

RESOLUTION NO. 86-105
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR MAINTENANCE SITE
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS PLANTATION AT PONTE VEDRA
(MICKLERS 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 July 2, 1986,
submitted on behalf of the Plantation Developers in accordance
with Section 8-3 of the St. Johns County Zoning Ordinance, and
subsequent review 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 letter request
and the written submission statement attached hereto as
Exhibit B, all of which are incorporated herein and shall be
complied herewith.

*and the letter to Gene Taylor dated July 17, 1986 attached
hereto,*

All building code, zoning ordinance, and other land use
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
special provisions of the approved development plan or PUD
(PSD) Ordinance. Modification to approved development plans
by variance or special exception shall be prohibited. All
such modifications shall follow the PUD (PSD) amendment pro-
cedures provided for in the St. Johns County Zoning Ordinance.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis N. Brubaker
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

Adopted Regular Meeting

August 12, 1986

Effective:

August 12, 1986

FINAL DEVELOPMENT PLAN
PLANTATION AT PONTE VEDRA
(MICKLERS LANDING)
PUD ORDINANCE 84-35

MAINTENANCE SITE

EXHIBIT B
TO THE RESOLUTION

THE PLANTATION DEVELOPERS
JULY 2, 1986

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.

The attached Final Development Plan (Exhibit A) depicts the information required by the St. Johns Planning and Zoning Agency and further details the site use originally approved for the subject property under PUD Ordinance 84-35 as modified in August, 1985 by Resolution. This site will include golf maintenance facilities, water well, water treatment plant, recreation vehicle parking area, and irrigation pump station with related effluent holding pond.

8-4-1 Density of Development.

The total ground area occupied by buildings and structures shall not exceed 35 percent of the total ground area of the Property.

8-4-2 Open Space.

The Property contains open space depicted on Exhibit A as ponds, and buffers to be maintained by the developers until such time as the property owners association assumes the responsibility. .

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 PUD consists of more than 20 acres.

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

See 8-4-2.

8-4-6 Access.

Not applicable.

8-4-7 Privacy.

Buffer areas as depicted on Exhibit A will provide protection and aesthetically enhance the Property. These buffers will separate the site from residential properties across Plantation Circle to assure visual separation.

8-4-8 Community Facilities.

- a. The utility will not be dedicated 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 provisions for the site so as to prevent damage to abutting parcels and streets is graphically depicted on Exhibit A.

9-1-2 Separation from Walkway and Street.

Not applicable.

9-1-3 Entrances and Exits.

The location and design of the access road will be tied to Micklers Road and 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 15 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 a parking lot with marked spaces for 20 vehicles. Additional space will be so provided without markings but physically separated from the entrance roads, and structures as delineated on Exhibit A. This additional area is to be used to park recreation vehicles.

9-1-6 Lighting.

Lighting within the building/parking areas will be consistent with St. Johns County Standards and the criteria.

9-1-7 Screening.

Proposed improvements are separated from adjoining land uses by a 75-foot landscaped buffer.

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 Exhibit A.

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

As depicted on Exhibit A, the site plan reflects off-street parking to accommodate one vehicle.

9-4-1 Off-Street Loading.

Not Applicable.

- c. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, fuel trucks, refuse collection, deliveries, and debris removal.
- d. All utilities serving the Property will be installed to County specifications.
- e. The driveway and parking areas will be stabilized with stabilized subgrade and bituminous pavement.

BESSENT, HAMMACK & RUCKMAN, INC.



Bessent, Hammack & Ruckman, Inc.

CONSULTING AND DESIGN ENGINEERS

1800 CORPORATE SQUARE BOULEVARD / JACKSONVILLE, FLORIDA 32216 / (904) 721-2991

JACKSONVILLE/TAMPA

July 17, 1986

Mr. Gene Taylor
Fire Coordinator
Route 10 Box 84 A
St. Augustine, Florida 32084

Re: The plantation at Ponte Vedra
Golf Maintenance Site
Engineer's Project No. 25018.05

Dear Mr. Taylor:

Per your request we are providing the following clarification to the above referenced project.

1. The Golf Maintenance Site access road will be a minimum 20 foot wide to allow for emergency vehicle ingress and egress.
2. When surrounding parcels are ultimately developed the minimum spacing will be 1000 feet for fire hydrants.

Should you have any further questions, do not hesitate to call.

Very truly yours,

BESSENT, HAMMACK & RUCKMAN, INC.

Joseph A. Tarver

JAT/lk