

RESOLUTION NUMBER : 88-125
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF ST. JOHNS, STATE OF FLORIDA
APPROVING A MAJOR MODIFICATION TO ORDINANCE
NUMBER 86-83, A PLANNED UNIT DEVELOPMENT
KNOWN AS MOULTRIE LAKES PLANNED UNIT DEVELOPMENT

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

SECTION 1. Pursuant to the request of Tim Gabriel, on behalf of G. David Dennison for major modification to Ordinance 86-83, hereinafter called Moultrie Lakes Planned Unit Development, the following modification has been considered by the St. Johns County Planning and Zoning Agency and Board of County Commissioners: Relocation of Temporary Sanitary Waste Facility as shown on Exhibit A, Final Development Plan Map.

SECTION 2: Property located on lands described on attached Exhibit B.

SECTION 3: Said Major Modification is hereby approved in accordance with application identified in Sections 1 and 2, and all exhibits attached hereto and shall be subject to all conditions set forth in Exhibit C, attached hereto.

PASSED AND ADOPTED THIS 26th day of April 1988.

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

Lawrence O. Hartley
ITS CHAIRMAN

ATTEST: CARL "BUD" MARKEL
CLERK OF COURTS

BY: Sydney M. Donald
Deputy Clerk

LITLAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 25, RUN SOUTH 89°30'55" WEST 420.03 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 25 TO THE POINT OF BEGINNING.

COMMENCING FROM POINT OF BEGINNING THENCE:

SOUTH 89° 30'55"	WEST A DISTANCE OF	1,503.82'	THENCE
NORTH 3° 37'00"	WEST A DISTANCE OF	1,182.41'	THENCE
NORTH 86° 23'00"	EAST A DISTANCE OF	180.00'	THENCE
NORTH 3° 37'00"	WEST A DISTANCE OF	10.00'	THENCE
NORTH 86° 23'00"	EAST A DISTANCE OF	100.00'	THENCE
NORTH 3° 37'00"	WEST A DISTANCE OF	20.00'	THENCE
NORTH 86° 23'00"	EAST A DISTANCE OF	160.00'	THENCE
NORTH 3° 37'00"	WEST A DISTANCE OF	10.00'	THENCE
NORTH 86° 23'00"	EAST A DISTANCE OF	220.00'	THENCE
SOUTH 3° 37'00"	EAST A DISTANCE OF	20.00'	THENCE
NORTH 86° 23'00"	EAST A DISTANCE OF	320.07'	THENCE
NORTH 40° 23'00"	EAST A DISTANCE OF	211.59'	THENCE
SOUTH 1° 2'00"	EAST A DISTANCE OF	505.27'	THENCE
NORTH 88° 58'00"	EAST A DISTANCE OF	438.90'	THENCE
SOUTH 1° 2'00"	EAST A DISTANCE OF	033.17'	

TO THE POINT OF BEGINNING. THESE LANDS DESCRIBED CONTAIN 39.535 ACRES.

Conditions Applicable to Resolution No. 88-125 Exhibit C

1. The Temporary Sewage Treatment Facility shall be allowed to service existing connections for a maximum of one year or until such time as connection can be made to a public sewer service line, whichever is less. No additional hook-ups shall be permitted to the temporary plant.
2. The Developer shall be responsible for all costs involved in achieving tie-in to the County system from its point of availability to the project site including all lines, pump stations and sewer unit connection fees and any other fees and costs as may be applicable.
3. At the end of one year or following tie-in to a public sewer system whichever occurs first, the temporary facility shall cease operation and within 60 days thereof, the Developer at his expense, shall cause the temporary facility as defined on the Final Development Plan to be dismantled and removed from the property in compliance with all State and County requirements. The Final Development Plan will expire at that time with future use of the site being subject to PUD and final development plan requirements.
4. A) During the time of temporary use the plant shall be operated at a capacity capable of treating all sewage generated by its current users in conformance with all applicable County and State requirements.

B) The Developer or Owner shall provide or cause to be provided to the Florida Department of Environmental Regulations the final Certificate of Completion for the Sewage Treatment Facility on or before May 26, 1988. A copy shall also be provided to the County Administrator.
5. That approval of the request based on these conditions be subject to the Developer bringing the temporary facility into full conformance with DER requirements within 30 days and that the County's Consulting Engineer is to certify that the plant complies with DER requirements within said 30 days. That the Developer pay the cost for the County's Consulting Engineer. Thereafter, for the duration of the temporary use, the Developer shall provide copies of all DER monthly operational reports to the County Health Department and County Director of Utilities. That the Developer at his cost and with his permission allow the County Utility Director's staff without notice to inspect and sample the plant for DER compliance at least twice a month (twice by Health Department and twice by County Utility staff per month) for an estimated cost to Developer of \$20.00 per hour per inspection and \$80.00 per sample. That this is in addition to the Developer providing a certified plant operator to maintain, operate and sample the plant. Substantial deviation in the operational quality of the plant and/or failure to comply with these conditions shall be valid basis for the Board of County Commissioners review and possible revocation of the temporary use provided in the PUD Modification and Final Development Plan.
6. The Sewage Treatment Facility shall not produce noise past a 175 foot radius from the plant in excess of a maximum sound pressure-DB(A) of 55.
7. The St. Johns County Code Enforcement Board is authorized to enforce compliance with this Resolution and these conditions.