

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN FOR
LOT M-2, MOULTRIE LAKES COMMERCIAL PARK
PLANNED UNIT DEVELOPMENT
PURSUANT TO ORDINANCE 86-83**

WHEREAS, the Final Development Plan for Lot M-2, Moultrie Lakes Commercial Park has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, the request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 86-83; and

WHEREAS, it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on December 2, 1993; and
- B. The request is both consistent with the comprehensive Plan and compatible with development patterns in the surrounding area;

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

SECTION 1: Pursuant to a request for approval of the Final Development Plan of Lot M-2, Moultrie Lakes Commercial Park made by DiMare Construction Co, Inc., in accordance with Section 8-3 of 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 relating to the portion of the PUD, the legal description of which is known as Lot M-2 Moultrie Lakes Commercial Park,

is hereby approved in reliance upon, and in accordance with the representation and statements made therein and in the Final Development Plan Narrative attached hereto as Exhibit B.

SECTION 2: All building code, zoning ordinance, and other land use and development regulations of St. Johns County are 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 86-83. 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 the St. Johns County Zoning Ordinance.

SECTION 3: The developer may not commence land clearing, site preparation or construction of any improvements shown on the Final Development Plan attached as Exhibit A until:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit (exhibit C) and Florida Department of Environmental Regulation Water and Sewer Connection Permits (exhibit D);
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11;
- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Compliance with all other applicable land use and development regulations of St. Johns County.

SECTION 4: No lots shall be conveyed within the subdivision depicted on the Final Development Plan attached as Exhibit A until a final plat has been approved by the Board of County Commissioners of St. Johns County and recorded in the Public Records of St. Johns County, and the Declaration of Covenants and Restrictions for Moultrie Lakes Commercial Park is recorded in the Public Records of St. Johns County, Florida.

SECTION 5: All attachments included herein are incorporated herein and made part of hereof. (Exhibits A, B, C, and D)

ADOPTED THIS 14th DAY OF December, 1993

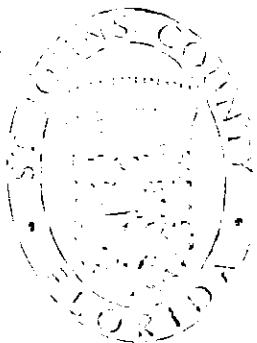
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY: Deann Roberts
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Yvonne Carter
Deputy Clerk

