

Sleiman plans Villages of Ponte Vedra

By Karen Brune Mathis

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The project would include commercial, hotel and office space.

Jacksonville-based Sleiman Enterprises proposes a retail, office and hotel development called the Villages of Ponte Vedra south of the Duval County line.

The St. Johns County Growth Management Department is reviewing an application for the Villages of Ponte Vedra on 4.3 acres west of Florida A1A, between Marsh Landing Parkway and Professional Drive.

Sleiman Enterprises, which owns more than 90 properties throughout the Southeast totaling more than 5 million square feet of space, seeks rezoning to allow for up to 51,600 square feet of commercial, office and hotel space. The hotel would be up to 120 rooms.

The site is south of the Target-anchored South Beach Parkway Plaza in Jacksonville Beach.

Sleiman Enterprises wants to rezone the property from single family to planned unit development.

The master development document says the uses are compatible with neighboring and adjacent properties along Florida A1A.

“The Project will fill an existing need for office and commercial development in Ponte Vedra, St. Johns County and will provide jobs and economic benefits to the County,” it says.

It will promote a compact, mixed-use site “that encourages walkability and will help attract larger, high quality tenants that will result in more and higher paying jobs for County residents,” it says.

A Sleiman representative was unavailable for comment.

St. Johns commercial notes

Retail space on Race Track Road: JEA issued a service availability letter to England-Thims & Miller Inc. for a 15,000-square-foot commercial-retail space between 2550 and 2590 Race Track Road.

Also, St. Johns County is reviewing applications for:

Publix in Beachwalk: Construction of a 48,387-square-foot Publix Super Markets Inc. store and a 10,500-square-foot retail building on 8.6 acres along County Road 210 West in Beachwalk.

Retail on Florida 16: An unidentified 9,187-square-foot retail store proposed on 2.73 acres at 1935 Florida 16.

Badcock Furniture along County Road 210: A proposed 15,800-square-foot Badcock Home Furniture Store on 1.24 acres along County Road 210 between Interstate 95 and U.S. 1.

RaceTrac to St. Johns Parkway: A RaceTrac Petroleum gas station and convenience store on 1.95 acres at northeast County Road 210 and County Road 2209.

Alexander Dental to Pacetti Road: A 5,500-square-foot Alexander Dental office on 1.02 acres along Pacetti Road south of Florida 16.

Storage on U.S. 1: A 60,300-square-foot storage facility, RV-boat storage and a 1,750-square-foot office building at 6236 U.S. 1.