

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
COUNTY OF ST. JOHNS, STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN FOR  
LOT M-1 MOULTRIE LAKES COMMERCIAL PARK  
PLANNED UNIT DEVELOPMENT PURSUANT TO ORDINANCE 86-83

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

Section 1: That pursuant to Ordinance 86-83, the Final Development Plan for Lot M-1 Moultrie Lakes Commercial Park (attached Exhibits A, B, C, and D) is hereby approved.

Section 2: That development of the lands within Moultrie Lakes Commercial Park, Lot M-1 shall proceed in accordance with the Final Development Plan.

Section 3: That all roads and parking areas within the project will remain private and shall be constructed to approved County Standards.

Section 4: That the St. Johns County Building Official is hereby authorized to issue building and/or move-on permits providing construction plans for the development are filed and approved.

Section 5: The factual statements in Exhibit A, attached hereto and made a part hereof, are hereby adopted by the Board of County Commissioners as findings of fact. In addition, the Board finds as follows:

- a. The Final Development Plan for Lot M-1 complies with all requirements of the planned unit development.
- b. The Planning & Zoning Agency has reviewed the Final Development Plan, and recommends approval.

PASSED AND ADOPTED THIS 25th DAY OF May, 1993

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: Quinn Balavage  
Its Chairperson

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Wenne Carter  
Deputy Clerk

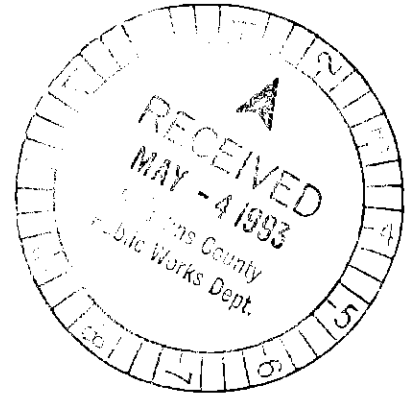


EXHIBIT A

FINAL DEVELOPMENT PLAN  
MOULTRIE LAKES COMMERCIAL PARK

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-1 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 & commercial 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-1 will comply with the spirit and intent of the Zoning Ordinance.

A. Yard requirements are as per Exhibit B Site Plan for Lot M-1, Moultrie Lakes Commercial Park.

B. Building Height is approx. 22'

C. Lot coverage is approx. 16 % of the total 1.13 Acres for Lot M-1.

8-4-4 Project Size

Moultrie Lakes Commercial Park is approx. a 40 acre complex of which Lot M-1 total area is 1.13 acres.

8-4-5 Support Legal Documents for Open Space

This Section not applicable.

8-4-6 Access

Lot M-1 / 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-1.

8-4-8 Community Facilities

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

9-1-1 Drainage

All requirements for off-street parking and loading areas will be drained so as to prevent damage to abutting parcels. (Refer to exhibit C).

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.

### 9-1-7 Screening

Parking lot screening shall be provided by appropriate landscaping.

### 9-2 Location

The required off-street parking and loading facilities are designed and located on Lot M-1.

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

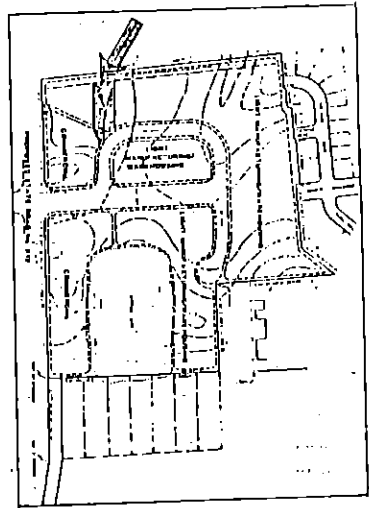
Q. (Business Establishment) One space for each five hundred square feet of gross floor area. (2,600 S.F. / 500 S.F. gross floor area = 6 spaces).

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) + ( 5,250 S.F. / 5,000 S.F. gross floor area = 2 spaces).

Total Parking Required 12 spaces  
Plus one handicap parking space.

