

RESOLUTION 2025-02-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) EXERCISING ITS AUTHORITY TO NEGOTIATE, ASSIGN AND ALLOCATE DEVELOPMENT RIGHTS WITHIN THE CENTRAL BUSINESS DISTRICT PURSUANT TO CHAPTER 55, JACKSONVILLE CODE OF ORDINANCES; ALLOCATING UP TO ONE HUNDRED THIRTY THOUSAND (130,000) SQUARE FEET OF OFFICE/MEDICAL OFFICE TO SOUTHERN BAPTIST HOSPITAL OF FLORIDA, INC. OR AFFILIATED ENTITY THEREOF; ESTABLISHING PERFORMANCE REQUIREMENTS AND CLAWBACK PROVISIONS; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE ANY CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, through the adoption of Ordinance 2012-0364, the DIA was created to serve as the Community Redevelopment Agency for Downtown Jacksonville; and

WHEREAS, pursuant to Chapter 55 Downtown Investment Authority, Jacksonville Code of Ordinances, DIA has the authority to “negotiate, assign and allocate development rights within the Central Business District.”; and

WHEREAS, Southern Baptist Hospital of Florida, Inc. is expanding their Downtown Campus to include 130,000 square feet of new office/medical office; and

WHEREAS, the Downtown Development Review Board (“DDR”) approved development plans for construction of the new medical facility on January 16, 2025; and

WHEREAS, the available balance of office/medical office entitlements as of the date of this resolution is 20,451,997 square feet; and

WHEREAS, the DIA finds this allocation of development rights furthers the following Business Investment & Development Strategy Redevelopment Goals:

Redevelopment Goals: No. 1 Increase commercial office utilization, occupancy, and job growth to reinforce Downtown as the region’s epicenter for business,

NOW THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA hereby allocates up to one hundred thirty thousand (130,000) square feet of office/medical office entitlements to Southern Baptist Hospital of Florida, Inc., (which may be assigned to an affiliate entity) subject to the following:

- i. Upon the issuance of the final Certificate of Occupancy or functional equivalent, or in the event construction fails to commence within thirty-six (36) months from the effective date of this resolution, remaining entitlements allocated by this resolution shall return to the DIA without any further action by the City or the DIA.

Section 3. The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 4. The Effective Date of this Resolution 2025-02-07 is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY



Witness



Patrick Krechowski, Esq., Chair

2/19/25

Date

VOTE: In Favor: 7 Opposed: 0 Abstained: 0