



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

June 6, 2024

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2024-312 **Application for: PUD**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

- 1.) The Original Legal Description Dated: February 5, 2024
- 2.) The Original Written Description Dated: February 5, 2024
- 3.) The Original Site Plan Dated: February 5, 2024

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1.) **The developer shall not install freestanding signs in excess of fifty feet in height**
- 2.) **Development shall meet the conditions set forth in the Transportation Memorandum: Mayo Clinic Jacksonville 2024-0312 Dated 5/15/24**
- 3.) **Additional Roof Signs are not permitted.**

Planning Department conditions:

- 1.) The developer shall not install signs in excess of thirty feet in height.
- 2.) Development shall meet the conditions set forth in the Transportation Memorandum: Mayo Clinic Jacksonville 2024-0312 Dated 5/15/24
- 3.) Additional Roof Signs are not permitted.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: The commission and the applicant spoke about modifying the 30-foot proposed height condition and adjusting it to 50 feet maximum to preserve existing signs on site and to allow for more leniency with signs primarily along JTB given the topography and slope of the terrain around the highway. The commissioners agreed with the applicant and chose to modify the condition to reflect it.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Absent
Ali Marar	Absent
Jack Meeks	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
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blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0312 TO
PLANNED UNIT DEVELOPMENT

MAY 23, 2024

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2024-0312** to Planned Unit Development.

Location: 4500 San Pablo Road South; 0 W M Davis Parkway;
0 J Turner Butler Boulevard South; 14390 Mayo
Boulevard; 4500 San Pablo Road South; 4420 Mary
Brigh Drive

Real Estate Number(s): 167736-1016; 167736-0900; 167736-1100; 167736-
1200; 167736-1400; 167736-0030

Current Zoning District(s): Planned Unit Development- (PUD-2007-0511;
2020-0545)
Residential Rural Acre (RR-Acre)
Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)
Low Density Residential (LDR)
Public Buildings and Facilities (PBF)

Planning District: Southeast, District 3

Council District: District 3

Applicant/Agent: Tony Robbins, AICP
Prosser Prime
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224

Owner: Mayo Clinic Jacksonville
4500 San Pablo Road South
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2024-0312 seeks to rezone approximately 579.21 acres from PUD, RR-Acre, and CO to PUD. The rezoning to PUD is being sought to incorporate the entire Mayo Clinic Property into one Master Planned Development as well as to allow for the expansion of the campus into the 209.36-acre parcel north of W M Davis Parcel.

The PUD approved in 2020 was approved with no conditions, while the PUD approved in 2007 was approved with the following conditions:

- 1.) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated May 18, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- 2.) The developer shall not install signs in excess of thirty feet in height.

Staff has reviewed the two previous conditions and recommends that the condition for the height shall remain for the proposed PUD.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The Mayo Clinic site is located off of San Pablo Road in the northwest quadrant of J. Turner Butler Boulevard and San Pablo Road. The applicant seeks to rezone from RR-Acre, CO and PUD to PUD to expand the boundaries of the Mayo Clinic PUD with an additional 210 acres to the north of the main campus and to be called “North Campus”. The current land use of the site is PBF and RPI. The site is designated as the Mayo Clinic DRI. Ordinance 2023-13-E expanded the boundaries of the DRI consistent with the subject PUD rezoning. The expansion of the DRI boundaries does not change the current types of uses within the DRI. No new development entitlements were associated with the expansion of the DRI. Existing “Related Medical and Support Facilities and/or Hotel Facilities” uses as identified in the current development order to the DRI are applied in the North Campus. Ordinance 2023-13-E included conditions that were required when the applicant updated the PUD for consistency to the DRI. The conditions are found below:

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

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

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

Consistent with Condition 1, the PUD clearly identifies within the Written Description and on the Site Plan that a land use change would be needed if hotel uses were to be developed in the “North Campus”. Consistency with Condition 2 and 3 of Ordinance 2023-13-E has also been established in the subject PUD rezoning. The subject PUD rezoning is consistent with the conditions required of the DRI Change Ordinance 2013-13-E.

