

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

December 9, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-808 **Application for: Plummer Darby PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated August 16, 2021.
2. The original written description dated September 25, 2021.
3. The revised site plan dated November 1, 2021.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Only lots with a minimum width of eighty feet shall be permitted along the east property line.
2. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division, and Development Services.

Planning Department conditions:

2. Only lots with a minimum width of eighty feet shall be permitted along the east property line.

2. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division, and Development Services.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

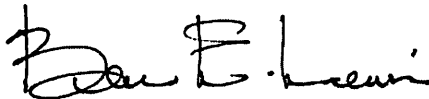
Planning Commission Commentary: There were five speakers in opposition. Their concerns were increased traffic congestion, the only access is the railroad crossing and when trains stop at the crossing will create passage of emergency vehicles impossible; lots are very small; need a fence or buffer between development and Brandon Chase subdivision and close access to Brandon Chase Drive.

The Commissioners realized the property is already entitled for 700 +/- lots. The 2nd access at Brandon Chase Drive was included in the subdivision plat in 2003. They did ask the agent to look if the project was viable without the Brandon Chase Drive access.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-808 TO

PLANNED UNIT DEVELOPMENT

DECEMBER 9, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-808** to Planned Unit Development.

Location: South side of Plummer Road west of Holton Lane

Real Estate Number(s): 003863-0000, 003864-0000, 003862-0000,
003865-0000, 003861-0000, 003866-0000,
003839-0000, 003840-0000, 003841-0000,
003844-0000, 003843-0000, 003837-0000

Current Zoning District(s): Planned Unit Development (PUD 2006-501)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Rural Residential (RR)

Planning District: North, District 6

Applicant/Agent: Paul M. Harden, Esq.
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owner: Fred Darby
Darby Partnership
406 Student Street
Greenville North Carolina 27858

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-808 seeks to rezone approximately 453 acres of land from PUD to PUD. The rezoning to PUD is being sought for a maximum of 742 single family lots. The lot sizes will range from 40 feet, 50 feet and 60 feet in width.

The current PUD, 2006-501 allows for a maximum of 705 single family lots ranging from 60, 70 and 80 feet in width. However this PUD contained 720 acres.

The PUD was approved with the following conditions:

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated May 22, 2006 and the Transportation Planning Division Memorandum dated May 2, 2006, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) Future access points shall be maintained at a width of at least sixty feet, as shown on the site plan. These access points shall be maintained for donation to the City, for five years from the effective date of this ordinance. The City shall notify, in writing, the current owner of record if and when the City seeks such donation, and shall accept donation within six months of such notice, unless extended by mutual agreement. If commencement of the final phase of development of the subject property (evidenced by a horizontal construction permit) occurs after four years from the effective date of this ordinance, then the developer shall notify the Planning and Development Department Director, and the City shall have thirty days from receipt of such notification to accept or abandon the donation defined herein.
- (c) An equestrian bridle trail is permitted for the estate lots only and sidewalks are required for all other portions of the development in accordance with the 2010 Comprehensive Plan.
- (d) The maximum lot coverage shall be forty-five percent (45%).
- (e) One acre of active recreation shall be provided and a detailed recreation plan shall be submitted to the Planning and Development Department for review and approval at the time of site plan review.
- (f) Only lots with a minimum width of eighty feet shall be permitted along the east property line.
- (g) The developer shall pay into an escrow account, established by the Duval County School Board, a per-unit portion (prior to obtaining each building permit) of \$140,000.00, based upon the maximum number of units permitted in the PUD; provided, however, that the developer shall pay the total \$140,000.00, plus accrued interest as defined herein, within five years of the effective date of this ordinance. Any unpaid portion of the \$140,000.00 as of October 31, 2007, shall be increased by an inflation factor of 6%, and thereafter, increased by an inflation factor of 6% on October 31 of each subsequent year. The developer may choose to pay the total \$140,000.00 prior to obtaining any building permits, with no penalty.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and recommends conditions a, b, c, d, e and g not be transferred to this PUD, as these conditions will be reviewed by other City Divisions, are no longer pertinent or have been incorporated into the Zoning Code.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Rural Residential (RR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD is for a single family subdivision with a gross density of 1.6 lots per acre. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Rural Residential (RR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single family subdivision. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The written description and site plan provides setbacks, lot sizes that ensure a streetscape that is similar to subdivisions in the area.
- Focal points and vistas: The site plan shows a curvilinear layout to avoid wetland impacts. The preserved wetlands will maintain a natural appearance to the development.

- The use of topography, physical environment and other natural features: The subject property contains approximately 181 acres of wetlands. The site plan shows the development will minimize the wetland impacts. This will provide visual interest and screening for the proposed lots.
- The use and variety of building setback lines, separations, and buffering: The written description uses development standards that are substantially similar to single family standards in the Zoning Code.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The PUD has a 60 foot wide frontage on Brandon Chase Drive, which will provide an alternate point of ingress and egress.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: Along the eastern property line a subdivision is being developed with lots a minimum of 100 feet in width. The site plan indicates proposes 60 foot wide lots to abut the large lots. Approximately two smaller lots will back up to one large lot. Allowing smaller lots in this configuration increases the intensity of the use and raises issues of incompatibility. **To mitigate for this impact it is recommended that only 80 foot wide lots be allowed along the east property line.**
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RR	RR-Acre	Single family dwellings
		AGR	Single family dwellings
South	RR	RR-Acre	Single family dwellings
	LDR	PUD (06-501)	Undeveloped, planted pines
East	RR	RR-Acre	Single family dwellings
West	AGR-iii	AGR	Undeveloped, planted pines
	RR	PUD (06-503)	Undeveloped, planted pines

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The PUD has a 60 foot wide frontage on Brandon Chase Drive, which will provide an alternate point of ingress and egress.

