

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-599**

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 (1996-958-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT EDUCATION INSTITUTION AND
14 RECREATIONAL USES, AS DESCRIBED IN THE
15 CORNERSTONE CLASSICAL ACADEMY PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; 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
24 August 18, 2023, and graphically depicted in **Exhibit 2**, both of which
25 are attached hereto (the "Subject Property"), has applied for a
26 rezoning and reclassification of the Subject Property from Planned
27 Unit Development (PUD) District (1996-958-E) to Planned Unit
28 Development (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 (1996-958-E) to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit education institution
20 and recreational uses, and is described, shown and subject to the
21 following documents, attached hereto:

22 **Exhibit 1** - Legal Description dated August 18, 2023.

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

24 **Exhibit 3** - Written Description dated August 18, 2023.

25 **Exhibit 4** - Site Plan dated June 8, 2023.

26 **Section 2. Owner and Description.** The Subject Property is
27 owned by Cornerstone Classical Academy, Inc. and is legally described
28 in **Exhibit 1**, attached hereto. The applicant is Kirt Andersen,
29 Priority Engineering LLC, 23208 Emerson Way, Land O' Lakes, Florida
30 34639; (248) 308-4292.

31 **Section 3. Disclaimer.** The rezoning granted herein shall

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

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Connor Corrigan

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