galco\OWEN,RES



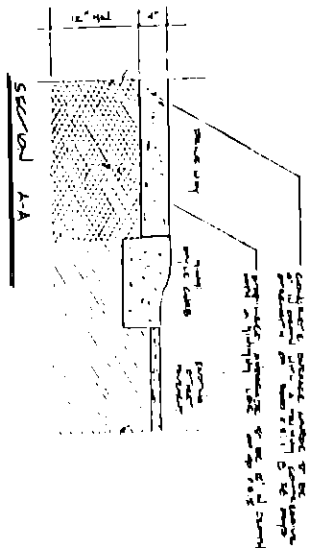
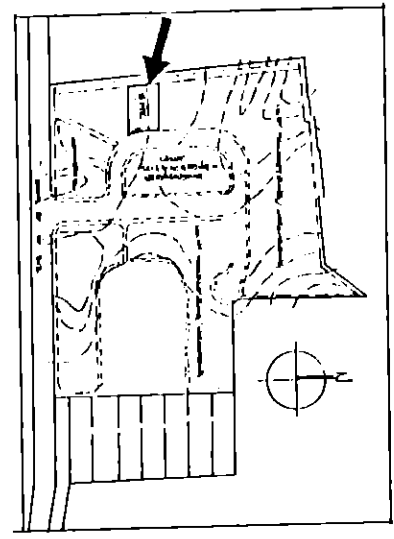
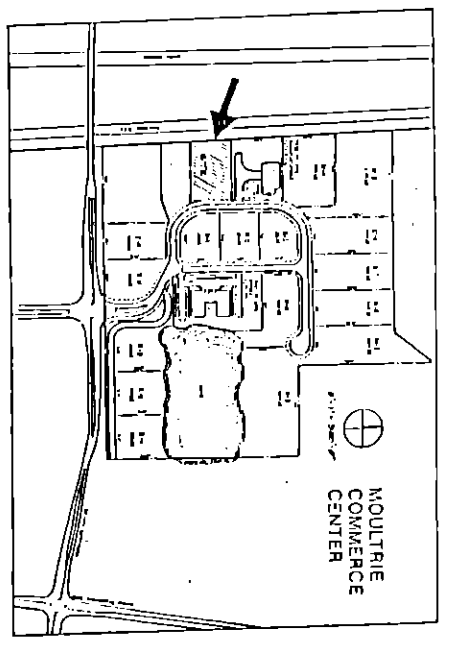
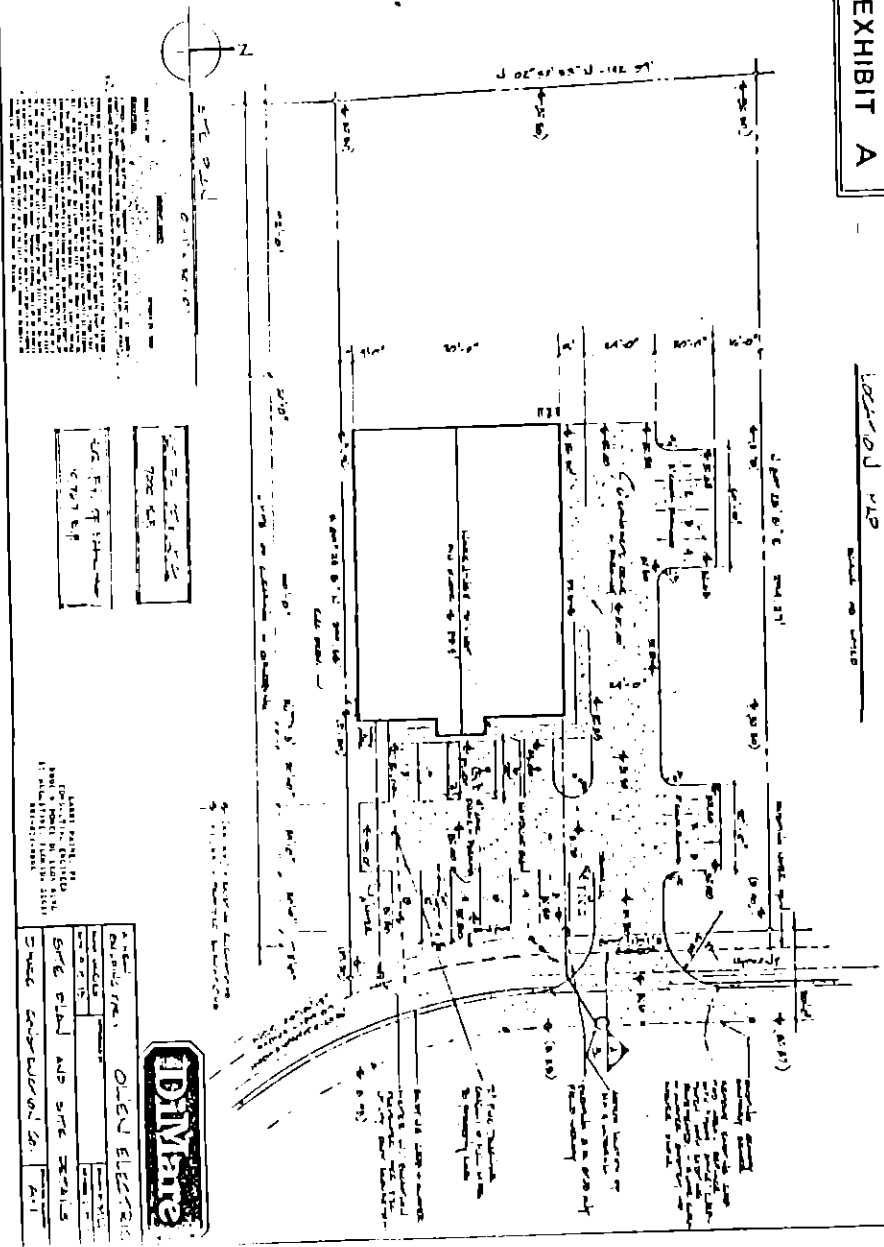


FIG 1A/1B 1/10



P. U. D. OFF. REC.
 BOOK F PAGE 23

EXHIBIT A



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE SHOWN DIMENSIONS ARE THE CENTER TO CENTER DIMENSIONS.
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See P. U. D. OFF. REC. BOOK F PAGE 23