(6) Intensity of Development

The proposed development is consistent with the Rural Residential (RR) functional land use category as a single family subdivision. The PUD is appropriate at this location because it will offer a variety of residential lot sizes in the area.

- The existing residential density and intensity of use of surrounding lands: Along the eastern property line a subdivision is being developed with lots a minimum of 100 feet in width. The site plan indicates proposes 60 foot wide lots to abut the large lots. Approximately two smaller lots will back up to one large lot. Allowing smaller lots in this configuration increases the intensity of the use and raises issues of incompatibility. **To mitigate for this impact it is recommended that only 80 foot wide lots be allowed along the east property line.**

- The availability and location of utility services and public facilities and services: JEA has indicated there is no objection to the request.
The Duval County School District indicates the proposed development will generate 183 students; 92 students for Dinsmore Elem School, 37 students for Highlands Middle School and 54 students for Jean Ribault High School. There is sufficient capacity at all the schools for the increased number of students.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division, and Development Services.
The cross section for the Minor Collector entrance road shall match Plate P-126 “Neighborhood Residential Street”, or as otherwise approved by the Bicycle/Pedestrian Coordinator. All of the other streets shall match Plate P-127 “Residential Local Subdivision Street”. Those plates can be found in City Standard Details for the City of Jacksonville Revision #19 from August 2021.

(7) Usable open spaces plazas, recreation areas.

The proposed PUD indicates that project will be developed with the required amount of recreation area. The proposed 742 lots will require a minimum of 7.42 acres of active recreation area.

(8) Impact on wetlands

Review of City data indicates the potential existence of 14.8 acres of Class II wetlands and 189.2 acres of Class III wetlands on the subject site. Category II wetlands have an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City’s waterways. Category III wetlands have a high functional value for water filtration attenuation and flood water capacity and is located in

flood zones, yet has an indirect impact on the City's waterways. Based on the proposed site plan, it appears that a small portion of the Category III wetlands may be impacted by the proposed development. There is no proposed impact on the Category II wetlands.

(9) Listed species regulations

No protected species were observed on the subject property.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 9, 2021, the required Notice of Public Hearing sign was posted.



Sign on Brandon Chase Drive



Sign on Plummer Road

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-808** be **APPROVED with the following exhibits:**

1. The original legal description dated August 16, 2021.
2. The original written description dated September 25, 2021.
3. The revised site plan dated November 1, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-808** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Only lots with a minimum width of eighty feet shall be permitted along the east property line.
2. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division, and Development Services.



