

ORDINANCE NUMBER 84-30

INTRODUCED BY: COMMISSIONER WALDRON

AN ORDINANCE OF THE COUNTY OF
ST. JOHNS, STATE OF FLORIDA,
REZONING LANDS AS DESCRIBED
HEREINAFTER FROM PRESENT ZONING
CLASSIFICATION, OR, TO ZONING
CLASSIFICATION, PLANNED UNIT
DEVELOPMENT

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,
FLORIDA:

SECTION 1. That, as requested by Beau Investments, Inc. in its application for zoning change dated December 15, 1984 (hereinafter, the Mallard Landing PUD), the zoning classification of the lands described in the legal description attached hereto as Exhibit A is hereby changed to Planned Unit Development.

SECTION 2. That, development within Mallard Landing PUD shall proceed in accordance with the Mallard Landing PUD Application as supplemented by the provisions of this ordinance.

SECTION 3. That, the location of the various uses and densities within the Mallard Landing PUD shall be in accordance with the Mallard Landing Preliminary Site Plan dated March 7, 1984, attached hereto as Exhibit B and made a part hereof.

SECTION 4. That, the conceptual land uses within the Mallard Landing PUD shall be in accordance with the Mallard Landing PUD Description dated March 20, 1984, attached hereto as Exhibit C and made a part hereof.

SECTION 5. That, in accordance with the recommendation of the St. Johns County Planning and Zoning Agency, the application has been modified and those modifications are incorporated in all exhibits attached hereto and made a part hereof.

SECTION 6. That, the Zoning Administrator is authorized to issue construction permits allowed by the zoning classification as hereby rezoned upon recordation of the appropriate final development plans.

SECTION 7. This ordinance shall take effect immediately upon receipt of official acknowledgement of the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *L. Heath Benet*

CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Maria Hudson*
DEPUTY CLERK

(Seal)

Adopted regular meeting 04/24/84

Effective: 04-30-84

Exhibit "A"

A PORTION OF THE REBECCA PENGREE GRANT, SECTION 42, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

For a POINT OF BEGINNING, commence at a concrete monument at the southwesterly corner of Fruit Cove Woods, a subdivision recorded in Map Book 13, page 96, in the public records of said St. Johns County, said concrete monument lying on the easterly right-of-way line of State Road Number 13, a one-hundred-foot right of way as now established, said concrete monument further representing the southwesterly corner of Tract "A" in said subdivision; proceed South $88^{\circ}17'00''$ East a distance of 600.02 feet to a concrete monument; thence North $86^{\circ}43'33''$ East a distance of 638.03 feet to a concrete monument; thence North $82^{\circ}44'45''$ East a distance of 524.20 feet to a concrete monument; thence North $70^{\circ}43'21''$ East a distance of 544.47 feet to a concrete monument; thence North $79^{\circ}46'51''$ East a distance of 773.23 feet to a concrete monument; thence South $83^{\circ}17'04''$ East a distance of 876.62 feet to a concrete monument and the southeasterly boundary of the aforementioned Rebecca Pengree Grant or Section 42; thence with and along said southeasterly boundary South $27^{\circ}57'38''$ West a distance of 4090.23 feet to a concrete monument at the intersection of said southeasterly boundary with the northeasterly right-of-way line of Roberts Road, a county-maintained graded public road with a claimed sixty-foot right of way; thence with and along the said northeasterly right-of-way line North $31^{\circ}51'52''$ West a distance of 73.64 feet to a concrete monument at the point of curvature of a curve to the left, said curve having a radius of 1215.00 feet, a central angle of $24^{\circ}14'25''$, and being concave southwesterly; thence with and along the arc of said curve an arc distance of 514.03 feet, said arc being subtended by a chord bearing North $43^{\circ}59'05''$ West with a chord distance of 510.21 feet, to a concrete monument at the point of tangency of said curve; thence North $56^{\circ}06'17''$ West a distance of 777.32 feet to a concrete monument at the point of curvature of a curve to the right, said curve having a radius of 462.50 feet, a central angle of $24^{\circ}51'05''$, and being concave northeasterly; thence with and along the arc of said curve an arc distance of 200.60 feet, said arc being subtended by a chord bearing North $43^{\circ}40'45''$ West with a chord distance of 199.04 feet, to a concrete monument at the point of tangency of said curve; thence North $31^{\circ}15'12''$ West a distance of 1798.31 feet to a concrete monument at the intersection of the northeasterly right-of-way line of said Roberts Road with the easterly right-of-way line of the aforementioned State Road Number 13, said point lying on a curve concave westerly and having a radius of 2014.79 feet; thence with and along the

Exhibit "A" (Cont.)

arc of said curve, having a central angle of $11^{\circ}33'50''$, an arc distance of 588.29 feet, said arc being subtended by a chord bearing North $10^{\circ}36'46''$ East with a chord distance of 587.29 feet, to a concrete monument at the point of tangency of said curve; thence, continuing along said easterly right-of-way line of State Road Number 13, North $4^{\circ}49'51''$ East a distance of 192.71 feet to the POINT OF BEGINNING.

