

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-195**

5 AN ORDINANCE REZONING APPROXIMATELY 74.48±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 7, ON THE  
7 NORTH SIDE OF MAX LEGGETT PARKWAY, THE EAST SIDE  
8 OF INTEGRA DRIVE, AND THE WEST SIDE OF HYATT  
9 ROAD, AS DESCRIBED HEREIN, OWNED BY DUVAL/OWENS  
10 PHASE II PROPERTY OWNERS ASSOCIATION, INC.,  
11 DUVAL/OWENS SIGNATURE, LLP, JACKSONVILLE VA OPC,  
12 LLC, AND SECOND TIME SIGNATURE, LLP, FROM  
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2019-  
14 372-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
16 ZONING CODE, TO PERMIT MIXED USED DEVELOPMENT,  
17 AS DESCRIBED IN THE REVISED MAX LEGGETT PARKWAY  
18 PHASE II PUD; PROVIDING A DISCLAIMER THAT THE  
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
21 PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS**, Duval/Owens Phase II Property Owners Association, Inc.,  
24 Duval/Owens Signature, LLP, Jacksonville VA OPC, LLC, and Second Time  
25 Signature, LLP, the owners of approximately 74.48± acres, located in  
26 Council District 7, on the north side of Max Leggett Parkway, the  
27 east side of Integra Drive, and the west side of Hyatt Road, as more  
28 particularly described in **Exhibit 1**, dated February 5, 2021, and  
29 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
30 (Subject Property), have applied for a rezoning and reclassification  
31 of that property from Planned Unit Development (PUD) District (2019-

1 372-E) to Planned Unit Development (PUD) District, as described in  
2 Section 1 below; and

3 **WHEREAS**, the Planning Commission has considered the application  
4 and has rendered an advisory opinion; and

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

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is  
21 hereby rezoned and reclassified from Planned Unit Development (PUD)  
22 District (2019-372-E) to Planned Unit Development (PUD) District.  
23 This new PUD district shall generally permit mixed use development,  
24 and is described, shown and subject to the following documents,  
25 **attached hereto:**

26 **Exhibit 1** - Legal Description dated February 5, 2021.

27 **Exhibit 2** - Subject Property per P&DD.

28 **Exhibit 3** - Written Description dated February 5, 2021.

29 **Exhibit 4** - Site Plan dated January 18, 2021.

30 **Section 2. Owner and Description.** The Subject Property  
31 is owned by Duval/Owens Phase II Property Owners Association, Inc.,

1 Duval/Owens Signature, LLP, Jacksonville VA OPC, LLC, and Second Time  
2 Signature, LLP, and is legally described in **Exhibit 1, attached**  
3 **hereto.** The applicant is Emily Pierce, Esq., 1301 Riverplace  
4 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 398-3911.

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

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

21  
22 Form Approved:

23  
24           /s/ Shannon K. Eller          

25 Office of General Counsel

26 Legislation Prepared By: Bruce Lewis

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