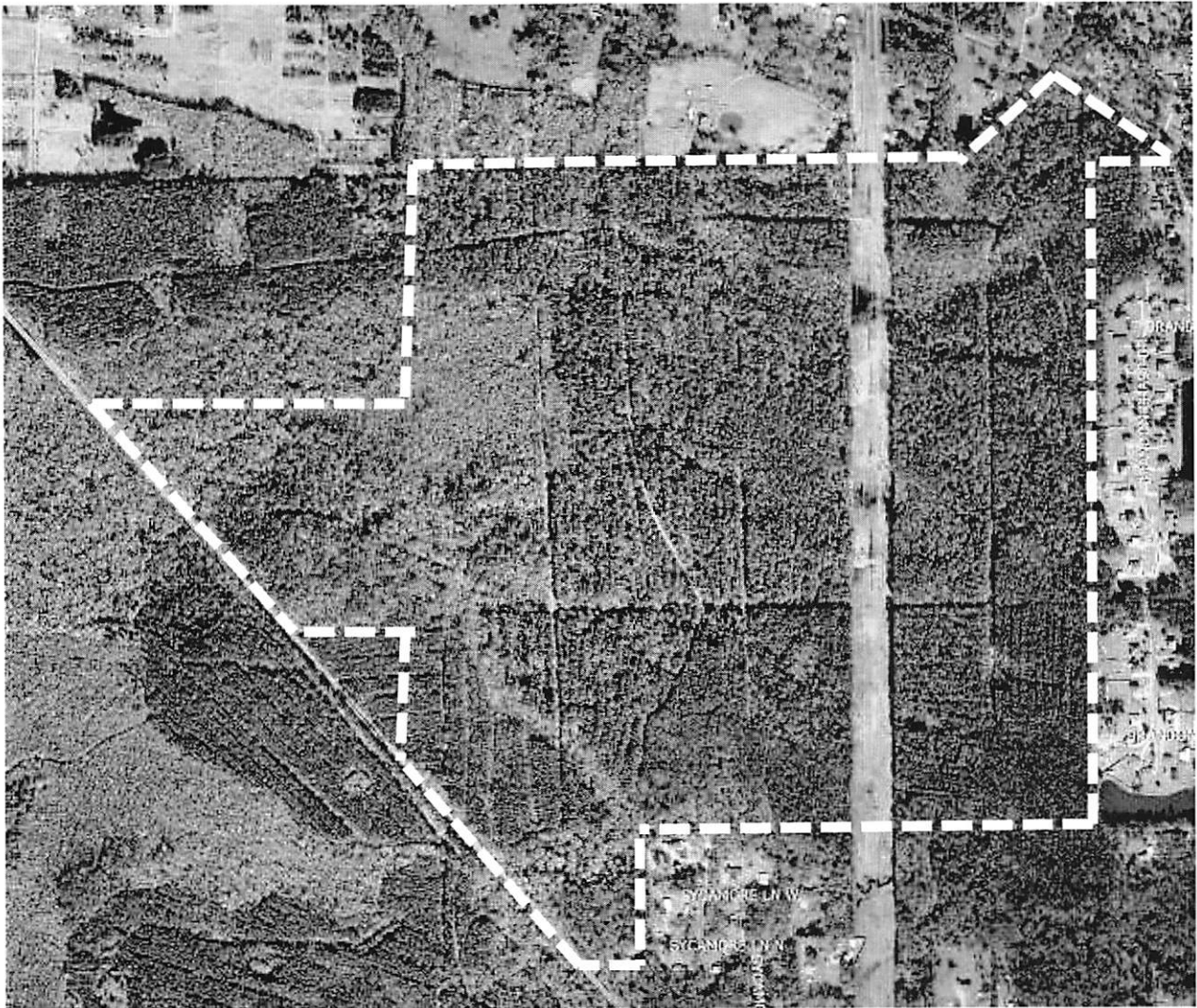
View of access to Brandon Chase Drive



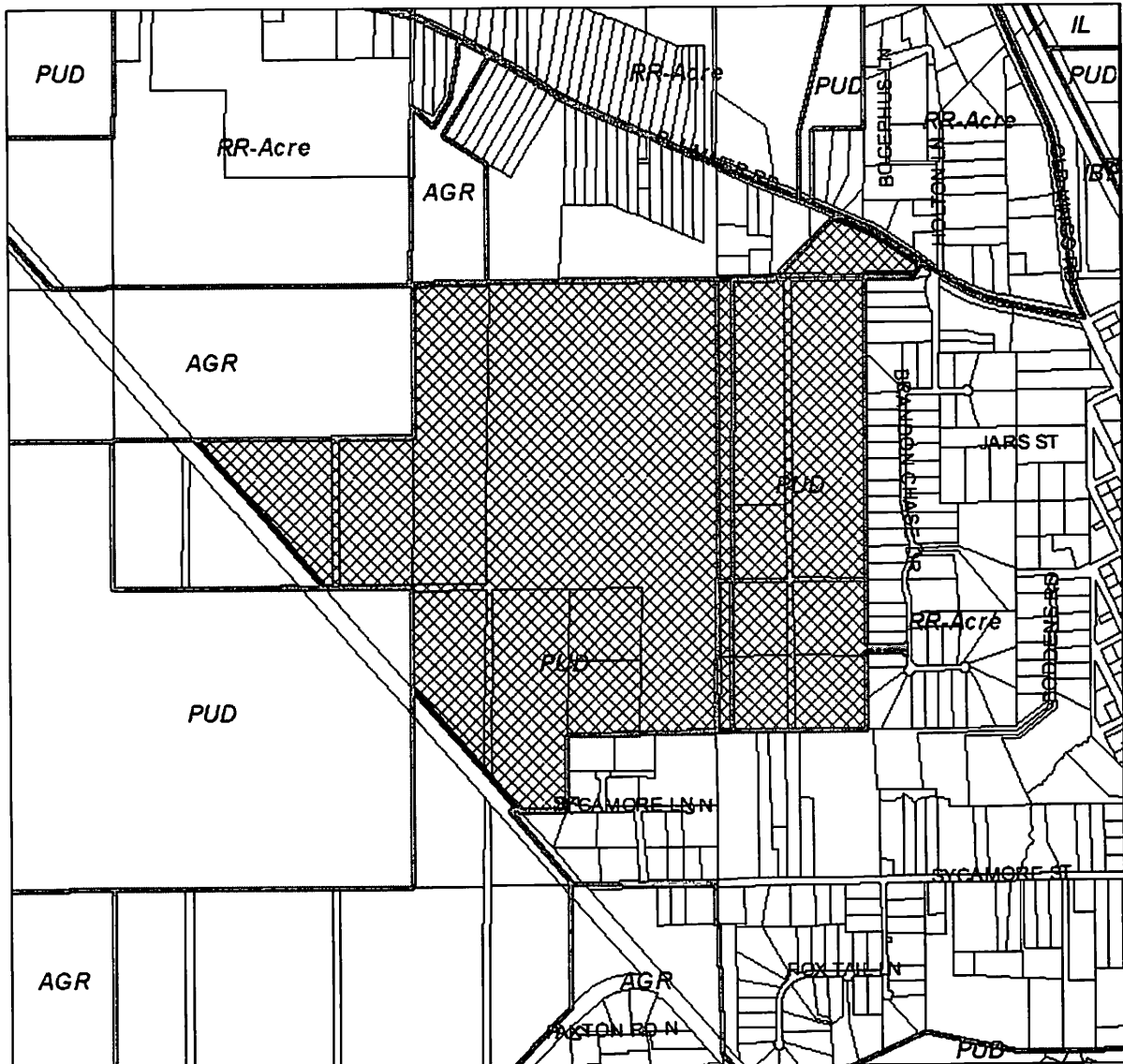
View of access to Brandon Chase Drive and houses on each side