Lands thus described contain 188.03 acres, more or less, and are bounded on the north by the aforementioned Fruit Cove Woods, on the southeast by Government Lots 3 and 4 of Section 5, and Government Lot 2 of Section 8, Township 5 South, Range 27 East, on the southwest by the northeasterly right-of-way line of said Roberts Road, and on the west by the easterly right-of-way line of said State Road Number 13. Land thus described consists of all of Parcel "A" designated on a Warranty Deed from Lowella A. Jones to Container Corporation of America, recorded in Deed Book 209, pages 199-207, lying northeasterly of the northeasterly right-of-way line of Roberts Road, and is depicted on a plat of survey for Ronald S. Dabscheck dated November 3, 1983, by Nathan C. Bowers, Professional Land Surveyor, Florida Registry 2818.

EXHIBIT C

Jack O'Brien
215 Century 21 Drive
Jacksonville, Florida 32216

MALLARD LANDING

A PLANNED UNIT DEVELOPMENT

MARCH 20, 1984 REVISION

BACKGROUND

The proposed Planned Unit Development is a single family subdivision with rural development criteria compatible with the surrounding area, although somewhat unique to a PUD. The subject property is presently zoned Open Rural. The site is heavily wooded, sloping west to northeast, and is well drained. Existing drainage is to Big Lige Branch.

PROPOSED DEVELOPMENT PLAN

The attached preliminary site plan shows the development of 163 single family sites, in addition to a 2-1/4 acre recreation site, on approximately 188 acres of land yielding an overall density of approx. 0.9 unit per acre.

All home sites will have a minimum 120 foot width at the front setback, a minimum 25 foot front setback and a minimum 35 foot rear setback. Side yard setbacks will be minimum 8 feet. Lot areas, as noted on the schematic site plan attached, will be minimum areas.

All streets and drainage improvements will be dedicated to St. Johns County for perpetual maintenance. The recreation site will be dedicated to St. Johns County for construction and maintenance of facilities as desired by the County.

All homesites one acre or larger will be served by individual well and septic tanks. The one acre and larger lot areas are inclusive of lake and greenfield spaces which each may adjacent to. Total net buildable land area for such lots is generally in the range of 3/4 acre or more.

The 1/2 acre lots depicted on the schematic site plan attached are presently intended to be connected to nearby public water and sewer systems. These lots will be provided with a minimum of 1/2 acre of land excluding the lake areas and suitability of development of these lots as 1/2 acre without public water and sewer will be based on site-specific data and regulatory requirements at the time of development of Phase 3.

EXHIBIT C, PAGE 2 of 3

Electric power will be provided by Jacksonville Electric Authority and is proposed to be overhead service, in keeping with the existing surrounding development. Use of underground electric service may be at the discretion of the developer at time of final development plan submission.

Streets will be 24 foot paved section, 60 foot right-of-ways, with swale/ditch section. Driveways will be culverted except at drainage divides.

A copy of the proposed guideline restrictions is attached as "Exhibit A".

SITE PLAN

The development will include manmade lakes designed for drainage retention as well as beautification of the area. Development drainage will follow existing patterns with all site drainage discharging to the northeast portion of the site into Big Lige Branch through an existing natural drainage-way. Drainage design will be in accordance with St. Johns River Water Management District, Florida Department of Environmental Regulation, and St. Johns County requirements. Lots will be deeded to the approximate centerline of lakes with drainage easements dedicated to St. Johns County as required. Roadside ditches will be drained to the lakes via swales or culverts, in easements along common side lot lines as required by St. Johns County.

Roberts Road will be used as the main entrance, with 60 foot right-of-way throughout. Acceleration and de-acceleration lanes will be provided in S.R.-13 as required by Florida Department of Transportation (DOT). On-site gently curving street design will maximize safety without creating a "row housing" effect. A secondary access ^{swale} ~~swale~~ be provided as part of Phase Four, as depicted on the schematic site plan attached, if recommended by the Florida Department of Transportation (DOT), or by Local Boards and permitted by DOT, at the time of final development plan submittal of Phase Four. Accel/de-accel lanes for this additional access, as may be required by DOT, will be provided at that time.

SCHEDULE OF DEVELOPMENT

Phase 1 consists of lots facing Roberts Road with no construction of roadway improvements proposed. Cleaning of the existing ditch on the north side of Roberts Road, as required for culvert installations, and minor improvement of this ditches' outfall north to the headwaters of Big Lige Branch, only as required for proper drainage, will be done as part of Phase One. This phase will be commenced on or after April, 1984 and recorded for plat by September, 1984.

Phase 2 will include construction of the Roberts Road entrance DOT acceleration and de-acceleration lanes. The existing roadbed, to the last (eastermost) on-site road intersection, will be surfaced using DOT Type 1-B Bituminous Surface Treatment. All on-site roads, lakes (including that portion of

EXHIBIT C, PAGE 3 of 3

lakes shown in Phase 1 on the schematic site plan attached) and drainage structures within this Phase will be completed. A 2-1/4 acre recreational park site, as depicted on the schematic site plan attached, will be dedicated to the County as part of this phase. This Phase will be commenced on or after June, 1984 and will be recorded for plat, with development completed, by June, 1986.

