

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-721**

5 AN ORDINANCE REZONING APPROXIMATELY 29.48±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 14670  
7 DUVAL ROAD AND 0 RANCH ROAD, BETWEEN AIRPORT  
8 ROAD AND RANCH ROAD (R.E. NOS. 019358-0050,  
9 106478-0110, AND 106478-0120) AS DESCRIBED  
10 HEREIN, OWNED BY BLUE SKY JAXAP, LLC AND EAGLE  
11 LANDINGS OF JAX, LLC, FROM COMMERCIAL  
12 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT AND  
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2019-  
14 635-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
16 ZONING CODE, TO PERMIT MIXED-USE DEVELOPMENT, AS  
17 DESCRIBED IN THE EAGLE LANDINGS PUD; PROVIDING  
18 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
21 DATE.  
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23 **WHEREAS**, Blue Sky JAXAP, LLC and Eagle Landings of Jax, LLC, the  
24 owners of approximately 29.48± acres, located in Council District 7  
25 at 14670 Duval Road and 0 Ranch Road, between Airport Road and Ranch  
26 Road (R.E. Nos. 019358-0050, 106478-0110, and 106478-0120), as more  
27 particularly described in **Exhibit 1**, dated October 8, 2020, and  
28 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
29 (Subject Property), have applied for a rezoning and reclassification  
30 of that property from Commercial Community/General-1 (CCG-1) District  
31 and Planned Unit Development (PUD) District (2019-635-E) to Planned

1 Unit Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Commercial Community/General-1  
21 (CCG-1) District and Planned Unit Development (PUD) District (2019-  
22 635-E) to Planned Unit Development (PUD) District. This new PUD  
23 district shall generally permit mixed-use development, and is  
24 described, shown and subject to the following documents, **attached**  
25 **hereto:**

26 **Exhibit 1** - Legal Description dated October 8, 2020.

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

28 **Exhibit 3** - Written Description dated September 18, 2020.

29 **Exhibit 4** - Site Plan dated September 17, 2020.

30 **Section 2. Owner and Description.** The Subject Property  
31 is owned by Blue Sky JAXAP, LLC and Eagle Landings of Jax, LLC, and

