

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-13-E**

5 AN ORDINANCE AMENDING, SUBJECT TO CONDITIONS,
6 RESOLUTION 88-983-362, AS AMENDED, WHICH
7 APPROVED A DEVELOPMENT ORDER FOR THE MAYO CLINIC
8 JACKSONVILLE, A DEVELOPMENT OF REGIONAL IMPACT
9 ("DRI"), PURSUANT TO AN APPLICATION FOR CHANGE
10 TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL
11 IMPACT (THE "AFC") FILED BY MAYO CLINIC
12 JACKSONVILLE (A NONPROFIT CORPORATION), AND
13 DATED NOVEMBER 28, 2022, TO ADD APPROXIMATELY
14 210± ACRES TO THE DRI TO BE DESIGNATED ON MAP H
15 AS THE "NORTH CAMPUS", TO UPDATE VARIOUS DATES
16 THAT WERE PREVIOUSLY EXTENDED PURSUANT TO
17 SECTION 252.363, *FLORIDA STATUTES*, AND TO REMOVE
18 AND REPLACE TRANSPORTATION LANGUAGE TO REFLECT
19 CURRENT REQUIREMENTS, ALL AS MORE SPECIFICALLY
20 DESCRIBED HEREIN; FINDING THAT THESE CHANGES ARE
21 CONSISTENT WITH THE *2030 COMPREHENSIVE PLAN* AND
22 THE CITY OF JACKSONVILLE LAND DEVELOPMENT
23 REGULATIONS; DIRECTING THE LEGISLATIVE SERVICES
24 DIVISION TO FORWARD CERTIFIED COPIES OF THIS
25 ORDINANCE TO AUTHORIZED AGENTS; PROVIDING AN
26 EFFECTIVE DATE.

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28 **WHEREAS**, the Council adopted and approved the Mayo Clinic
29 Jacksonville DRI Development Order by Resolution 88-983-362, as
30 amended; and

31 **WHEREAS**, Mayo Clinic Jacksonville (a Nonprofit Corporation) has

1 submitted an Application for Change to a Previously Approved
2 Development of Regional Impact (the "AFC"), dated November 28, 2022,
3 to the City requesting certain changes to the Mayo Clinic Jacksonville
4 DRI Development Order; and

5 **WHEREAS**, if applicable, said AFC has been submitted to the
6 appropriate state and local land planning agencies, and has been
7 reviewed by the City's Planning and Development Department; and

8 **WHEREAS**, the Planning and Development Department has submitted
9 recommendations regarding the proposed changes to the Mayo Clinic
10 Jacksonville DRI Development Order; and

11 **WHEREAS**, the Land Use and Zoning Committee has reviewed the AFC
12 and made its recommendation to Council; and

13 **WHEREAS**, the City Council finds that the proposed changes do not
14 result in any additional adverse impacts from the originally approved
15 DRI; and

16 **WHEREAS**, a public hearing was properly noticed and held by the
17 City Council pursuant to Section 380.06, *Florida Statutes*; and

18 **WHEREAS**, after such public hearing and in consideration of the
19 recommendations made and submitted to the City Council, the Council
20 has made certain findings and determinations; now, therefore

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

22 **Section 1.** The Development Order for the Mayo Clinic
23 Jacksonville DRI is hereby amended, subject to the conditions outlined
24 below, to incorporate the proposed changes and modifications
25 contained in the AFC dated November 28, 2022, attached hereto as
26 **Exhibit 1**, which changes are generally described as: (1) adding
27 approximately 210± acres, located immediately northwest of the
28 current DRI boundary, to the DRI to be designated on Map H as the
29 "North Campus", (2) updating the DRI phasing, build-out, termination
30 and downzoning dates to match current dates that were previously
31 extended pursuant to Section 252.363, *Florida Statutes*, and (3)

1 replacing language in the Transportation Specific Condition H.1 to
2 reflect current requirements and eliminating Transportation Condition
3 H.5 in its entirety.

4 This amendment to the Development Order for the Mayo Clinic
5 Jacksonville DRI shall be subject to the following conditions:

6 (1) A land use category change to the Public Buildings and
7 Facilities (PBF) or Community/General Commercial (CGC) land use
8 category is required before development of hotel uses may occur in
9 the North Campus.

10 (2) A Planned Unit Development (PUD) modification to include
11 hotel use for the area identified as "Parcel A" on the PUD Written
12 Description and Site Plan (see Ordinance 2020-545-E) is required
13 before development of hotel uses may occur in this area of the North
14 Campus.

15 (3) Development within the area identified as "Parcel C" on
16 the corresponding PUD (Ordinance 2020-545-E) shall be limited to the
17 uses currently allowed under the PUD until said PUD is modified to
18 incorporate the additional uses allowed under the DRI.

19 **Section 2.** The Council hereby finds and determines that the
20 changes and modifications set forth in the AFC dated November 28,
21 2022, as subject to the conditions described in Section 1 above, are
22 consistent with the *2030 Comprehensive Plan* and the City's Land
23 Development Regulations.

24 **Section 3. Directing Legislative Services Division to**
25 **Forward Certified Copies to Authorized Agents.** The Legislative
26 Services Division is hereby directed to forward a certified copy of
27 this Ordinance to the authorized agents listed in **Exhibit 1** upon its
28 effective date.

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

1 President and the Council Secretary.

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3 Form Approved:

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5 _____ /s/ Mary Staffopoulos

6 Office of General Counsel

7 Legislation Prepared By: Mary E. Staffopoulos

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