

RESOLUTION NO. 87-66

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN FOR
JULINGTON SQUARE,
A PORTION OF TRACT F, AS SHOWN ON
THE PLAT OF JULINGTON CREEK, UNIT ONE
LOCATED WITHIN THE PARCEL OF LAND
ZONED "PUD" PURSUANT TO ORDINANCE #82-14

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

SECTION 1: Pursuant to a request for approval made by Fort Development Company in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Board, the Final Development Plan attached hereto as Exhibit "A" is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit "B", and in the amendment to Exhibit "B" filed on March 19, 1987.

all of which are incorporated into the Final Development Plan and made a part thereof and hereof.

BOARD OF COUNTY COMMISSIONERS

of St. Johns County

BY: *Shyllie S. Lydon*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Cheryl Kent*
Deputy Clerk

Adopted regular meeting: April 14, 1987

Effective: April 14, 1987

AMENDMENT TO EXHIBIT "B"
TO FINAL DEVELOPMENT PLAN FOR
JULINGTON SQUARE

FILED
3/19/87

The Applicant, FORT DEVELOPMENT COMPANY, hereby amends Exhibit "B" to the above Final Development Plan by incorporating the following provisions therein:

1. The existing billboard located within the sign easement near the intersection of State Road 13 and Race Track Road, shall be removed upon commencement of construction of the Shopping Center.

2. All references to the Planned Unit Development (PUD), contained in Exhibit "B" shall be considered a reference to the Final Development Plan (FDP).

3. The 6 foot high wood privacy fence specified in Section 9-1-7 of Exhibit "B" shall be constructed along the entire Eastern and Southern boundaries of the site.

4. The Applicant reserves the right to make minor adjustments to the site plan in order to conform to St. Johns County Development Standards.

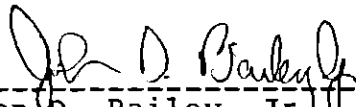
5. The two signs for the Shopping Center located near the entrances from State Road 13 and Race Track Road shall be set back at least 3 feet from the Right-of-Way and 75 feet from the edge of pavement of said roadways. A rendering of said signs, showing the height, size, color and lighting of same, is submitted herewith as Exhibit "C".

6. The Developer shall install a traffic light at the Westernmost entrance from Race Track Road, in accordance with St. Johns County specifications, prior to the issuance of any certificates of occupancy for the Shopping Center.

7. The permitted uses within the Final Development Plan as specified in Section 8-4-3 of Exhibit "B", shall include a Restaurant serving alcoholic beverages for on-premises consumption in connection with food service and a drive-in window for a Dry Cleaners to be located at the Southwest corner of the Shopping Center building. These uses will be in addition to those specified in Section 8-4-3 of Exhibit "B".

8. All building code, zoning ordinance, and other land use and 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 or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

Respectfully submitted,



John D. Bailey, Jr.
UPCHURCH, BAILEY and UPCHURCH, P.A.
Attorneys for Applicant

EXHIBIT B TO
FINAL DEVELOPMENT PLAN
FOR JULINGTON SQUARE,

A portion of Tract F, as shown
on the Plat of Julington Creek
Unit One

Applicant: FORT DEVELOPMENT COMPANY
Attorney for Applicant:
UPCHURCH, BAILEY and UPCHURCH, P.A.

By: John D. Bailey, Jr.
John D. Bailey, Jr.

8-4-1 Density of Development

As depicted in the final development plan attached hereto, the total ground area to be occupied by buildings and structures equals 18 percent of the total ground area of the real property. While the exact locations of the buildings may vary slightly, the size of the buildings and number of units will not change.

