

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN FOR
LOT M-7, MOULTRIE LAKES COMMERCIAL PARK
PLANNED UNIT DEVELOPMENT
PURSUANT TO ORDINANCE 86-83

WHEREAS, the Final Development Plan for Lot M-7, 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, it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on 9-19-96; and
- B. The request is both consistent with the comprehensive Plan and compatible with development patterns in the surrounding area;
- C. 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;

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-7, 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-7 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 and based on the above findings which are hereby incorporated herein by reference.

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SECTION 2: Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Furthermore, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced by the County under this ordinance except as is specifically provided for and described in the Ordinance and the incorporated PSD/PUD/PRD 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 and Florida Department of Environmental Regulation Water and Sewer Connection Permits;
- 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: All attachments included herein are incorporated herein and made part of hereof. (Exhibits A, and B)

ADOPTED THIS 8th DAY OF October, 1996

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY: Donald Jordan
Chair Donald Jordan



ATTEST: CARL "BUD" MARKEL, CLERK

BY: Renee S. Newcome
Deputy Clerk

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EXHIBIT B
FINAL DEVELOPMENT PLAN FOR
LOT M-7 MOULTRIE LAKES COMMERCIAL PARK

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

June 7, 1996
Revised
August 9, 1996

FINAL DEVELOPMENT PLAN

MOULTRIE LAKES COMMERCIAL PARK LOT M-7

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-7 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 on Exhibit A.

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

There shall be a 25 foot buffer to the south side of the existing masonry wall.

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

This development of Lot M-7 will comply with the spirit and intent of the Zoning Ordinance.

- A. Yard requirements are as per Exhibit A, Site Plan for Lot M-7, Moultrie Lakes Commercial Park.
- B. Building Height not to exceed 35'
- C. Lot coverage not to exceed 35% of the total 2.14 Acres for Lot M-7. Impervious area shall not exceed 75% of the total site.
- D. Use shall be limited to warehousing and offices and business use to

the extent allowed and 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' for a period not to exceed 6 months.
- F. Signage shall be limited as follows: Building sign area shall not exceed 1.5 sf per front foot of building, fronts being entrance faces of buildings, and pole mounted street sign area shall not exceed 1.5 sf per property front foot, or 300 sf maximum per building. No signage shall exceed 35' in height.
- G. Minor changes to the building footprint and location may be made to accommodate design changes so long as all requirements of the PUD are maintained and the total building square footage shown on the FDP are not exceeded.

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8-4-4 Project Size

Moultrie Lakes Commercial Park is approx. a 40 acre complex of which Lot M-7 total area is 2.14 acres.

8-4-5 Support Legal Documents for Open Space

The owner, any successors or assigns, will maintain the open space on this site.

8-4-6 Access

Lot M-7 / 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-7.

8-4-8 Community Facilities

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

Section 9: Off Street Parking & Loading

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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. Minor changes may be made to building footprint, and parking layout to accommodate design changes to meet State or County standards.

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.

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9-1-6 Lighting

Building/Security lighting shall be installed so as to minimize glare off-site, and to prevent glare on the adjoining residential properties.

9-1-7 Screening

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

9-2-1 Location

The required off-street parking and loading facilities are designed and located on Lot M-7.

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

- Q. Business Establishment - One space for each five hundred square feet of gross floor area. Allow for 6000 S.F. ($6,000 \text{ S.F.} / 500 \text{ S.F. gross floor area} = 12 \text{ spaces}$).
- U. Industrial Uses - One space for each two employees plus one space for each 5,000 S.F. of gross floor area. ($40 \text{ employees} / 2 = 20 \text{ spaces}$) + ($30,000 \text{ S.F.} / 5,000 \text{ S.F. gross floor area} = 6 \text{ spaces}$).

Total Parking Required 38 spaces plus four handicap parking spaces.

56 Spaces Provided. The developer may, at his option, use the parking and drive minimums that have recently been adopted under the St. Johns County Paving and Drainage ordinance. Use of these requirements will not constitute a need for revising the Plan, (exhibit 'A').

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-7 15,000 S.F. per building). Two off-street loading areas required and provided.

