

2 ORDINANCE 79-1182-686

3 AN ORDINANCE REZONING PROPERTY
4 HEREIN DESCRIBED, OWNED BY LAKE
5 MANDARIN DEVELOPMENT, LTD., FROM
6 "RG-20" DISTRICT TO "PUD" DISTRICT
7 AS DEFINED AND CLASSIFIED UNDER THE
8 ZONING CODE; PROVIDING AN EFFECTIVE
9 DATE.
10

11
12 WHEREAS, Lake Mandarin Development, Ltd., the
13 owner of the real property described in this ordinance, has
14 applied to the Council for a rezoning and reclassification
15 of that property from RG-20 District to PUD District; and

16 WHEREAS, the Jacksonville Area Planning Board has
17 considered the application and has rendered an advisory
18 opinion; and

19 WHEREAS, the Zoning Board, after due notice and
20 public hearing, has made its recommendation to the Council;
21 and

22 WHEREAS, taking into consideration the above
23 recommendations the Council finds that such rezoning is
24 consistent with the overall comprehensive Zoning Code and
25 orderly development of the City of Jacksonville; and

26 WHEREAS, the Council finds that the proposed PUD
27 does not affect adversely the orderly development of the
28 City as embodied in the Zoning Code and in any comprehensive
29

1 plan or portion thereof adopted by the Planning Board; the
2 proposed PUD will not affect adversely the health and safety
3 of residents in the area and will not be detrimental to the
4 natural environment or to the use or development of the
5 adjacent properties in the general neighborhood; and the
6 proposed PUD will accomplish the objectives and will meet
7 the standards and performance criteria of Section 708.704 of
8 the Ordinance Code of the City of Jacksonville; now therefore,

9 BE IT ORDAINED by the Council of the City of
10 Jacksonville:

11 Section 1. Property Rezoned. The real property
12 described in Section 2 is rezoned and reclassified from RG-20
13 District to PUD District as defined and classified under the
14 Zoning Code, City of Jacksonville, Florida, subject to the
15 following conditions:

16 1. The subject property shall be developed sub-
17 stantially in accordance with the site development plan and
18 accompanying written description of the intended plan of
19 development on file in the office of the Jacksonville Area
20 Planning Board, provided however, that the gross density
21 excluding lake(s) shall not exceed a maximum of seven (7)
22 dwelling units per acre and the lot and yard requirements
23 of townhouses and village homes shall be subject to the
24 review and approval of the Jacksonville Area Planning Board
25 at the time of the approval of the development plan.

26 2. The provisions of the Lake Mandarin Development
27 Agreement as recorded in OR Volume 4649, Pages 403-427 are
28 hereby made part of this ordinance, except that the number of
29

dwelling units specified in paragraph 1 of the Agreement is increased from 300 to 454 upon the rescinding of the same.

3. The three (3) proposed cul-de-sacs lying west and north of Lake Mandarin Circle West and it's extension, respectively, shall be constructed in accordance with dedicated public street or approved private street standards.

4. Record plats shall be recorded in the patio home, village home, single family and townhouse area, if to be sold fee simple, in accordance with the provisions of Chapter 712 (Code of Subdivision Regulations) of the Ordinance Code.

5. The lake(s) shall be designed not to exceed a one (1) foot vertical drop for each two (2) horizontal feet (2:1) to the water's edge and not to exceed a one (1) foot vertical drop for each three (3) horizontal feet (3:1), from the water's edge to a minimum depth of eight (8) feet.

Further provided that the lake(s) shall be owned by an association of homeowners resident in the district or the contiguous lot lines shall be extended to encompass such area.

6. The developer as part of the first phase of development shall be responsible for the construction of a left turn land and/or bypass lane on San Jose Boulevard (S.R. #13) at its intersection with Claire Lane or install a traffic signal which shall be subject to the approval of the State Department of Transportation and City Traffic Engineer.