8-4-2 Open Space

As this is a commercial PUD, no open space has been designated upon the final development plan. However, sufficient green area exists within the PUD to satisfy St. Johns County's drainage and green law requirements.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restriction

All development which is to occur within the property will comply with the spirit and intent of the St. Johns County Zoning Ordinance. There will be 66,120 square feet of commercial shopping center floor space and 3,850 square feet of Bank floor space within the PUD. The maximum height of the structures shall not exceed the PUD's maximum allowable height of 35 feet. All structures within the PUD shall be set back a minimum of 100 feet from the centerline of SR 13, as required by the PUD ordinance. All setbacks for the structures within the PUD are shown on the final development plan. Also, sufficient green area exists within the PUD to satisfy St. Johns County's drainage and green law requirements.

The uses within the PUD shall be those permitted under Section 5-8-1, Commercial General Classification and a drive-in window as permitted by Section 5-8-4(e) to be utilized by the Bank.

A temporary construction/rental office shall be located within the PUD during construction of the center.

Signage for the center shall consist of signs at the entrances and in the parking lot as shown on the final development plan and 3 foot wide sign bands located on the store fronts which shall be approved by the applicant as to color and architectural style.

8-4-4 Project Size

The total PUD consists of approximately 10.0 acres.

8-4-5 Support Legal Documents for Open Space

As the PUD does not include open space, legal documents which assure adequate management and maintenance of the open space area are not required. All property within the PUD shall be owned and maintained by the applicant, except for the Bank site which will be owned and maintained by Barnett Bank.

8-4-6 Access

As depicted on the final development plan access to the shopping center shall be provided by 2 driveways on SR 13 and 2 driveways on Racetrack Road. All tenants of the shopping center and Barnett Bank as owner of the Bank parcel, shall have the right to utilize the parking areas, sidewalks and driveways.

8-4-7 Privacy

This section does not apply as there are no dwelling units within the PUD. However, fences, walks and landscaping will be provided for the protection and aesthetic enhancement of the property.

8-4-8 Community Facilities

a) None of the utility facilities serving the property are proposed for dedication to St. Johns County and therefore, the

provisions of subparagraph (a) are inapplicable.

(b) All requirements for off-street parking and loading set forth in Article IX of the St. Johns County Zoning Code are specifically addressed below:

9-1-1 Drainage

The general drainage plan for the property has been designed so as to prevent damage to abutting parcels and streets and alleys and is graphically depicted on the final development plan. Two underground stormwater drain systems in the parking area will collect the drainage and direct it to drainage ditches adjacent to the southern and eastern property lines. The ditches will outfall at the southeast end of the property and drainage will then be directed to retention ponds within the Julington Creek PUD, as shown on the Master Drainage Plan (MD Plan #1) for Julington Creek Unit One.

9-1-2 Separation from Walkway and Street

Off-street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys by curbing.

9-1-3 Entrances and Exits

The location and design of the entrances and exits within the development shall be in accordance with St. Johns County Specifications and as approved by the St. Johns County Engineering Department.

9-1-4 Interior Drives

The width of the driveways, interior drives and parking spaces is shown on the final development plan.

9-1-5 Marking of Parking Spaces

Parking spaces in lots of more than ten spaces shall be marked, by painted lines or curbs, or other means to indicate individual

spaces. Signs or markers shall be used as necessary to insure efficient traffic operation of the lot.

9-1-6 Lighting

Adequate lighting shall be provided for the off-street parking and loading facilities to be used at night and shall be designed and installed to DOT standards or equal thereto, in order to minimize glare on adjacent property.

9-1-7 Screening

A 6 foot high wood privacy fence shall be erected on the entire property line, including the lot line of the residential lots lying within 40 feet of the parking spaces in the southwest corner of the PUD.

9-2 Location

The required off-street parking facilities will be located in the center of the PUD in close proximity to the commercial uses they are intended to serve.

9-3-1 Off-Street Parking: Numbers Required

A total of 330 parking spaces will be provided for the shopping center and 29 for the bank, as required by the provisions of 9-3-1.

9-4-1 Off-Street Loading, Requirements

Sufficient off-street loading spaces will be located in the rear of the shopping center, as required by Section 9-4-1.

