

RESOLUTION NO. 87-114
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR THE PRO SHOP/CLUBHOUSE AND BALLROOM COMPLEX
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 March 24, 1987,
in accordance with Section 8-3 of the St. Johns County Zoning
Ordinance, and subsequent review and approval by the St. Johns
County Planning and Zoning Agency, the Final Development Plan
to the PUD 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. All building code, zoning ordinance, and
other land use development regulations of St. Johns County as
may be amended from time to time shall be 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 plans or PUD
(PSD) Ordinance. Modification to approved development plans
by variance or special exception shall be prohibited.

*all of which are incorporated
herein and in the Final
Development Plan.*

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley
Vice Chairman

Attest: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

Adopted Regular Meeting

June 9, 1987

Effective:

June 9, 1987

*as modified by letters
dated May 20, 1987, May 26,
1987 and June 2, 1987, copies
of which are attached hereto
and incorporated herein,*

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

PRO SHOP/CLUBHOUSE AND BALLROOM COMPLEX

EXHIBIT B
TO THE RESOLUTION

THE PLANTATION DEVELOPERS
MARCH 25, 1987

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 Exhibit A depicts the information required by the St. Johns County Zoning Ordinance and further details the site use originally approved in August, 1985 by Resolution. This site will eventually include a pro shop with a cart storage building, a clubhouse and ballroom, and parking to accommodate 209 vehicles.

8-4-1 Density of Development.

The area encompassed by this Final Development Plan does not include any residential buildings, thus this section is inapplicable.

8-4-2 Open Space.

The Property contains no passive 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, the golf complex will be provided vehicular access via a drive from Plantation Circle South.

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.

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 Circle South 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 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 complex. Spaces within these parking areas will be stripped.

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.

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 209 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. 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, which are intended to conform to County criteria contained within the St. Johns County Paving and Drainage Ordinance 86-4. The Developer hereby agrees to make any minor adjustments necessary to conform to the ordinance.

BESSENT, HAMMACK & RUCKMAN, INC.

Authorized Agent for
"The Plantation Developers, Inc."

June 2, 1987

Ms. Betty Solana
St. Johns County Planning and Zoning Agency
County Administration Building
State Road 16A
St. Augustine, Florida 32084

Subject: Plantation Proshop and Clubhouse
Final Development Plans
Planning Reference No. 87009.01

Dear Ms. Solana:

I discussed with the Plantation Developer's, the fire code requirements after talking with Frank McElroy per your suggestion. The Plantation Developers hereby commit to a pavement width of 16 feet with an additional four feet of unobstructed shoulders including header curbs for the entrance lane of the boulevard leading to the Proshop and Clubhouse.

We request that this letter be made a part of the Final Development Plan as an addendum. Moreover, the preliminary engineering plans, a copy of which will be provided to you, will reflect this change.

Sincerely,

BHR PLANNING GROUP, INC.


S. Mac Reigger
Vice President

SMR/bm/PLN24.G

May 26, 1987

Ms. Betty Solana
St. Johns County Planning and Zoning Agency
County Administration Building
State Road 16 A
St. Augustine, Florida

Subject: Clarifications to the Final Development
Plan for Pro Shop One Clubhouse and
Ballroom Complex; The Plantation at
Ponte Vedra (Micklers Landing)
Planning Reference No. 85040.30

Dear Betty:

In response to your request for clarifications to the March 25, 1987 submission for the above referenced project, I have revised the Final Development Plan Text and have included an illustration showing the characteristic sign to be used. In addition, the applicant acknowledges that minor changes may need to be made to this plan in order to adhere to provisions of the landscape ordinance. In this event, we will make such changes to meet ordinance provisions at or before detailed site plan submission.

If you have any questions, please call me at 721-2037.

Sincerely,

BHR PLANNING GROUP, INC.


S. Mac Reigger
Vice President

SMR/bm/PLN23.ZI



Bessent, Hammack & Ruckman, Inc.

CONSULTING AND DESIGN ENGINEERS

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

JACKSONVILLE/TAMPA

May 20, 1987

Ms. Betty Solana
St. Johns County Planning and Zoning Agency
County Administration Building
State Road 16A
St. Augustine, FL 32084

Subject: The Plantation at Ponte Vedra
Responses to the Staff Review
Reference No. 85040.30

Dear Betty:

In response to your comments, we made the following changes and clarifications.

1. Exhibit "A" identifies the location of the sign and the temporary construction trailer. The sign will be located at least 15 feet from the right-of-way. It will be of similar construction as the existing signs at the Plantation with dimensions of 4 feet in height and 6 feet in width or less.
2. The Savings Clause has been revised in the accompanying resolution per the amended language.
3. Another sentence has been added to 9-3-1(e) to allow for future changes if necessary.
4. We have modified Exhibit "A" adding the additional width to the entrance road which is now designed as two 20-foot wide lanes separated by a median.
5. We will respond to any additional comments of the Engineering Department if and when they are provided.

Enclosed you will find nine copies of the revised Exhibit "A" and "B" per your request. If you have any other questions, please call Joe Tarver or me at 721-2991.

Sincerely,

BESSENT, HAMMACK & RUCKMAN, INC.


S. Mac Reigger
Vice President

SMR/jcp/FDP4.E