Section 2. Owner and Description. The land rezoned by this ordinance is owned by Lake Mandarin Development,

1 Ltd. and described as follows:

2 A part of Government Lots 2, 3, 4, 5, 6 the North
3 1/2 of Lot 9; part of the South 1/2 of Lot 9, and all
4 of Government Lot 10, Section 8, Township 4 South,
5 Range 27 East, Duval County, Florida, being more
6 particularly described as follows:

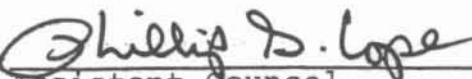
7 For point of reference, commence at the Northwest
8 corner of said Section 8; thence run South 00°10'08"
9 West along the West line of said Section 8, a distance
10 of 666.70 feet; thence continue along said West line
11 South 00°11'54" West, a distance of 1274.16 feet; thence
12 continue along said West line South 00°04'25" East, a
13 distance of 1049.70 feet to the point of beginning;
14 thence run South 89°48'10" East, a distance of 74.76
15 feet; thence run North 00°11'50" East, a distance of
16 331.30 feet; thence run South 89°48'10" East, a distance
17 of 316.24 feet; thence run North 64°43'40" East, a
18 distance of 275.54 feet; thence run North 00°11'50"
19 East, a distance of 521.96 feet; thence run North 20°07'00"
20 East, a distance of 245.78 feet; thence run North 46°25'46"
21 East, a distance of 151.09 feet; thence run North 78°39'34"
22 East, a distance of 152.07 feet; thence run South 73°28'28"
23 East, a distance of 169.42 feet; thence run North 82°51'13"
24 East, a distance of 239.24 feet; thence run North 47°04'50"
25 East, a distance of 118.00 feet; thence run North 02°27'25"
26 West, a distance of 366.31 feet; thence run North 83°04'50"
27 East, a distance of 509.49 feet; thence run North 35°29'00"
28 East, a distance of 593.96 feet to a point in a curve

1 concaved Northwesterly having a radius of 11,669.16 feet;
2 thence along and around said curve a chord bearing and
3 distance of North 55°52'02" West, 300.08 feet to the North-
4 east corner of Lot 110, Lake Mandarin Unit Five, as re-
5 corded in Plat Book 36, Page 53-C, of the Current Public
6 Records of said County; thence run North 35°29'00" East,
7 a distance of 60 feet to the Southerly right-of-way line
8 of Interstate 295, said right-of-way line being in a curve
9 concaved Southeasterly, having a radius of 11,609.16 feet;
10 thence along and around said curve, a chord bearing and
11 distance of South 59°02'39" East, 1538.41 feet to the
12 South line of said Government Lot 2; thence run South
13 89°04'17" West, along said South line, a distance of
14 752.94 feet to the Northeast corner of said Government
15 Lot 6; thence run South 00°32'51" East along the East
16 line of said Government Lot 6, a distance of 1343.90
17 feet to the Northeast corner of said Government Lot 10;
18 thence run South 00°19'05" East along the East line of
19 said Government Lot 10, a distance of 1321.64 feet to the
20 Southeast corner of said Government Lot 10; thence run
21 North 89°39'13" West along the South line of said
22 Government Lot 10, a distance of 1324.16 feet to the
23 Southwest corner of said Government Lot 10; thence run
24 North 00°25'30" West along the West line of said Govern-
25 ment Lot 10, a distance of 663.00 feet to the Southeast
26 corner of the North 1/2 of said Government Lot 9; thence
27 run North 89°02'39" West along the South line of said
28 North 1/2 of said Government Lot 9, a distance of 1228.58

1 feet to the point of curvature of a curve, said curve
2 being concave to the Northwest and having a radius of
3 230.00 feet; thence Southwesterly along the arc of said
4 curve, through a central angle of 44°14'12", an arc
5 distance of 177.58 feet, said arc being subtended by
6 a chord bearing of South 67°43'47" West, and a chord
7 distance of 173.20 feet to a point in the West line of
8 the South 1/2 of said Government Lot 9 and the East line
9 of Lake Mandarin Unit Six, as recorded in Plat Book 36,
10 Pages 100, 100A and 100B of the Current Public Records
11 of said County; thence run North 00°42'00" West along
12 said line, a distance of 68.36 feet; thence run North
13 00°04'25" West, a distance of 273.42 feet to the point
14 of beginning. Containing 128.83 acres, more or less.

15 Section 3. Effective Date. This ordinance shall
16 become effective upon being signed by the Mayor or upon
17 becoming effective without the Mayor's signature.

