

Report of the Jacksonville Planning and Development Department

**Application for Change (AFC) to the
Mayo Clinic Development of Regional Impact (DRI)**

Ordinance No.: 2023-13

General Location of DRI: The DRI is located in the northwest quadrant of J. Turner Butler Boulevard and San Pablo Road; north of J. Turner Butler Boulevard, south of W.M. Davis Parkway, west of San Pablo Road and East of Hodges Boulevard in Jacksonville. Current access to the Mayo Clinic DRI is through San Pablo Road.

Planning District: District 3, Southeast

City Council District: District 3

Development Area: Suburban

Applicant: E. Owen McCuller, Jr., Esquire, Smith Hulsey & Busey
Anthony S. Robbins, AICP, Prosser, Inc.

Requested Action: This request would expand the boundaries of the DRI to incorporate 210 acres immediately northwest of the DRI located on the north side of W.M. Davis Parkway. The site would be used for stand alone commercial, office or residential uses with further details identified on the modified Master Plan Map H. No increase or decrease in development rights of the DRI is proposed. Additional changes include reflecting the current phasing schedule of the DRI that was administratively approved pursuant to Section 252.363, Florida Statutes, and replacing language in Transportation Specific Conditions to reflect current regulations and what has been satisfied.

RECOMMENDATION: APPROVE with Conditions

- 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 in the North Campus.*
- 2. A PUD modification to include hotel use for the area identified as "Parcel A" on the PUD written description and site plan is required before development of hotel uses 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 allowed under the PUD, until the PUD is modified to incorporate additional uses allowed under the DRI.*

APPLICANT'S JUSTIFICATION FOR THE APPLICATION FOR CHANGE TO THE DRI

The proposed changes involve adding real property to the DRI and general housekeeping of some Development Order terms and conditions. No new development entitlements are being requested by this application.

BACKGROUND

The Mayo Clinic Development of Regional Impact (DRI) is approximately 392 acres in total size. The Mayo Clinic has operated its facilities on this site since 1988 when DRI approval was received from the City of Jacksonville. The DRI includes a mix of related medical and support facility uses with some hotel facilities. The DRI is located off of San Pablo Road in the northwest quadrant of J. Turner Butler Boulevard and San Pablo Road. Just west of the DRI and east of Hodges Boulevard is the Windsor Parke DRI encompassing approximately 522 acres and includes a mix of residential, office, commercial, hotel and school uses. South of the DRI across J. Turner Butler Boulevard is mostly vacant land with some residential and office closer to San Pablo Road. North of the DRI, both east and west of San Pablo Road is a mix of residential and vacant land with commercial nodes at the intersection of San Pablo Road and Beach Boulevard.

The current boundaries of the Mayo Clinic DRI are in the Public Buildings and Facilities (PBF) Future Land Use Category and the Planned Unit Development (PUD) zoning district (Ordinance 2020-545-E). The uses within the DRI include related medical and support uses, outpatient, research and clinical lab, education, hospital, housing, and support facilities and hotel rooms. The proposed change does not change the current types or approved amounts of uses within the DRI.

The modifications to the City's Mayo Clinic DRI Development Order would include the following:

Added Lands (the North Campus) to the DRI Boundary, the addition of a Conversion of Uses Table for the North Campus and a modification to the Map H to the DRI

Approximately 210 acres of land would be added to the DRI boundary. The Added Lands are immediately northwest of the DRI located on the north side of W.M. Davis Parkway and will be designated as the North Campus on the revised Map H. Stand alone commercial, office or residential uses are permitted in the North Campus. The proposed expansion of the DRI boundaries does not change the current types of uses within the DRI. No new development entitlements are 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 would be applied in the North Campus. Any changes to the set amount of approved development rights of the DRI would require a

compensation of uses based on the conversion table for the North Campus included with the application. The use of the conversion table for the North Campus would create a net effect of zero traffic impacts because any increase in one use would be accompanied by a proportional decrease in another.

