

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

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

SECTION 1. Pursuant to a request for approval made by the Sembler Equities, as general partner for St. Augustine Outlet Group, LTD., a Florida limited partnership in accordance with Section 8-3 of the St. Johns County Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, 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".

All building code, zoning ordinances and other land use and development regulations of St. Johns County as may be amended from time to time shall be 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 PUD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

PASSED AND ADOPTED this 27th day of March, 1990.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Craig Maguire  
Craig Maguire, Chairman

ATTEST:

By: Connie E. McDanel  
Deputy Clerk

P. U. D. OFF. REC.  
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EXHIBIT "B" TO THE RESOLUTION

FINAL DEVELOPMENT PLAN  
FOR  
ST. AUGUSTINE OUTLET MALL

Submitted January 31, 1990

The Sembler Equities, as general partner for St. Augustine Outlet Group, Ltd., a Florida Limited Partnership, hereby submits for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, the final development plan (the "Final Development Plan") for a retail outlet center to be constructed and operated in the Northwest Quadrant of the intersection of State Road 16 and I-95 in St. Johns County (the "Project"). The Final Development Plan consists of a Final Development Plan/Preliminary Plat identified as Exhibit "A" and this text identified as Exhibit "B" to the resolution. The Project is located wholly within those parcels of land zoned Planned Unit Development (PUD) pursuant to Ordinance No. 89-51.

The improvements to be constructed pursuant to this Final Development Plan include a restaurant which may include a drive-in window and may serve alcoholic beverages but will do so only in compliance with St. Johns County Ordinance No. 88-12, and a manufacturers retail outlet center in potentially four phases which at completion will equal no more than 230,726 square feet. These uses are permissible pursuant to Section 5-8-1 of the CG designation and those permitted by exception, a, c, d, e, and g of the St. Johns County Zoning Code. Additionally, outside sales and display shall be allowed subject to site plan approval by the PZA.

In accordance with procedures established in Section 8-3 of the Planning and Zoning Ordinance ("Implementation of a PUD"), the attached Final Development Plan/Preliminary Plat prepared by Waitz and Associates (Exhibit "A") and the following text regarding compliance with Section 8-4 Standards and Criteria are submitted for your consideration:

8-4-1 Density of Development

This Section applies only to residential structures. The proposed Final Development Plan includes only commercial structures.

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

The building setbacks and property lines will be as shown on the Final Development Plan Map (Exhibit "A"). All buildings shall have a maximum height of thirty-five (35) feet except that there may be a sixty (60) foot facade on portions of the Project to increase visibility from Interstate 95. There shall be no occupancy above thirty-five (35) feet. The facade will be compatible with the remainder of the Project and the surrounding area. No portion of any building other than the facade shall exceed thirty-five (35) feet.

8-4-4 Project Size

The PUD consists of approximately 31.5 acres.

8-4-5 Support Legal Documents for Open Space

This section does not apply because there are no open space areas designated within the Project that are under ownership other than the mall owners, and therefore shall be maintained by the owner(s).

8-4-6 Access

The Final Development Plan does not include residential single family development and, therefore, this Section is not applicable. Adequate access to the Project is provided by the driveways and roads depicted on Exhibit "A".

8-4-7 Privacy

Visual and acoustical privacy of the Project to the extent possible, will be assured through landscaping. Landscaping will also provide for the protection and aesthetic enhancement of the Project. Natural vegetation will be utilized and landscaping shall conform with the St. Johns County ~~Green Law~~ <sup>/Landscape Ordinance and St. Johns County Tree Removal and Land Clearing Ordinance.</sup> ~~The Applicant will provide when all phases are complete, up to 194 trees along the perimeter of the Project. This number is inclusive of any trees planted by Applicant or already existing on site. Typical~~

~~interior landscaped islands shall be approximately 5' x 40' in dimensions. The typical island will contain one (1) tree.~~

8-4-8 Community Facilities

8-4-8 a. Utilities shall be provided by St. Johns County, therefore, the provisions of subparagraph (a) are not applicable.

8-4-8 b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below:

1. 9-1-1 Drainage

The general drainage plan for the Project so as to prevent damage to abutting parcels and public streets, and alleys is graphically depicted on Exhibit "A". All off-street parking and loading areas will be surfaced with erosion resistant material.

2. 9-1-2 Separation from Walkway and Street

The off-street parking area will be separated from pedestrian walkways by protective curb.