18
19 FORM APPROVED:

20
21 
22 Assistant Counsel

23
24 _____
25 General Counsel
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29

ORDINANCE 79-1182-686

C E R T I F I C A T E O F A U T H E N T I C A T I O N

ENACTED BY THE COUNCIL

January 22, 1980



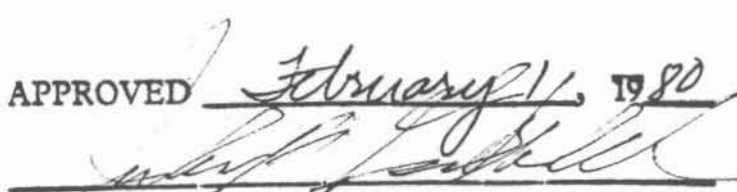
DAVID E. HARRELL,
COUNCIL PRESIDENT

ATTEST:



REXFORD C. DRANE
SECRETARY TO THE COUNCIL

APPROVED



JAKE M. GODBOLD, MAYOR

PLAN AND SCHEDULE OF DEVELOPMENT

The Planned Unit Development zoning classification was designed to encourage and permit the use of innovative and flexible regulations and land development techniques. We feel the plan accompanying this application meets these stated goals and objectives and demonstrates both ingenuity and imagination. It is our intent to develop a living environment which is in keeping with the overall land use intensity and open space objectives stated in the Jacksonville Zoning Ordinance. The cluster home concepts fit naturally within the PUD classification as it departs from the strict application of setbacks and minimum lot sizes. We feel the proposed development results in an efficient use of land resulting in a more economic development due to shorter utility networks and less streets.

The patio and village home cluster concept uniquely accommodates our changing life styles and leisure oriented residents. It is an ideal blend of both condominium and single family home. It combines the advantages of home ownership and privacy with ease of maintenance and added amenities.

The intimate clustering of units encourages community cohesiveness and offers greater opportunity for preserving open space and unique environmental features. The clustering of homes around attractively designed courts eliminates through traffic while providing an economical and practical method of providing access and service. Clustering achieves greater economy in the handling of drainage; often eliminates the need for curbs, gutters, and public walks; and reduces the size of the lot to a more useable and easily maintained area.

The proposed Planned Unit Development contains four different housing types, as illustrated on the enclosed Master Development Plan. The overall density of the proposed PUD will not exceed ten units per acre. The developer proposes to develop patio homes and single family detached homes in the same manner as has been done in the previous phases of Lake Mandarin.

Distinguishing characteristics of the plan are the completely detached patio home, village cluster homes, and townhouses. Each patio home is situated on its own lot, immediately adjacent to the side yard property line. Each home has its own front and rear yard and one side yard, permitting access between the two. Each home is completely detached from the other, eliminating common walls. Each property owner has control of the condition of his structure, as well as his front, side, and rear yard.

The village home is also designed to maximize privacy. Blank portions of the exterior walls create the private patio and side yards for adjoining homes. Yards are also scaled down for ease of maintenance, permitting the homeowner to enjoy more leisure time activities.

The narrow portion of the site east of the existing lake has been designated for townhouses, and an expanded active recreation area. Also, a small section of the PUD tract has been designed for conventional single family detached housing.

This flexible, creative method of planning will enable the applicant to provide an alternative approach to detached single family home ownership, while at the same time fostering a more efficient use of the land than would be possible in a totally conventional single family subdivision. Direct control over the condition of one's home and property will benefit the city by encouraging pride in home ownership, thus providing an environment of stable character compatible with neighboring areas. Moreover, the density projected in the proposed development will be reduced from twenty units per acre to five to seven units per acre, reducing traffic impacts and enabling the applicant to devote significant areas of the site to lakes, recreation, and open space. Our experience and market information strongly indicate that the majority of the patio home owners will be empty nesters, therefore significantly relieving the burden on schools and other public services.

Patio Homes

Maximum density	10 units/acre
Minimum lot width	45 feet
Minimum lot depth	72 feet
Setbacks, rear yard	None
Side yard	1 foot one side, 4 feet other side, provided roof overhang shall maintain a minimum separation of 3 feet between adjoining buildings
Front yard	18 feet minimum from property line where abutting a dedicated public street. 18 feet from edge of pavement of private driveways.
Height of buildings	No building shall have a height greater than 35 feet.
Parking	All units will have a one or two car garage. All units will be provided with paved parking areas in front of garage 18 feet long and 16 feet wide minimum dimensions.