The current boundaries of the Mayo Clinic DRI are in the Public Buildings and Facilities (PBF) Future Land Use Category. The uses within the DRI include related medical and support uses, outpatient, research and clinical lab, education, hospital, housing, and support facilities and hotel rooms. The proposed change does not change the current types or approved amounts of uses within the DRI. The majority of the expanded portion of the DRI (the North Campus) is in the Residential-Professional-Institutional (RPI) land use category, with a smaller portion in the Low Density Residential (LDR) land use category. According to the proposed Map H, the portions of the expansion area that are in the LDR land use category will be used for buffer areas, ponds and wetland preservation. The majority of the approved uses of the DRI are consistent with the RPI land use category. However, the proposed Map H identifies “hotel” uses proposed in the expanded, North Campus, portion of the DRI. Hotel use is not a permitted use in the RPI land use category. In order to ensure consistency with the Future Land Use Element of the Comprehensive Plan, a land use category amendment must be approved in the areas identified for “hotel” use before development occurs. Specifically, the proposed changes to the DRI includes the following condition:

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 in the North Campus.

The majority of the proposed expanded portion (the North Campus) of the DRI is in a PUD zoning district (Ordinance 2020-545-E) with smaller portions of the expanded land in the Rural Residential-Acre (RR-Acre) and Commercial Office (CO) zoning districts. While the uses identified in the PUD are consistent with the uses identified for the expanded portion of the DRI, the site plan of the PUD includes an area identified as “Parcel C” that allows only residential uses. This area of the site plan to the PUD is inconsistent with this same area in the proposed Map H to the DRI. The DRI Map H shows the “Parcel C” area of the PUD for “Related Medical/ Residential” uses. Additionally, the proposed Map H to the DRI identifies hotel use in “Parcel A” and “Parcel B” of the corresponding PUD. The area of the PUD site plan identified as “Parcel A” does not include “hotel” use as a permitted use. In order to ensure consistency with both the PUD zoning and the DRI before development occurs, the proposed changes include the following conditions:

A PUD modification to include hotel use for the area identified as “Parcel A” on the PUD written description and site plan is required before development of hotel uses in this area of the North Campus.

Development within the area identified as “Parcel C” on the corresponding PUD shall be limited to the uses allowed under the PUD, until the PUD is modified to incorporate additional uses allowed under the DRI.

Update the DRI’s phasing, buildout, termination and downzoning protection dates
These dates were administratively extended pursuant to Section 252.363, Florida Statutes and are identified in Table 1 of the Application for Change.

Replace the language in Transportation Specific Condition H.1 to indicate current satisfaction and eliminate Transportation Specific Condition H.5

The City eliminated state mandated transportation concurrency requirements by amending the Comprehensive Plan and the land development regulations. These were replaced with alternative requirements with the Mobility Plan that provides strategies to support and fund mobility within the City. The use of mobility fees to provide mitigation for development in the Mayo Clinic DRI will commence in Phase VI of the DRI pursuant to Specific Condition H.5 of the DRI. The changes to Specific Condition H.1 and the elimination of Specific Condition H.5 reflect these changes. See changes to these conditions below:

(6) Revise Transportation Specific Condition H.1 as follows.

~~For purposes of To satisfy the traffic recommendations for the Mayo Clinic, approval of the project beyond Phase V is subject to the City’s mobility strategies and implementing policies in effect at the time of Phase VI commencement further analysis. Prior to the issuance of any permits for Phase VI, the applicant shall be responsible for preparing a DRI traffic study estimating projected traffic impacts from the remaining Phase. The traffic analysis shall not be submitted prior to the mid-year of Phase V. The applicant shall address all sections from Questions 21 of the presently adopted ADA questionnaire (Form RPMBSP ADA 1), or as modified by agreement of all transportation reviewing agencies. No permits shall be issued for Phase VI until the Amended Development Order has been amended to incorporate transportation conditions for the latter phase of the project arising from the applicant’s analysis. The DRI is vested for transportation mitigation through Phase V.~~

(7) Eliminate Transportation Specific Condition H.5 in its entirety.