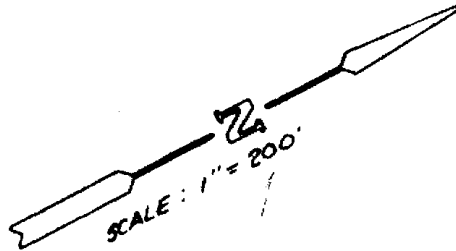
Phase 3 will include all roads, lakes and drainage structures within this Phase as well as placement of an asphaltic wearing course over the Phase 2 Roberts Road Bituminous Surface Treatment, if determined necessary at that time based on excessive use from on-site generated traffic. This Phase will be commenced on or after January, 1985 and will be recorded for plat, with development completed, by January, 1987.

Phase 4 consists of 10 approx. 2-3/4 acre sites to be developed on roads and drainage improvements constructed as part of Phase 2. As discussed above, analysis of traffic generations at this time will determine necessity of construction of a secondary access road as depicted on the schematic site plan attached. DOT accel/de-accel lanes, if/as required for this access, will be constructed at this time. This Phase will be commenced on or after June, 1985 and will be recorded for plat, with development (if required) completed, by December, 1987.

A schematic site plan of the development is submitted with this description.

KEY TO MAP

Section 1	Section 2	Section 3	Section 4	Section 5
Section 6	Section 7	Section 8	Section 9	Section 10



USDA SOIL CONSERVATION SERVICE
SOIL CLASSIFICATIONS

- 1 - ADAMSVILLE FINE SAND
- 2 - ASTATULA FINE SAND, 0-8% SLOPES
- 3 - MYAKKA FINE SAND
- 4 - MYAKKA FINE SAND, DEPRESSIONAL
- 5 - ST. JOHNS FINE SAND DEPRESSIONAL
- 6 - TAVARES FINE SAND
- 8 - ZOLFO FINE SAND
- 12 - ONA FINE SAND
- 18 - FLORIDA FINE SAND, DEPRESSIONAL
- 30 - WESCONNETT, FINE SAND
- 44 - SPARR FINE SAND, 0-5% SLOPES

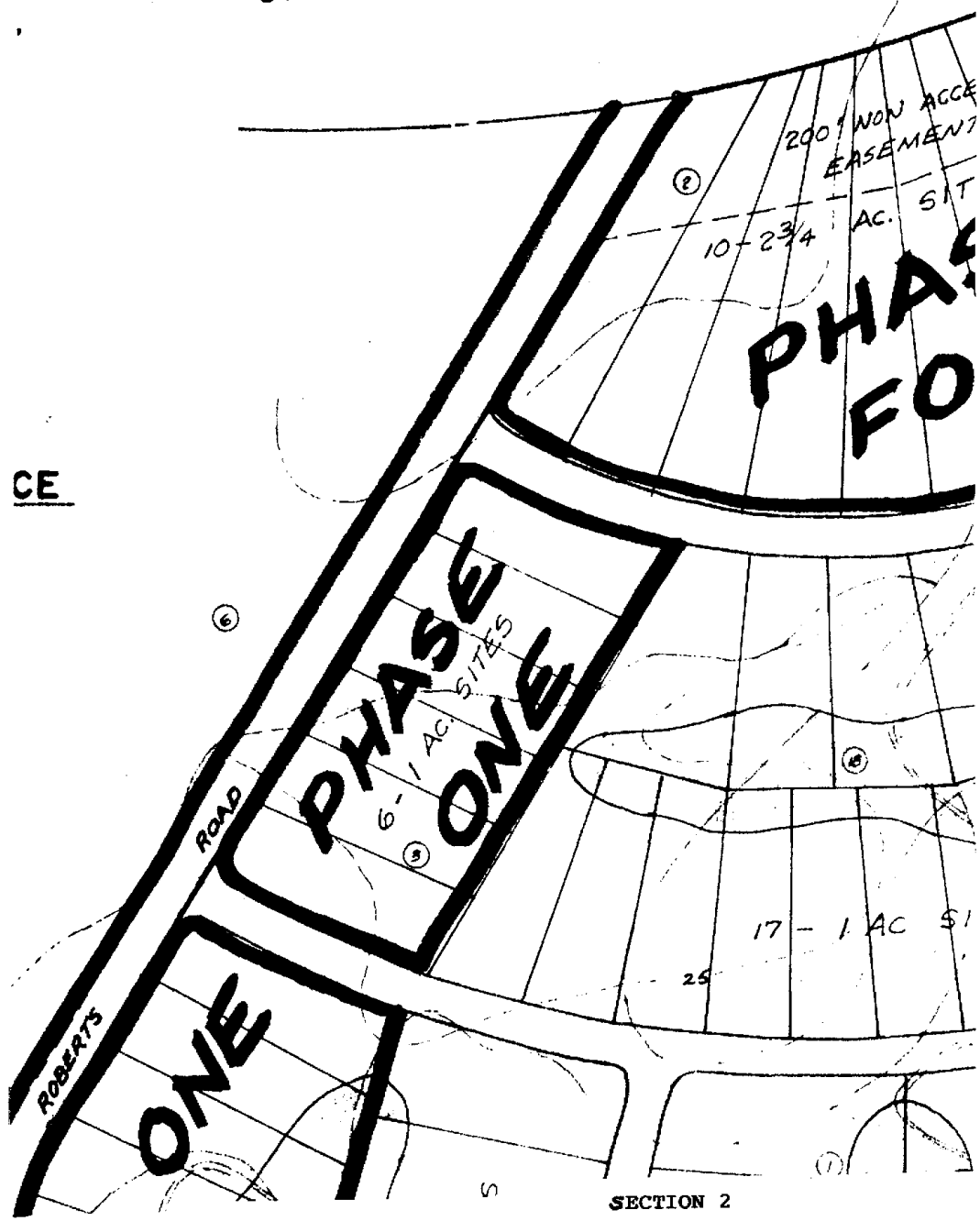
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STATE

