

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-759-E

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

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

WHEREAS, the Planning Commission, acting as the local planning
agency, has reviewed the application and made an advisory
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. Rezoning Approved Subject to Conditions.** This
28 rezoning is approved subject to the following conditions. Such
29 conditions control over the Written Description and the Site Plan and
30 may only be amended through a rezoning:

31 (1) The owner/developer and its successors may utilize Fraser

1 Road to access St. Johns Bluff Road so long as Fraser Road is built
2 to City Standards, including a city standard cul-de-sac, curb and
3 gutter, and sidewalk; however, Fraser Road shall not be used to access
4 Cortez Road.

5 (2) A traffic study shall be provided at Civil Site Plan
6 Review. A methodology meeting has been completed.

7 (3) The school shall provide an annual monitoring report to be
8 completed to identify student queuing patterns, using Municipal
9 School Transportation Assistance (MSTA), ensuring traffic is not
10 allowed to overflow into City right-of-way. The scope of this study
11 shall be determined in a methodology meeting to be held with the
12 Chief of the Traffic Engineering Division, the Chief of the
13 Transportation Planning Division and the traffic reviewer from
14 Development Services prior to the first report. The report will be
15 required each September while school is in session.

16 (4) The following applies to all new lighting installed during
17 construction in the PUD. All sag lenses, drop lenses and convex
18 lenses shall be prohibited. Illumination levels at all property
19 lines shall not exceed one-half (0.5) foot candle ("f.c.") when the
20 building or parking areas are located adjacent to residential areas
21 and shall not exceed one (1.0) f.c. when abutting other non-
22 residential properties. All lighting lamp sources within parking and
23 pedestrian areas shall be metal halide, compact fluorescent, or LED.
24 An exterior lighting design plan, including a photometrics plan, pole
25 and fixtures schedules shall be submitted at the time of Verification
26 of Substantial Compliance for review and approval by the Planning and
27 Development Department. Existing lights shall be directed downward
28 or fitted with deflectors to reduce light leaving the property.

29 **Section 3. Owner and Description.** The Subject Property is
30 owned by Cornerstone Classical Academy, Inc. and is legally described
31 in **Exhibit 1**, attached hereto. The applicant is Steve Diebenow,

Esq., One Independent Drive, Suite 1200, Jacksonville, Florida,
32202; (904) 301-1269.

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

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

Form Approved:

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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