~~Development scheduled to occur in Phase VI shall be subject to review pursuant to Chapter 655 – Concurrency Management Systems, Ordinance Code, prior to commencement of development.~~

CONSISTENCY EVALUATION

The subject DRI change will spread the existing development entitlements from the current boundaries of the Mayo Clinic DRI to include the proposed boundaries of the Mayo Clinic DRI which includes the addition of 210 acres immediately northwest of the DRI. Therefore, there will be no increase in entitlements and no affect in impacts to the surrounding area.

Transportation Division Review

The Transportation Division of the Planning and Development Department reviewed the application and provided a memo dated January 4, 2023. In summary, the review concluded that the modifications will not increase the net external traffic originally used to determine the transportation mitigation requirements of the DRI. The proposed modification is accepted and approved by the City of Jacksonville Transportation Division.

See the Transportation Division's full review attached to the staff report.

Vision Plan

Guiding Principle Four explains that a strong and viable economic base is the foundation for any successful and healthy place. The Southeast Vision Plan continues describing the Mayo Clinic as one of the many diverse industries that provides Jacksonville economic resiliency and vitality and should be protected.

Land Use Category and Zoning District

The current boundaries of the Mayo Clinic DRI are in the Public Buildings and Facilities (PBF) Future Land Use Category. The uses within the DRI include related medical and support uses, outpatient, research and clinical lab, education, hospital, housing, and support facilities and hotel rooms. The proposed change does not change the current types or approved amounts of uses within the DRI. The majority of the expanded portion of the DRI (the North Campus) is in the Residential-Professional-Institutional (RPI) land use category, with a smaller portion in the Low Density Residential (LDR) land use category. According to the proposed Map H, the portions of the expansion area that are in the LDR land use category will be used for buffer areas, ponds and wetland preservation. The majority of the approved uses of the DRI are consistent with the RPI land use category. However, the proposed Map H identifies "hotel" uses proposed in the expanded, North Campus, portion of the DRI. Hotel use is not a permitted use in the RPI land use category. In order to ensure consistency with the Future Land Use Element of the Comprehensive Plan, a land use category amendment must be approved in the areas identified for "hotel" use before development occurs. Specifically, the proposed changes to the DRI includes the following condition:

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 in the North Campus.

The majority of the proposed expanded portion (the North Campus) of the DRI is in a PUD zoning district (Ordinance 2020-545-E) with smaller portions of the expanded land in the Rural Residential-Acre (RR-Acre) and Commercial Office (CO) zoning districts. While the uses identified in the PUD are consistent with the uses identified for the expanded portion of the DRI, the site plan of the PUD includes an area identified as "Parcel C" that allows only residential uses. This area of the site plan to the PUD is inconsistent with this same area in the proposed Map H to the DRI. The DRI Map H shows the "Parcel C" area of the PUD for "Related Medical/ Residential" uses.

Additionally, the proposed Map H to the DRI identifies hotel use in “Parcel A” and “Parcel B” of the corresponding PUD. The area of the PUD site plan identified as “Parcel A” does not include “hotel” use as a permitted use. In order to ensure consistency with both the PUD zoning and the DRI before development occurs, the proposed changes include the following conditions:

A PUD modification to include hotel use for the area identified as “Parcel A” on the PUD written description and site plan is required before development of hotel uses in this area of the North Campus.

Development within the area identified as “Parcel C” on the corresponding PUD shall be limited to the uses allowed under the PUD, until the PUD is modified to incorporate additional uses allowed under the DRI.

Objectives and Policies

The proposed AFC to the DRI is consistent with the following Objective and Policies of the **Future Land Use Element** of the 2030 Comprehensive Plan.

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.

Policy 1.3.10 All new master-planned communities shall contain an integrated and connected network of roads and provide multiple alternative travel paths or modes. The location of the roadways and rights-of-way shall be established in the local development agreements taking into consideration factors such as access and wetlands.

