

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-372-E**

5 AN ORDINANCE REZONING APPROXIMATELY 74.48±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 0  
7 HYATT ROAD AND 0 MAX LEGGETT PARKWAY, BETWEEN  
8 INTEGRA DRIVE AND HYATT ROAD (R.E. NOS.  
9 106276-0155 AND 106277-0170 (PORTION)), AS  
10 DESCRIBED HEREIN, OWNED BY DUVAL/OWENS  
11 SIGNATURE, LLP, AND SECOND TIME SIGNATURE,  
12 LLP, FROM PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT (ORDINANCE 2015-562-E) TO PLANNED  
14 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED  
15 AND CLASSIFIED UNDER THE ZONING CODE, TO  
16 PERMIT MIXED USE DEVELOPMENT, AS DESCRIBED IN  
17 THE MAX LEGGETT PARKWAY PHASE II PUD; PUD  
18 SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER  
19 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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23 **WHEREAS,** Duval/Owens Signature, LLP, and Second Time  
24 Signature, LLP, the owners of approximately 74.48± acres, located  
25 in Council District 7 at 0 Hyatt Road and 0 Max Leggett Parkway,  
26 between Integra Drive and Hyatt Road (R.E. Nos. 106276-0155 and  
27 106277-0170 (portion)), as more particularly described in **Exhibit**  
28 **1**, dated April 22, 2019, and graphically depicted in **Exhibit 2**,  
29 both of which are **attached hereto** and incorporated herein by this  
30 reference (Subject Property), have applied for a rezoning and  
31 reclassification of that property from Planned Unit Development

1 (PUD) District (Ordinance 2015-562-E) to Planned Unit Development  
2 (PUD) District, as described in Section 1 below; and

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

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

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

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

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

21 **Section 1. Property Rezoned.** The Subject Property is  
22 hereby rezoned and reclassified from Planned Unit Development (PUD)  
23 District (Ordinance 2015-562-E) to Planned Unit Development (PUD)  
24 District. This new PUD district shall generally permit mixed use  
25 development, and is described, shown and subject to the following  
26 attached documents:

27 **Exhibit 1** - Legal Description dated April 22, 2019.

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

29 **Exhibit 3** - Written Description dated March 20, 2019.

30 **Exhibit 4** - Site Plan dated April 8, 2016.

31 **Section 2. Rezoning Approved Subject to Conditions.** This

1 rezoning is approved subject to the following conditions. Such  
2 conditions shall control over the Written Description and Site Plan  
3 and may only be amended through a rezoning.

4 (1) Warehousing, light manufacturing and fabricating uses are  
5 only permitted as accessory uses within the CGC land use category.  
6 Such uses may be permitted provided that it is part of a commercial  
7 retail sales or service establishment and the accessory use shall  
8 be located on a road classified as collector or higher on the  
9 Functional Highway Classification Map.

10 (2) Residential uses are permitted within the CGC land use  
11 category, however they are limited to no more than 80 percent of a  
12 development.

13 (3) All comments or conditions made by the Transportation  
14 Planning Division or the Traffic Engineering Division are  
15 PUD/Zoning conditions of the Transportation Planning Division,  
16 unless otherwise waived in writing by the Chief of the  
17 Transportation Planning Division, or waived by the Planning  
18 Commission, LUZ Committee, or City Council.

19 (4) A traffic study must be provided to the Planning and  
20 Development Department prior to the final 10-set review. The  
21 traffic study shall be conducted by a professional traffic  
22 engineer, and a methodology meeting shall be held with the  
23 Transportation Planning Division and the City Traffic Engineer  
24 prior to the commencement of the study.

25 (5) Prior to the first final inspection within any phase of  
26 development, the owner or their agent shall submit to the Planning  
27 and Development Department for its review and approval either: (a)  
28 an affidavit documenting that all conditions to the development  
29 order have been satisfied, or (b) a detailed agreement for the  
30 completion of all conditions to the development order.

31 **Section 3. Owner and Description.** The Subject Property

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

5 **Section 4. 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  
8 or approvals. All other applicable local, state or federal permits  
9 or approvals shall be obtained before commencement of the  
10 development or use and issuance of this rezoning is based upon  
11 acknowledgement, representation and confirmation made by the  
12 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
13 or designee(s) that the subject business, development and/or use  
14 will be operated in strict compliance with all laws. Issuance of  
15 this rezoning does not approve, promote or condone any practice or  
16 act that is prohibited or restricted by any federal, state or local  
17 laws.

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

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23 Form Approved:

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25           /S/ Shannon K. Eller          

26 Office of General Counsel

27 Legislation Prepared By: Arimus Wells

28 GC-#1295856-v1-2019-372-E