View of subject property on Plummer Road



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 465 930 1,860 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>ORDINANCE NUMBER ORD-2021-0808</p>	<p>TRACKING NUMBER T-2021-3658</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0808 **Staff Sign-Off/Date** BEL / 10/15/2021
Filing Date 10/27/2021 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 12/14/2021 **Planning Comission** 12/09/2021
Land Use & Zoning 01/04/2022 **2nd City Council** N/A
Neighborhood Association BRANDON CHASE HOA
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3658 **Application Status** PENDING
Date Started 07/09/2021 **Date Submitted** 07/29/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name FRED **First Name** DARBY **Middle Name**
Company/Trust Name
 DARBY PARTNERSHIP
Mailing Address
 406 STUDENT ST
City GREENVILLE **State** NC **Zip Code** 27858
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-501

Map	RE#	Council District	Planning From Zoning District	To Zoning District
Map	003863 0000	8	6 PUD	PUD
Map	003864 0000	8	6 PUD	PUD
Map	003862 0000	8	6 PUD	PUD
Map				

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8 1/2" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Exhibit C Binding Letter.

Exhibit D Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

Exhibit E Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required

Required Attachments For Formal, Complete application

Location Of Property

General Location BETWEEN PLUMMER RD AND SYCAMORE ST, WEST OF OLD KINGS ROAD

House # 0

Street Name, Type and Direction PLUMMER RD

Zip Code 32219

Between Streets PLUMMER RD and SYCAMORE ST

Justification For Rezoning Application

PUD TO PUD REZONING WILL ALLOW FOR A MIX OF RESIDENTIAL USES IN DEMAND IN THE AREA. THE DEVELOPMENT WILL PROVIDE A TRANSITION OF LAND USES AND ADEQUATELY PRESERVE THE EXISTING WETLANDS ON THE SITE.

Existing Land Use Category

Ensure that RE# is a 10 digit number with a space (##### #)

Map 003865 0000	8	6	PUD
Map 003861 0000	8	6	PUD
Map 003866 0000	8	6	PUD
Map 003839 0000	8	6	PUD
Map 003840 0000	8	6	PUD
Map 003841 0000	8	6	PUD
Map 003844 0000	8	6	PUD
Map 003843 0000	8	6	PUD
Map 003837 0000	8	6	PUD

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 453.00

Development Number

Proposed PUD Name DARBY/PLUMMER PUD

Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F Land Use Table

Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 453.00 Acres @ \$10.00 /acre: | \$4,530.00 |
| 3) Plus Notification Costs Per Addressee | |
| 77 Notifications @ \$7.00 /each: | \$539.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$7,338.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

AUGUST 16, 2021

THAT PART OF FARMS 25 AND 40 LYING SOUTH OF PLUMMER ROAD AND NORTH OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14345, PAGE 1142, FARM 48 LYING SOUTH OF PLUMMER ROAD (EXCEPT PART IN OFFICIAL RECORDS BOOK 6511, PAGE 144) AND FARM 49, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST; FARMS 3 TO 14, FARMS 18 TO 31 (LYING NORTH OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD), FARMS 37, 38, 43, 44, 53, 54, 59 AND 60, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST; FARM 45 (EXCEPT PART IN PLAT BOOK 56, PAGE 13), 51 TO 62 (EXCEPT OFFICIAL RECORDS BOOK 2728, PAGE 682), SECTIONS 41 AND 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST; ALL ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST 1933 UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA.

(LARGE PARCEL)

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 11 AND THE SOUTH LINES OF OFFICIAL RECORDS BOOK 13508, PAGE 984 AND OFFICIAL RECORDS BOOK 11846, PAGE 651, A DISTANCE OF 615 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE NORTHWEST LINE OF SECTION 41; THENCE CONTINUE ALONG THE NORTHWEST LINE OF SAID SECTION 11, A DISTANCE OF 15 FEET, MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF AN UNRECORDED ROAD; THENCE NORTH 14 FEET, MORE OR LESS TO A POINT ON THE NORTHWEST LINE OF SAID SECTION 41; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID SECTION 41 AND THE SOUTHEASTERLY LINES OF OFFICIAL RECORDS BOOK 11752, PAGE 355 AND OFFICIAL RECORDS BOOK 17778, PAGE 1238, A DISTANCE OF 702 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT REFERRED TO AS REFERENCE POINT "A"; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AND THE NORTHEASTERLY LINE OF OFFICIAL RECORDS BOOK 6508, PAGE 1628 THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTHEAST, 304 FEET, MORE OR LESS; COURSE NO. 2: SOUTHEAST, 235 FEET, MORE OR LESS; COURSE NO. 3: SOUTHEAST, 301 FEET, MORE OR LESS TO THE MOST NORTHERLY CORNER OF TRACT "A", AS SHOWN ON THE PLAT OF BRANDON CHASE, AS RECORDED IN PLAT BOOK 55, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT REFERRED TO AS REFERENCE POINT "B"; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID TRACT "A", A DISTANCE OF 132 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF SAID BRANDON CHASE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 405 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 18 AS SHOWN ON THE PLAT OF SAID BRANDON CHASE AND LOTS 19 THROUGH 23 AS SHOWN ON THE PLAT OF BRANDON CHASE UNIT TWO, AS RECORDED IN PLAT BOOK 56, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 3226 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 325 FEET, MORE OR LESS TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANDON CHASE DRIVE, A 50 FOOT RIGHT-OF-WAY; THENCE SOUTH ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRANDON CHASE DRIVE, A DISTANCE OF 110 FEET, MORE OR LESS TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF LOT 24 OF SAID BRANDON CHASE UNIT TWO AN ARC LENGTH OF 39.27 FEET, MORE OR LESS TO A POINT OF TANGENCY; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 325 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF

