

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR: B.P. OIL CO. RETAIL FACILITY
AT THE CORRIDORS AT PONTE VEDRA
COMMERCIAL PARK
Parcel "B"
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE NUMBER: 75-15
AND AS AMENDED

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

SECTION 1. Pursuant to a request for approval made by B.P. Oil Co. in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the Board of County Commissioners of St. Johns County, the Final Development attached hereto as Exhibits "A" and "B" is hereby approved in reliance upon, and in accordance with the representation and statements made in the written submission statement attached hereto as Exhibit "A" and "B" and letter from ~~Tappas and Melcott dated 12-4-90.~~

SECTION 2. Exhibit "A" includes site development drawings depicting all improvements regulated by the Ordinance. Exhibit "B" is a commentary addressing all sections of Sections 8 and 9 of the St. Johns County Zoning Ordinance.

SECTION 3. All attachments included herein are incorporated herein and made a part of the adopting Resolution.

SECTION 4. All building code, zoning ordinance, 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 Ordinance. Modification to approved development plans by variance or special exception shall be prohibited. All such modifications shall follow the PUD amendment procedures provided for in St. Johns County Zoning Ordinance.

SECTION 5. St. Johns County Building Official is hereby authorized to issue construction permits on the herein lands in accordance with approved plans, provided all other requirements are met.

SECTION 6. This resolution shall take effect immediately upon its adoption.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FL

By: [Signature]
Chairman

Attest:

[Signature]
Deputy Clerk

MISC 147

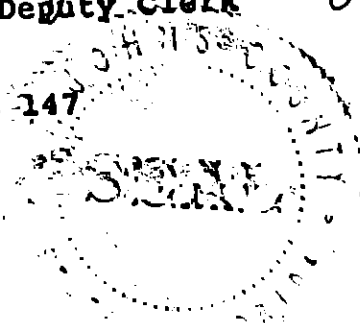


EXHIBIT "B"
TO THE RESOLUTION
FINAL DEVELOPMENT PLAN
FOR

P.U.D. OFF. REG.
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SITE DEVELOPMENT
OF B.P. OIL CO. RETAIL FACILITY

THE CORRIDORS AT PONTE VEDRA
COMMERCIAL PARK
PARCEL "B", PART OF SUBPARCEL NO. 1

A PORTION OF THE SAWGRASS PUD
ORDINANCE NO. 75-15
& AS AMENDED

B.P. OIL COMPANY
SEPTEMBER 17, 1990

B. P. Oil Company ("B. P. Oil") hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan") for a gasoline and service station with a separate onsite Car Wash. Gasoline sales are projected to exceed 60% of the gross sales. The Sales Building which includes a small area of convenience items will make up less than 40% of the gross sales. The Final Development Plan consists of a six page map identified as Exhibit A to the Resolution (the "Text"). The property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15, and known as Players Club at Sawgrass. The area encompassed by this Final Development Plan is located on the southwest corner of the intersection of State Road A-1-A and Tournament Players Road and is a portion of Subparcel No.1 of the Final Development Plan for Roadways, Utilities and Subparcel No.2; The Corridors at Ponte Vedra Commercial Park, Parcel "B" and Subparcel No. 2, Resolution No.89-218. B. P. Oil plans to construct a Service Station with six (6) multiple product gasoline dispensers with islands under a 4,680 sq. ft. canopy, together with a 738 sq. ft. Sales Building and a 36' x 20' car wash. There will be three (3) separate 10,000 gallon underground storage tanks for gasoline. Beer may be sold in the Sales Building.

A temporary construction trailer may be located on the property during construction. Also, four onsite signs will be constructed. The sign on the southeast corner of the property will be a double face sign no larger than 95 sq. ft. and will be made of wood, masonry, brick or other similar materials consistent with other signs within the Players Club and will be illuminated. The remaining three (3) signs will be located on the northern and southern end of the canopy, as shown on Exhibit A. These signs will be no larger than 25 sq. ft. and will be made of wood, masonry, brick or other similar materials consistent with other signs within the Players Club and may be illuminated.

Water and sewer facilities may be provided by means of a temporary well and temporary septic tank system. If such temporary facilities are necessary, B.P. Oil agrees to connect into the permanent water and sewer facilities as soon as made available or within two (2) years of the effective date of this Final Development Plan whichever occurs earliest.

