

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-759**

5 AN ORDINANCE REZONING APPROXIMATELY 16.11± ACRES
6 LOCATED IN COUNCIL DISTRICT 4 AT 2360 SAINT JOHNS
7 BLUFF ROAD, BETWEEN ALDEN ROAD AND BRADLEY ROAD
8 (R.E. NO. 163755-0020), AS DESCRIBED HEREIN,
9 OWNED BY CORNERSTONE CLASSICAL ACADEMY, INC.,
10 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
11 (2023-599-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO MODIFY THE SIGNAGE REQUIREMENTS
14 AS DESCRIBED IN THE CORNERSTONE CLASSICAL ACADEMY
15 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Cornerstone Classical Academy, Inc., the owner of
21 approximately 16.11± acres located in Council District 4 at 2360 Saint
22 Johns Bluff Road, between Alden Road and Bradley Road (R.E. No.
23 163755-0020), as more particularly described in **Exhibit 1**, dated July
24 7, 2025, and graphically depicted in **Exhibit 2**, both of which are
25 attached hereto (the "Subject Property"), has applied for a rezoning
26 and reclassification of the Subject Property from Planned Unit
27 Development (PUD) District (2023-599-E) to Planned Unit Development
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

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

3 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
4 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2045 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use regulations; and

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Planned Unit Development (PUD)
18 District (2023-599-E) to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit a modification of the
20 signage requirements as described in the Cornerstone Classical
21 Academy PUD, and is described, shown and subject to the following
22 documents, attached hereto:

23 **Exhibit 1** - Legal Description dated July 7, 2025.

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

25 **Exhibit 3** - Written Description dated July 7, 2025.

26 **Exhibit 4** - Site Plan dated July 16, 2025.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by Cornerstone Classical Academy, Inc. and is legally described
29 in **Exhibit 1**, attached hereto. The applicant is Steve Diebenow,
30 Esq., One Independent Drive, Suite 1200, Jacksonville, Florida,
31 32202; (904) 301-1269.

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

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

17
18 Form Approved:

19
20 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Connor Corrigan

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