

**Written Description  
Mayo Clinic Jacksonville  
PUD February 5, 2024**

**I. PROJECT DESCRIPTION**

**A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.**

Mayo Clinic Jacksonville has been master planned for incremental development providing patient care, education, research and related medical services since 1985. Mayo Clinic Jacksonville has used a multi-story vertical building layout to create a central core complex. The core complex houses all major and support functions in connected or closely related buildings. The configuration of these facilities accommodates a full range of medical and related support functions.

Currently, the Mayo Clinic Jacksonville PUD contains approximately 392 acres located on the west side of San Pablo Road between J. Turner Butler Boulevard and W.M. Davis Parkway. This rezoning from PUD to PUD seeks to expand the Mayo campus to include approximately 210 acres north of W.M. Davis Parkway (henceforth "North Campus").

No new development entitlements are associated with this rezoning. Instead, existing approved Related Medical Facilities and Hotel Facilities enumerated within the adopted Development of Regional Impact Development Order (Ordinance 2023-13-E) may be allocated among the North Campus as well. The PUD will continue to be developed as a premier facility providing patient care, education, research, and related medical services.

**B. Project Name:** Mayo Clinic Jacksonville

**C. Project Architect/Planner:** Prosser, Inc., 13901 Sutton Park Drive S, Suite 200, Jax 32224

**D. Project Engineer:** Prosser, Inc., 13901 Sutton Park Drive S, Suite 200, Jax 32224

**E. Project Developer:** Mayo Foundation for Medical Education and Research

**F. Current Land Use Designation:** Public Buildings and Facilities (PBF)  
Residential, Professional and Institutional (RPI)

**G. Current Zoning District:** Planned Unit Development (PUD)

Ordinance No. 85-387-272	Ordinance No. 91-1084-497	Ordinance No. 2007-511-E
Ordinance No. 86-512-363	Ordinance No. 93-16-81	Minor Modification to PUD 09-18
Ordinance No. 88-849-539	Ordinance No. 2000-227-E	Ordinance No. 2020-545-E

**H. Requested Zoning District:** Planned Unit Development (PUD)

**I. Real Estate Number(s):** 167736-1016, 167736-0900, 167736-1100, 167736-1200, 167736-1400, and 167736-0030

## II. QUANTITATIVE DATA

**A. Total Acreage:** +/- 579.21 acres

**B. Total number of dwelling units:** None

**C. Total amount of non-residential floor area:** 7,500,000 square feet

**D. Total amount of recreation area:** None

**E. Total amount of open space:** 20%

**F. Total amount of public/private rights of way:** 10%

**G. Total amount of land coverage of all buildings and structures:** Max. impervious area 85%

**H. Phase schedule of construction (include initiation dates and completion dates):**

The PUD shall be allowed to exchange land uses based on criteria contained in the Amended and Restated DRI Development Order, most recently amended as Ordinance 2023-13-E.

PROPOSED LAND USES	PHASE I 1992	PHASE II 1993-1995	PHASE III 1995-2002	PHASE IV 2002 - 11/25/29	PHASE V 11/26/29 - 11/25/35	Distribution of Related Medical (PHASES I-V)	PHASE VI 11/26/35 - 11/25/45	Distribution of Related Medical (PHASES I-VI)
<b>RELATED MEDICAL AND SUPPORT FACILITIES</b>								
Outpatient Facilities	202,900	115,000	400,000	290,000	300,000	1,307,900	1,565,000	2,872,900
Research and Clinical Lab Facilities	18,400	80,000	199,200	35,000	75,000	407,600	340,800	748,400
Education Facilities	5,300		58,400	75,000	75,000	213,700	51,600	265,300
Hospital Facilities			400,000	350,000	300,000	1,050,000	458,100	1,508,100
(Beds)			200	226 <sup>(3)</sup>	200	626 <sup>(3)</sup>	300	926 <sup>(3)</sup>
Housing Facilities			25,000	25,000	50,000	100,000		100,000
Support <sup>(1)</sup>	134,000	10,800	518,400	175,000	250,000	1,088,200	417,100	1,505,300
Total Square Footage	360,600	205,800	1,601,000	950,000	1,050,000	4,167,400	2,832,600	7,000,000
Cumulative Square Footage	360,600	566,400	2,167,400	3,117,400	4,167,400		7,000,000	
<b>HOTEL FACILITIES</b>								
Hotel, Monitored Hotel and Wellness Center Facilities	82,600		260,000			342,600	157,400	500,000
(Rooms)	150		306 <sup>(3)</sup>			456 <sup>(3)</sup>	250	706 <sup>(3)</sup>
<b>TOTAL SQUARE FOOTAGE</b>	443,200	205,800	1,861,000	950,000	1,050,000	4,510,000	2,990,000	7,500,000
<b>CUMULATIVE TOTAL</b>	443,200	649,000	2,510,000	3,460,000	4,510,000		7,500,000	

Revised November 2, 2022

(1) Water plant and structured parking buildings area not included in square footage totals.

