

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

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; PUD
20 SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER
21 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
23 APPLICABLE LAWS; PROVIDING AN 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 **Revised Exhibit 4** - Revised Site Plan dated November 1, 2021.

2 **Section 2. Rezoning Approved Subject to Conditions.** This
3 rezoning is approved subject to the following conditions. Such
4 conditions control over the Written Description and the Site Plan and
5 may only be amended through a rezoning.

6 (1) Only lots with a minimum of eighty (80) feet shall be
7 permitted along the east property line of the development.

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

14 (3) Access onto Brandon Chase Drive shall be temporary in nature
15 and shall not be used by more than one hundred (100) units within the
16 development. Upon completion of the boulevard entryway to the
17 development onto Plummer Road, the access onto Brandon Chase Drive
18 will be blocked with a breakaway fence. Construction traffic shall
19 not be allowed to enter or leave the development from Brandon Chase
20 Drive.

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

26 **Section 4. Disclaimer.** The rezoning granted herein
27 shall not be construed as an exemption from any other applicable
28 local, state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use, and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s), owner(s),
2 developer(s) and/or any authorized agent(s) or designee(s) that the
3 subject business, development and/or use will be operated in strict
4 compliance with all laws. Issuance of this rezoning does **not** approve,
5 promote or condone any practice or act that is prohibited or
6 restricted by any federal, state or local laws.

7 **Section 5. Effective Date.** The enactment of this Ordinance
8 shall be deemed to constitute a quasi-judicial action of the City
9 Council and shall become effective upon signature by the Council
10 President and the Council Secretary.

11
12 Form Approved:

13
14 /s/ Mary E. Staffopoulos

15 Office of General Counsel

16 Legislation Prepared By: Bruce Lewis

17 GC-#1475391-v1-2021-808-E