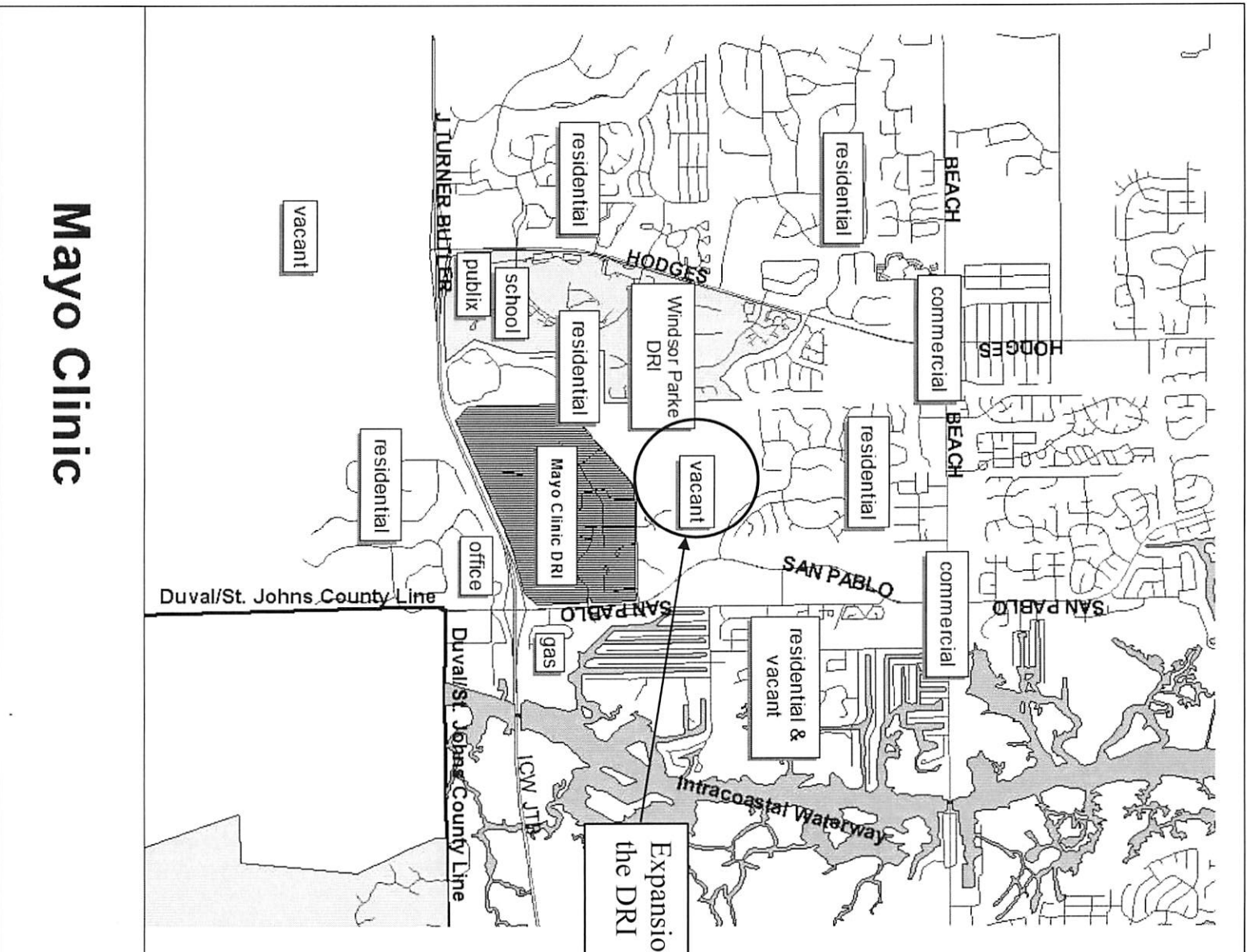
Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

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.

The proposed expansion of the DRI boundaries is a logical extension of the master planned area resulting in a compatible and appropriate transition of use in the surrounding area. The proposed use of the North Campus of the Mayo Clinic DRI is consistent with the designated RPI land use of the site allowing the current proposed uses for Related Medical, Hotel and Residential in the area. The expansion of the DRI encourages development of the site while incorporating the project into the larger master planned area, meeting FLUE Objective 3.2 and Policies 1.2.1, 1.3.10 and 3.4.2.

