

RESOLUTION NO. 91-180

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN

FOR: EXXON CORPORATION RETAIL CENTER # 4-2611  
AT THE CORRIDORS AT PONTE VEDRA  
COMMERCIAL PARK PARCEL "B", LOT 3  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
PURSUANT TO ORDINANCE NUMBER: 75-15  
AND AS AMENDED PER ORDINANCE: 89-218

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

SECTION 1. Pursuant to a request for approval made by Exxon Corporation 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".

SECTION 2. Exhibit "A" is the Final Development Plan depicting all improvements regulated by the Ordinance. Exhibit "B" is a commentary addressing all subsections 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 the development except those permitting variances and special exceptions and except to the extent that they conflict with specific provision 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.

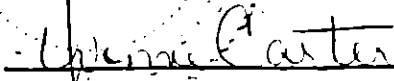
Passed and adopted this 12th day of November, 1991.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FL

BY: 

Chairman

Attest: Carl "Bud" Markel, Clerk

  
Deputy Clerk

P.U.D. OFF. REC.  
BOOK D PAGE 339

EXHIBIT "B"  
TO THE RESOLUTION  
FINAL DEVELOPMENT PLAN  
FOR  
SITE DEVELOPMENT  
OF EXXON CORPORATION RETAIL CENTER

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PART OF  
THE CORRIDORS AT PONTE VEDRA  
COMMERCIAL PARK  
PARCEL "B", PART OF SUBPARCEL NO. 3

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

EXXON CORPORATION  
OCTOBER 20, 1991

Exxon Corporation ("Exxon") hereby submits for approval to the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, a final development plan ("Final Development Plan") for a gasoline retail center with accessory car wash. The Final Development Plan consists of a one page map identified as Exhibit "A" and in accordance with submitted text identified as Exhibit "B" to the Resolution. The property is located wholly within the parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15, and known as Players Club at Sawgrass. The area encompassed by the Final Development Plan is located on the northwest corner of the intersection of County Road 210 and Corridor Road South and is part of subparcel No. 3 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.

Exxon plans to construct a Gasoline Retail Center consisting of six (6) multiple product gasoline dispensers with islands under a 68' x 123' (8364 sq. ft.) canopy, with a 27' x 53' (1431 sq. ft.) sales building and a 22' x 35' (770 sq. ft.) separate accessory car wash. The canopy and car wash roofing material will be consist of natural cedar shake. Landscaping for the site will include berming along right-of-ways (except where saving existing trees) varying between three and five feet in height. There will be three (3) 12,000 gallon underground gasoline storage tanks and associated product piping. Tanks and piping will be double walled with associated interstitial monitoring supplied with an emergency power source. A temporary construction trailer will be located on the property during construction.

In addition, Exxon will construct six on-site signs. Two ground monument identification/pricing signs will be constructed. Copy area for these signs will be 32 sq. ft. and 24 sq. ft. (56 sq. ft. total). These monument signs will be double faced with sandstone finish stucco veneer bases. Two (2) canopy identification signs (6.99 sq. ft. each) consisting of raised illuminated white lettering will be constructed. Three (3) Food Shop signs (6.13 sq. ft. each) will be constructed. One car wash sign (4.94 sq. ft.) will be constructed. This results in the construction of a total copy area of 37.31 sq. ft. for wall signs.

Water and sewer services will be provided by permanent facilities being installed as part 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 N. 89-218.

SECTION 8-4. STANDARDS AND CRITERIA.

P.U.D. OFF. REC.  
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8-4-1. Density of Development.

Density of development is not applicable in this case as this project is part of the commercial development as originally planned in Ordinance 75-15, The Players Club at Sawgrass.

8-4-2. Open Space.

The property as 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 PUD 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 greater than the minimum six (6) feet from other buildings as required for "CG" zoning classification.

8-4-4. Project Size.

The property as depicted on the Final Development Plan consists of 1.439 acres (62,704 sq. ft.) and is wholly within the parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15, known as Players Club at Sawgrass consisting of 3,670 acres.