- 8-4-1 Density of Development
This section applies only to residential improvements.
8-4-2 Open Space

The property depicted within the limits of this Final Development Plan contains no areas designated specifically for open space.

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

All development which is to occur within the property will comply with the spirit and intent of the Zoning Ordinance. The Final Development Plan reflects the property lines and minimum setbacks, which are measured to each building's foundation. As shown on the Final Development Plan, the buildings will be set back in accordance with the Zoning Ordinance and will be located a minimum of eight (8) feet or greater from other buildings per the CG zoning classification requirements.

8-4-4 Project Size

The PUD consists of more than twenty (20) acres.

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8-4-5 Support Legal Documents for Open Space

This section is not applicable as there will be no common areas.

8-4-6 Access

The commercial park will be provided vehicular access via public roads to the commercial park, and private roads within the park, as shown on the approved Final Development Plan for Parcel "B". Access within the site will be via asphalt paved drives and maneuvering areas.

8-4-7 Privacy

As no residential areas are included, this section does not apply.

8-4-8 Community Facilities

a. None of the utility facilities serving the property are proposed for dedication to St. Johns County; therefore, the provisions of subparagraph "a" do not apply.

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.

9-1-1 Drainage

The general drainage plan for the property which prevents runoff onto abutting parcels and streets is graphically depicted on the Final Development Plan.

9-1-2 Separation from Walkway and Streets

The commercial park does not include a sidewalk system. Off street parking and loading facilities are separated from streets by curbing and landscape buffers.

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9-1-3 Entrances and Exits

The location and design of the entrances and/or exhibits to the street is depicted on the Final Development Plan. No driveway entrance from SR A-1-A will exist. Landscaping and curbing are provided along lot boundaries to control entrance and exit of vehicles and pedestrians.

9-1-4 Interior Drives

The interior maneuvering areas will be constructed to a minimum of 24' width as required for 90 degree parking and two way traffic.

9-1-5 Making of Parking Spaces

Parking spaces which are separated and delineated by the pump locations will not be marked. The handicap parking stall will be striped and labeled with the required symbol. All other parking spaces will be appropriately marked.

9-1-6 Lighting

Under canopy lighting will be provided over the parking/fuel areas. Area lighting will be provided at the perimeter and directed inward to minimize glare on the adjacent property. Locations of these lights are shown on the Final Development Plan.

9-1-7 Screening

This section does not apply because no off-street parking for this project is within 40 feet of designated residential areas.

9-2 Location

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

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

The property will be used for commercial purposes. Therefore, parking spaces will be provided in accordance with the terms of Subsection 9-3-1(q). The building contains 738 square feet (requiring one space per 500 square feet pursuant to subsection q) and therefore requires 2 parking spaces. There are 10

locations of ground area used for sales. If these areas are assumed to be 10 feet by 20 feet, the total ground area used for sales is 2000 square feet (requiring one space per 1000 square feet pursuant to subsection q), and therefore requires an additional 2 parking spaces. A total of 4 parking spaces is required.

Each of the pump locations is a parking space and four (4) additional parking spaces are provided as shown on the Final Development Plan including the handicap parking space. Therefore, 14 parking spaces are provided. Four are required by code.

9-4-1

Off-Street Loading Requirements

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Based on the requirements of 9-4-1(a), no off-street loading space is required. This facility provides an off-street unloading area specifically designed for the unloading of the products to be sold.

c. The Final Development Plan illustrates the anticipated traffic flow patterns. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collections, deliveries and debris removal. The locations of fire hydrants and water and sewer lines serving the property are also depicted on the Final Development Plan. The fire hydrants to be installed pursuant to this Final Development Plan will meet county standards and must be approved by the county fire coordinator prior to issuance of certificates of occupancy for any structure to be served by such hydrants.

d. All utilities serving the property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground. The grading and topography of the site will facilitate proper drainage of stormwaters and prevent erosion and formation of dust.

e. All streets have been designed to conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners. These streets and their design were approved by St. Johns County as a part of the Final Development Plan for Parcel "B". The construction of these streets is to be by the developer.

The property depicted on Exhibit "A" will comply with all Land Development Codes and the Landscape Ordinance of St. Johns County.

