

RESOLUTION NO. 90-167

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MODIFICATION OF THE ORDINANCE FOR ST. AUGUSTINE OUTLET MALL LOCATED WITHIN THAT PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE NO. 89-51

WHEREAS, on November 18, 1990 St. Johns County Ordinance 89-51 was adopted by the Board of County Commissioners of St. Johns County rezoning certain property located at the northwest intersection of Interstate 95 and State Road 16 to Planned Unit Development (PUD) and authorized the construction of the St. Augustine Outlet Mall; and

WHEREAS, by application dated August 6, 1990 (the Application), Sembler Equities, as General Partner for St. Augustine Outlet Group Limited, a Florida Limited Partnership has requested approval of certain modifications to the PUD;

NOW THEREFORE, be it resolved by the Board of County Commissioners of St. Johns County, Florida;

1. The site plan for the St. Augustine Outlet Mall prepared by Alfonso Architects and attached to this Resolution as Exhibit "A" and the Application attached to this Resolution as Exhibit "B" and the changes described therein are hereby adopted and approved as modifications to PUD 89-51.

2. Except as modified by this Resolution, PUD 89-51, shall remain in full force and effect.

3. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED by the Board of County Commissioners of St. Johns County, Florida this 11th day of September, 1990.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: Craig A. Maguire

Craig A. Maguire
Its Chairman

Attest:

CLERK OF COURT

By: Rosemary Jones

Deputy Clerk

EXHIBIT "B" TO RESOLUTION NO. 90-_____
MODIFICATION OF ST. AUGUSTINE OUTLET MALL PUD

Submitted:
July _____, 1990

By: Conn, Joyce & Christine, P.A.
100 Southpark Blvd., Suite 308
St. Augustine, Florida 32086

The SEMBLER EQUITIES, as general partner for St. Augustine Outlet Group Limited, a Florida Limited Partnership, hereby submits for approval, by and through its representatives, Conn, Joyce, and Christine, P.A., to the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, this application for a major modification to PUD Ordinance 89-51 (PUD) adding commercial/retail square footage to the St. Augustine Outlet Mall. This modification consists of a Site Plan identified as "Exhibit A" and this text identified as "Exhibit B" to the Resolution. The modification is located wholly within that parcel of land zoned Planned Unit Development pursuant to Ordinance No. 89-51.

A. MODIFICATION TO PUD ORDINANCE 89-51 CREATING THE ST. AUGUSTINE OUTLET MALL:

1. The Intended Plan and Schedule of Development submitted with the original application dated August 15, 1989 Section 3, Subparagraph A is hereby amended and modified as follows (modifications and amendments shall be identified as those sections which are underlined within the text exclusive of headings):

"A. Phasing and Intended Schedule of Development:

The proposed PUD is a factory outlet retail center to be developed on approximately 31.5 acres of land. It will be constructed in up to four phases reaching a total of 237,005 square feet of gross floor area inclusive of the restaurant...."

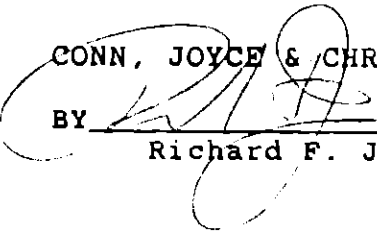
2. Except as modified by this Resolution, PUD 89-51 shall remain in full force and effect.

Based on the foregoing explanations and descriptions the Applicant hereby requests the information contained in this Application, and on the attached Site Plan, be reviewed by the St. Johns County Planning and Zoning Board, and that the enclosed Resolution be adopted by the County Commissioners of St. Johns County incorporating the requests and all modifications.

SEMBLER EQUITIES, INC.

BY _____
Its President

CONN, JOYCE & CHRISTINE, P.A.

BY  _____
Richard F. Joyce, III

CLERK OF COURT

By: _____
Deputy Clerk

Adopted Regular Meeting: _____
Effective Date: _____