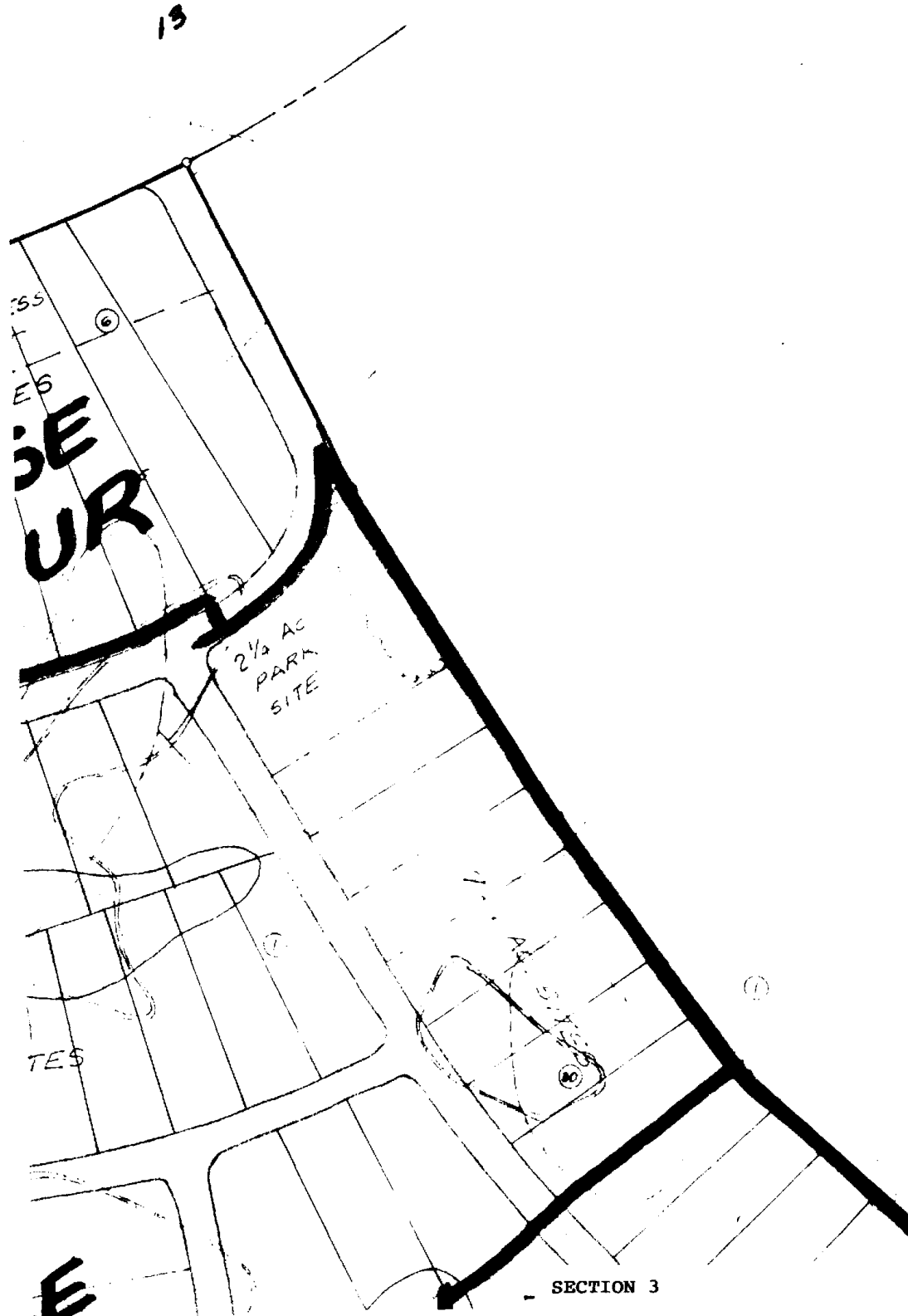
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SECTION 2