(2) All unused development rights from a previous phase carry over into subsequent phases until build-out.

(3) Land use conversion pursuant to Development Order Specific Condition B changed 44 Hotel Rooms into 26 Hospital Beds within Phase IV.

### III. STATEMENTS

#### A. How does the proposed PUD differ from the usual application of the Zoning Code?

The Subject Property shall be developed in accordance with the PBF-2 zoning district, except as described in this PUD Written Description.

#### B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

### IV. USES AND RESTRICTIONS

**A. Permitted Uses:** The medical and related functions permitted within the Mayo Clinic Jacksonville PUD are defined by two permitted uses: Related Medical Facilities and Hotel Facilities, both described below. These uses are consistent with the approved Development of Regional Impact Development Order, as amended most recently by Ordinance 2023-13-E. All Related Medical Facilities listed below may be constructed throughout the PUD. Hotel Facilities may be constructed throughout the PUD except for the North Campus. In order to construct Hotel Facilities on the North Campus, Mayo Clinic must obtain approval of a Comprehensive Plan Amendment changing the Future Land Use Map designation of the hotel site from RPI to a category that allows hotels. All these facilities are essential to ensure efficient, reliable, and safe service.

#### (1) Related Medical Facilities

- (a) **Outpatient Facilities.** This area will consist primarily of examination rooms, medical offices, outpatient surgery areas, reception and waiting areas, diagnostic and therapeutic areas and similar areas for other ambulatory procedures. Necessary related activities, such as employee and patient dining facilities, medical record storage and handling areas, pharmacies, and ancillary support services will also be located in the clinic. The clinical area will primarily be vertical, with the buildings eventually reaching 15 to 20 stories. Mayo finds this arrangement results in more efficient movement of both patients, staff, and medical records within its facilities.
- (b) **Wellness Center Facilities.** The goal of the Wellness Center facilities will be to help healthy patients achieve a higher quality of life and longer life through nutrition, relaxation, education, and exercise programs. Patients will generally be treated as outpatients and inpatients, typically on a weekly schedule. They require extended physical therapy (recovery) or expanded health care programs such as specialty, physical exercise. The center may also include sports training.
- (c) **Monitored Hotel.** This idea is a relatively new concept in health care. The primary function of the motel is to serve those patients who do not need full medical supervision as provided in a hospital setting, yet may require some monitoring and limited medical help before returning to home. It can be used as a cost-effective alternative to extended hospitalization.

- (d) **Research and Clinical Laboratory Facilities.** Medical research at both the clinical and laboratory level is a vital part of Mayo's overall program. This area will primarily house offices and research laboratories for clinical, support services, and basic research programs. Clinical laboratories are required to support the diagnosis and treatment of patients. This function will be comprised primarily of laboratory space, with associated reception/waiting and specimen-gathering areas.
- (e) **Education Facilities.** Medical education, particularly specialty training, is an important part of Mayo's overall mission. Educational facilities, including classrooms and lecture halls, seminar rooms, library facilities, etc., will be located throughout the campus.

Continuing education conference facilities will also be constructed. These facilities will house a full range of health education services and information: for patients who have medical appointments at Mayo; for physicians and allied health professionals; and, through satellite video communications, for the general public and, people in businesses and schools around the world.

- (f) **Inpatient Facilities.** The clinic operations and size eventually grew to the point that on-campus hospital will be necessary and justified. The inpatient facilities may include more than 900 hospital beds; surgical, diagnostic, and therapeutic areas; and other ancillary services. Necessary related facilities such as medical offices, reception and waiting areas, patient and employee cafeterias, food preparation areas and pharmacies will also be included.
- (g) **Medical Resident's and Fellow's Facilities.** Mayo intends to build facilities which will provide housing for clinicians and postdoctoral students in training. These units will accommodate the students' work schedules while providing affordable housing. Mayo believes that patient care will benefit if its residents are furnished convenient and prompt access to patients, especially during off-hours. The housing will also have a positive impact on off-site traffic by reducing the number of incoming and outgoing automobiles.
- (h) **Helicopter Facilities.** Mayo Clinic Jacksonville will maintain a trauma center. It will, however, respond to emergency needs of patients and other acute situations, and requires facilities to accommodate and accept emergency vehicles for transport of patients. Mayo Clinic Jacksonville shall have the facilities to accommodate life flight activities. The preferred location will be at ground level provided all FAA regulations can be met. The facility will be inspected and licensed by the State.
- (i) **Support Facilities.** A number of vitally important related support activities and facilities will be located throughout the project area. Support facilities include central records storage, maintenance activities, admissions and scheduling functions, staff recreation and health facilities, laundry, administrative offices, conference and meeting rooms, and storage of supplies. In addition, central utility and energy facilities will house maintenance and workshop areas, power-generating equipment, a waste incinerator, fuel, water and other liquid storage, and mechanical and electrical installations. Related support facilities will also include both surface and structural parking facilities as well as communication facilities.

