

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-458-E**

5 AN ORDINANCE REZONING APPROXIMATELY 23.00±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 14 ON  
7 RIVERSIDE AVENUE, BETWEEN STOCKTON STREET AND  
8 KING STREET, AS DESCRIBED HEREIN, OWNED BY ST.  
9 VINCENT'S MEDICAL CENTER, INC., FROM PLANNED  
10 UNIT DEVELOPMENT (PUD) DISTRICT (90-684-432)  
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
13 TO PERMIT MEDICAL AND OFFICE USES, AS  
14 DESCRIBED IN THE ASCENSION ST. VINCENT'S  
15 MEDICAL CENTER PUD; PUD SUBJECT TO CONDITIONS;  
16 PROVIDING A DISCLAIMER THAT THE REZONING  
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, St. Vincent's Medical Center, Inc., the owner of  
22 approximately 23.00± acres, located in Council District 14 on  
23 Riverside Avenue, between Stockton Street and King Street, as more  
24 particularly described in **Exhibit 1**, dated May 20, 2019, and  
25 graphically depicted in **Exhibit 2**, both of which are **attached**  
26 **hereto** and incorporated herein by this reference (Subject  
27 Property), has applied for a rezoning and reclassification of that  
28 property from Planned Unit Development (PUD) District (90-684-432)  
29 to Planned Unit Development (PUD) District, as described in Section  
30 1 below; and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the  
6 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
7 (3) is not in conflict with any portion of the City's land use  
8 regulations; 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 (90-684-432) to Planned Unit Development (PUD) District.  
21 This new PUD district shall generally permit medical and office  
22 uses, and is described, shown and subject to the following attached  
23 documents:

24       **Exhibit 1** - Legal Description dated May 20, 2019.

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

26       **Revised Exhibit 3** - Revised Written Description dated September 6,  
27 2019.

28       **Revised Exhibit 4** - Revised Site Plan dated September 3, 2019.

29       **Section 2. Rezoning Approved Subject to Conditions.** This  
30 rezoning is approved subject to the following conditions. Such  
31 conditions control over the Written Description and the Site Plan

1 and may only be amended through a rezoning.

2 (1) On street parking shall be prohibited on Stockton Street  
3 from the St. Catherine's entrance to the river.

4 (2) Ascension St. Vincent's parking lots shall be utilized by  
5 employees, patients, and visitors.

6 (3) Employees shall park in Ascension St. Vincent's  
7 designated parking lots, which may include remote offsite parking  
8 if properly zoned and serviced by shuttle bus.

9 (4) Remote offsite parking lots shall provide sufficient  
10 parking for the intended use. Any overage shall be redirected to  
11 another Ascension St. Vincent's parking lot.

12 (5) The City of Jacksonville Planning and Development  
13 Department and Riverside Avondale Preservation will be notified if  
14 there are changes in the location of a remote offsite parking lot.

15 **Section 3. Owner and Description.** The Subject Property  
16 is owned by St. Vincent's Medical Center, Inc., and is legally  
17 described in **Exhibit 1, attached hereto.** The agent is Steve  
18 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,  
19 Florida 32202; (904) 301-1269.

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

1 laws.

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

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7 Form Approved:

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9                     /s/ Shannon K. Eller          

10 Office of General Counsel

11 Legislation Prepared By: Bruce Lewis

12 GC-#1304220-v1-2019-458-E