The patio home units range in size from two bedrooms, two baths, to three bedrooms, three baths with den, and contain from approximately 1,225 square feet to 1,900 square feet.

Village Homes

Maximum density	8 units/acre
Minimum lot width	50 feet
Minimum lot depth	85 feet

Setbacks, rear yard	10 feet minimum
Side yard	10 feet minimum between structures
Front yard	20 feet
Height of buildings	No building shall have a height greater than 35 feet
Parking	All units will have a one or two car garage

The village home units will range in size from two bedrooms, two baths, to four bedrooms, two baths with den, and contain from approximately 1,150 square feet to 1,900 square feet. Each major cluster of village homes is proposed to have its own private swimming pool as illustrated on the first phase, 1981, of the Master Development Plan.

Townhomes

Townhomes are proposed for the narrow strip of land east of existing Lake Mandarin. While the exact units have not been designed, we are prepared to assure the Zoning Board of the following:

Maximum density	12 units/acre
Height of buildings	No building shall have a height greater than 35 feet
Parking	A minimum of two parking spaces shall be provided for each unit

The townhome units will range in size from one bedroom, one and one-half baths to four bedrooms, two and one-half baths; and contain from approximately 900 square feet to 1,900 square feet.

Single Family Detached Homes

The remaining single family detached home lots will closely parallel those in earlier phases of Lake Mandarin. The design and layout of this single family area will conform, at a minimum, to those criteria as set forth in the RS-7 District Regulations.

Sidewalks

The applicant proposes to construct a sidewalk on one side of the loop roads within the PUD. Due to the limited use and aesthetics of the cul-de-sacs, it is requested that no sidewalks be required alongside the cul-de-sacs.

Amenities Center

The existing Lake Mandarin Amenities Center will be expanded into the

triangular shaped parcel along I-295 east of the townhomes. This addition will include a combination soccer-football-softball field for active team sports.

This expanded amenities center will be deeded to and owned by the Homeowners Association composed of all residents of the Lake Mandarin Subdivision, and the residents of the PUD. Membership would be automatic and run with the title to the land.

Water and Sewer

Water and sewer service will be furnished by Mandarin Utilities.

Electric

Electric service and distribution will be underground and provided by the Jacksonville Electric Authority.

Drainage

The provision for drainage for the PUD will be provided through an existing and proposed lake system. The system is designed to retain 100% of the increased storm water runoff on site, and is designed for a 100 year storm frequency. The developer will provide for positive control overflow structures where needed. All easements required by the City for drainage shall be provided at no cost to the City.

Access and Circulation

Accessibility for this next phase of Lake Mandarin will be provided by extending Lake Mandarin Circle West in a logical sequence until it eventually ties in with Ricky Drive in Lake Mandarin Unit 6. This will complete the loop and provide two points of ingress and egress. The entire loop system will be completed in the 1983 phase, as shown. The initial phase, however, will complete approximately 50% of Lake Mandarin Circle and provide accessibility for 1981 phase development.

The extension of Lake Mandarin Circle West, as well as the collectors in the patio and village first phase areas, are proposed as public dedicated roads. All cul-de-sacs are proposed as private driveways.

Public roads: 50' right-of-way
 27' pavement outside curb to outside curb

Private drives: 50' right-of-way
20' pavement surface outside to outside
Cul-de-sacs 70' diameter easement with 60'
pavement outside edge to outside edge
with landscaped island of 20' diameter.

Public Road Construction: Per City Standards

Private Drive Construction: Inverted crown without curb
6" sand subgrade
5" compacted limerock base
1" asphaltic concrete surface

Phasing Schedule

The applicant intends to develop the proposed PUD in several phases, as graphically illustrated on the Master Development Plan. Each stage will be self-sustaining, and at no time will any completed parts of the PUD be without adequate drainage, sewer, water, or access via approved streets. The first phase, as noted, contains 90 patio home lots and 64 village home lots. These numbers may be adjusted slightly due to refinements in final engineering phase of the development.

Please do not hesitate to contact us if there are any questions with respect to these standards and criteria.