SAID LOT 24; THENCE SOUTH ALONG THE WEST LINES OF LOTS 24 THROUGH 26 OF SAID BRANDON CHASE UNIT TWO, A DISTANCE OF 679 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 26, SAID POINT LYING ON THE NORTH LINE OF OFFICIAL RECORDS BOOK 18992, PAGE 1210; THENCE WEST ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 18992, PAGE 1210, OFFICIAL RECORDS BOOK 15464, PAGE 9, OFFICIAL RECORDS BOOK 17215, PAGE 220, OFFICIAL RECORDS BOOK 15464, PAGE 11, OFFICIAL RECORDS BOOK 11930, PAGE 2217, OFFICIAL RECORDS BOOK 17694, PAGE 2336, OFFICIAL RECORDS BOOK 15043, PAGE 1557 AND OFFICIAL RECORDS BOOK 6913, PAGE 557 TO THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 6913, PAGE 557; THENCE ALONG THE WEST LINES OF OFFICIAL RECORDS BOOK 6913, PAGE 557, OFFICIAL RECORDS BOOK 11614, PAGE 1973, THE WESTERLY TERMINUS OF SYCAMORE LANE AND OFFICIAL RECORDS BOOK 18248, PAGE 694, A DISTANCE OF 670 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF OFFICIAL RECORDS BOOK 11045, PAGE 2081; THENCE WEST ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 11048, PAGE 2081, A DISTANCE OF 400 FEET, MORE OR LESS TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE NORTHWEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD AND THE SOUTHWEST LINE OF OFFICIAL RECORDS BOOK 6508, PAGE 1628 LYING NORTH OF SAID NORFOLK SOUTHERN RAILROAD, A DISTANCE OF 1384 FEET, MORE OR LESS; THENCE DEPARTING NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, NORTH ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 13037, PAGE 174, A DISTANCE OF 890 FEET, MORE OR LESS TO THE CENTERLINE OF A 60 FOOT UNRECORDED ROAD AND THE NORTHEAST CORNER OF OFFICIAL RECORDS BOOK 13037, PAGE 174; THENCE EAST ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 13037, PAGE 174 AND THE CENTERLINE OF A 60 FOOT UNRECORDED ROAD, A DISTANCE OF 768 FEET, MORE OR LESS TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, SAID POINT REFERRED TO AS REFERENCE POINT "C"; THENCE NORTHWEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD AND THE SOUTHWEST LINE OF OFFICIAL RECORDS BOOK 6508, PAGE 1628 LYING NORTH OF SAID NORFOLK SOUTHERN RAILROAD, A DISTANCE OF 1765 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 18597, PAGE 1797; THENCE EAST ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 18597, PAGE 1797, A DISTANCE OF 2010 FEET, MORE OR LESS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 18597, PAGE 1997 A DISTANCE OF 1320 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST AND THE SOUTH LINE OF OFFICIAL RECORDS BOOK 18884, PAGE 1268; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 10 AND THE SOUTH LINES OF OFFICIAL RECORDS BOOK 18884, PAGE 1268, OFFICIAL RECORDS BOOK 7972, PAGE 1471 AND OFFICIAL RECORDS BOOK 8632, PAGE 2236, A DISTANCE OF 2640 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 421 ACRES, MORE OR LESS.

TOGETHER WITH A PORTION OF SAID FARM 49, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL A)

FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTHEASTERLY ACROSS PLUMMER ROAD, A DISTANCE OF 71 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 19039, PAGE 1208, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 19039, PAGE 1208, A DISTANCE OF 264 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF OFFICIAL RECORDS BOOK 3175, PAGE 595; THENCE SOUTH ALONG THE WEST LINES OF OFFICIAL RECORDS BOOK 3175, PAGE 595 AND OFFICIAL RECORDS BOOK 18920, PAGE 1770 198 FEET, MORE OR LESS TO THE SOUTHWEST CORNER THEREOF SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD,

A DISTANCE OF 200 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 0.3 ACRE, MORE OR LESS.

TOGETHER WITH A PORTION OF SAID FARM 40 AND FARM 25, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL B)

FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 211 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1500 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD AN ARC LENGTH OF 620 FEET, MORE OR LESS; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 648 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 76 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF OFFICIAL RECORDS BOOK 18439, PAGE 814; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 18439, PAGE 814 AND OFFICIAL RECORDS BOOK 18360, PAGE 2111, A DISTANCE OF 728 FEET, MORE OR LESS TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1544 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY LINE OF OFFICIAL RECORDS BOOK 18360, PAGE 2111 AN ARC LENGTH OF 579 FEET, MORE OR LESS TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT UNRECORDED ROAD; THENCE NORTHWESTERLY 65 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 60 FOOT UNRECORDED ROAD; THENCE NORTH 38 FEET, MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT UNRECORDED ROAD; THENCE EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT UNRECORDED ROAD, A DISTANCE OF 79 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 1.9 ACRES, MORE OR LESS.