AMT. PAID TO
 STATE OF MISSISSIPPI
 FOR THE YEAR 1955
 \$100.00

DATE	DESCRIPTION	AMOUNT
1955	STATE OF MISSISSIPPI	\$100.00
1956	STATE OF MISSISSIPPI	\$100.00
1957	STATE OF MISSISSIPPI	\$100.00
1958	STATE OF MISSISSIPPI	\$100.00
1959	STATE OF MISSISSIPPI	\$100.00
1960	STATE OF MISSISSIPPI	\$100.00
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2011	STATE OF MISSISSIPPI	\$100.00
2012	STATE OF MISSISSIPPI	\$100.00
2013	STATE OF MISSISSIPPI	\$100.00
2014	STATE OF MISSISSIPPI	\$100.00
2015	STATE OF MISSISSIPPI	\$100.00
2016	STATE OF MISSISSIPPI	\$100.00
2017	STATE OF MISSISSIPPI	\$100.00
2018	STATE OF MISSISSIPPI	\$100.00
2019	STATE OF MISSISSIPPI	\$100.00
2020	STATE OF MISSISSIPPI	\$100.00
2021	STATE OF MISSISSIPPI	\$100.00
2022	STATE OF MISSISSIPPI	\$100.00
2023	STATE OF MISSISSIPPI	\$100.00
2024	STATE OF MISSISSIPPI	\$100.00
2025	STATE OF MISSISSIPPI	\$100.00
2026	STATE OF MISSISSIPPI	\$100.00
2027	STATE OF MISSISSIPPI	\$100.00
2028	STATE OF MISSISSIPPI	\$100.00
2029	STATE OF MISSISSIPPI	\$100.00
2030	STATE OF MISSISSIPPI	\$100.00



P. U. D. OFF. REC.
BOOK F PAGE 24

EXHIBIT B
FINAL DEVELOPMENT PLAN FOR
LOT M-2 MOULTRIE LAKES COMMERCIAL PARK

DiMare Construction Co.
3545 U.S. 1 South
St. Augustine, FL 32086

**FINAL DEVELOPMENT PLAN
MOULTRIE LAKES COMMERCIAL PARK LOT M-2**

Submitted herewith for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Commissioners, is the development map depicting the Final Development Plan for Lot M-2 Moultrie Lakes Commercial Park. The property is located wholly within the Moultrie Lakes Commercial Park Planned Unit Development, as approved by Ordinance. The project Site is located within the light manufacturing/warehousing sections as depicted in map Exhibit B.

Section 8-4: Standards and Criteria

8-4-1 Density of Development

This Building is a commercial Structure and is not applicable to this Section.

8-4-2 Open Space

This Section not applicable.

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

This development of Lot M-2 will comply with the spirit and intent of the Zoning Ordinance.

- A. Yard requirements are as per Exhibit A, Site Plan for Lot M-2, Moultrie Lakes Commercial Park.
- B. Building Height not to exceed 35'
- C. Lot coverage not to exceed 35% of the total .96 Acres for Lot M-2.
- D. Use shall be limited to light manufacturing, warehousing and offices as described by Ordinance 86-83.

- E. Temporary uses shall be limited to the use of a portable construction office not larger than 12' x 30'.
- F. Signage shall be limited as follows: Building sign area shall not exceed 1.5 sf per front foot of building, and pole mounted street sign area shall not exceed 1.5 sf per property front foot. No signage shall exceed 35' in height.

8-4-4 Project Size

Moultrie Lakes Commercial Park is approx. a 40 acre complex of which Lot M-2 total area is .96 acres.

8-4-5 Support Legal Documents for Open Space

This Section not applicable.

P. U. D. OFF. REC.
BOOK E PAGE 26

8-4-6 Access

Lot M-2 / Moultrie Lakes Commercial Park has access via the State Road 312 Extension. Roads have been constructed to County Standards for paved roadways with curb and gutter storm drainage system.

8-4-7 Privacy

This Section not applicable for Lot M-2.

8-4-8 Community Facilities

None of the common facilities are proposed for dedication to St. Johns County.

Section 9: Off Street Parking & Loading

9-1-1 Drainage

A preliminary drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on the map. Detailed

drainage plans demonstrating compliance with requirements of ordinance 86-4 and the St. Johns County Comprehensive Plan shall be included within the signed and sealed construction plans. The construction plans must be reviewed and approved by the St. Johns County Engineering Department prior to commencement of land clearing, site preparation or construction. All necessary easements for drainage shall comply with the requirements of Ordinance 86-4 except as otherwise specified in this Final Development Plan and shall be depicted on the construction plans. This parcel drains into an existing stormwater system for the entire P.U.D. that was approved by St. Johns County Engineering Department and permitted by St. Johns River Water Management District under Permit No. 4-109-0063.