The PUD site plan has refined the location for hotel uses in the “North Campus”. The DRI Master Plan Map H should be updated for consistency with the PUD site plan. The current DRI Map H identifies three areas within the “North Campus” for hotel uses. The PUD site plan has refined the potential location for hotel uses to one area within the “North Campus”. The update to the DRI Map H can be accomplished with the next Application for Change to the DRI that may be needed. The proposed PUD is consistent with the PBF and RPI land use and with the Mayo Clinic DRI.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.2.1 The City shall ensure that the location and timing of new development and redevelopment will be coordinated with the ability to provide public facilities and services through the implementation of growth management measures such as the Development Areas and the Plan Category Descriptions of the Operative Provisions, development phasing, programming and appropriate oversizing of public facilities, and zoning and subdivision regulations.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.4.2 The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI), Low Density Residential (LDR) and Public Buildings and Facilities (PBF). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B), except for the hotel use on the northern portion of the property which will require a Land Use Amendment as mentioned in the Written Description.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a medical facility. Uses included in the development include Outpatient Facilities, Wellness Centers, Monitored Hotels, Research Facilities, Inpatient Facilities, Helicopter Pads, and support facilities. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD may be consistent with the internal compatibility factors if approved with the recommended conditions. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The intended plan of development is to create a streetscape similar to the existing streetscape in the developed campus area with connections to W M Davis Parkway. A possible connection point is mentioned to San Pablo Road on the northeast portion of the property. This connection point would need to be reviewed and approved by the Traffic Engineering and Transportation Planning Divisions for approval.
- The use of topography, physical environment and other natural features: The site does contain wetlands along the northern and eastern periphery of the parcel.
- Traffic and pedestrian circulation patterns: The site plan shows 2 new connections to W M Davis Parkway for the northern parcel and the possible connection to San Pablo Road. No additional entry and exit points are proposed for the existing campus area.
- The use and variety of building setback lines, separations, and buffering: The Written Description does not require any minimums for setbacks, lot width, or area. There are maximum for heights which are based on the type of use for each structure.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR/RPI/ MDR/CGC	RR-ACRE/ PUD/ CRO	Single family dwellings, wetlands, Fire Station, Day Care, Nursing Home, Office,
South	RPI/ CGC	PUD/ CRO	Office, Single Family Dwellings, JTB
East	RPI/ CGC/ LDR	CRO/ RR-Acre/ RLD-60/PUD	Fuel Station/ Single Family Dwellings
West	MDR/LDR/ RPI	PUD/ RMD-A/ CO	Single family dwellings/ Nursing Home

No justification was provided for the two additional roof signs that were requested to be 1000 square feet each. It is not anticipated that the sign would be visible from the west as the written description describes, and the existing signs along JTB, the existing Davis Building, and San Pablo

road are large enough to announce the facility to those traveling in the area. We recommend that the existing roof sign be relocated to the new Mayo Addition that is under development now.

(6) Intensity of Development

The proposed development is consistent with the RPI, LDR and PBF functional land use category as a mixed use development. The PUD will be appropriate at this location if the recommended conditions are enacted.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The intended plan of development allows for medical uses in all parcels as an expansion of the existing medical facility. The proposed uses are compatible with the existing medical uses, and the existing residential and commercial uses developed surrounding the site today.
- The availability and location of utility services and public facilities and services: The site is within the 750-foot buffers of a wellhead. The Environmental Quality Division received the application for review of possible impacts.
- The amount and size of open spaces, plazas, common areas and recreation areas: No recreation space is required for the development, but 20% of the entire site will be maintained as open space.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site is accessible via San Pablo Parkway, a 6-lane arterial roadway and intersects with WM Davis Parkway and J. Turner Butler Boulevard (SR 202) to the south. The Transportation Planning Division has reviewed the proposed development and requested a condition that the development meet the conditions set forth in the Transportation Memorandum: Mayo Clinic Jacksonville 2024-0312 Dated 5/15/24.

(7) Usable open spaces plazas, recreation areas.

