

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-808**

5 AN ORDINANCE REZONING APPROXIMATELY 453.00±  
6 ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 BRANDON  
7 CHASE DRIVE, 0 SYCAMORE LANE WEST, AND 0 PLUMMER  
8 ROAD, BETWEEN PLUMMER ROAD AND SYCAMORE STREET  
9 (R.E. NOS. 003863-0000, 003864-0000, 003862-  
10 0000, 003865-0000, 003861-0000, 003866-0000,  
11 003839-0000, 003840-0000, 003841-0000, 003844-  
12 0000, 003843-0000, AND 003837-0000), AS  
13 DESCRIBED HEREIN, OWNED BY THE DARBY  
14 PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, FROM  
15 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2006-  
16 501-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
17 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
18 ZONING CODE, TO PERMIT SINGLE FAMILY RESIDENTIAL  
19 USES, AS DESCRIBED IN THE DARBY PLUMMER PUD;  
20 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
23 EFFECTIVE DATE.  
24

25 **WHEREAS**, The Darby Partnership, a Florida general partnership,  
26 the owner of approximately 453.00± acres located in Council District  
27 8 at 0 Brandon Chase Drive, 0 Sycamore Lane West, and 0 Plummer Road  
28 (R.E. Nos. 003863-0000, 003864-0000, 003862-0000, 003865-0000,  
29 003861-0000, 003866-0000, 003839-0000, 003840-0000, 003841-0000,  
30 003844-0000, 003843-0000, and 003837-0000), as more particularly  
31 described in **Exhibit 1**, dated August 16, 2021, and graphically

1 depicted in **Exhibit 2**, both of which are **attached hereto** (the "Subject  
2 Property"), has applied for a rezoning and reclassification of that  
3 property from Planned Unit Development (PUD) District (2006-501-E)  
4 to Planned Unit Development (PUD) District, as described in Section  
5 1 below; and

6 **WHEREAS**, the Planning Commission has considered the application  
7 and has rendered an advisory opinion; and

8 **WHEREAS**, the Land Use and Zoning Committee, after due notice and  
9 public hearing, has made its recommendation to the Council; and

10 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
11 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
12 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
13 conflict with any portion of the City's land use regulations; and

14 **WHEREAS**, the Council finds the proposed rezoning does not  
15 adversely affect the orderly development of the City as embodied in  
16 the Zoning Code; will not adversely affect the health and safety of  
17 residents in the area; will not be detrimental to the natural  
18 environment or to the use or development of the adjacent properties  
19 in the general neighborhood; and will accomplish the objectives and  
20 meet the standards of Section 656.340 (Planned Unit Development) of  
21 the Zoning Code; now, therefore

22 **BE IT ORDAINED** by the Council of the City of Jacksonville:

23 **Section 1. Property Rezoned.** The Subject Property is  
24 hereby rezoned and reclassified from Planned Unit Development (PUD)  
25 District (2006-501-E) to Planned Unit Development (PUD) District.  
26 This new PUD district shall generally permit single family residential  
27 uses, and is described, shown and subject to the following documents,  
28 **attached hereto:**

29 **Exhibit 1** - Legal Description dated August 16, 2021.

30 **Exhibit 2** - Subject Property Map (prepared by P&DD).

31 **Exhibit 3** - Written Description dated September 25, 2021.

1 **Exhibit 4** - Site Plan dated July 29, 2021.

2           **Section 2.           Owner and Description.**       The Subject Property  
3 is owned by The Darby Partnership, a Florida general partnership, and  
4 is legally described in **Exhibit 1, attached hereto.** The applicant  
5 is Paul M. Harden, Esq., 1431 Riverplace Boulevard, Suite 901,  
6 Jacksonville, Florida 32207; (904) 396-5731.

7           **Section 3.           Disclaimer.**       The rezoning granted herein  
8 shall **not** be construed as an exemption from any other applicable  
9 local, state, or federal laws, regulations, requirements, permits or  
10 approvals. All other applicable local, state or federal permits or  
11 approvals shall be obtained before commencement of the development  
12 or use, and issuance of this rezoning is based upon acknowledgement,  
13 representation and confirmation made by the applicant(s), owner(s),  
14 developer(s) and/or any authorized agent(s) or designee(s) that the  
15 subject business, development and/or use will be operated in strict  
16 compliance with all laws. Issuance of this rezoning does **not** approve,  
17 promote or condone any practice or act that is prohibited or  
18 restricted by any federal, state or local laws.

19           **Section 4.           Effective Date.** The enactment of this Ordinance  
20 shall be deemed to constitute a quasi-judicial action of the City  
21 Council and shall become effective upon signature by the Council  
22 President and the Council Secretary.

23  
24 Form Approved:

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26           /s/ Mary E. Staffopoulos          

27 Office of General Counsel

28 Legislation Prepared By: Bruce Lewis

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