

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS,
ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A MODIFICATION TO ORDINANCE #87-79
ALSO KNOWN AS R-PSD-87-057, THE LEWIS POINT PSD

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

SECTION 1: Pursuant to the request of Amoco Oil Company and Demetree Brothers, Inc., for Major Modification to R-PSD-87-057, hereinafter called the Lewis Point PSD, the modifications set forth in applicants' Request for Major Modification dated October 5, 1990, have been considered by the St. Johns County Planning and Zoning Agency and Board of County Commissioners.

SECTION 2: Said Major Modifications are hereby approved in reliance upon, and in accordance with, the application identified in Section 1 and all exhibits filed therewith and attached hereto.

SECTION 3: The defects and problems set forth in the letter from Sharon Holmes, County Engineer, to Demetree Brothers, Inc., dated January 16, 1991, shall be corrected within thirty (30) days from the date hereof.

SECTION 4: The underground tanks serving the gasoline station described in the Request for Major Modification shall have an auxiliary power source with alarm system.

SECTION 5: The signs to be located on the gasoline station parcel shall not exceed fifteen feet (15') in height.

SECTION 6: In all other respects, the remaining provisions contained in Ordinance #87-79, shall remain in full force and effect.

SECTION 7: If a total containment system is not used, then a monitoring well will be installed.

PASSED AND ADOPTED this 26th day of February, 1991.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: *Donald A. Keadle*
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*
Deputy Clerk

REQUEST FOR MAJOR MODIFICATION

TO

PSD-87-79

LEWIS POINT PLAZA

Applicants:

DEMETREE BROTHERS, INC., and
AMOCO OIL COMPANY

Attorneys for Applicants:

UPCHURCH, BAILEY & UPCHURCH, P.A.

By: John D. Bailey, Jr.
John D. Bailey, Jr.

The applicants, Demetree Brothers, Inc., and Amoco Oil Company request that PSD-87-79, be modified as follows:

1. The applicants propose that three (3) driveway cuts providing access from an interior road be allowed on Out-Parcel No. 3. The interior driveway cuts shall serve an Amoco gasoline station with market and recyclable carwash to be developed on said out-parcel. All of such driveway cuts are depicted on the site plans submitted herewith.
2. The applicants further propose that one (1) additional entrance only curb cut be installed on U.S. Highway 1 South between Lewis Point Road and the shopping center's main entrance. This additional curb cut will allow South bound traffic on U.S. Highway 1 South to access the above out parcel without utilizing the main shopping center entrance. The additional curb cut has been permitted and approved by the Department of Transportation.
3. The applicants further propose that the permitted uses within the PSD be expanded to include a gasoline station with market and recyclable carwash. The market shall sell beer and wine for off premises consumption, as permitted under the original PSD. A detailed site plan of the gasoline station showing the height, location and size of all structures and signs is submitted herewith. The underground tanks serving the gasoline station shall be double walled and fitted with exterior and interior sensors.

All other terms and provisions of said PSD-87-79, not in conflict with the provisions of this modification, shall remain in full force and effect.

Respectfully submitted,

By: John D. Bailey, Jr.
John D. Bailey, Jr.
Attorneys for Applicants
UPCHURCH, BAILEY & UPCHURCH, P.A.
780 North Ponce de Leon Boulevard
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK 5 PAGE 231

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

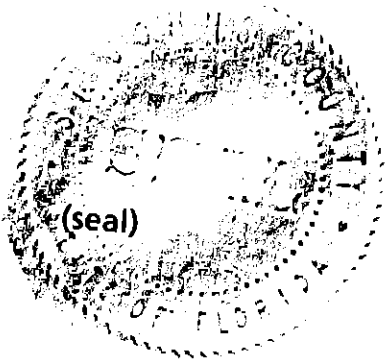
DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NUMBER 91-40

RESOLUTION NO. 91-40 adopted by the
Board of County Commissioners of St. Johns
County, Florida, at a regular meeting of said
Board held February 26, 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 March, 1991.