8-4-5. Legal Support Documents for Open Space.

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

8-4-6. Access.

Access to the site, as depicted on the Final Development Plan, will be provided via two points connecting to Corridor Road East (a private road, part of the Corridors of Ponte Vedra Commercial Park).

8-4-7. Privacy

This section does not apply - no residential areas included.

8-4-8. Community Facilities.

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

b. All requirements for off-street parking and loading as set forth in Article 9 of the St. Johns County Zoning Ordinance apply and will be met for the proposed site.

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.

d. The locations of fire hydrants, 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 Service Department prior to issuance of certificate of occupancy for any structure to be served by such hydrants. All utilities serving the property, including telephone, power, cable televisions, sewer lines, and water lines will be installed underground.

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 part of the Final Development Plan for Roadways, Utilities, and Subparcel No. 2; Corridors at Ponte Vedra Commercial Park, Parcel "B" and Subparcel No. 2, Resolution 89-218. The construction of these streets will be completed by the developer of the Commercial Park at Ponte Vedra prior to issuance of building permits for the Exxon site.

ARTICLE 9. OFF-SITE PARKING AND LOADING.

9-1-1. Drainage.

The drainage for the proposed site is graphically depicted on the Final Development Plan. The general drainage plan prevents runoff onto abutting parcels and streets. All drainage for the Exxon site will be directed to a Master Pond as approved in Final Development Plan for Roadways, Utilities, and Subparcel No. 2; The Corridors at Ponte Vedra, Resolution No. 89-218.

9-1-2. Separation from Walkways and Streets.

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

9-1-3. Entrances and Exits.

The location and design of the two entrances are depicted on the Final Development Plan. No direct access to County Road 210 will be provided. All access to the site will be via connection to Corridor Road East (a private road, part of the Corridors at Ponte Vedra Commercial Park project).

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. Marking of Parking Spaces.

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

9-1-6. Lighting.

Under-the-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 a designated residential area.

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: Number Required.

The property will be used for commercial purposes. Parking spaces will be required in accordance with the terms of Subsection 9-3-1(q). The building contains 1431 square feet (requiring one space per 500 square feet pursuant to subsection (q)) and therefore three (3) parking spaces are required. There are 12 fueling locations of ground area used for sales. If these spaces are assumed to be 10 feet by 20 feet, the total ground area used for sales is 2400 square feet (requiring one space per 1000 square feet pursuant to subsection (q)) and therefore requires an additional three (3) spaces. A total of six (6) spaces is required.

Each pump location is a parking space and seven (7) additional spaces are provided as shown on the Final Development Plan including the handicap space. Therefore, nineteen (19) spaces are provided.

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

Based on the requirement 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.

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

Exxon Corporation

by:  - Agent

John J. Sexton- Agent

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.  
BOOK D PAGE 345

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 91-180**

**RESOLUTION NO. 91-180** adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board held November 12, 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 18th day of November 1991.

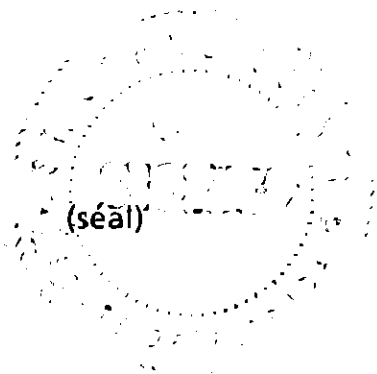
FILED AND RECORDED IN  
PUBLIC RECORDS OFFICE  
OF ST. JOHNS COUNTY, FLA.

91 NOV 21 AM 9:57

*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: *Juanne Carter*  
Deputy Clerk





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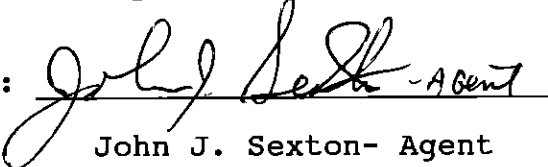
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Exxon Corporation

by:  - Agent  
John J. Sexton- Agent