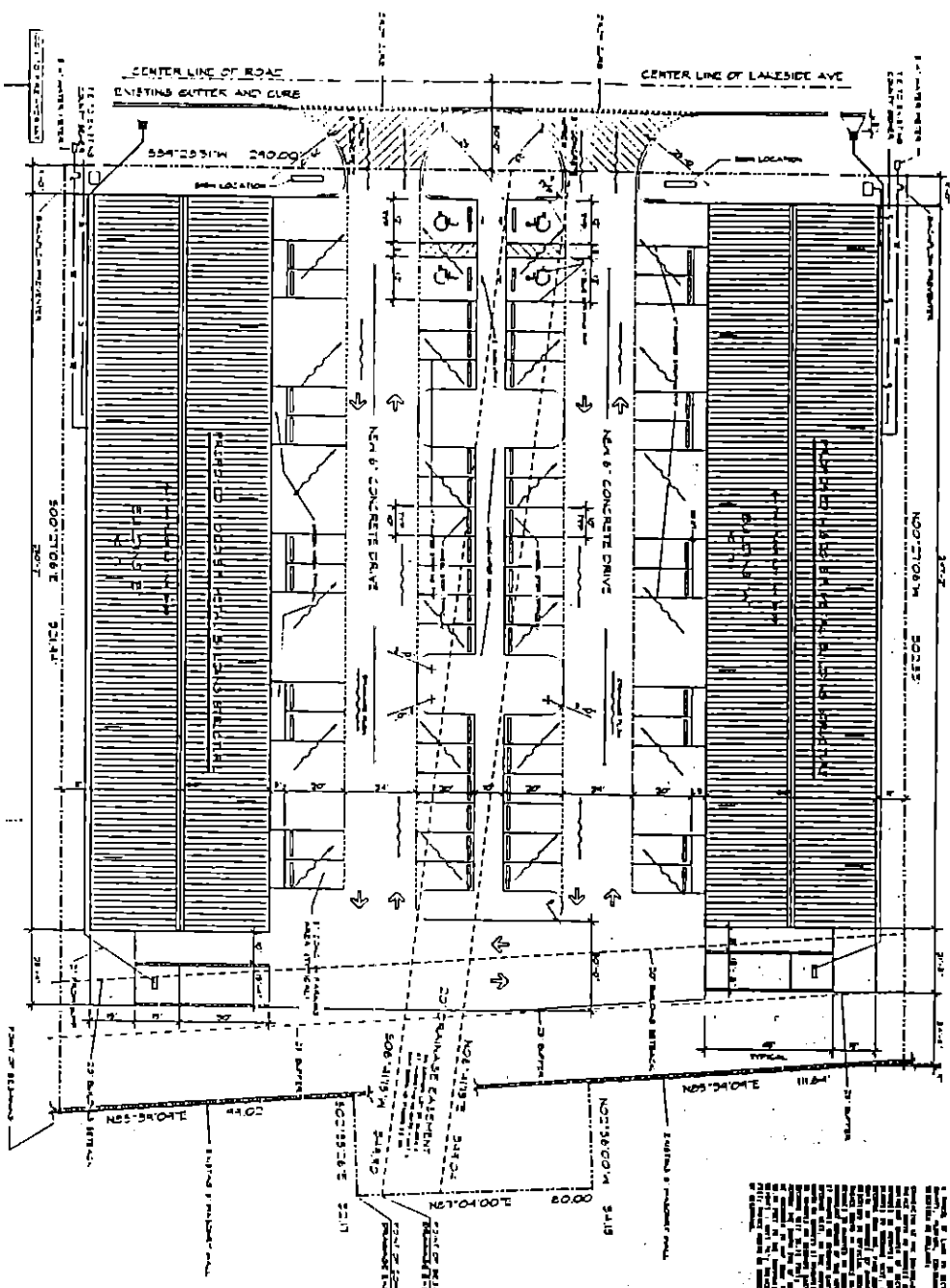
Savings Clause: Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

Unless the Board of County Commissioners demonstrate that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to : (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may provided in any use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee, or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance, or other land development regulations as applied to this development under the Florida or United States Constitutions.

Prepared by:
DiMare Construction Co.
June 7, 1996
Revised
August 9, 1996

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LEGAL DESCRIPTION LOT M-7



TOTAL LOT AREA: 24210 SF
 NON STRUCTURE AREA: 2320 SF
 PAVING AREA: 2320 SF
 PARKING LOT: 2320 SF
 PERCENT OF COVERAGE: 95.8%
 ALTIMETERS PERCENT OF COVERAGE: 75.5%

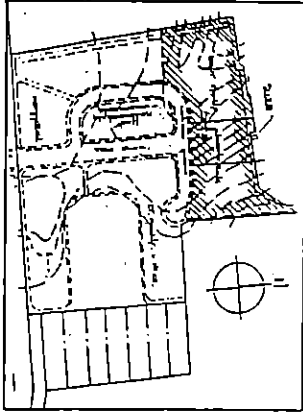
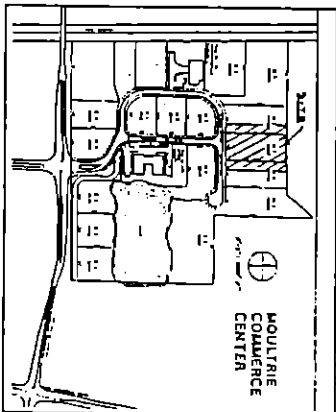
PROPOSED SITE PLAN

EXHIBIT 'A' OF RESOLUTION:

FLOOD ZONE

1. FLOOD HAZARD ZONE OF COMMUNITY DEVELOPMENT DISTRICT NO. 11

2. FLOOD HAZARD ZONE OF COMMUNITY DEVELOPMENT DISTRICT NO. 11



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:

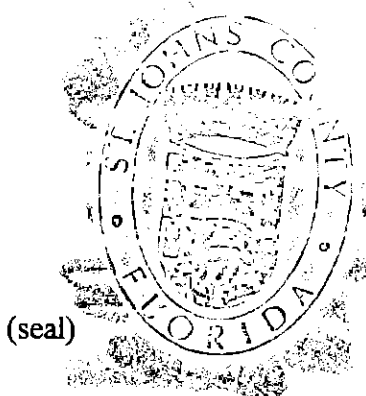
RESOLUTION NO. 96-173

Adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board on October 8, 1996.

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
96 OCT 15 PM 3:42
Carl "Bud" Markel
CLERK OF CIRCUIT COURT

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 14th day of October, 1996.



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

By: Lenora Jo Newsome
Lenora Jo Newsome, Deputy Clerk