

RESOLUTION NO. 85-164

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR TEMPORARY SALES BUILDING
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS THE PLANTATION AT PONTE VEDRA
(FORMERLY MICKLER'S LANDING)
PURSUANT TO ORDINANCE 84-35

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

Section 1: Pursuant to a letter request dated September 18,
1985, submitted on behalf of Landvest, Ltd. in accordance with
Section 8-3 of the St. Johns County Zoning Ordinance, and sub-
sequent review and approval by the St. Johns County Planning
and Zoning Agency, the Final Development Plan attached hereto
as Exhibit A is hereby approved in reliance upon, and in
accordance with, the representations and statements made in
the written submission statement attached hereto as Exhibit B *of which an appropriate item by reference.*

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Henry H. H. H.*
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*
Deputy Clerk

Adopted Regular Meeting

November 12, 1985



Bessent, Hammack & Ruckman, Inc.

CONSULTING AND DESIGN ENGINEERS

1900 CORPORATE SQUARE BOULEVARD / JACKSONVILLE, FLORIDA 32216 / (904) 721-2991

JACKSONVILLE/TAMPA

September 18, 1985

St. Johns County Board of County Commissioners
St. Johns County Courthouse
P. O. Drawer 349
St. Augustine, Florida 32084

Re: Final Development Plan
The Plantation at Ponte Vedra (Mickler's Landing)
Temporary Sales Building
Planning Reference No. 85040.30

Dear Commissioners:

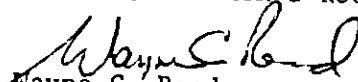
On behalf of Landvest, Ltd., we are submitting, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, a Final Development Plan for a Temporary Sales Building. The Temporary Sales Building is wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 84-35. The building is a modular unit to be temporarily located immediately north of the entry area as designated on the approved PUD Master Plan. This temporary use also includes parking sufficient to accommodate thirteen (13) vehicles.

This submittal consists of a Final Development Plan (Exhibit A) depicting the temporary modular sales building, site configuration, and temporary parking area; written text in support of the Final Development Plan (Exhibit B); and a form of Resolution.

It is anticipated that the site will be used as requested for two (2) years as stipulated in Exhibit B. To reiterate, we are requesting approval on this temporary facility including the unit, porches, and parking.

Respectfully submitted,

BESSENT, HAMMACK & RUCKMAN, INC.


Wayne C. Reed
Vice President
Director of Planning

WCR/jcp/FDP2-M

Enclosures: Resolution
Final Development Plan (Exhibit A)
Written Text (Exhibit B)

FINAL DEVELOPMENT PLAN
THE PLANTATION AT PONTE VEDRA
(MICKLER'S LANDING)
PUD ORDINANCE 84-35

TEMPORARY SALES BUILDING

EXHIBIT B
TO THE RESOLUTION

LANDVEST, LTD.
SEPTEMBER 18, 1985

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by BESSENT, HAMMACK & RUCKMAN, INC. (Exhibit A), and the following text regarding compliance with Section 8-4, are submitted for your consideration.

8-4-1 Density of Development.

The total ground area occupied by residential buildings and structures shall not exceed 35 percent of the total ground area of the Property. The temporary building does not violate lot coverage regulations contained in the St. Johns County Zoning Ordinance. While the exact location of the building may change slightly as construction requires, the size of the building will remain substantially the same.

8-4-2 Open Space.

The Property contains no open space.

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

All development which is to occur within the Property will comply with the spirit and intent of the Zoning Ordinance. There will be no more than one (1) modular sales building.

8-4-4 Project Size.

The Plantation at Ponte Vedra (formerly Mickler's Landing) PUD consists of more than 20 acres.

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

The Property contains no open space.

8-4-6 Access.

As graphically depicted on the Final Development Plan, the building will be provided vehicular access within the Property via a temporary private drive.

8-4-7 Privacy.

Landscaping will be provided for the protection and aesthetic enhancement of the Property.

8-4-8 Community Facilities.

- a. None of the utility facilities serving the Property are proposed for dedication to St. Johns County; therefore, the provisions of subparagraph "a" are inapplicable.
- b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below:

9-1-1 Drainage.

General drainage for the parking area so as to prevent damage to abutting parcels and streets is graphically depicted on the Final Development Plan, and consists of permeable shell surface.

9-1-2 Separation from Walkway and Street.

Parking spaces will be physically separated from walkways through the use of cross-ties for each parking space.

9-1-3 Entrances and Exits.

The location and design of the temporary entrance and/or exit to Plantation Drive will be in accordance with County specifications.

9-1-4 Interior Drives.

As shown on the Final Development Plan, interior drives within the off-street parking area on the Property will be a minimum of 24 feet wide, thus facilitating two-way traffic and 90 degree angle parking.

9-1-5 Marking of Parking Spaces.

As shown on the Final Development Plan, there will be no parking lots consisting of more than ten spaces, thus this requirement is inapplicable, however, each space will be so designated by a cross-tie.

9-1-6 Lighting.

Temporary lighting within the parking areas will be provided during night-time activities.

9-1-7 Screening.

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles within forty feet of a residential lot.

9-2 Location.

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve as shown on the Final Development Plan.

9-3-1 Off-Street Parking; Numbers Required.

The Property will be used for temporary sales functions. The site plan reflects off-street parking to accommodate thirteen (13) vehicles, well in excess of County criteria.

- c. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal.
- d. The Property will require the temporary usage of a well and sewer holding tank. All other utilities serving the Property will be installed to County specifications.
- e. Specifications for the temporary driveway are depicted on the Final Development Plan. The driveway and parking areas will consist of a 12-inch stabilized subgrade and a 3-inch shell surface layer.

8-4-9 Temporary Use.

The sales building is to be used by Landvest, Ltd. over a period of two (2) years, after which the building will be removed from the site and the area used as open space.

BESSENT, HAMMACK & RUCKMAN, INC.