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

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

BY: Amy B. Mulligan
Deputy Clerk

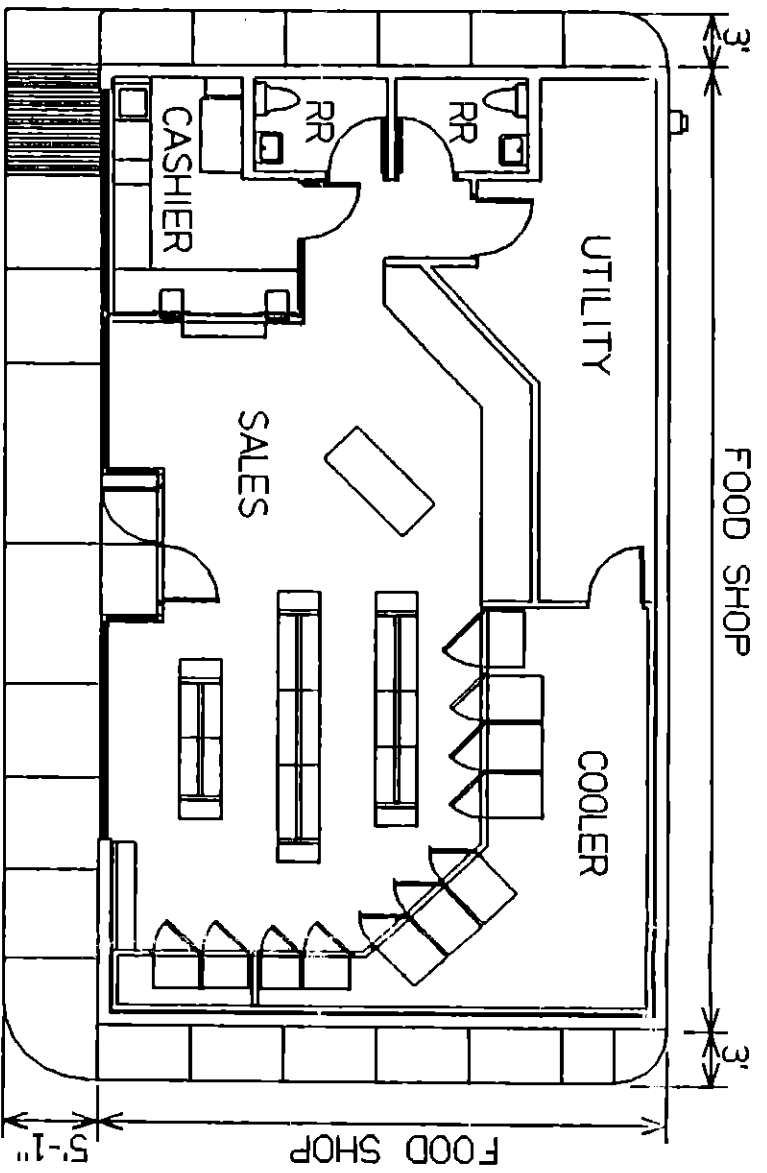
91 MAR 19 PM 3:23

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

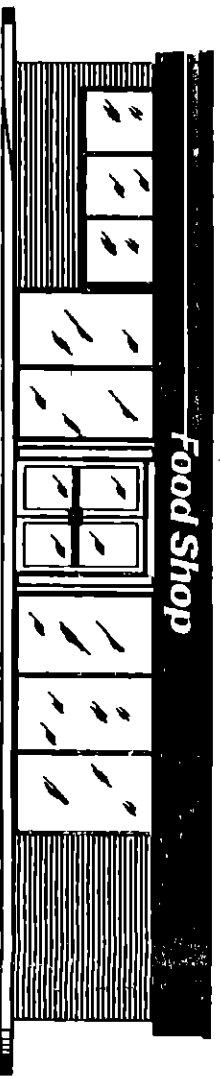
DWG. NO. 88-FS-30-2RR-M	30'-8" x 52'-0"	M
DWG. NO. 88-FS-30-2RR-P	30'-0" x 52'-0"	P

DATE: 3-1-1990

FOOD SHOP

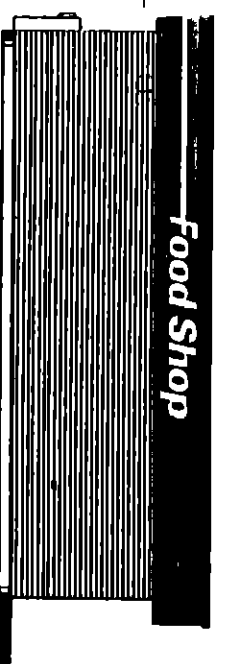


FLOOR PLAN

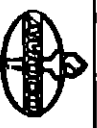


FRONT ELEVATION

UNDER CANOPY	MASONRY	PRE-FAB	
REAR LOT			
SECURITY CASHIER (2)			
REST ROOMS	2	2	
FASCIA HEIGHT	36"	30"	
FASCIA OVERHANG	1'-9 1/2"	1'-3"	
EXTERIOR DIM.	30'-8"x52'	30'x52'	
EXTERIOR SQ. FT.	1595	1560	
INTERIOR DIM.	29'x50'-4"	29'-4"x51'-4"	
INTERIOR SQ. FT.	1460	1506	
TOTAL SALES SQ. FT. (AREA FORWARD OF COOLER)	650	661	
No. OF COOLER DOORS	9	9	
No. OF FREEZER DOORS	2	2	
COOLER SIZE	3'-5"x29'-3" 9'-4"x22'-6"	3'-5"x29'-4" 9'-5"x22'-5"	
COOLER SQ. FT.	298	299	



