

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2024-312**

5 AN ORDINANCE REZONING APPROXIMATELY 579.21±
6 ACRES LOCATED IN COUNCIL DISTRICT 3 AT 0 J.
7 TURNER BUTLER BOULEVARD, 0 W.M. DAVIS PARKWAY,
8 4500 SOUTH SAN PABLO ROAD, 4420 MARY BRIGH DRIVE
9 AND 14390 MAYO BOULEVARD, BETWEEN J. TURNER
10 BUTLER BOULEVARD AND BEACH BOULEVARD (R.E. NOS.
11 167736-0030, 167736-0900, 167736-1016,
12 167736-1100, 167736-1200 AND 167736-1400), AS
13 DESCRIBED HEREIN, OWNED BY MAYO CLINIC
14 JACKSONVILLE (A NONPROFIT CORPORATION), FROM
15 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT,
16 COMMERCIAL OFFICE (CO) DISTRICT AND PLANNED UNIT
17 DEVELOPMENT (PUD) DISTRICT (2007-511-E AND
18 2020-545-E) TO PLANNED UNIT DEVELOPMENT (PUD)
19 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
20 ZONING CODE, TO PERMIT MEDICAL AND RELATED USES
21 AND HOTEL USES, AS DESCRIBED IN THE MAYO CLINIC
22 JACKSONVILLE PUD; PROVIDING A DISCLAIMER THAT THE
23 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
24 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
25 PROVIDING AN EFFECTIVE DATE.
26

27 **WHEREAS,** Mayo Clinic Jacksonville (a Nonprofit Corporation),
28 the owner of approximately 579.21± acres located in Council District
29 3 at 0 J. Turner Butler Boulevard, 0 W.M. Davis Parkway, 4500 South
30 San Pablo Road, 4420 Mary Brigh Drive and 14390 Mayo Boulevard,
31 between J. Turner Butler Boulevard and Beach Boulevard (R.E. Nos.

1 167736-0030, 167736-0900, 167736-1016, 167736-1100, 167736-1200 and
2 167736-1400), as more particularly described in **Exhibit 1**, dated
3 February 5, 2024, and graphically depicted in **Exhibit 2**, both of
4 which are attached hereto (the "Subject Property"), has applied for
5 a rezoning and reclassification of the Subject Property from
6 Residential Rural-Acre (RR-Acre) District, Commercial Office (CO)
7 District and Planned Unit Development (PUD) District (2007-511-E and
8 2020-545-E) to Planned Unit Development (PUD) District, as described
9 in Section 1 below; and

10 **WHEREAS**, the Planning Commission, acting as the local planning
11 agency, has reviewed the application and made an advisory
12 recommendation to the Council; and

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

15 **WHEREAS**, the Council finds that such rezoning is: (1)
16 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
17 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
18 not in conflict with any portion of the City's land use regulations;
19 and

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

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

29 **Section 1. Property Rezoned.** The Subject Property is
30 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
31 District, Commercial Office (CO) District and Planned Unit

1 Development (PUD) District (2007-511-E and 2020-545-E) to Planned
2 Unit Development (PUD) District. This new PUD district shall generally
3 permit medical and related uses and hotel uses, and is described,
4 shown and subject to the following documents, attached hereto:

5 **Exhibit 1** - Legal Description dated February 5, 2024.

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

7 **Exhibit 3** - Written Description dated February 5, 2024.

8 **Exhibit 4** - Site Plan dated February 5, 2024.

9 **Section 2. Owner and Description.** The Subject Property is
10 owned by Mayo Clinic Jacksonville (a Nonprofit Corporation), and is
11 legally described in **Exhibit 1**, attached hereto. The applicant is
12 Tony Robbins, 13901 Sutton Park Drive South, Suite 200, Jacksonville,
13 Florida 32224; (904) 318-8448.

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

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

1 Form Approved:

2

3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

6 GC-#1623105-v1-2024-312_(Z-5445_PUD).docx