside Avenue); adjacent to St. Augustine Heights Subdivision.

- c. Service establishments catering to commerce shall also include home equipment rental, building trade contractors, business machines sales and service, freight movers, and similar uses
- d. All types of professional and business offices, and all uses listed under Commercial/Office as described in the PUD text.

For the purposes of this section, light manufacturing shall be considered the manufacture of articles and goods which do not generate noxious odors, noise, wastes, etc.

As for any use in this category, they shall be conducted entirely within a closed building and shall include no outside storage (except for service vehicles), shall not emit air pollutants so as to be subject to review by the State of Environmental regulations under it's permitting procedures, shall not create fugitive emissions and shall not create noise levels which exceed 65 decibels.

APPROVED AND OFFICIAL SEAL
THIS 20th DAY OF March 20 19
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: Vernice King D.C.



DIMARE CONSTRUCTION
W FRANK DIMARE
3545 U 1 SOUTH S
ST AUGUSTINE FL 32086

Ref.#: L014-12
P.O.#: MOULTRIELKSC

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SHAWNE' H O**
who on oath says that he/she is an Employee of the St. Augustine Record
a daily newspaper published at St. Augustine in St. Johns County, Florida
that the attached copy of advertisement being a **NOTICE OF HEARIN**

In the matter of **MAJMOD 2011-10 - MOULTRIE LAKES COMM I**
was published in said newspaper on **01/04/2012**

Affiant further says that the St. Augustine Record is a newspaper publish
at St. Augustine, in said St. Johns County, Florida, and that the said news
heretofore has been continuously published in said St. Johns County, Flo
each day and has been entered as second class mail matter at the post offi
City of St. Augustine, in said St. Johns County, for a period of one year p
the first publication of the copy of advertisement; and affiant further says
he/she has neither paid nor promised any person, firm or corporation any
rebate, commission or refund for the purpose of securing the advertiser
publication in the said newspaper.

Sworn to and subscribed before me this 4th day of January 2012
by Shawne' H O who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



(Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida on Thursday, January 19, 2012 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency, and on Tuesday, February 21 2012 at 9:00 a.m. by the Board of County Commissioners to consider a Major Modification to the Moultrie Lakes Commercial Park Planned Unit Development.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE MOULTRIE LAKE COMMERCIAL PARK PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1984-03, AS AMENDED, MAKING FINDINGS OF FACT, REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located north of 312, off of Lakeside Ave. and Tree Blvd. within St. Johns County, Florida.



This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department, at the Permit Center, 4040 Levels Speedway, St. Augustine, Florida, and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Levels Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0430 or of the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY **BOARD OF COUNTY COMMISSIONERS**
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
BRAD NELSON, CHAIR MARK P. MINER, CHAIR

FILE NUMBER: MAJMOD 2011-10 MOULTRIE LAKES COMMERCIAL PARK
L014-12 Jan 4, 2012



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 27, 2012

Ms. Cheryl Strickland
Secretary
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated February 23, 2012 and certified copy of Ordinance No. 2012-05, which was filed in this office on February 24, 2012.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/srd

2012 FEB 29 PM 3:50
RECEIVED
SECRETARY OF STATE