9-1-2 Separation of Walkway and Street

Off-street parking and loading facilities is separated by existing curb and guttering.

9-1-3 Entrances and Exits

The location and design of the entrance and exit will be in accordance with County specifications. Landscaping shall meet County Requirements.

9-1-4 Interior Drives

Parking lot shall utilize 90 degree angle parking with a minimum 24' wide drive to accommodate two-way traffic.

9-1-5 Marking of Parking Spaces

All parking spaces shall be marked by painted lines.

9-1-6 Lighting

Building/Security lighting shall be installed so as to minimize glare off-site.

9-1-7 Screening

Parking lot screening shall be provided by appropriate landscaping in accordance with St. Johns County Ordinance.

9-2-1 Location

The required off-street parking and loading facilities are designed and located on Lot M-2.

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

- Q. Business Establishment - One space for each five hundred square feet of gross floor area. (2,100 S.F. / 500 S.F. gross floor area = 5 spaces).
- U. Industrial Uses - One space for each two employees plus one space for each 5,000 S.F. of gross floor area. (8 employees / 2 = 4 spaces) + (4,900 S.F. / 5,000 S.F. gross floor area = 1 space).

Total Parking Required 10 spaces plus one handicap parking space.

17 Spaces Provided.

9-4-1 Off-Street Loading, Requirements

Retail or service Establishment, Wholesale establishment: one space if the gross floor area is more than 2,000 S.F. but not greater than 20,000 S.F. (Total Structure size for Lot M-2 7,000 S.F.). One off-street loading required and provided.

Prepared by:
DiMare Construction Co.
November 16, 1993



POST OFFICE BOX 1429 PALATKA, FLORIDA 32178-1429
TELEPHONE 904/329-4500 SUNCCM 904/860-4500
FAX (EXECUTIVE/LEGAL) 329-4125 (PERMITTING) 329-4318 (ADMINISTRATIVE/PLANNING) 329-4504

August 2, 1993

FIELD STATIONS			
618 E. South Street Orlando, Florida 32801 407/407-4300	7725 Baymeadows Way Suite 102 Jacksonville, Florida 32256 904/730-6270	PERMITTING: 305 East Drive Melbourne, Florida 32904 407/384-4940	OPERATIONS: 7113 N. Wickham Road Melbourne, Florida 32935-8100 407/254-1762

Mr. Larry Paine, P.E.
3000 N. Ponce De Leon Blvd.
St. Augustine, FL 32084

EXHIBIT C
P. U. D. OFF. REC.
BOOK E PAGE 29

Re: Moultrie Lakes Commercial Park
Permit No. 4-109-0063

Dear Mr. Paine:

Building lot M-2 is located within the referenced project. No additional permits from this agency will be required to construct on lot M-2.

This letter only applies to the requirements of the St. Johns River Water Management District and does not relieve you from meeting the requirements of other agencies.

If you have questions, please call.

