

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-75**

5 AN ORDINANCE REZONING APPROXIMATELY 43.81±
6 ACRES, LOCATED IN COUNCIL DISTRICT 1 AT 4455
7 ATLANTIC BOULEVARD, 4521 ATLANTIC BOULEVARD, 0
8 ST ELMO DRIVE, 1315 ST ELMO DRIVE, 1362 ST ELMO
9 DRIVE, 1471 ST ELMO DRIVE AND 0 HART BRIDGE
10 EXPRESSWAY SOUTH, BETWEEN ATLANTIC BOULEVARD AND
11 HART BRIDGE EXPRESSWAY (R.E. NOS. 129467-0000,
12 129512-0010, 129524-0000, 129534-0000, 129629-
13 0000, 129688-0020 AND 129693-0000), AS DESCRIBED
14 HEREIN, OWNED BY EPISCOPAL SCHOOL OF
15 JACKSONVILLE, INC., FORMERLY KNOWN AS EPISCOPAL
16 HIGH SCHOOL OF JACKSONVILLE, FLORIDA, INC., ST.
17 JOHNS EPISCOPAL CHURCH, AND THE RECTOR, WARDENS
18 AND VESTRY OF ST. JOHNS PARISH, AT JACKSONVILLE,
19 FLORIDA, FROM PLANNED UNIT DEVELOPMENT (PUD)
20 DISTRICT (2018-759-E) AND RESIDENTIAL LOW
21 DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT
22 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
23 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
24 EDUCATION INSTITUTION AND OFFICE USES, AS
25 DESCRIBED IN THE EPISCOPAL SCHOOL OF
26 JACKSONVILLE PUD; PROVIDING A DISCLAIMER THAT
27 THE REZONING GRANTED HEREIN SHALL NOT BE
28 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
29 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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31 **WHEREAS**, Episcopal School of Jacksonville, Inc., formerly known

1 as Episcopal High School of Jacksonville, Florida, Inc., St. Johns
2 Episcopal Church, and The Rector, Wardens and Vestry of St. Johns
3 Parish, at Jacksonville, Florida the owners of approximately 43.81±
4 acres located in Council District 1 at 4455 Atlantic Boulevard, 4521
5 Atlantic Boulevard, 0 St Elmo Drive, 1315 St Elmo Drive, 1362 St Elmo
6 Drive, 1471 St Elmo Drive and 0 Hart Bridge Expressway South, between
7 Atlantic Boulevard and Hart Bridge Expressway (R.E. Nos. 129467-0000,
8 129512-0010, 129524-0000, 129534-0000, 129629-0000, 129688-0020 and
9 129693-0000), as more particularly described in **Exhibit 1**, dated
10 December 1, 2022, and graphically depicted in **Exhibit 2**, both of
11 which are attached hereto (the "Subject Property"), have applied for
12 a rezoning and reclassification of that property from Planned Unit
13 Development (PUD) District (2018-759-E) and Residential Low Density-
14 60 (RLD-60) District to Planned Unit Development (PUD) District, as
15 described in Section 1 below; and

16 **WHEREAS**, the Planning Commission has considered the application
17 and has rendered an advisory opinion; and

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

20 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
21 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
22 and policies of the *2030 Comprehensive Plan*; and (3) is not in
23 conflict with any portion of the City's land use regulations; and

24 **WHEREAS**, the Council finds the proposed rezoning does not
25 adversely affect the orderly development of the City as embodied in
26 the Zoning Code; will not adversely affect the health and safety of
27 residents in the area; will not be detrimental to the natural
28 environment or to the use or development of the adjacent properties
29 in the general neighborhood; and will accomplish the objectives and
30 meet the standards of Section 656.340 (Planned Unit Development) of
31 the Zoning Code; now, therefore

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

2 **Section 1. Property Rezoned.** The Subject Property is
3 hereby rezoned and reclassified from Planned Unit Development (PUD)
4 District (2018-759-E) and Residential Low Density-60 (RLD-60)
5 District to Planned Unit Development (PUD) District. This new PUD
6 district shall generally permit education institution and office
7 uses, and is described, shown and subject to the following documents,
8 attached hereto:

9 **Exhibit 1** - Legal Description dated December 1, 2022.

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

11 **Exhibit 3** - Written Description dated December 1, 2022.

12 **Exhibit 4** - Site Plan dated December 1, 2022.

13 **Section 2. Owner and Description.** The Subject Property
14 is owned by Episcopal School of Jacksonville, Inc., formerly known
15 as Episcopal High School of Jacksonville, Florida, Inc., St. Johns
16 Episcopal Church, and The Rector, Wardens and Vestry of St. Johns
17 Parish, at Jacksonville, Florida, and is legally described in **Exhibit**
18 **1**, attached hereto. The applicant is Steve Diebenow, Esq., One
19 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
20 301-1269.

21 **Section 3. Disclaimer.** The rezoning granted herein
22 shall not be construed as an exemption from any other applicable
23 local, state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owner(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this rezoning does not approve,
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9 /s/ Mary E. Staffopoulos

10 Office of General Counsel

11 Legislation Prepared By: Connor Corrigan

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