No recreation space is required by the Comprehensive Plan, but at least 20% of the PUD shall be maintained as open space.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

A wildlife survey was performed by Environmental Services, Inc., on June 2019. The only listed wildlife species observed was the gopher tortoise. A Conservation Permit will need to be obtained from the Florida Wildlife Commission (FWC) to relocate the gopher tortoises.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on May 16, 2024, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0312** be **APPROVED with the following exhibits:**

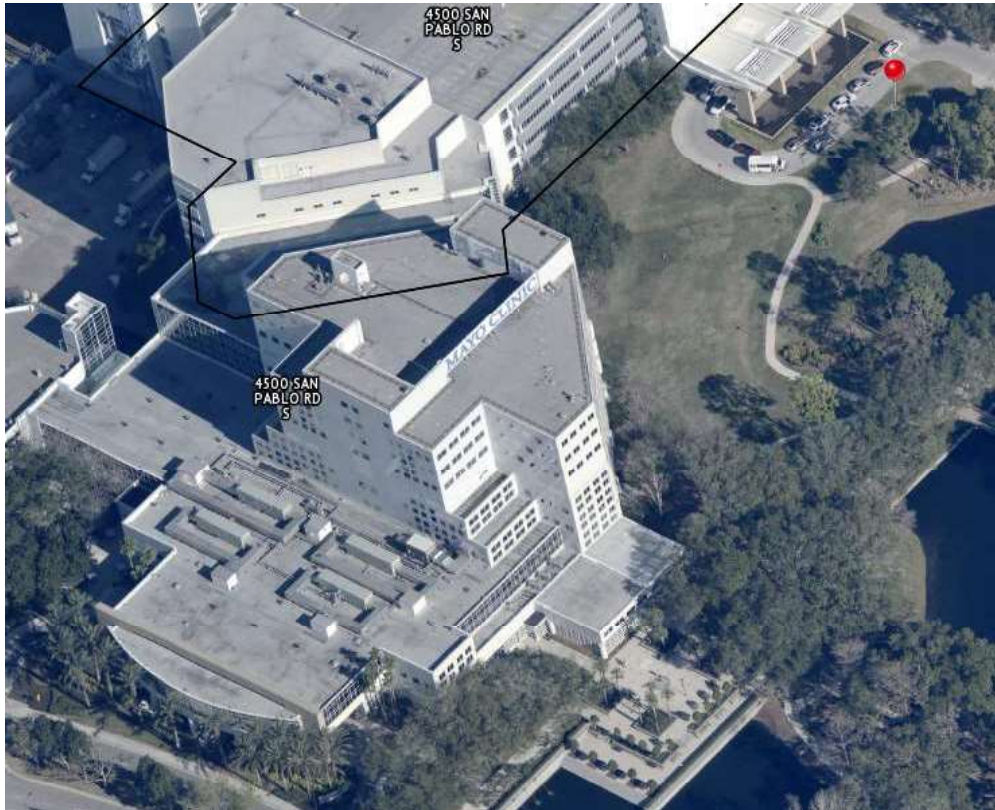
1. The original legal description dated February 5, 2024.
2. The original written description dated February 5, 2024.
3. The original site plan dated February 5, 2024.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0312** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The developer shall not install signs in excess of thirty feet in height.
2. Development shall meet the conditions set forth in the Transportation Memorandum: Mayo Clinic Jacksonville 2024-0312 Dated 5/15/24.
3. Additional roof signs are not permitted.