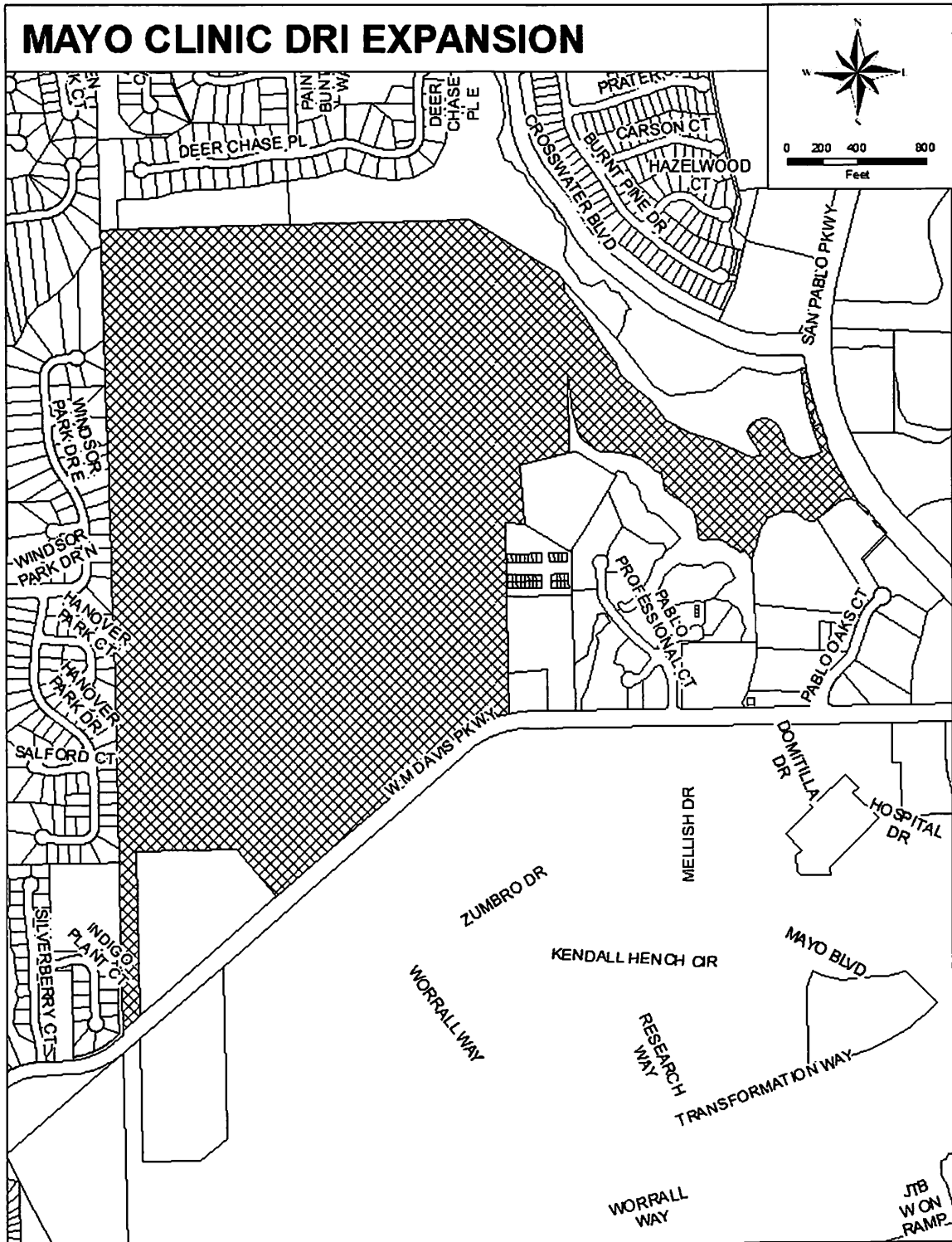
The proposed modification does not change the current types of uses within the DRI. Additionally, no increase or decrease in development rights or to the land use conversion minimums and maximums table of the DRI is proposed. Any changes to the set amount of approved development rights of the DRI would require a compensation of uses based on the conversion table for the North Campus included with the application. The use of the conversion table would create a net effect of zero traffic impacts because any increase in one use would be accompanied by a proportional decrease in another. Therefore, the proposed DRI changes are consistent with FLUE Policies 1.2.1 and 3.4.2.

