

RESOLUTION NO. 87-67

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
COUNTY OF ST. JOHNS, STATE OF FLORIDA  
APPROVING A  
FINAL DEVELOPMENT PLAN FOR  
PHASE IA  
MOULTRIE LAKES COMMERCIAL PARK  
PLANNED UNIT DEVELOPMENT  
PURSUANT TO ORDINANCE 86-83

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

SECTION 1: That pursuant to Ordinance 86-83, the Final Development Plan for Moultrie Lakes Commercial Park (attached Exhibits A and B) is hereby approved.

SECTION 2: That, development of the lands within Moultrie Lakes Commercial Park shall proceed in accordance with the Final Development Plan (Exhibit A, pages 1 through 4 and Exhibit B) *and with*

SECTION 3: That, all roads and parking areas within the project will remain private and shall be constructed to approved County Standards.

SECTION 4: That, all easements required for drainage purposes shall be granted to the County upon their request at no cost.

SECTION 5: That, the St. Johns County Building Official is hereby authorized to issue building and/or move-on permits providing construction plans for the development are filed and approved.

PASSED AND ADOPTED THIS 14th DAY OF April, 1987

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: *Phyllis L. Lydon*  
It's Chairman

ATTEST: CARL "BUD" MARKEV, CLERK

BY: *Cheryl Kent*  
Deputy Clerk

*The conditions attached hereto as Exhibit C. In the case of any conflicts, the Exhibit C conditions shall control.*

ADOPTED AT REGULAR MEETING OF April 14, 1987

## EXHIBIT A

### FINAL DEVELOPMENT PLAN MOULTRIE LAKES COMMERCIAL PARK

Submitted herewith, on behalf of Moultrie, Inc., for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, is the development map depicting the Final Development Plan (hereinafter the "Map") for a portion of Phase I (hereinafter referred to as Phase I-A) Moultrie Lakes Commercial Park. The property is located wholly within the Moultrie Lakes Commercial Park Planned Unit Development, as approved by Ordinance. Phase I-A contains the entrance to the development and that portion of the main roadways required to serve Phase I-A and the two building sites with associating parking as shown on the "Map".

You will note that portions of the Property are designated as "not part of this Final Development Plan" on the map. While these parcels are included on the "Map", this submission is not intended to be final with respect thereto. Although no specific plans are formulated for these areas, we hereby request the use of these areas for landscaping and/or general site maintenance as may be required. Prior to commencement of any horizontal or vertical construction on these areas (besides landscaping and general maintenance) final development plans will be submitted to show specific development plans and the relationship to the remainder of the Property.

#### Section 8-4: Standards and Criteria

##### 8-4-1 Density of Development

The total ground occupied by buildings and structures does not exceed 35 percent of the total ground area. The total PUD is 40 acres, this Phase I-A Final Development Plan covers approximately 8.28 acres with 47,000 square feet of building coverage.

##### 8-4-2 Open Space

The Phase I-A Final Development Plan depicts those areas within the property to be used as open space for the common use and enjoyment of residents of the development. Every property owner or tenant (hereinafter termed resident) shall have the right to use the Common Areas associated with their respective portions of the development as follows:

- a. Lake, Tract A, consisting of 6.0 acres, shall be used for open space and drainage (not part of this FDP except for drainage outfall).
- b. Roads, Tract B, consisting of approximately 4 acres of roadways and utilities for use by the "residents" of the development.

The areas shall be owned, operated and maintained by Moultrie, Inc.

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

All development which is to occur will comply with the spirit and intent of the Zoning Ordinance with the following provisions applying:

- a. Yard requirements shall be as outlined in the PUD application.
- b. Building height shall be a maximum of 35 feet.
- c. Lot coverage does not exceed 35 percent of the site.

- d. There are no setback requirements in this phase.
- e. Building usage is as outlined in Ordinance 86-83.

8-4-4 Project Size

The project is 40 acres in size total, with Phase I-A accounting for approximately 8.28 acres.

8-4-5 Support Legal Documents for Open Space

Not applicable: Open space shall be owned, operated and maintained by Moultrie, Inc.

8-4-6 Access

Moultrie Lakes Commercial Park shall have access via the State Road 312 Extension by a 100-foot ROW entrance which narrows to 60-foot ROW's and a 100-foot ROW cul-de-sac. Roads shall be constructed to County Standards for paved roadways with a curb and gutter storm drainage system.

Should the State Road 312 Extension not be completed prior to a request for a Certificate of Occupancy, then access shall be provided via the temporary access shown on the "Map". This roadway shall also be constructed to County Standards.

All roads are to remain private and are to be maintained by Moultrie, Inc.

8-4-7 Privacy

Visual and acoustical privacy shall be assured for the development and surrounding properties via the 20-foot buffer along the east property boundary (excluding the lakefront) and by the north line 50-foot buffer with 8 foot concrete wall to be constructed prior to issuance of any building permits.

8-4-8 Community Facilities

- a. None of the common facilities are proposed for dedication to St. Johns County.
- b. All requirements for off-street parking and loading areas will be drained so as to prevent damage to abutting parcels. The general drainage plan is graphically depicted on the "Map". Inlets and storm sewers are also shown on the Construction Plans, and fall within the right-of-ways and/or roadways. The parking lots for the process building and office building shall be built separately with the office building being constructed first. As shown on the "Map", a portion of the office building is to be constructed at a later date as is it's associated parking. Therefore, initial construction will be as outlined and the temporary parking lot will be constructed to help fulfill the parking requirements (ie: in addition to the permanent parking area to the south of the building).