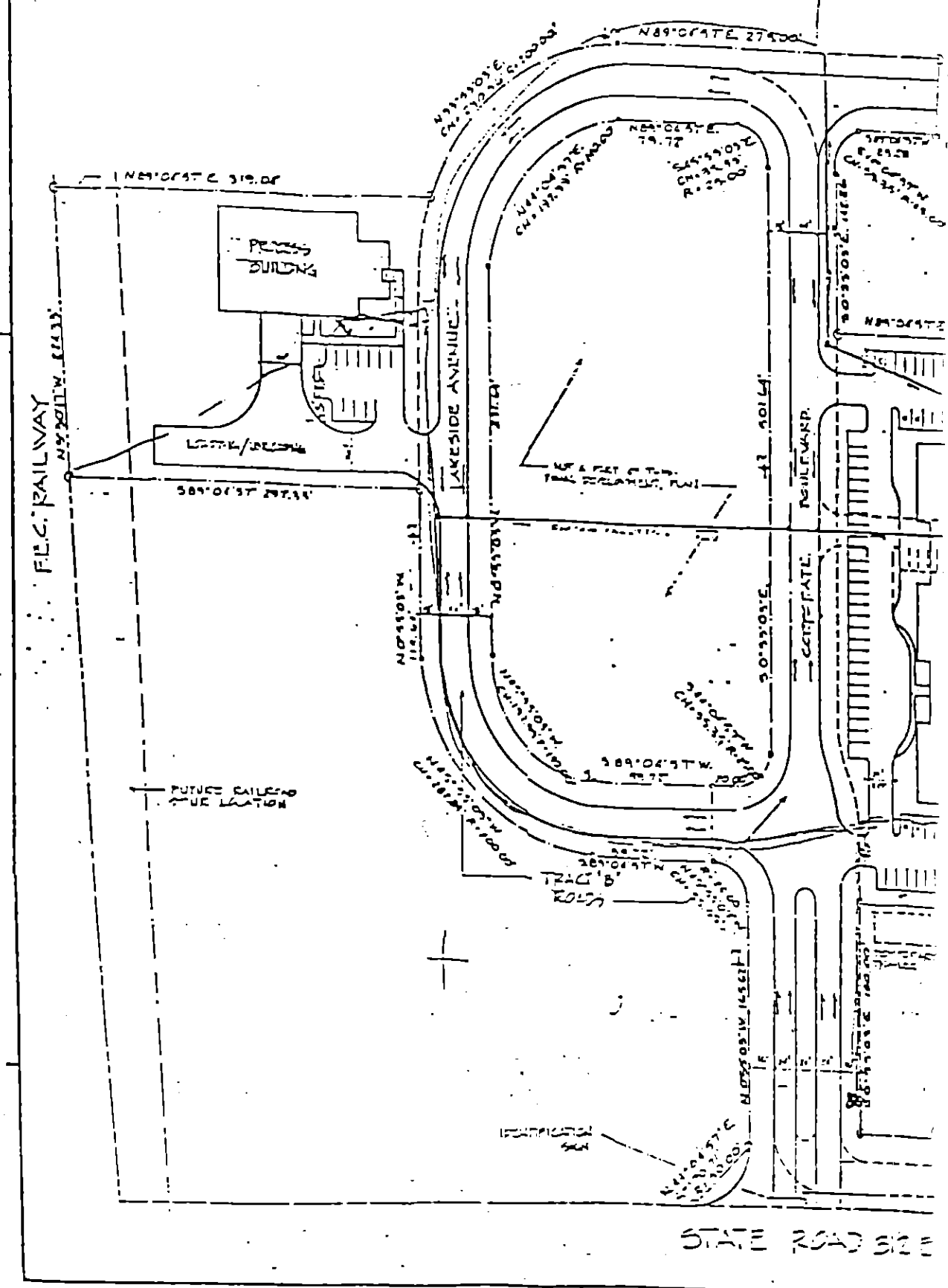
Sincerely,

Wendy P. Elmore
Wendy P. Elmore, P.E.
Department of Resource Management

cc: Mike Cullum *MC*
PDS - Gail Boone (NPR)
Carolyn Wirz
Lee Ray

[Faint, illegible text and markings, possibly a routing slip or stamp area]

Joe E. Hill, CHAIRMAN DAYTONA BEACH	Patricia T. Hardon, VICE CHAIRMAN SANFORD	Josko J. Parrish, III, TREASURER TITUSVILLE	Lonora N. McCullough, SECRETARY ORANGE PARK
Frank Hughes DAYTONA BEACH	Dan Roach FERNANDINA BEACH	William Segal MAITLAND	James H. Williams OCALA
		Daniso M. Prescod JACKSONVILLE	