13

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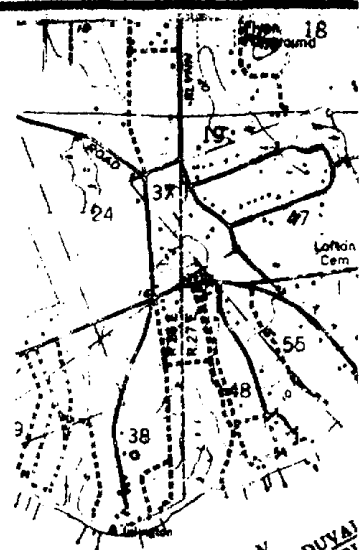
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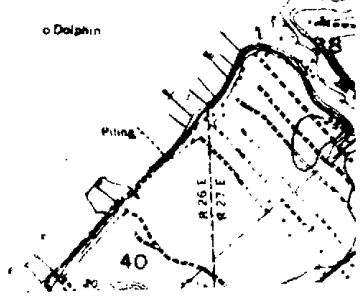
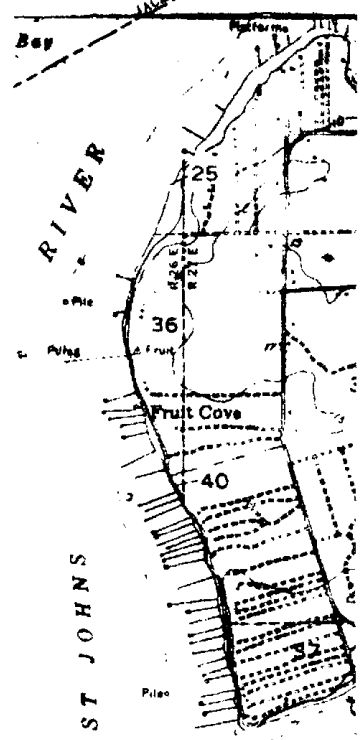
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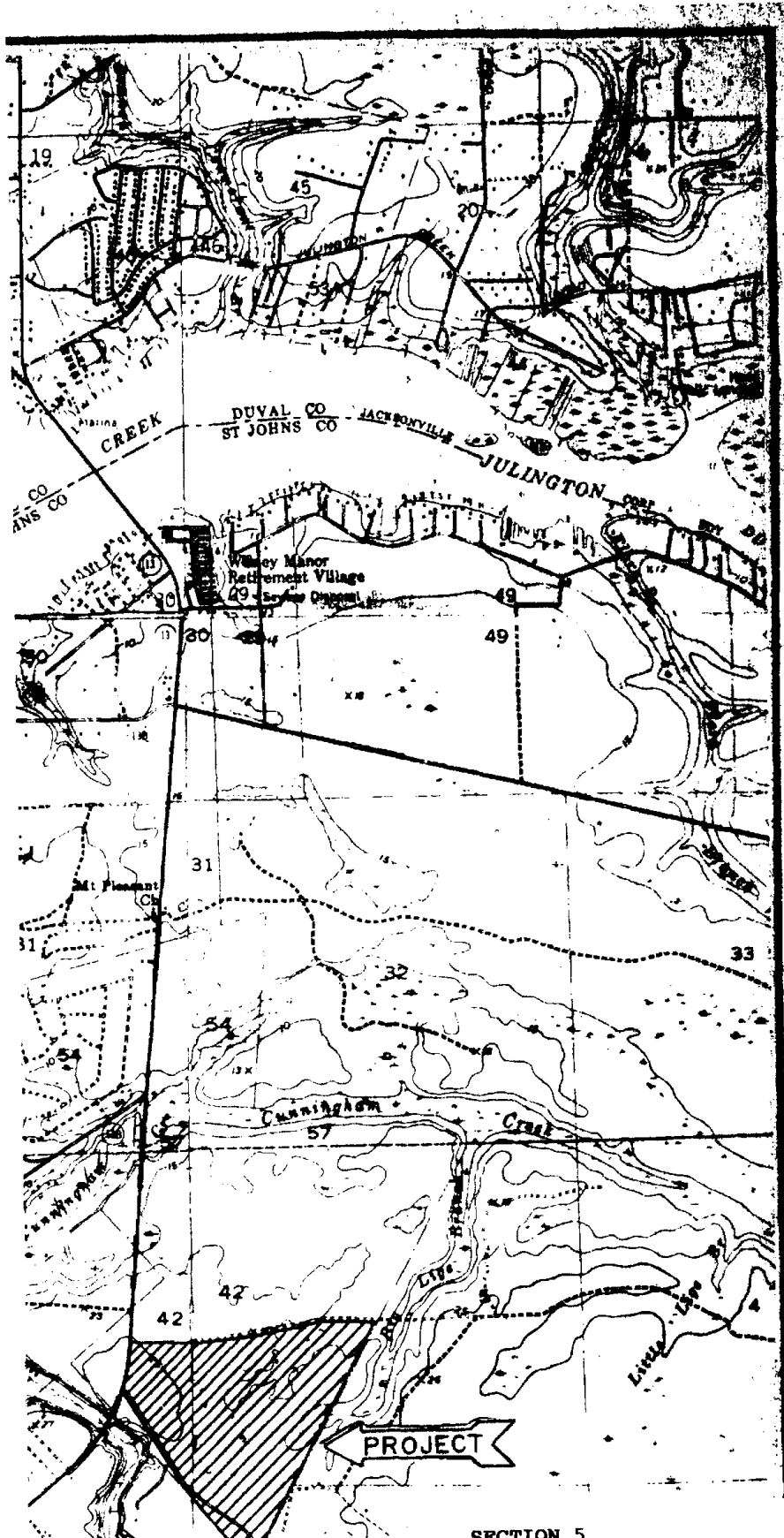
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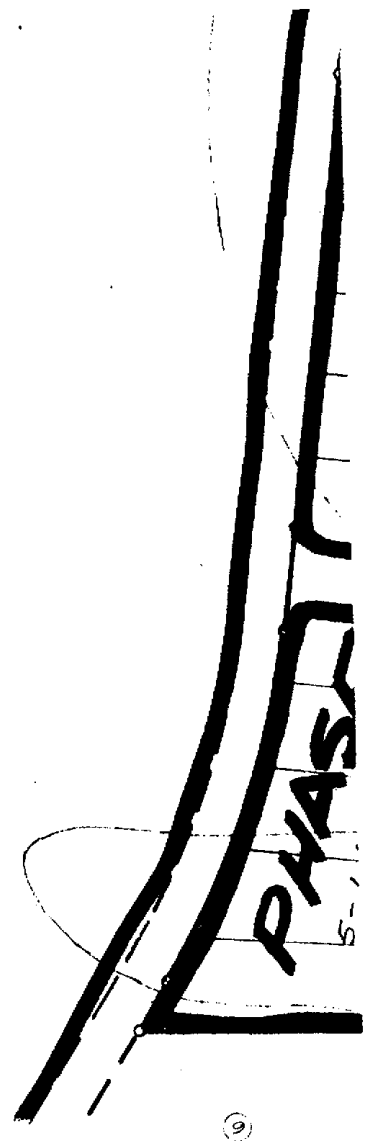
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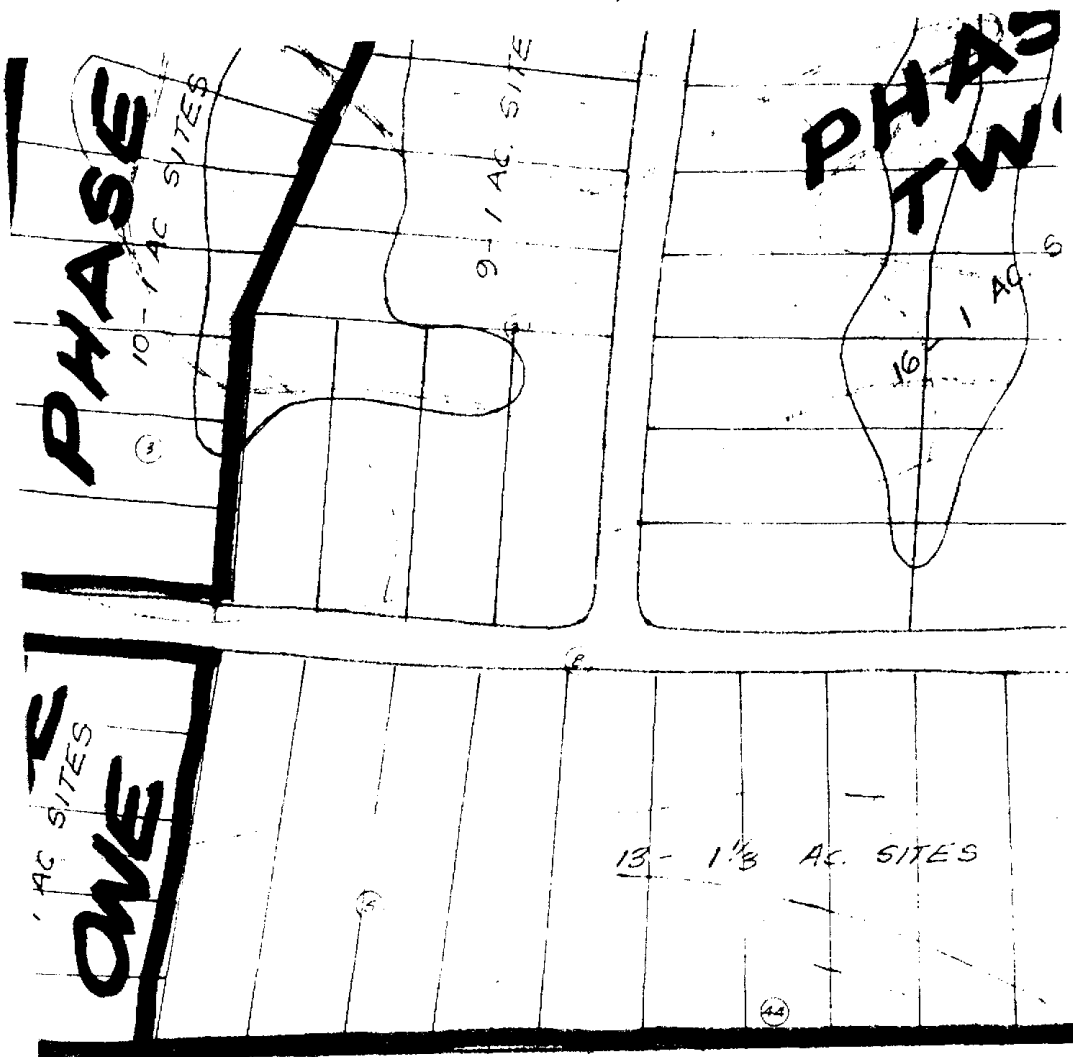