9-1-2 Separation of Walkway and Street

Off-street parking and loading facilities shall be separated from the main roadway as shown on the "Map". Sidewalks shall be provided for the individual building sites.

8-4-9

Temporary Use

As shown on the "Map" the roadway running east to west along the south boundary shall be used as access if the State Road 312 Extension is not constructed prior to a Certificate of Occupancy being requested and until such time as the State Road Extension is "open".

In addition, the applicant requests the placement of a temporary construction trailer in the general location indicated on the "Map". This trailer shall be allowed to remain on the site in this location for a period not to exceed 6 months.

Prepared by:  
Tim Gabriel & Associates, Inc.  
February 1987

### 9-1-3 Entrances and Exits

The location and design of the entrances and exits will be in accordance with County specifications. Landscaping shall meet County requirements.

### 9-1-4 Interior Drives

Parking lots shall utilize 90 degree angle parking with a minimum 24-foot wide drive to accommodate two-way traffic.

### 9-1-5 Marking of Parking Spaces

All parking spaces shall be marked by painted lines. Appropriate information and directional signs shall be posted.

### 9-1-6 Lighting

All parking lot lighting and security lighting shall be installed so as to minimize glare off-site. Parking lots shall utilize post lamps with some low level pedestrian lighting.

### 9-1-7 Screening

Parking lots screening shall be provided by appropriate landscaping according to St. Johns County landscape ordinance. In addition, the north property shall be screened by the 8-foot high concrete wall to be constructed prior to issuance of a building permit.

Waste receptacles will be screened either by the building itself or appropriate fencing and/or landscaping.

- c. The "Map" illustrates the roads and traffic flow patterns. Sufficient space has been allowed for vehicles such as large trucks and emergency equipment.
- d. All utilities serving the development, including telephone lines, power lines, sewer lines and water lines, shall be installed underground. Water and sewer lines shall be located within the right-of-ways. Fire hydrants are shown on the Final Development Plan. The required lift station is also shown on the "Map".

Drainage will be handled via a curb and gutter storm sewer system with eventual "treated" outfall from the lake north to a County drainage ditch along Sunrise Boulevard.

- e. All roadways shall be constructed to meet or exceed County Standards.
- f. An identification sign (10 feet long and 5 feet tall) shall be placed in the median of Corporate Boulevard at the entrance to the development adjacent to the ROW of of the State Road 312 Extension as shown on the "Map".
- g. Each facility (ie: building) shall be allowed one identification sign ~~not~~ more than 6 feet wide by 4 feet high placed in front of the building, not more than 2 feet above the ground.

EXHIBIT C: MOULTRIE LAKES COMMERCIAL PARK

Conditions:

1. Necessary modifications to the parking areas to comply with landscaping requirements.
2. That flexibility be granted for adjustments to the entrance road to conform with final DOT requirements for connection to SR #312 Extension.
3. That the exact location of the identification sign at the entrance off SR#312 be subject to staff review and approval to assure safe visibility is not impaired.
4. A 6 ft. minimum construction barrier (fence) at opening in 8ft. wall at Sunrise Boulevard shall be required.
5. Piping (covering) of drainage ditch on Sunrise Boulevard.
6. *At such time as SR 312 is extended, the* Applicant shall install or reimburse the County for one half the cost of signalization of the intersection of SR 312 and the entrance road, plus the cost of right turn, left turn and deceleration lanes serving the project.
7. *Nothing herein shall be deemed to require the County to extend SR 312.*

DESCRIPTION : (MOULTRIE LAKES COMMERCIAL PARK - PHASE 1A)

A PARCEL OF LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25 FOR A DISTANCE OF 420.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25 FOR A DISTANCE OF 998.50 FEET TO THE POINT OF CUSP OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00 DEGREES 55 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 165.62 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 59.72 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 314.16 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00 DEGREES 55 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 114.64 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 59.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 03 DEGREES 30 MINUTES 17 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 224.33 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 319.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70 DEGREES 23 MINUTES 48 SECONDS FOR A DISTANCE OF 245.73 FEET TO THE POINT-OF-TANGENCY. THENCE NORTH 89 DEGREES 04 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 273.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 59.72 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 55 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 115.00 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 240.00 FEET; THENCE SOUTH 30 DEGREES 55 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 115.00 FEET; THENCE SOUTH 41 DEGREES 04 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 105.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 209.25 FEET; THENCE SOUTH 11 DEGREES 25 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 30.02 FEET; THENCE SOUTH 53 DEGREES 25 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 47.00 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 250.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 03 SECONDS EAST FOR A DISTANCE OF

180.00 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 848.38 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25 FOR A DISTANCE OF 1418.77 FEET TO THE POINT OF CUSP OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00 DEGREES 55 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 165.62 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00 DEGREES 55 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 59.72 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 219.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00 DEGREES 55 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 271.64 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 219.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89 DEGREES 04 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 79.72 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 39.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 55 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 501.64 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 8.28 ACRES OF LAND, MORE OR LESS.