

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR MALLARD LANDING, PHASE I & II
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS MALLARD LANDING AT SAWGRASS
PURSUANT TO ORDINANCE 84-30

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

Section 1: Pursuant to a letter request dated August 30, 1985,
submitted by Lexington Corporation 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 attached hereto as Exhibit A
is hereby approved in reliance upon, and in accordance with, the
representations and statements made in the written submission
statements attached hereto as Exhibit B and Exhibit B amendment

*all of which are incorporated herein by reference and made
a part hereof.*

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Way Walker
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

Adopted Regular Meeting

November 12, 1985

FINAL DEVELOPMENT PLAN
MALLARD LANDING
PUD ORDINANCE 84-30

PHASE I, II
EXHIBIT B
TO THE RESOLUTION

LEXINGTON CORPORATION
AUGUST 30, 1985

FINAL DEVELOPMENT PLAN

**MALLARD LANDING
PUD ORDINANCE 84-30**

**PHASE I, II
EXHIBIT B AMENDMENT**

SECTION:

**8-4-3 Waiver of Yard, Dwelling Unit, Frontage,
Criteria and Use Restrictions.**

All development which is to occur within the Property will comply with the spirit and intent of the Zoning Ordinance. There will be no more than 89 residences on the property. Furthermore, specific setback requirements for each lot are; 40 foot front yard, 20 foot rear yard and 15 foot side yard.

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by PROSSER, HALLOCK & KRISTOFF, INC., and the following text regarding compliance with Section 8-4, are submitted for your consideration.

8-4-1 Density of Development.

The total ground area occupied by residential buildings and structures shall not exceed 35 percent of the total ground area of the Mallard Landing PUD devoted to residential use.

8-4-2 Open Space.

The Final Development Plan depicts lake area to be utilized as open space. The lakes will be maintained by a duly constituted homeowners association. Additionally, a park is shown on the Final Development Plan to be dedicated to St. Johns County and used for public recreation.

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. There will be no more than 89 residences on the property. Furthermore, specific setback requirements for each lot are; 25 foot front yard, 35 foot rear yard and 8 foot side yard.

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8-4-4 Project Size.

The Mallard Landing PUD consists of more than 20 acres.

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

The Covenants and Restrictions of Mallard Landing assure adequate management and maintenance for the open space/lake area.

- a. The Covenants and Restrictions provide for the conveyance of lake easements to the homeowner's association, a duly constituted and legally responsible community association.
- b. The Covenants and Restrictions, appropriately limits the use of the lake property.
- c. The Covenants and Restrictions assign responsibility for management and maintenance of the lake property to the homeowner's association.
- d. The Covenants and Restrictions places responsibility for enforcement of the covenants contained therein upon the homeowner's association.
- e. The Covenants and Restrictions permits the subjection of each lot to assessment for its proportionate share of maintenance costs.

8-4-6 Access.

As graphically depicted on the Final Development Plan, each lot is provided vehicular access within the subdivision via the right-of-ways to be dedicated to St. Johns County. The Final Development Plan shows additional lots on the existing Roberts Road.

8-4-7 Privacy.

Landscaping, preservation of existing vegetation and other landscape improvements by the homeowners assure privacy and aesthetic enhancement of the property.

8-4-8 Community Facilities.

- a. All roadways, right-of-ways and drainage pipes and structures will be dedicated to St. Johns County. In addition, drainage easements will be conveyed through the lakes and drainage areas. The central water system will be owned and maintained by a private utility company.
- 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.

The general drainage plan for the Property so as to prevent damage to abutting parcels and streets is graphically depicted on the Plan. Specific drainage plans for each lot upon which a residence is to be constructed will be consistent with the general drainage plan. Lake areas are designed for retention and positive drainage. The drainage system follows existing patterns, with all site drainage discharging to the northeast portion of the site into Big Lige Branch, through an existing natural drainage way.

9-1-2 Separation from Walkway and Street.

Each unit will have an individual driveway which will provide the required off-street parking. No combined off-street parking and loading facilities will be constructed on the Property.

9-1-3 Entrances and Exits.

The location and design of the entrances and/or exists to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

As shown on the Final Development Plan, there will be no interior drives on the Property.

9-1-5 Marking of Parking Spaces.

As shown on the Final Development Plan, there will be no parking spaces in lots of more than ten.

9-1-6 Lighting.

Lighting within the Property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on the center.

9-1-7 Screening.

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles in any one location on the Property.

9-2 Location.

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

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

The Property will be used for single family residential lots or one single family per lot. Therefore, in accordance with Sub-section d of 9-3, at least one off-street parking space will be provided per dwelling on the same parcel they intend to serve. This space is located within the driveway for the residence.

9-4-1 Off-Street Loading Requirements.

This section does not apply to residential developments.

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 and deliveries.

d. As stated in the PUD, electric power will be supplied by overhead service. Also shown on the Final Development Plan are general drainage arrows to the lake from the lots facilitating proper drainage of storm waters and preventing erosion and the formation of dust.

e. Specifications for all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Commissioners.

PROSSER, HALLOCK & KRISTOFF, INC.