3. 9-1-3 Entrances and Exits

The location and design of the entrances and/or exits within the right-of-way of S.R.16 to all streets and driveways will be in accordance with D.O.T. specifications.

4. 9-1-4 Interior Drives

The interior drives will be constructed with a minimum 24 foot width of compacted sub base, lime rock or soil/cement base and with asphaltic/concrete topping.

5. 9-1-5 Marking of Parking Spaces

Parking spaces will be marked with paint striping in accordance with St. Johns County regulations.

6. 9-1-6 Lighting

Lighting within the Project will maintain 1 foot

cancel throughout and shall be directed so as not to create a nuisance to traffic on S.R.16, I-95 or any adjacent residential neighbors.

7. 9-1-7 Screening

A detailed landscape plan for the Project will be prepared in accordance with St. Johns County regulations on or before March 15, 1990, and the Applicant will work with staff to preserve those trees which do not obstruct the center's visibility from I-95 and where preservation does not cause unreasonable deviation from the Plan (Exhibit "A").

8. 9-2 Location

The required off-street parking and loading facilities will be located upon the same parcel of land they are intended to serve.

9. 9-3-1 Off-Street Parking: Number Required

The Outlet Center Building Area will ultimately contain 221,026 square feet. Under Section 9-3-1 of the St. Johns County Zoning Ordinance, 1,123 parking spaces would be required yet 1,219 will be provided. The Restaurant would require 115 spaces but will provide 157 spaces. As shown on Exhibit "A", 1,238 spaces are required and 1,376 spaces are provided.

10. 9-4-1 Off-Street Loading Requirements

As required by Section 9-9-1(a), loading spaces will be provided based on the amount of square footage developed.

8-4-8 c. Exhibit "A" 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 fire hydrants and water and sewer lines serving the project are also depicted.

8-4-8 d. All utilities serving the Project including telephone, power, cable television, and sewer and water lines will be installed underground. Also shown on the Final Development Plan map are the location and design of the storm sewer facilities serving the Project.

8-4-8 e. As there are no streets within the Project, Section 8-4-8(e) does not apply to this Final Development Plan.

NOTE: TEMPORARY USES

Construction trailers will be located on the site and will not be located adjacent to any highway and will be removed within thirty (30) days of C.O.

In the event public water and sewer is not timely provided by the County as proposed, then in that event the owner will temporarily install a holding tank for sewage removal and the County will install a private water treatment system until such time as permanent service is provided. The proposed location of the holding tank and the private water treatment system are depicted on Exhibit "A".

NOTE: SIGNAGE

Four lighted pylon signs will be installed as depicted on Exhibit "A" along I-95. Each sign face will not exceed 400 square feet in size. There shall be three (3) additional pylon signs on S.R.16 at ingress/egress points which shall also be lighted. Each of these signs shall not exceed twenty (20) feet in height and 400 square feet in size. They are depicted on Exhibit "A". Small directional signs may be installed in the parking area of the mall. Tenants of the center may install, at their expense, signs on the face of the buildings that conform to the center's architectural design and that meet with owner's approval. Signs located on the face of the buildings (fascia signs) shall be allowable up to a maximum of three (3) square feet per one (1) linear foot of storefront. No mobile signs shall be permitted.

By: \_\_\_\_\_  
Richard F. Joyce, III, Esquire  
Representative of St. Augustine  
Outlet Group, Ltd.

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.  
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I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

Resolution No. 90-65

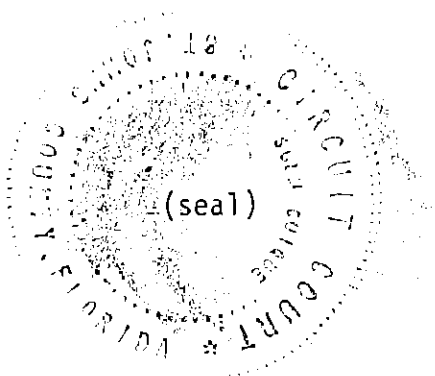
RESOLUTION adopted by the Board of County Commissioners of St. Johns County, Florida, at a meeting of said Board held March 27, 1990 and recorded in official minutes of said meeting

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 2nd day of April, 1990.

CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT  
Ex-officio Clerk of the Board of County  
Commissioners of St. Johns County, Florida

BY: Connie E. McDaniel  
Deputy Clerk



RECORDED  
PUBLIC RECORDS  
ST. JOHNS COUNTY, FLA  
APR 2 1990  
Carl Bud Markel  
CLERK OF CIRCUIT COURT