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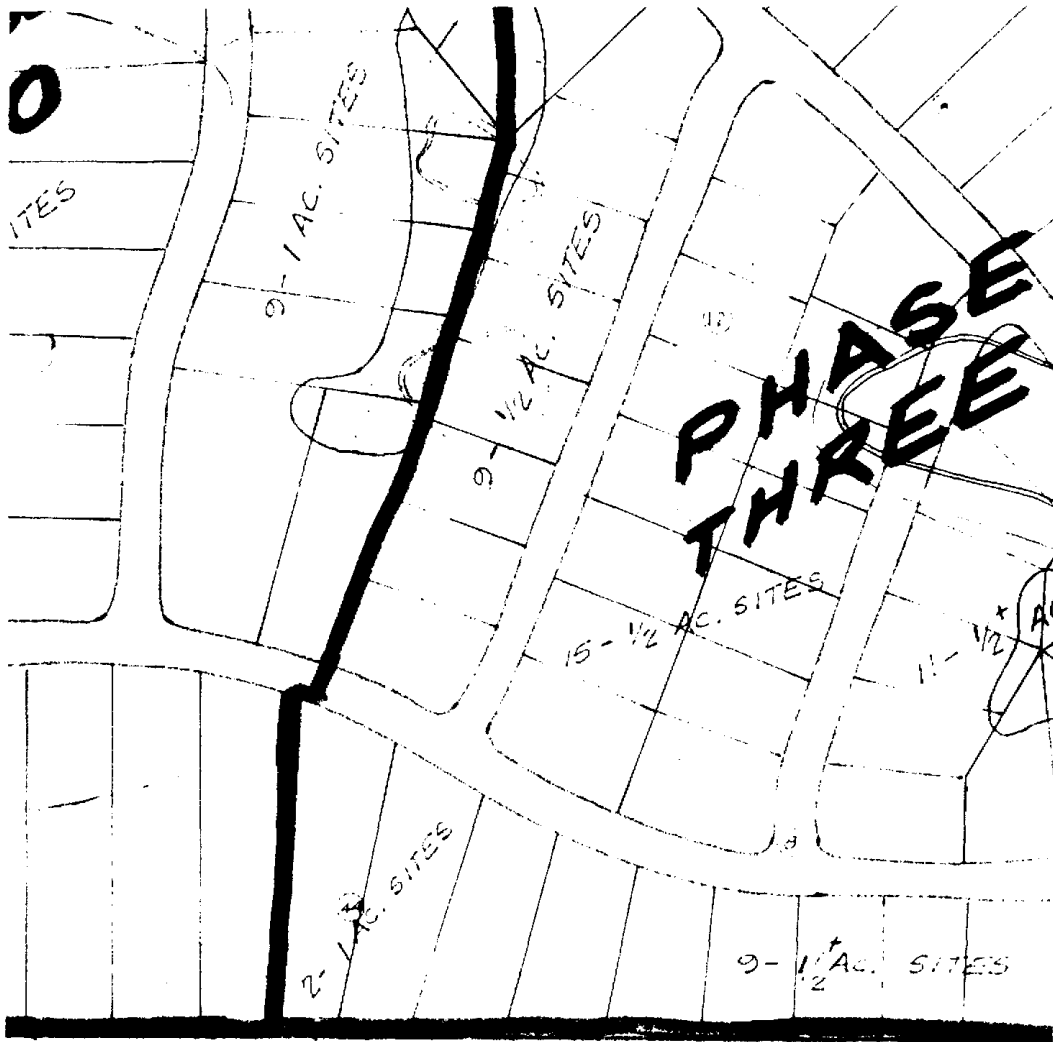