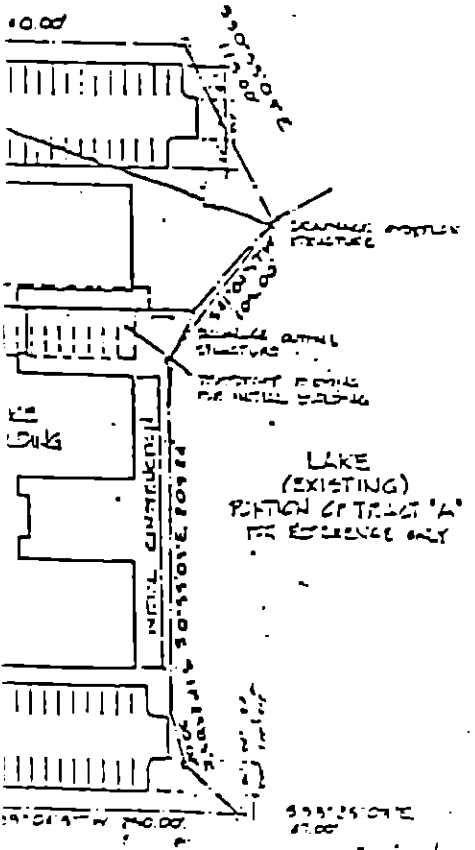
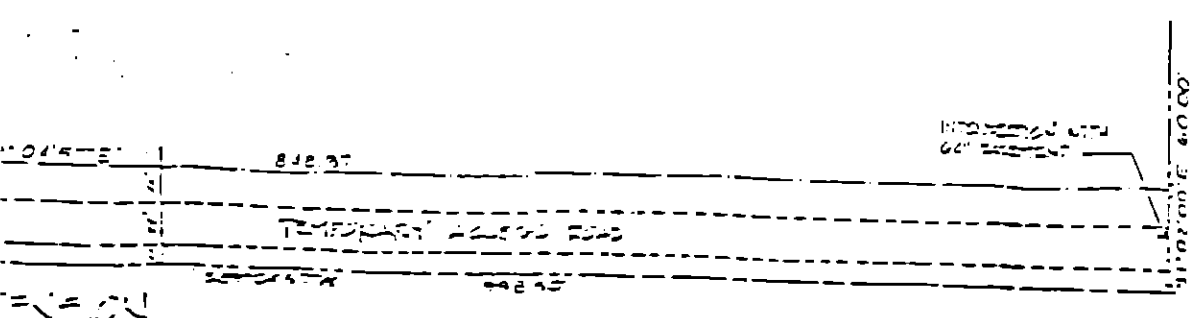
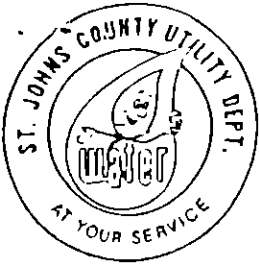


EXHIBIT C





ST. JOHNS COUNTY UTILITY DEPARTMENT
 Of St. Johns County Florida
 P. O. Box 1749
 St. Augustine, Florida 32085-1749
 Phone (904) 471-2161 Fax (904) 461-7619

P.U.D. OFF. REC.
 BOOK F PAGE 32

EXHIBIT D

DATE: 6/14/93

RE: WATER AND/OR SEWER AVAILABILITY FOR THE SERVICE AREAS MAINTAINED AND OPERATED BY THE ST. JOHNS COUNTY UTILITY DEPARTMENT.

- o SERVICE LOCATION: 911 ADDRESS: 1775 LAKE SIDE AVE
- o LEGAL DESCRIPTION AS APPLICABLE: SUBDIVISION: MOULTRIE COMMERCE CENT
 LOT M-2 BLOCK - PARCEL I.D. NUMBER (PIN): 048370-0180
 PARCEL - SECTION 25 TOWNSHIP 7 S 0 1/2 N RANGE 39 EAST

- Existing Water Service is Available for:
 (Residential) (Commercial) Platted and/or Developed Property
- Existing Water and Sewer Service is Available for:
 (Residential) (Commercial) Platted and/or Developed Property

Comments: GRAVITY SEWER THRU PRIVATE LIFT STATIONS TO SECOND FLOOR MAIN ALONG SR 312

- Water Capacity is available for the Proposed
 (Residential) (Commercial) Development
- Water and Sewer Capacity is available for the Proposed
 (Residential) (Commercial) Development

Comments: _____

The commitment for availability or capacity is valid for sixty-five (65) days from the date of this letter.

All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections (ERC's) pursuant to Section 16 of County Ordinance 93-14.

A maximum of fifteen (15) business days should be anticipated for a water service connection installation.

If any additional information is needed, please contact this office.

Herbert A. Van der Mark
 Signed for the Utility Dept.

HERBERT A. VAN DER MARK
 CONSTRUCTION MANAGER OF UCI
 Type or Print Name and Title

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK E PAGE 33

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. 93-188

**adopted by the Board of County Commissioners
of St. Johns County, Florida at a regular
meeting of said Board held December 14, 1993.**

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 17th day of December, 1993.

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

By: Yvonne Carter
Yvonne Carter, Deputy Clerk

(seal) 93 DEC 21 AM 11:27
CLERK OF CIRCUIT COURT