

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

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; PUD SUBJECT
16 TO CONDITIONS; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Cornerstone Classical Academy, Inc., the owner of
22 approximately 16.11± acres located in Council District 4 at 2360 Saint
23 Johns Bluff Road, between Alden Road and Bradley Road (R.E. No.
24 163755-0020), as more particularly described in **Exhibit 1**, dated
25 August 18, 2023, and graphically depicted in **Exhibit 2**, both of which
26 are attached hereto (the "Subject Property"), has applied for a
27 rezoning and reclassification of the Subject Property from Planned
28 Unit Development (PUD) District (1996-958-E) to Planned Unit
29 Development (PUD) District, as described in Section 1 below; and

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

1 recommendation to the Council; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (1996-958-E) to Planned Unit Development (PUD) District.
21 This new PUD district shall generally permit education institution
22 and recreational uses, and is described, shown and subject to the
23 following documents, attached hereto:

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

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

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

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

28 **Section 2. Rezoning Approved Subject to Conditions.** This
29 rezoning is approved subject to the following conditions. Such
30 conditions control over the Written Description and the Site Plan and
31 may only be amended through a rezoning:

1 (1) One double-sided or two single-sided monument signs, not
2 to exceed a maximum of 160 square feet, shall be allowed along St.
3 Johns Bluff Road.

4 (2) One wall sign, not to exceed a maximum of 150 square feet,
5 shall be allowed on the Subject Property.

6 (3) The owner/developer and its successors may utilize Fraser
7 Road to access St. Johns Bluff Road so long as Fraser Road is built
8 to City Standards, including a city standard cul-de-sac, curb and
9 gutter, and sidewalk; however, Fraser Road shall not be used to access
10 Cortez Road.

11 (4) A traffic study shall be provided at Civil Site Plan
12 Review. A methodology meeting has been completed.

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

22 (6) The following applies to all new lighting installed during
23 construction in the PUD. All sag lenses, drop lenses and convex
24 lenses shall be prohibited. Illumination levels at all property lines
25 shall not exceed one-half (0.5) foot candle ("f.c.") when the building
26 or parking areas are located adjacent to residential areas and shall
27 not exceed one (1.0) f.c. when abutting other non-residential
28 properties. All lighting lamp sources within parking and pedestrian
29 areas shall be metal halide, compact fluorescent, or LED. An exterior
30 lighting design plan, including a photometrics plan, pole and fixtures
31 schedules shall be submitted at the time of Verification of

1 Substantial Compliance for review and approval by the Planning and
2 Development Department. Existing lights shall be directed downward
3 or fitted with deflectors to reduce light leaving the property.

4 **Section 3. Owner and Description.** The Subject Property is
5 owned by Cornerstone Classical Academy, Inc. and is legally described
6 in **Exhibit 1**, attached hereto. The applicant is Kirt Andersen,
7 Priority Engineering LLC, 23208 Emerson Way, Land O' Lakes, Florida
8 34639; (248) 308-4292.

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

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

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26 Form Approved:

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28 _____
 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Connor Corrigan