Aerial View



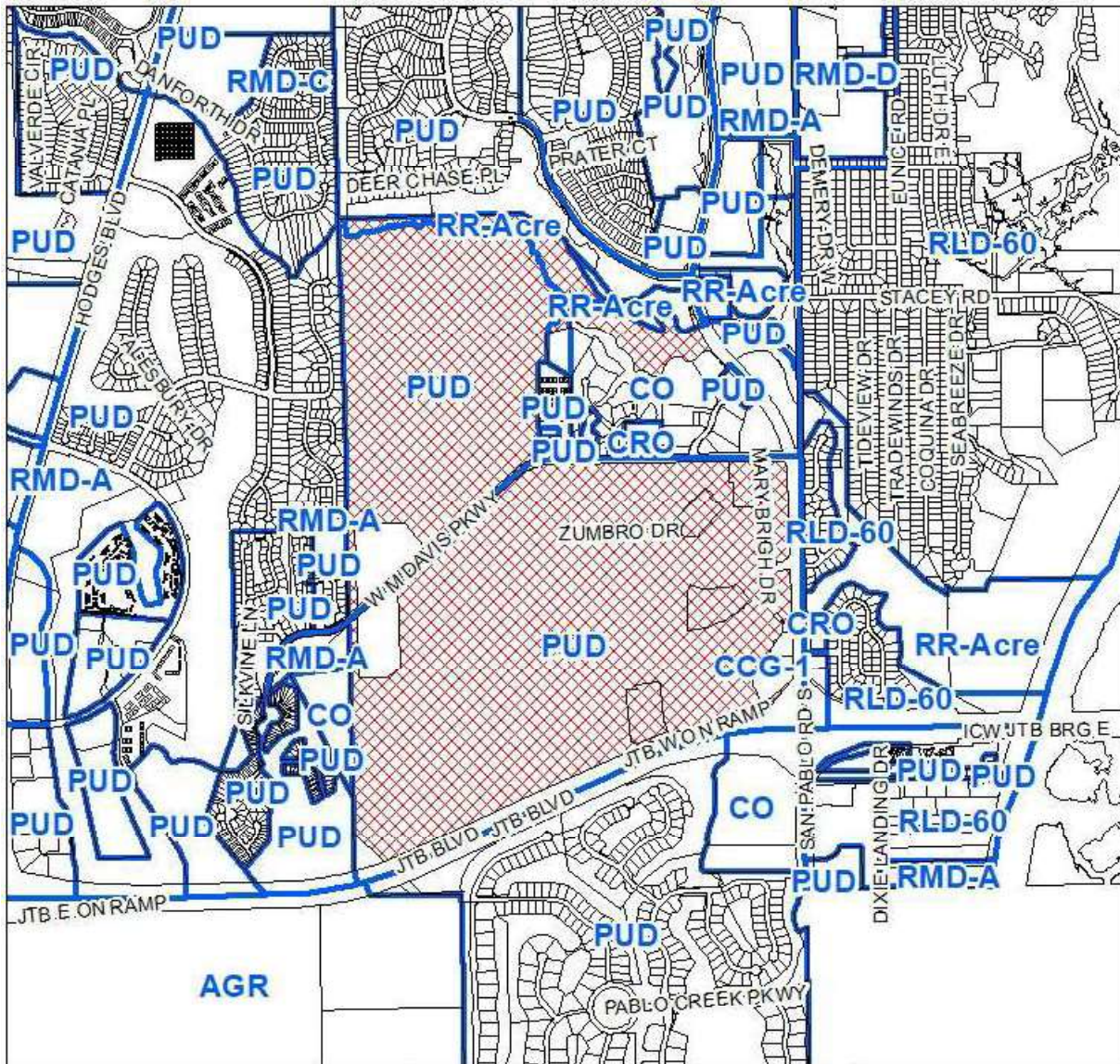
View of the existing tower and roof sign facing the east.



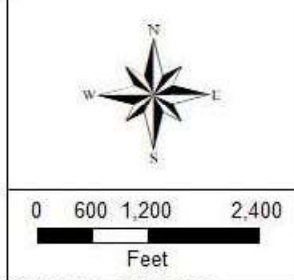
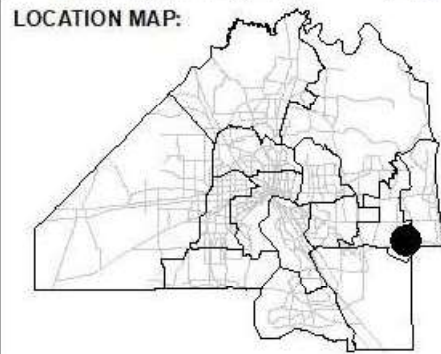
View of the existing development from the west



View of the proposed development area north of W M Davis Parkway



REQUEST SOUGHT:
FROM: PUD, RR-ACRE, & CO
TO: PUD



COUNCIL DISTRICT:
3

TRACKING NUMBER
T-2024-5445

EXHIBIT 2
PAGE 1 OF 1

Aerial View