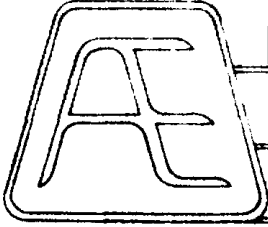
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S I G N A T U R E	_____ M Neil Aikenhead II FLORIDA REG ENGINEER NO. 14066 _____ Date Signed	S E A L
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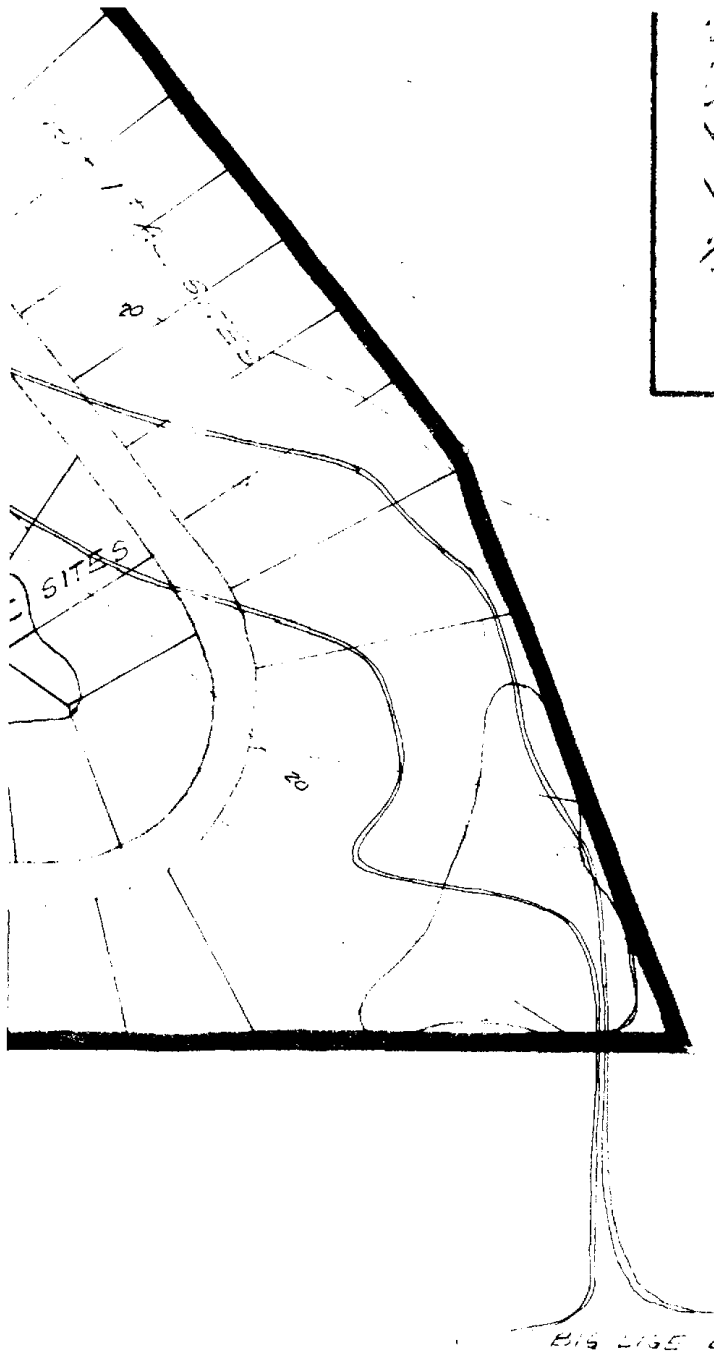


