

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2024-414**

5 AN ORDINANCE REZONING APPROXIMATELY 9.64± ACRES  
6 LOCATED IN COUNCIL DISTRICT 1 AT 0 PEELER ROAD  
7 AND 5900 FT. CAROLINE ROAD, SOUTH OF FT. CAROLINE  
8 ROAD, BETWEEN CESERY BOULEVARD AND PEELER ROAD  
9 (R.E. NO(S). 113315-0010 AND 113315-0050), AS  
10 DESCRIBED HEREIN, OWNED BY JACKSONVILLE  
11 CLASSICAL ACADEMY EAST, INC., FROM PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT (2015-238-E) TO  
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
15 PERMIT A SCHOOL PARCEL AND A COMMERCIAL PARCEL,  
16 AS DESCRIBED IN THE JACKSONVILLE CLASSICAL  
17 ACADEMY EAST PUD; PROVIDING A DISCLAIMER THAT THE  
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS,** Jacksonville Classical Academy East, Inc., the owner  
23 of approximately 9.64± acres located in Council District 1 at 0 Peeler  
24 Road and 5900 Ft. Caroline Road, south of Ft. Caroline Road, between  
25 Cesery Boulevard and Peeler Road (R.E. No(s). 113315-0010 and  
26 113315-0050), as more particularly described in **Exhibit 1**, dated  
27 February 9, 2024, and graphically depicted in **Exhibit 2**, both of  
28 which are attached hereto (the "Subject Property"), has applied for  
29 a rezoning and reclassification of the Subject Property from Planned  
30 Unit Development (PUD) District (2015-238-E) to Planned Unit  
31 Development (PUD) District, as described in Section 1 below; and

1           **WHEREAS**, the Planning Commission, acting as the local planning  
2 agency, has reviewed the application and made an advisory  
3 recommendation to the Council; and

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

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

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

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

20           **Section 1. Property Rezoned.** The Subject Property is  
21 hereby rezoned and reclassified from Planned Unit Development (PUD)  
22 District (2015-238-E) to Planned Unit Development (PUD) District.  
23 This new PUD district shall generally permit a school parcel and a  
24 commercial parcel, and is described, shown and subject to the  
25 following documents, attached hereto:

26 **Exhibit 1** - Legal Description dated February 9, 2024.

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

28 **Exhibit 3** - Written Description dated March 14, 2024.

29 **Exhibit 4** - Site Plan dated January 13, 2022.

30           **Section 2. Owner and Description.** The Subject Property is  
31 owned by Jacksonville Classical Academy East, Inc., and is legally

1 described in **Exhibit 1**, attached hereto. The applicant is Steve  
2 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,  
3 Florida 32202; (904) 301-1269.

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

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

20  
21 Form Approved:

22  
23           /s/ Dylan Reingold          

24 Office of General Counsel

25 Legislation Prepared By: Bruce Lewis

26 GC-#1628172-v1-2024-414\_(Z-5499\_PUD).docx