TOGETHER WITH FARM 60 AND A PORTION OF FARMS 44, 53, 54 AND 59, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

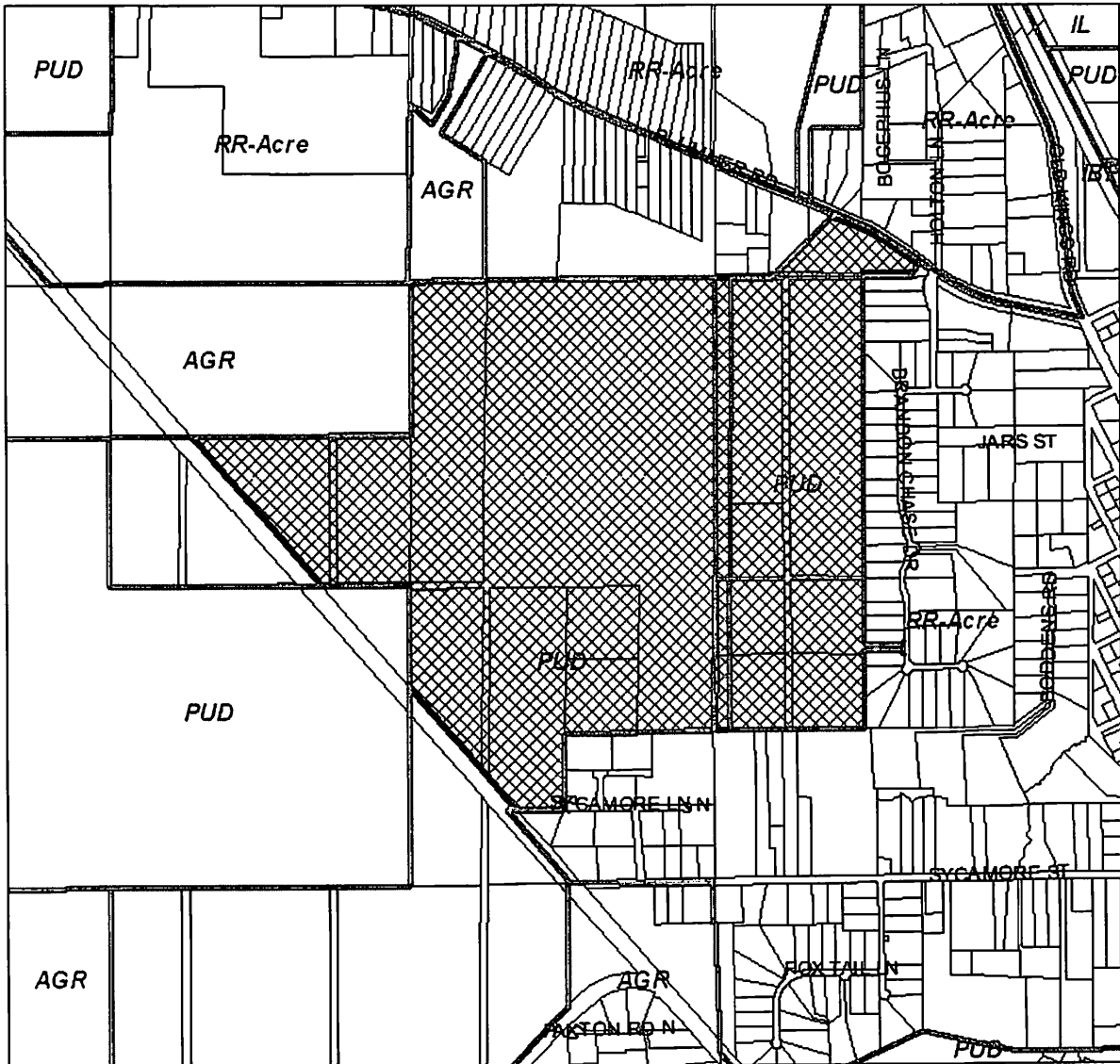
(PARCEL C)

FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED REFERENCE POINT "C"; THENCE WEST ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 13037, PAGE 174 AND THE CENTERLINE OF A 60 FOOT UNRECORDED ROAD, 200 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 13037, PAGE 174 AND THE CENTERLINE OF A 60 FOOT UNRECORDED ROAD, A DISTANCE OF 1652 FEET, MORE OR LESS; THENCE NORTH ALONG AN EAST LINE OF OFFICIAL RECORDS BOOK 13037, PAGE 174, A DISTANCE OF 1320 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF OFFICIAL RECORDS BOOK 13037, PAGE 174, SAID POINT LYING ON THE SOUTH LINE OF OFFICIAL RECORDS BOOK 18597, PAGE 1797; THENCE EAST ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 18597, PAGE 1797, A DISTANCE OF 510 FEET, MORE OR LESS TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD; THENCE DEPARTING SOUTH LINE OF OFFICIAL RECORD BOOK 18597, PAGE 1797 AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, A DISTANCE OF 1750 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 30.8 ACRES, MORE OR LESS.

LESS AND EXCEPT ANY PART LYING WITHIN ANY RECORDED ROAD RIGHT-OF-WAY OR LYING WITHIN THE NORFOLK SOUTHERN RAILROAD.

ALL OF THE ABOVE-DESCRIBED LAND LYING WEST OF U.S. HIGHWAY NO. 1.

