

RESOLUTION NO. 85-165

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN/PRELIMINARY PLAT  
FOR WELCOME/SALES CENTER  
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 October 1,  
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/Preliminary Plat  
attached hereto as Exhibit A is hereby approved in reliance  
upon, and in accordance with, the representations and state-  
ments made in the written submission statement attached hereto  
as Exhibit B *all of which are incorporated herein and made  
a part hereof.*

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Harry Walsh*  
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*  
Deputy Clerk

Adopted Regular Meeting

November 12, 1985

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**Bessent, Hammack & Ruckman, Inc.**

CONSULTING AND DESIGN ENGINEERS

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

October 1, 1985

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

Re: Final Development Plan/Preliminary Plat for  
Permanent Welcome/Sales Center  
The Plantation at Ponte Vedra (Mickler's Landing)  
Planning Reference No. 85040.30

Dear Commissioners:

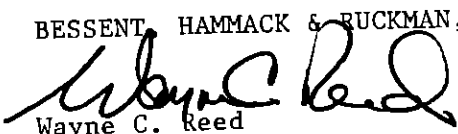
On behalf of Landvest, Ltd., we are submitting, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, a Final Development Plan/Preliminary Plat for the permanent Welcome/Sales Center. The Welcome/Sales Center is wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 84-35. The building is stucco and coquina with a supra slate roof located just inside the entry of the project as designated on the approved PUD Master Plan and connected to the guard station, which was approved in the previous Final Development Plan submittal. This use also includes two parking areas (27 total spaces) to accommodate both employee and guest vehicles; aesthetic fencing; and a covered cabana.

This submittal consists of a Final Development Plan/Preliminary Plat (Exhibit A) depicting the Welcome/Sales Center building, site configuration, parking areas, fences, and cabana; written text in support of the Final Development Plan/Preliminary Plat (Exhibit B); and a form of Resolution.

If you have any questions or comments, please feel free to contact me.

Respectfully submitted,

BESSENT, HAMMACK & RUCKMAN, INC.

  
Wayne C. Reed  
Vice President  
Director of Planning

WCR/jcp/FDP3-A

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

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

WELCOME/SALES CENTER

EXHIBIT B  
TO THE RESOLUTION

LANDVEST, LTD.  
OCTOBER 1, 1985

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan/Preliminary Plat 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 area encompassed by this Final Development Plan/Preliminary Plat (Property) does not include any residential buildings, thus this section is inapplicable.

8-4-2 Open Space.

The Property contains no open space; thus this section is inapplicable.

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.

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; thus this section is inapplicable.

8-4-6 Access.

As graphically depicted on the Final Development Plan/Preliminary Plat, the Welcome/Sales Center will be provided vehicular access via two drives from Plantation 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/Preliminary Plat.

9-1-2 Separation from Walkway and Street.

Parking spaces will be physically separated from pedestrians through the use of raised sidewalks.

9-1-3 Entrances and Exits.

The location and design of the entrances and/or exits to Plantation Drive will be in accordance with County specifications.

9-1-4 Interior Drives.

As shown on the Final Development Plan/Preliminary Plat, interior drives within the off-street parking areas 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, two parking areas have been incorporated into the design of the Welcome/Sales Center. Each space within these parking areas will be designated through an acceptable means to indicate individual lots.

9-1-6 Lighting.

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/Preliminary Plat.

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

The Property will be used for Welcome/Sales Center functions. The site plan reflects off-street parking to accommodate 27 vehicles, well in excess of County criteria.

- c. The Final Development Plan/Preliminary Plat 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. All utilities serving the Property will be installed to County specifications.
- e. Specifications for the drives and parking areas serving the Property are depicted on the Final Development Plan, and conform to County criteria.

BESSENT, HAMMACK & RUCKMAN, INC.

  
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