

RESOLUTION NO: 86-181

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, MODIFYING THE TERMS AND PROVISIONS OF PLANNED SPECIAL DEVELOPMENT ORDINANCE NO. 84-52, AS AMENDED BY ORDINANCE NO. 85-24.

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

Section 1. At the request of Huntley-Jiffy Stores, Inc., the provisions of Planned Special Development Ordinance Number 84-52, as amended by Ordinance Number 85-24, are hereby modified as follows:

(a) One building in Phase I may be used as a convenience store with the sale of gasoline and beer and wine for off premises consumption.

(b) In addition to the two ingress/egress points permitted on Mickler Road, an additional ingress/egress point, to be constructed according to Florida Department of Transportation and St. Johns County standards, ^{may} ~~shall~~ be permitted on Highway ALA North.

(c) A six foot high wooden fence shall be erected along the entire western boundary of the property.

(d) *Shall be as supplemented by Addendum attached hereto.*

Section 2. Development of the real property described in said Planned Special Development Ordinance, shall proceed in accordance with the ordinance as amended and as modified by this resolution and the modified site plan submitted by applicant, dated November 18, 1986 and filed in zoning file R-PSD-84-27.

Section 3. All other provisions of said Planned Special Development Ordinance, as amended by Ordinance Number 85-24, which are not in conflict with the provisions hereof, shall remain in full force and effect.

Section 4. This Resolution shall take effect upon its passage.

PASSED IN OPEN SEESION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 9th day of December, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Phyllis L. Lydon
Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY Cheryl Kent
Deputy Clerk

ADDENDUM TO MAJOR MODIFICATION TO
PLANNED SPECIAL DEVELOPMENT ORDINANCE § 84-52

In addition to the modifications requested in the original application, the applicant requests the following provisions be incorporated in Planned Special Development Ordinance § 84-52:

1. The number of buildings to be developed on the property shall be reduced from 17 to 8, consisting of a convenience store, a restaurant and 6 business and professional office buildings.

2. No construction shall occur in the two wetland areas shown on the modified site plan revised on November 18, 1986. The northernmost wetland area shall remain in its natural state and the southern wetland area shall be utilized as a detention pond.

will submit rendering for plan
3. The architectural style of the restaurant and office buildings shall be similar to the architectural style of the convenience store as represented in the rendering of same exhibited at the public hearings.

4. The percentage of the property to be covered by buildings, green area and parking area is shown on the modified site plan revised on November 18, 1986.

5. The applicant shall comply with all applicable parking, drainage and Greenlaw requirements of St. Johns County.

6. In addition to the requested access off Highway A-1-A North, the applicant shall construct at its expense any deceleration, acceleration or turn lanes required by the Department of Transportation.

7. The location and size of all proposed signage is shown on the modified site plan revised on November 18, 1986.

8. Fire protection and hydrants shall be provided in accordance with all applicable standards and requirements of St. Johns County.

9. The property shall be served by a central water and sewer system ~~currently serving the surrounding area.~~ *Served from outside the PSD.*

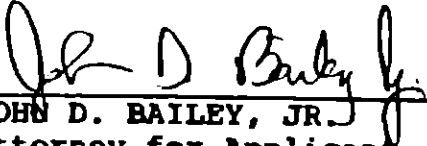
10. All applicable permits and/or letters of exemption from all regulatory agencies with jurisdiction over the property, including the Florida Department of Environmental Regulation, St. Johns River Water Management District and U. S. Army Corp of Engineers, *and Florida Department of Transportation* must be submitted to St. Johns County prior to the issuance of any building permits for construction on the property.

11. In recognition of the environmentally sensitive character of the site, all underground fuel tanks installed within the project shall be double walled, epoxy lined and be fitted with internal sensor devices to detect any leakage.

12. All building code, zoning ordinance and land use development regulations of St. Johns County are applicable to this development, except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan. Modification to approved development plans by variance or special exception shall be prohibited.

Respectfully submitted this 19th day of November,
1986.

UPCHURCH, BAILEY AND UPCHURCH P.A.



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