THE ABOVE DESCRIPTION OF LANDS IS BASED ON RECORD INFORMATION ONLY AND IS SPECIFICALLY PREPARED FOR ZONING PURPOSES AND NOT TO BE UTILIZED FOR THE CONVEYANCE OF REAL ESTATE.

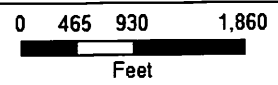
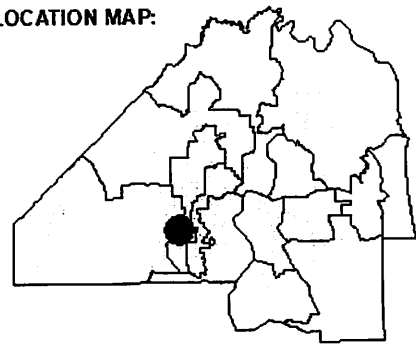


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3658

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

Darby Plummer PUD

RE# 003837-0000, 003863-0000, 003864-0000,
003862-0000, 003865-0000, 003861-0000, 003866-0000, 003839-0000,
003840-0000, 003841-0000, 003844-0000, 003843-0000 (Portion).

September 25, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 453 acres of property from PUD and RR-Acre to PUD. The parcels are generally located West of New Kings Rd., Between Plummer Rd. and Garden St.

The subject property is currently owned by Darby Partnership, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property's current land use designations are RR, LDR, and AGR-III. Surrounding uses include: RR/RR-Acre to the North and East (Single-family residential); RR/PUD and AGR/AGR-III to the west (Vacant land); and RR/PUD and LDR/RR-Acre to the south (Single Family and Vacant Land). The site will be developed as single-family residential (as per the attached site plan).

Project Name: Darby Plummer PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 453 acres

Total number of dwelling units: not to exceed 742 units

Total amount of non-residential floor area: N/A

Total amount of recreation area: 7.35 acres

Total amount of public/private rights of way: 1,406,273 square feet

Total amount of land coverage of all residential buildings and structures:

Maximum of 51.48 acres

Phase schedule of construction (include initiation dates and completion dates)

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-Family dwellings;
2. Supporting amenities/recreation facilities which may include, clubhouse/amenity center, recreational areas for park, ball field, playground, equestrian trail, or similar uses;
3. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
4. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403, provided, however, that the yard and setback restrictions of §656.403(a) do not apply to such uses and structures.

IV. DESIGN GUIDELINES

A. Lot Requirements for Single family Dwellings (not to exceed 735 units):

The site will be developed with a mix of 40', 50', and 60' lots.

(1) 60' wide lots:

- (a) Minimum lot width – 60 feet
- (b) Minimum lot area – 6,000 square feet
- (c) Maximum lot coverage – 50%
- (d) Minimum yard requirements:

(i) Front – 20 feet

(ii) Side – 5 feet

(iii) Rear – 10 feet

(e) Maximum height of structures – 35 feet

(2) 50' wide lots:

(a) Minimum lot width – 50 feet

(b) Minimum lot area – 5,000 square feet

(c) Maximum lot coverage – 50%

(d) Minimum yard requirements:

(i) Front – 20 feet

(ii) Side – 5 feet

(iii) Rear – 10 feet

(e) Maximum height of structures – 35 feet

(3) 40' wide lots:

(a) Minimum lot width – 40 feet

(b) Minimum lot area – 4,000 square feet

(c) Maximum lot coverage – 60%

(d) Minimum yard requirements:

(i) Front – 20 feet

(ii) Side – 3 feet

(iii) Rear – 10 feet

(e) Maximum height of structures – 35 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Plummer Road and Brandon Chase Dr., substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City’s Traffic Engineer. Internal circulation shall be provided by a 70’ minor collector roadway and 50’ local roadways.

C. Signs.

- (1) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space. 7.35 acres of active recreation and open space will be provided throughout the site, substantially as shown on the site plan.

F. Utilities

Water will be provided by JEA.
 Sanitary sewer will be provided by JEA.
 Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the

general layout of the overall Property.

VII. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD allows for a mix of single family residential lot sizes and dimensions. The PUD also implements a development plan that is complementary to the surrounding wetlands and floodplains as compared to the usual application of the Zoning Code.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