The Commercial Park roadway, drainage and utility infrastructure has been previously approved as a part of the Final Development

Plan for Parcel "B". These features will be constructed by the developer. If the developer fails to construct the utility infrastructure prior to completion of construction of this Final Development Plan, B.P. Oil may construct and utilize a temporary well and septic tank system until such time as the developer provides permanent facilities but no longer than two years from the effective date of this Development Plan.

B. P. OIL COMPANY

By: Sharon R. Parks
Sharon R. Parks
Its Attorney

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PAPPAS & METCALF
PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
3301 INDEPENDENT SQUARE
JACKSONVILLE, FLORIDA 32202

December 4, 1990

TELEPHONE
(904) 353-1960
TELECOPY
(904) 353-5817

M. LYNN PAPPAS
JOHN G. METCALF
THOMAS M. JENAS
MARK A. REINSCH
DOUGLAS G. STANFORD
SHARON R. PARKS

VIA HAND DELIVERY AND TELECOPY

P. U. D. OFF. REC.
BOOK D PAGE 196

Ms. Rosemary Yeoman
Planning Technician
St. Johns County Planning & Zoning Department
Post Office 349
St. Augustine, FL 32085-0349

RE: Final Development Plan for BP Oil Site/The Corridors

Dear Rosemary:

John Metcalf of this office met with John McDonald, Bob Stevenson of Arvida/JMB Partners, Bernard Walsh, an architect with Reynolds, Smith & Hills, the consultant for the Architectural Review Board and Robert Kolozy, the senior construction supervisor for BP Oil Company on the site of the above reference final development plan on Friday, November 30, 1990, to discuss the outstanding landscaping issues.

During the course of this meeting, the following was agreed upon:

1. BP has agreed with Arvida that it will clear the interior of the parcel and leave the peripheral landscape areas undisturbed until Arvida and BP can jointly walk the areas to determine and mark the existing trees and shrubs that will be saved. The peripheral areas on the site have been flagged by a surveyor to insure that they remain undisturbed until they can be walked by Arvida and BP Oil. The natural vegetation that is saved will be in addition to what is already shown on the landscape plan reviewed and approved by staff. Finally, BP agreed to try to save the two oak trees designated in yellow on the attached Exhibit A even though they are located within the area to be paved.
2. BP Oil agreed with Mr. McDonald that it would provide mounding within the areas marked as Parcel A, Parcel B and Parcel C on the attached Exhibit A. These areas were chosen because the existing vegetation does not contain as

Ms. Rosemary Yeoman
December 4, 1990
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many trees to be saved. These areas will have undulating mounding that will rise to at least a height of 30 inches. The mounded areas will be planted in accordance with the approved landscape plans. Although Mr. McDonald did not request mounding elsewhere on site, B. P. has committed to provide similar mounding within Parcels D-F as well to produce a consistent and pleasing landscape treatment. ^{over 80% of the length of each area.}

Please consider this letter as an amendment to the above referenced final development plan. If you have any questions with regard to this amendment, please do not hesitate to call. ^{and to the height above the mounding as shown on the plan.}

Sincerely,

Sharon R. Parks

Sharon R. Parks

Enclosure
SRP/dh:291

CC w/Enclosure
Karl Koenig
Shelby L. Fillingim
Robert E. Kolozy
John McDonald
B. Theodore Coleman
Don Bement

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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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 NUMBER-91-14

RESOLUTION NO. 91-14 adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board held January 22, 1991, and recorded in official minutes of said meeting.

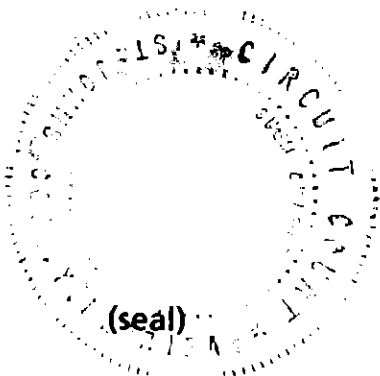
as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 23rd day of January, 1991.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

91 JAN 28 PM 2:02

Carl "Bud" Markel
CLERK OF CIRCUIT COURT



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

BY: Rosemary Jones
Deputy Clerk