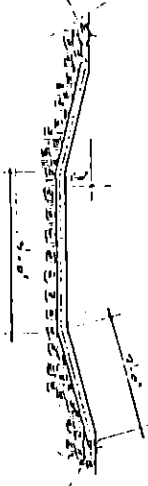
### 9-4 Off-Street Loading, Requirements

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-1 7,850 S.F.). One off-street loading required and provided.

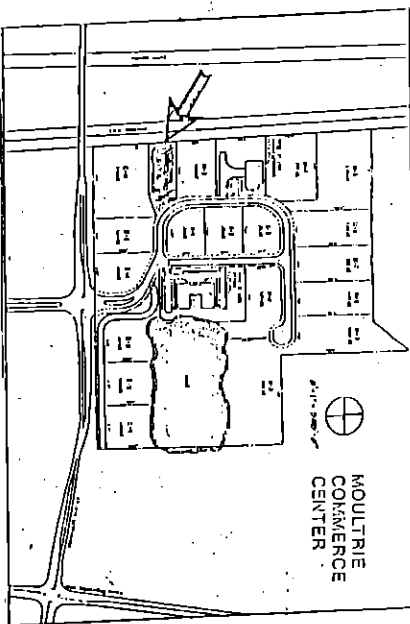


PLAN SECTION A-A

EXHIBIT B

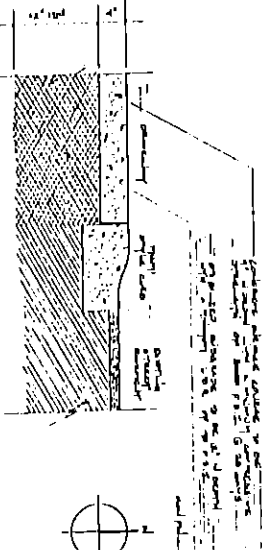


SECTION A-A

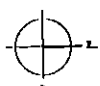


MOULTRIE  
COMMERCE  
CENTER

SECTION A-A



SECTION A-A



SITE PLAN

NOTES:  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES.  
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.  
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND SIGNALING DURING CONSTRUCTION.  
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.  
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND SIGNALING DURING CONSTRUCTION.

1/2" = 1'-0"  
1/4" = 3'-0"  
1/8" = 6'-0"  
1/16" = 12'-0"

PROJECT NO.	DATE
CLIENT	DESIGNER
PROJECT NAME	PROJECT ADDRESS
PROJECT DESCRIPTION	PROJECT STATUS





POST OFFICE BOX 1429 PALATKA, FLORIDA 32178-1429  
TELEPHONE 904/329-4500 SUNCOM 904/860-4500  
FAX (EXECUTIVE/LEGAL) 329-4126 (PERMITTING) 329-4315 (ADMINISTRATION/FINANCE) 329-4500

FIELD STATIONS

618 E. South Street 7775 Daymeadows Way PERMITTING: OPERATIONS:  
Orlando, Florida 32801 Suite 102 305 East Drive 2133 N. Wickham Road  
407/884-5423 Jacksonville, Florida 32256 Melbourne, Florida 32904 Melbourne, Florida 32935-8109  
804/730-6270 407/884-4840 407/254-1762

December 14, 1992

EXHIBIT C

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

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

Dear Mr. Paine:

Building site M-1 is contained within the referenced project. No additional permits from this agency will be required for construction on site M-1.

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.