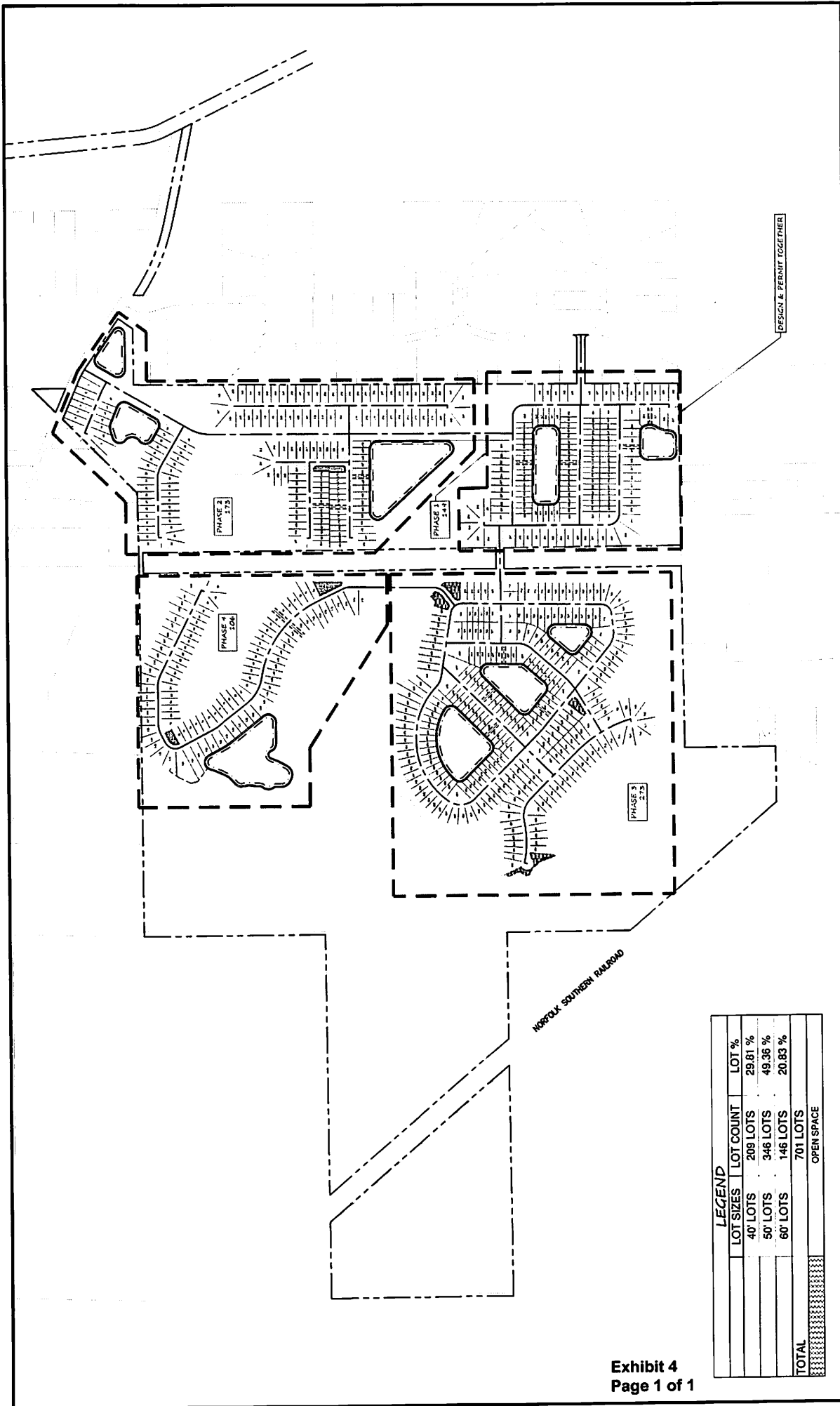
VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

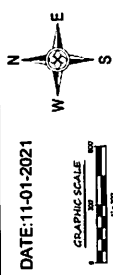
A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of single family housing products to the region;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for alternate use to meet market demand for housing.



LEGEND			
LOT SIZES	LOT COUNT	LOT %	
40' LOTS	209 LOTS	29.81 %	
50' LOTS	346 LOTS	49.36 %	
60' LOTS	146 LOTS	20.83 %	
TOTAL	701 LOTS	OPEN SPACE	



DATE: 11-01-2021

Exhibit 4
Page 1 of 1

CONCEPT PLAN

DARBY DENSITY PLAN
DUVAL COUNTY, FLORIDA



CORNER LOT
LIVING



BREEZE HOMES
SIMPLER.

EXHIBIT F

PUD Name

Darby Plummer PUD

Date

Jul 9, 2021

Land Use Table

Total gross acreage	424.43	Acres	100 %
Amount of each different land use by acreage			
Single family	203.2	Acres	47.8 %
Total number of dwelling units	742	D.U.	
Multiple family	0	Acres	 %
Total number of dwelling units		D.U.	
Commercial	0	Acres	 %
Industrial	0	Acres	 %
Other land use	0	Acres	 %
Active recreation and/or open space	7.35	Acres	1.9 %
Passive open space, wetlands, pond	181.6	Acres	42.7 %
Public and private right-of-way	32.28	Acres	7.6 %
Maximum coverage of non-residential buildings and structures		Sq. Ft.	 %



Availability Letter

Mike Blevins

7/22/2021

Corner Lot Development Group

1611 Atlantic Blvd.

Jacksonville, Florida 32207

Project Name: Darby Subdivision

Availability #: 2021-2315

Attn: Mike Blevins

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-2315

Request Received On: 5/19/2021

Availability Response: 7/22/2021

Prepared by: Susan West

Expiration Date: 07/22/2023

Project Information

Name: Darby Subdivision

Address:

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 257250

Parcel Number: 003844 0000, 003843 0000, 002653 0000, 003839 0000, 003837 0000, 003840 0000, 003841 0000, 003863 0000, 003864 0000, 003865 0000, 003866 0000, 003862 0000, 003861 0000

Location:

Description: 735 unit subdivision being developed on approximately 430 acres on the southern side of Plummer rd.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main at the intersection of Civic Club Dr and Old Kings Rd

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Master water plan required for plan approval.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing gravity sewer junction manhole on Lancashire Drive

Connection Point #2: Existing 20-in forcemain at Lem Turner Rd and I-295

Sewer Special Conditions: Master sewer plan required for plan approval. Master pump station required for overall development. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through

Step 2 of the SagesGov portal.

**Reclaimed Water
Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Point of connection location(s) to be field verified by developer during project design. If needed,
General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.