(2) Hotel Facilities

Mayo has found in Rochester that many patients prefer to stay at hotels immediately adjacent to the clinic. There is a need for hotel space due to increased patient visits, a high percentage from outside the Jacksonville area. The PUD may contain up to 750 hotel rooms. Hotels are permissible in the PUD to house families of Mayo patients. With trends in medicine indicating reduced hospitalization, convenient adjacent hotel rooms are an integral part of the patient care process. Many of the Related Medical Facilities may be constructed as ancillary to Hotel Facilities.

**B. Permissible Uses by Exception:** None.

**C. Limitations on Permitted or Permissible Uses by Exception:** Not applicable.

**D. Permitted Accessory Uses and Structures:** Because of the mixed-use nature of the PUD, locations of accessory uses for structures are not limited from, or assigned to, any specific location on the Subject Property. Air conditioning units and/or heating/cooling units may be placed on roofs, provided they are screened from view from adjacent public right-of-way, or located on the ground and screened from view from any adjacent public right-of-way. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes (except as provided by Florida law), antenna and other similar structures shall be similarly screened.

**E. Restrictions on Uses:** None.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:** A natural or preserved landscaped perimeter buffer a minimum ten (10) feet wide shall be located along the perimeters of the PUD and not around the boundaries of individual development parcels. The North Campus will maintain a minimum thirty (30) foot wide buffer along its western and northern perimeters.

(1) Minimum lot area: None

(2) Minimum lot width: None

(3) Maximum lot coverage: None

(4) Minimum front yard: None

(5) Minimum side yard: None

(6) Minimum rear yard: None

(7) Maximum height of structures:

(a) Davis Building and Hospital	Three hundred (300) feet
(b) Related Medical Facilities	Two hundred twenty (220) feet
(c) Hotel Facilities	Two hundred twenty (220) feet

**B. Ingress, Egress and Circulation:**

- (1) **Parking Requirements.** The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. Parking will be provided via surface parking or parking garage(s).
- (2) **Vehicular Access.**
  - (a) Vehicular access to the Property shall be by way of San Pablo Road, W.M. Davis Parkway, and J/ Turner Butler Boulevard (State Road 202), substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
  - (b) Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) **Pedestrian Access.**
  - (a) Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan. Personal interaction shall be encouraged within the PUD through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety. The preferred location for pedestrian crossings of roadways is at intersections.

**C. Signs:** All signs shall enhance the facility's appearance and compliment the innovative design of Mayo Clinic Jacksonville. All signs shall meet all requirements of the Florida Building Code and comply with the following requirements:

- (1) **Entrance Monument Signs.** Two (2) ground signs not to exceed three hundred (300) square feet in area each may be located on both sides of the entrances to the PUD off San Pablo Road and W.M. Davis Parkway, as well as along the campus frontage along J. Turner Butler Boulevard. Entrance Monument Signs shall not exceed fifty (50) feet in height. The signs shall serve as landmarks that enhance the appearance and compliment the innovative design of Mayo Clinic Jacksonville.
- (2) **Corner Landmark Sign.** One (1) ground sign not to exceed one-hundred-ten (110) square feet in area. The sign shall be located on the southwest corner of the intersection of W.M. Davis Parkway and San Pablo Road, at least two hundred (200) feet from the Entrance Monument Sign. This sign is similar in appearance to the Secondary Directional Sign detailed below. The Corner Landmark Sign shall not exceed fifty (50) feet in height.
- (3) **Clinical Structure Attached Sign.** Attached to the appurtenances (elevator structures, walls, wall supports) on top of the Davis Building displaying the name "Mayo Clinic" and possibly the shield logo. The height of the sign shall not extend beyond the limits of the structures to which it is attached.

