

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

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; PUD SUBJECT
18 TO CONDITIONS; 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.

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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. Rezoning Approved Subject to Conditions.** This
31 rezoning is approved subject to the following conditions. Such

1 conditions control over the Written Description and the Site Plan
2 and may only be amended through a rezoning.

3 (1) A traffic study shall be provided to the City of
4 Jacksonville Planning and Development Department prior to the final
5 10-set review. The traffic study shall be conducted by a professional
6 traffic engineer, and a methodology meeting shall be held with the
7 Transportation Planning Division and the City Traffic Engineer prior
8 to the commencement of the study.

9 (2) The Subject Property shall be developed in accordance with
10 the revised Land Use Table dated September 18, 2020, and on file in
11 the Planning and Development Department.

12 (3) Prior to the first final inspection within any phase of
13 development, the owner or their agent shall submit to the Planning
14 and Development Department for its review and approval either: (a)
15 an affidavit documenting that all conditions to the development order
16 have been satisfied, or (b) a detailed agreement for the completion
17 of all conditions to the development order.

18 **Section 3. Owner and Description.** The Subject Property
19 is owned by Blue Sky JAXAP, LLC and Eagle Landings of Jax, LLC, and
20 is legally described in **Exhibit 1, attached hereto**. The agent is
21 Emily G. Pierce, Esq., 1301 Riverplace Boulevard, Suite 1500,
22 Jacksonville, Florida 32207; (904) 398-3911.

23 **Section 4. Disclaimer.** The rezoning granted herein
24 shall **not** be construed as an exemption from any other applicable
25 local, state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this rezoning is based upon acknowledgement,
29 representation and confirmation made by the applicant(s), owner(s),
30 developer(s) and/or any authorized agent(s) or designee(s) that the
31 subject business, development and/or use will be operated in strict