Aikenhead
Engineering
Company

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SECTION 8



L.A.

± 188
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 10 - 2 3/4
 13 - 1 1/3
 96 - 1.
 44 - 1/2
 163 SIT

PHASE

21 - 14

PHAS.

1 - 2 1/4
 13 - 1 1/3
 58 - 1.

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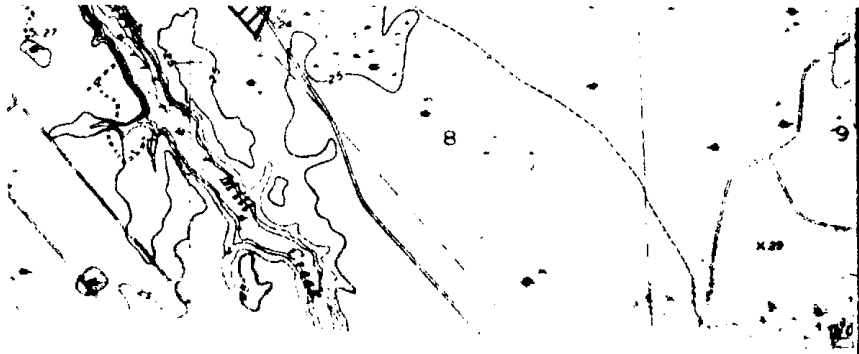
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EXI

W. A. M. CIVIL PLANNING
 ROYALTY ENGINEERING
 FLORIDA
 TALLAHASSEE, FLORIDA

MALLA
 A PLANNED
 FRUIT COVE,
 MANDARIN PROP.
 PRELIMINARY S



VICINITY MAP

LAND USE DATA

ACRES
AC. PARK SITE
AC. SITES
AC. SITES
AC. SITES
AC. SITES
ES, 0.86 UNITS / AC. GROSS DENSITY

E ONE

AC. SITES ON ROBERTS ROAD

E TWO

1/4 AC. PARK SITE, INCL. 1 AC. PASSIVE / BUFFER
1 AC. SITES ON GREENSPACE
AC. SITES ON LAKES

E THREE

1 AC. SITES, 3 ON LAKES, 2 ON GREENSPACE
1/2 AC. SITES, 8 OVERSIZED ON LAKES

SE FOUR

3/4 AC. SITES

EXHIBIT "B"

WARD LANDING
RESIDENTIAL COMMUNITY
ST. JOHNS CO., FLORIDA
BY
ERTIES INC., JACKSONVILLE
SITE PLAN MARCH 7, 1984

LAST PRINT'G DATE

83 - 82

JOB NUMBER

1 of 1

SHEET NUMBER



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

April 27, 1984

Honorable Carl "Bud" Markel, Clerk
Board of County Commissioners
Post Office Drawer 300
St. Augustine, Florida 32084

Attention: Marie Hudson

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of your letter/s of April 25
and certified copy/ies of St. Johns
County Ordinance/s No./s 84-27, 84-28, 84-29 and 84-30
2. Receipt of _____ County Ordinance/s
relative to:
 - (a) _____
which we have numbered _____
 - (b) _____
which we have numbered _____
3. We have filed these Ordinance/s in this office
this/these
on April 27 1984.
4. The original/duplicate copy/ies showing the filing date
_____ being returned for your records.
is/are _____

Cordially,

Nancy Kavanaugh
(Mrs.) Nancy Kavanaugh
Chief, Bureau of Laws

NK/

Enclosure

FLORIDA-State of the Arts

REC'D APR 30 1984
BUREAU OF LEGAL COUNSEL