- (4) **Patient Tower Attached Signs:** Two (2) internally lit wall signs mounted to the curtainwall on the east and west facades below the roofline parapet displaying the name “Mayo Clinic” and possibly the shield logo. Each sign shall not exceed one thousand (1,000) square feet. These signs shall not be mounted standing upright on the top of the hospital building. These signs may be relocated to a higher elevation in the future as the building expands.
- (5) **Street Sign.** Street name identification signs may be posted at the intersection of internal roadways.
- (6) **Directional Sign.** There shall be no limit on the number of Directional Signs. Ground-mounted directional signs may be located at any private right-of-way.
  - (a) **Overhead Directional Sign.** Mast-arm style signs intended to direct vehicular traffic and located at primary campus entry points. May be up to one-hundred-ten (110) square feet in area and shall be set back no less than fifty (50) feet from the public right-of-way.
  - (b) **Primary Directional Sign.** Ground-mounted signs containing information designed to clearly and safely guide pedestrian and vehicular traffic throughout the PUD. Such signs shall be no greater than seventy-five (75) square feet in area and shall not exceed twenty (20) feet in height.
  - (c) **Secondary Directional Sign.** Ground-mounted or wall-mounted signs containing information designed to clearly and safely guide pedestrian and vehicular traffic throughout the PUD. Such signs shall be no greater than thirty (30) square feet in area and shall not exceed twenty (20) feet in height. Adhering to the unified campus signage program, these small directional signs may be erected by Mayo Clinic throughout the PUD as needed without a City-issued sign permit.
- (7) **Building Identification Sign.** There shall be no limit on the number of Wall Signs. They shall be permitted on all sides of a building.
  - (a) **Wall Sign.** Wall-mounted signs are permitted throughout the PUD. Such signs shall not exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way or approved private street.
  - (b) **Monument Signs.** Ground-mounted signs permitted throughout the PUD. Such signs shall be no greater than fifty (50) square feet in area and shall not exceed fifteen (15) feet in height.
  - (c) **Temporary Sign.** Consistent with the aforementioned size and number regulations, Temporary Signs may be erected within the PUD until such time as construction/improvements no longer pose a hazard to any permanent replacement sign. Temporary signs may be repositioned for new sign construction.
  - (d) No sign shall be erected at any location that may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device due to its position, shape, size or color. No animated, flashing or revolving signs are permitted within the PUD.
  - (e) Signs located throughout the PUD may be internally or externally illuminated. Signs containing pulsating, flashing, flickering, alternating, or otherwise changing intensity

illumination or electrical lighting shall not be located within ten (10) feet of a street right-of-way.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

No recreational space is required by the 2045 Comprehensive Plan. At least 20% of the PUD shall be maintained as open space.

**F. Utilities**

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

**G. Wetlands**

Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements. Either buffers of native natural vegetation of a minimum width of twenty-five (25) feet or berms which would prevent direct run-off from landscaped areas into the preserved wetlands shall be set aside between all development and preserved wetland areas.

**VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

**VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The PUD will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

A. Is more efficient than would be possible through strict application of the Zoning Code;

The PUD is a nationally recognized medical facility that has enhanced the prominence and stature of Jacksonville. It has a positive economic impact equal to that of the largest businesses and institutions in the region. The size and nature of the conceptual master plan of development adopted as a development of regional impact requires some flexibility.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;



The PUD is compatible with the surrounding land uses and will continue to improve the characteristics of the surrounding area. By expanding the Mayo campus onto the North Parcel, this rezoning eliminates the introduction of new transportation, utility, recreation, and school impacts to the surrounding area associated with the proposed large-scale mixed-use project adopted by Ordinance 2020-545.

C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

- (1) Future Land Use Element Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- (2) Future Land Use Element Policy 1.1.9: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
  - Potential for the development of blighting or other negative influences on abutting properties
  - Traffic Impacts
  - Site Access
  - Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - Configuration and orientation of the property
  - Natural or man-made buffers and boundaries
  - Height of development
  - Bulk and scale of development
  - Building orientation
  - Site layout
  - Parking layout
  - Opportunities for physical activity, active living, social connection, and access to healthy food
- (3) Future Land Use Element Policy 1.1.13: Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  1. Creation of complementary uses;
  2. Enhancement of transportation connections;
  3. Use of noise, odor, vibration, and visual/aesthetic controls; and/or
  4. Other appropriate mitigation measures such as requirement for buffer zones and landscaping between uses.

- (4) Future Land Use Element Policy 1.1.15: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- (5) Future Land Use Element Policy 1.2.3: Permit development in areas with capacity for public facilities and in areas where needed facilities can be provided concurrently with development by the public or private sectors in conformance with the Comprehensive Plan.
- (6) Future Land Use Element Objective 1.6: The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.
- (7) Future Land Use Element Goal 3: To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- (8) Future Land Use Element Objective 3.2: 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.
- (9) Future Land Use Element Policy 3.2.1: The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- (10) Future Land Use Element Objective 3.4: Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among residential, business, commercial, recreational, and institutional uses.