

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

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; PROVIDING A DISCLAIMER
18 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
21

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

1 below; and

2 **WHEREAS**, the Planning Commission has considered the
3 application and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the
8 goals, objectives and policies of the *2030 Comprehensive Plan*; and
9 (3) is not in conflict with any portion of the City's land use
10 regulations; 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 (1999-804-E) to Planned Unit Development (PUD) District.
23 This new PUD district shall generally modify sign standards for
24 parcel 4B for the Baptist Medical Campus at Oakleaf, and is
25 described, shown and subject to the following attached documents:

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

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

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

29 **Exhibit 4** - Site Plan dated January 15, 2019.

30 **Section 2. Owner and Description.** The Subject Property
31 is owned by Baptist Health Properties, Inc., and is legally

1 described in **Exhibit 1, attached hereto.** The agent is Paul M.
2 Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,
3 Florida 32202; (904) 396-5731.

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

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

21
22 Form Approved:

23
24 /s/ Shannon K. Eller

25 Office of General Counsel

26 Legislation Prepared By: Bruce Lewis

27 GC-#1292431-v1-Villages_of_Argyle_PUD_Z-2408