Sincerely,



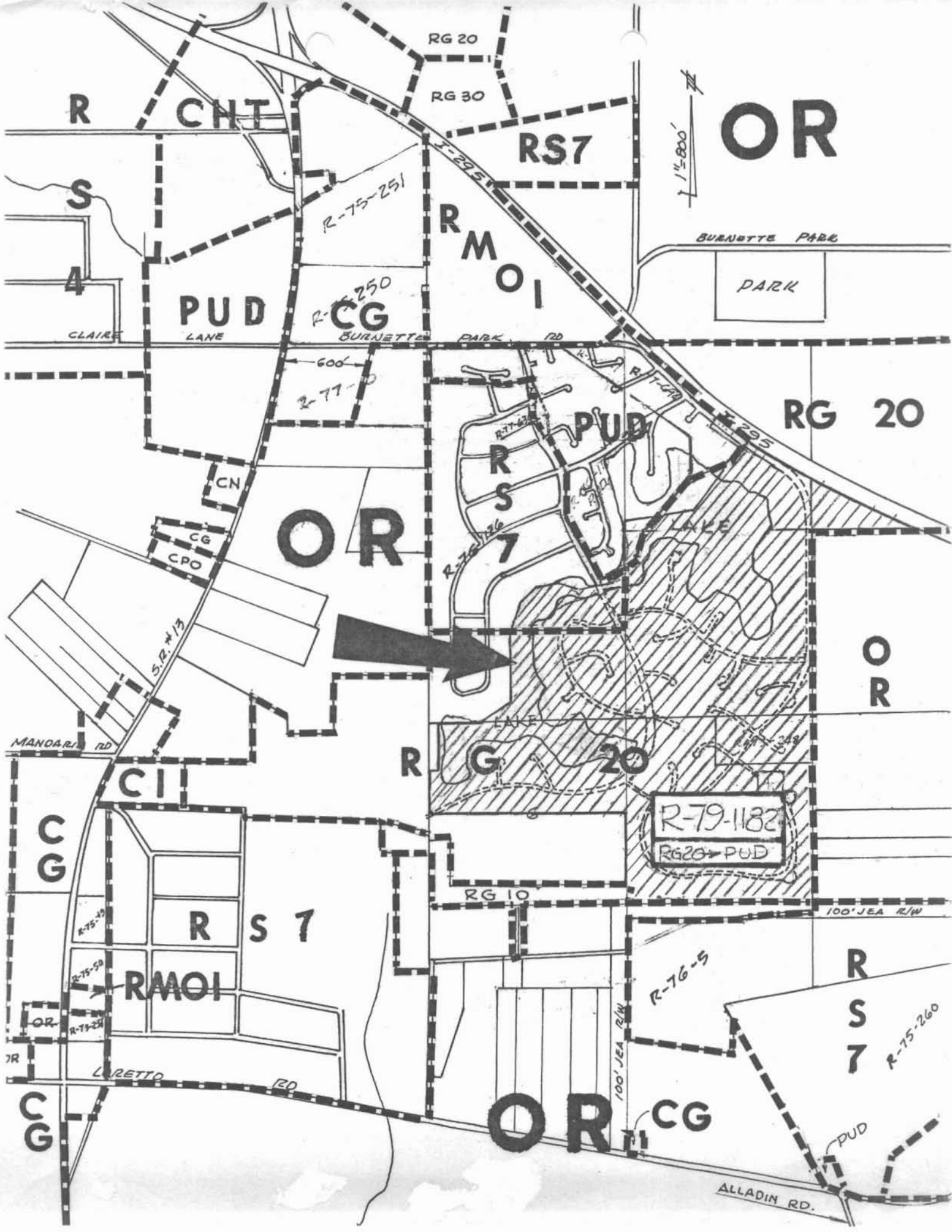
Roger C. Steffens
Vice President
BOS & ASSOCIATES, INC.

RCS/sh



LAKE MANDARIN MASTER DEVELOPMENT PLAN

	1981	1983
SINGLE FAMILY		32
VILLAGE HOMES	64	189
PATIO HOMES	90	
TOWNHOUSE		114
ROADS PUBLIC PRIVATE DRIVES		
PHASING 1981 1983		
ACTIVE RECREATION		3.8 AC.
PEDESTRIAN · OPEN SPACE · RECREATION SYSTEM		



OR

BUENETTE PARK

PARK

RG 20

OR

OR

RG 20

R-79-1182
RG20-PUD

RG 10

100' JEA R/W

RS 7

R-75-260

OR

CG

PUD

ALLADIN RD.