



Engineering Design and Environmental Permitting

Ponce de Leon Golf and Conference Resort

Client: *Persimmon Group*
Project: *Ponce de Leon Golf & Conference Resort*
Location: *4000 Ponce de Leon Blvd., St. Augustine, Florida*
Timeline: *1988 to 2001*

P&A CONSULTING ENGINEERS (P&A), Inc., provided engineering and environmental services at the Ponce de Leon Golf and Conference Resort from 1988 - 2001. The scope of work included a Master Development Plan; bridge design and permitting; modification to the golf course, hotel, and residential sites; wetland mapping, surveys, and permitting with St. Johns River Water Management District and U.S. Army Corps of Engineers.

The Master Development Plan involved application with the City of St. Augustine for rezoning a Planned Unit Development of 418 acres, including the Ponce site and undeveloped property adjacent to the golf course. The development phases covered a 10-year period and included installation of additional holes of golf, construction of recreational facilities, jogging and bicycle paths, estate and courtyard homes, multi-family units, and related utility systems.

Bridge work involved design and permitting of a new bridge over Robinson Creek out of structural-grade, pressure-treated pine, which would provide the aesthetics of a wooden bridge but the load-bearing capability to support heavy equipment. The bridge design has environmental significance because of continued damage resulting from failed culverts of the south causeway and associated environmental damage in the estuary as a result. The permitted work included removal and disposal of the causeway and culverts and replacing the damaged asphalt.

The numerous wetlands on the Ponce site required extensive surveys, mapping, and flagging of jurisdictional lines as required by St. Johns River Water Management District for determination of wetland impacts from development activities. Beyond the ecological value of wetlands, the Ponce Golf and Conference Resort had an added economic appreciation of the topographical features of Florida's coastal wetlands.



P&A Consulting Engineers, Inc.

3000 North Ponce de Leon Blvd., Suite A · St. Augustine, Florida 32084
Tel: 904 / 824-3755 · Fax: 904 / 824-3756 · e-mail: admin@panda-engrs.com
website: www.panda-engrs.com