The final development plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. Location of the fire hydrants serving the property are also depicted on the final

development plan.

All utilities serving the property including telephone, power, cable television, sewer line and water lines will be installed underground. Also shown on the final development plan is the location and design of the stormwater facilities serving the property and the grading and topography of the site facilitating proper drainage and preventing erosion and the formation of dust.

All interior drives and parking areas located within the development shall be designed in accordance with St. Johns County standards or equal thereto.

Applicant:
FORT DEVELOPMENT COMPANY

Attorneys for Applicant:
UPCHURCH, BAILEY and UPCHURCH, P.A.

By: John D. Bailey, Jr.
John D. Bailey, Jr.

SIGN. EASEMENT:

A PART OF TRACT "F", AS SHOWN ON PLAT OF JULINGTON CREEK UNIT ONE, AS RECORDED IN PLAT BOOK 16, PAGES 35 THROUGH 51 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "F"; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 76° 22' 54" EAST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT "F", A DISTANCE OF 77.0 FEET; THENCE SOUTH 04° 51' 47" WEST, 6.00 FEET; THENCE SOUTH 49° 51' 47" WEST, 92.00 FEET; THENCE SOUTH 04° 51' 47" WEST, 33.00 FEET; THENCE SOUTH 85° 08' 18" WEST, 11.21 FEET TO THE WESTERLY LINE OF SAID TRACT "F"; THENCE NORTH 04° 51' 47" EAST, ALONG LAST SAID LINE, 117.67 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 0.09 ACRES, MORE OR LESS.

BARNETT BANK

A PORTION OF TRACT "F", AS SHOWN ON PLAT OF JULINGTON CREEK UNIT ONE, AS RECORDED IN MAP BOOK 16, PAGES 35 THROUGH 51, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "F"; THENCE SOUTH 76° 22' 54" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "F", 230.12 FEET; THENCE SOUTH 04° 51' 47" WEST, 209.14 FEET; THENCE NORTH 76° 22' 54" WEST, 230.12 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID TRACT "F"; THENCE NORTH 04° 51' 47" EAST, ALONG LAST SAID LINE, 209.14 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1.09 ACRES, MORE OR LESS.



SHOPPING CENTER

A PORTION OF TRACT "F", AS SHOWN ON THE PLAT OF JULINGTON CREEK UNIT ONE AS RECORDED IN MAP BOOK 16, PAGES 35 THROUGH 51, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "F"; THENCE SOUTH 76° 22' 54" EAST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT "F", 230.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 76° 22' 54" EAST, ALONG SAID NORTHEASTERLY LINE, 455.96 FEET TO THE EASTERLY LINE OF SAID TRACT "F"; THENCE SOUTH 13° 37' 06" WEST, ALONG LAST SAID LINE, 551.21 FEET; THENCE SOUTH 76° 22' 54" EAST, 110.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHICASAW COURT (A 60.0 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF JULINGTON CREEK UNIT ONE); THENCE SOUTH 13° 37' 06" WEST, ALONG LAST SAID LINE, 49.76 FEET; THENCE NORTH 76° 22' 54" WEST, 110.00 FEET TO THE AFORESAID EASTERLY LINE OF TRACT "F"; THENCE SOUTH 13° 37' 06" WEST, ALONG LAST SAID LINE, 75.00 FEET TO THE SOUTHERLY LINE OF SAID TRACT "F"; THENCE NORTH 79° 50' 06" WEST, ALONG LAST SAID LINE, 577.66 FEET TO THE WESTERLY LINE OF SAID TRACT "F"; THENCE NORTH 04° 51' 47" EAST, ALONG LAST SAID LINE, 510.01 FEET; THENCE SOUTH 76° 22' 54" EAST, 230.12 FEET; THENCE NORTH 04° 51' 47" EAST, 209.14 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 8.98 ACRES, MORE OR LESS.