Sincerely,

Carolyn Wirz  
Compliance Coordinator  
Department of Resource Management

CW:ot

cc: Mike Cullum <sup>MC</sup>  
Lee Ray  
Vicki Curtis - PDS

Joe E. Hill, CHAIRMAN  
LEESBURG

Joseph D. Collins, VICE CHAIRMAN  
JACKSONVILLE

Jesse J. Parrish, III, TREASURER  
TITUSVILLE

Lorajo N. McCullagh, SECRETARY  
ORANGE PARK

Merrill C. Fore  
OCALA

Ralph E. Simmons  
FERNANDINA BEACH

Saundra H. Gray  
DE BARY

Patricia T. Harden  
SANFORD

James H. Williams  
OCALA

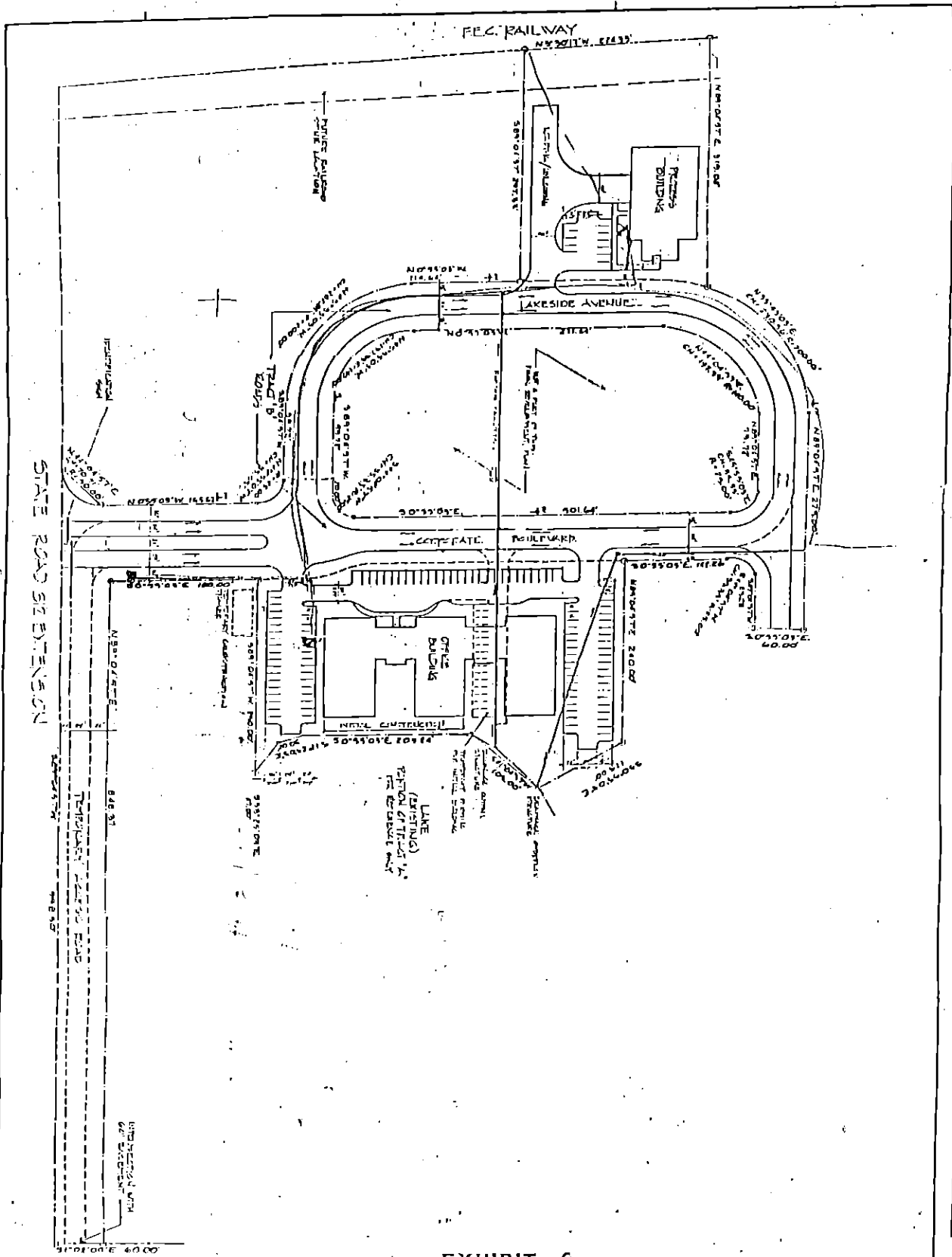
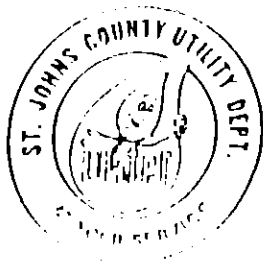


EXHIBIT 6



**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

EXHIBIT D

January 21, 1993

To Whom It May Concern:

This is to advise that the St. Johns County Utility Department will provide water and sewer service to 1785 Lake Side Avenue, Lot M-1, in Moultrie Commerce Center, providing all necessary fees are paid.

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

If you need any additional information please contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Dena Masters".

Dena Masters

/dmm