

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-513-E**

5 AN ORDINANCE REZONING APPROXIMATELY 8.69±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0
7 ARGYLE FOREST BOULEVARD, BETWEEN CECIL
8 COMMERCE CENTER PARKWAY AND OAKLEAF VILLAGE
9 PARKWAY (R.E. NO. 016411-3150), AS DESCRIBED
10 HEREIN, OWNED BY BAPTIST HEALTH PROPERTIES,
11 INC., FROM PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT (1999-804-E) TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO MODIFY
15 SIGN STANDARDS FOR PARCEL 4B FOR THE BAPTIST
16 MEDICAL CAMPUS AT OAKLEAF, AS DESCRIBED IN THE
17 VILLAGES OF ARGYLE PUD; PUD SUBJECT TO
18 CONDITION; PROVIDING A DISCLAIMER THAT THE
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
21 LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, Baptist Health Properties, Inc., the owner of
24 approximately 8.69± acres, located in Council District 12 at 0
25 Argyle Forest Boulevard, between Cecil Commerce Center Parkway and
26 Oakleaf Village Parkway (R.E. No. 016411-3150), as more
27 particularly described in **Exhibit 1**, dated June 3, 2019, and
28 graphically depicted in **Exhibit 2**, both of which are **attached**
29 **hereto** and incorporated herein by this reference (Subject
30 Property), has applied for a rezoning and reclassification of that
31 property from Planned Unit Development (PUD) (1999-804-E) District

1 to Planned Unit Development (PUD) District, as described in Section
2 1 below; and

3 **WHEREAS**, the Planning Commission has considered the
4 application and has rendered an advisory opinion; and

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

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

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

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

21 **Section 1. Property Rezoned.** The Subject Property is
22 hereby rezoned and reclassified from Planned Unit Development (PUD)
23 District (1999-804-E) to Planned Unit Development (PUD) District.
24 This new PUD district shall generally modify sign standards for
25 parcel 4B for the Baptist Medical Campus at Oakleaf, and is
26 described, shown and subject to the following attached documents:

27 **Exhibit 1** - Legal Description dated June 3, 2019.

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

29 **Exhibit 3** - Written Description dated June 3, 2019.

30 **Revised Exhibit 4** - Revised Site Plan dated August 21, 2019.

31 **Section 2. Rezoning Approved Subject to Condition.** This

1 rezoning is approved subject to the following condition. Such
2 condition controls over the Written Description and the Site Plan
3 and may only be amended through a rezoning.

4 (1) All signs shall comply with Chapter 656, Part 13, Sign
5 Regulations of the Zoning Code and the Charter.

6 **Section 3. Owner and Description.** The Subject Property
7 is owned by Baptist Health Properties, Inc., and is legally
8 described in **Exhibit 1, attached hereto.** The agent is Paul M.
9 Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,
10 Florida 32202; (904) 396-5731.

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

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

1 Form Approved:

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

6 GC-#1304224-v1-2019-513-E