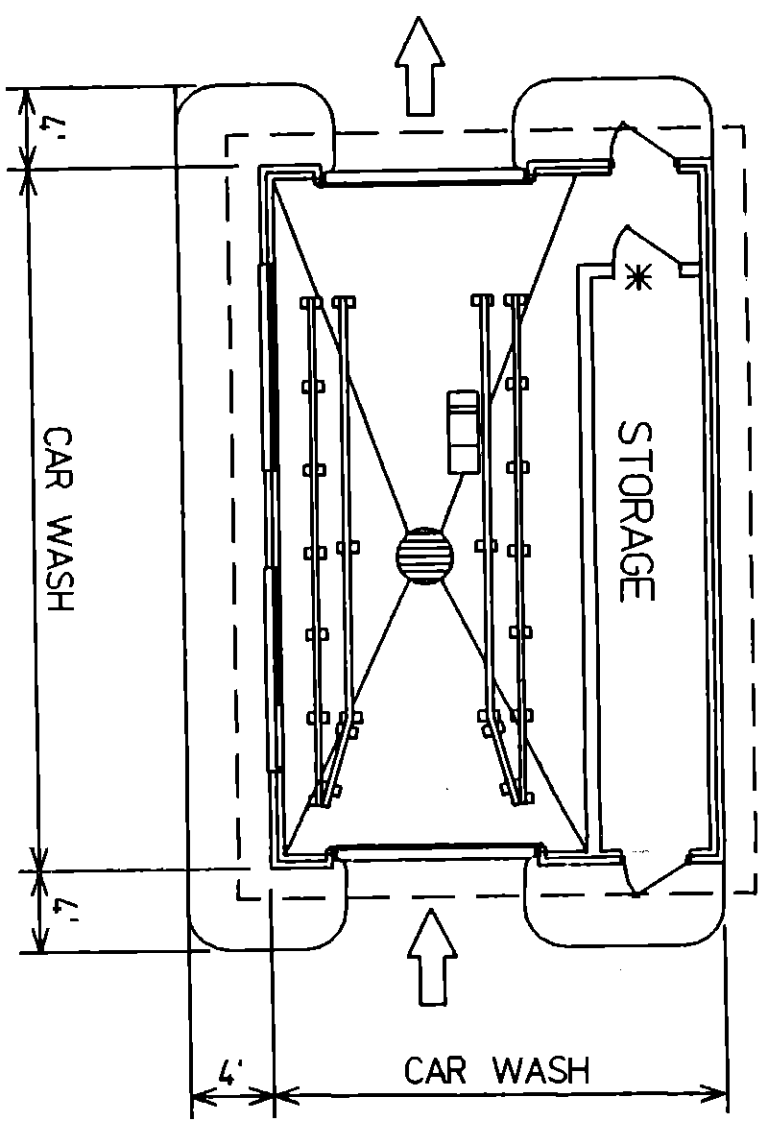
LEFT ELEVATION



AMOCO MARKETING ENGINEERING

CAR WASH

22 X 34



FLOOR PLAN

	MASONRY	PRE-FAB
EXTERIOR DIMENSION	22'-4"x34'-0"	22'-4"x34'-0"
EXTERIOR SQ. FT.	759	759
INTERIOR DIMENSION	21'-0"x32'-8"	21'-8"x33'-4"
INTERIOR C/W DIM.	14'-8"x32'-8"	14'-8"x33'-4"
INTERIOR STORAGE DIM.	5'-4"x27'-0"	6'-9"x28'-1"
FASCIA HEIGHT	30"	30"
FASCIA OVERHANG	1'-9 1/2"	2'-1 1/2"

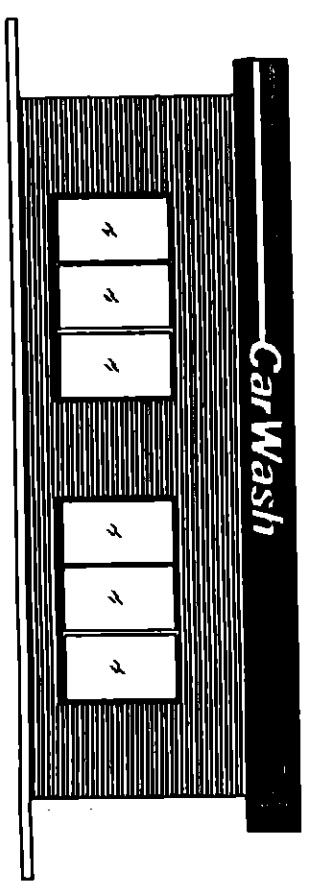
* DOOR PLACED AT EXIT END OF CAR WASH

90-CW-2234-M	22' 4" x 34' 0"	M
90-CW-2234-P	22' 4" x 34' 0"	P

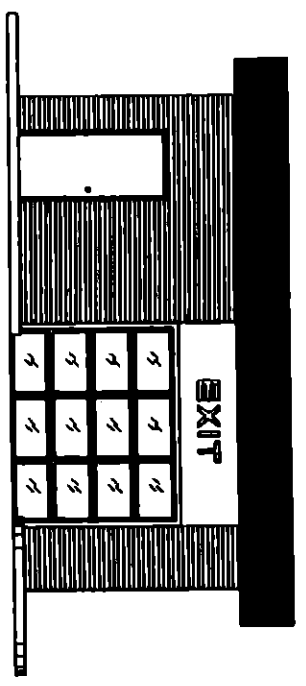
CAR WASH

DATE: 3-1-90

FRONT ELEVATION



LEFT ELEVATION



AMOCO MARKETING ENGINEERING