DRI LOCATION AND FIELD MAP

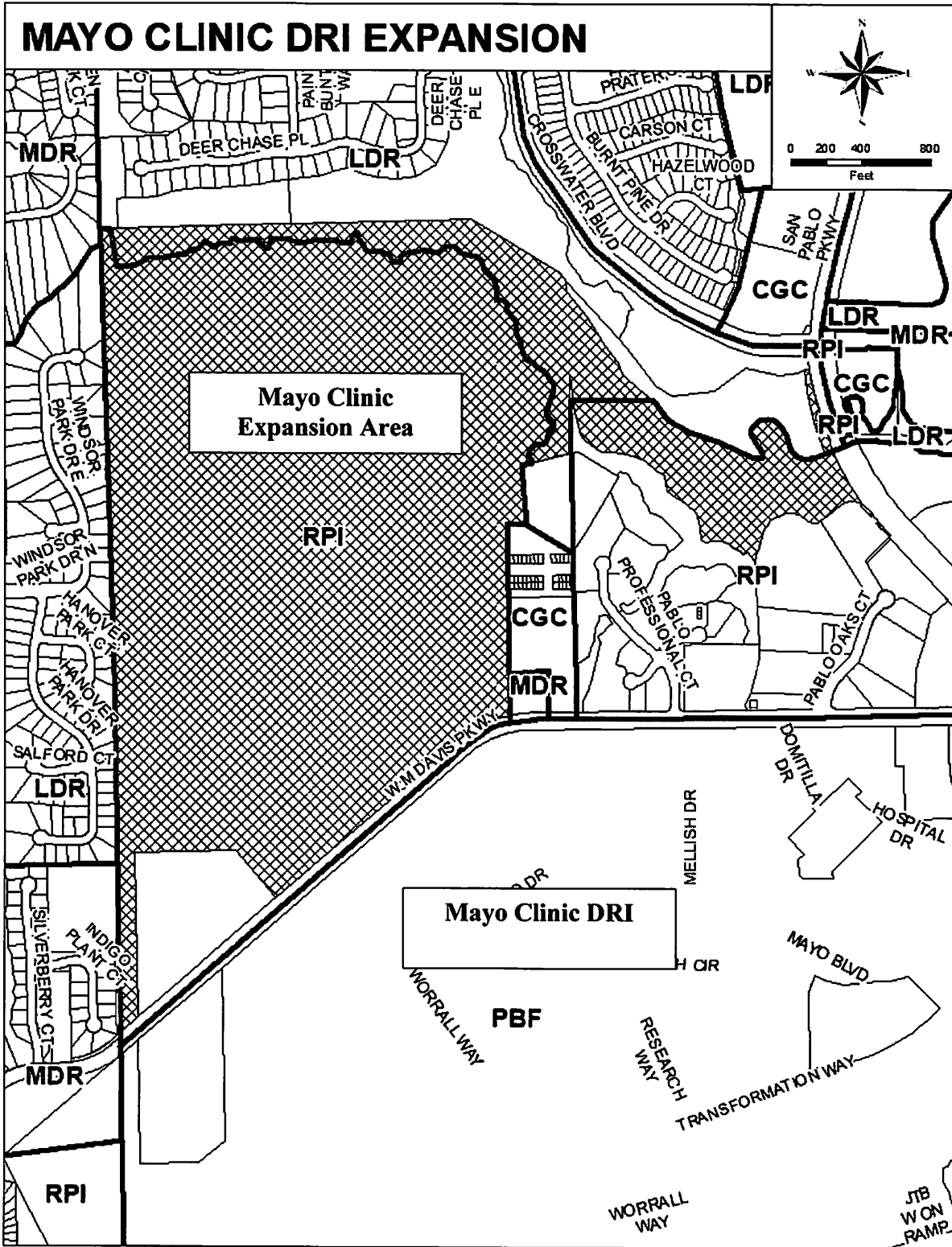


Mayo Clinic

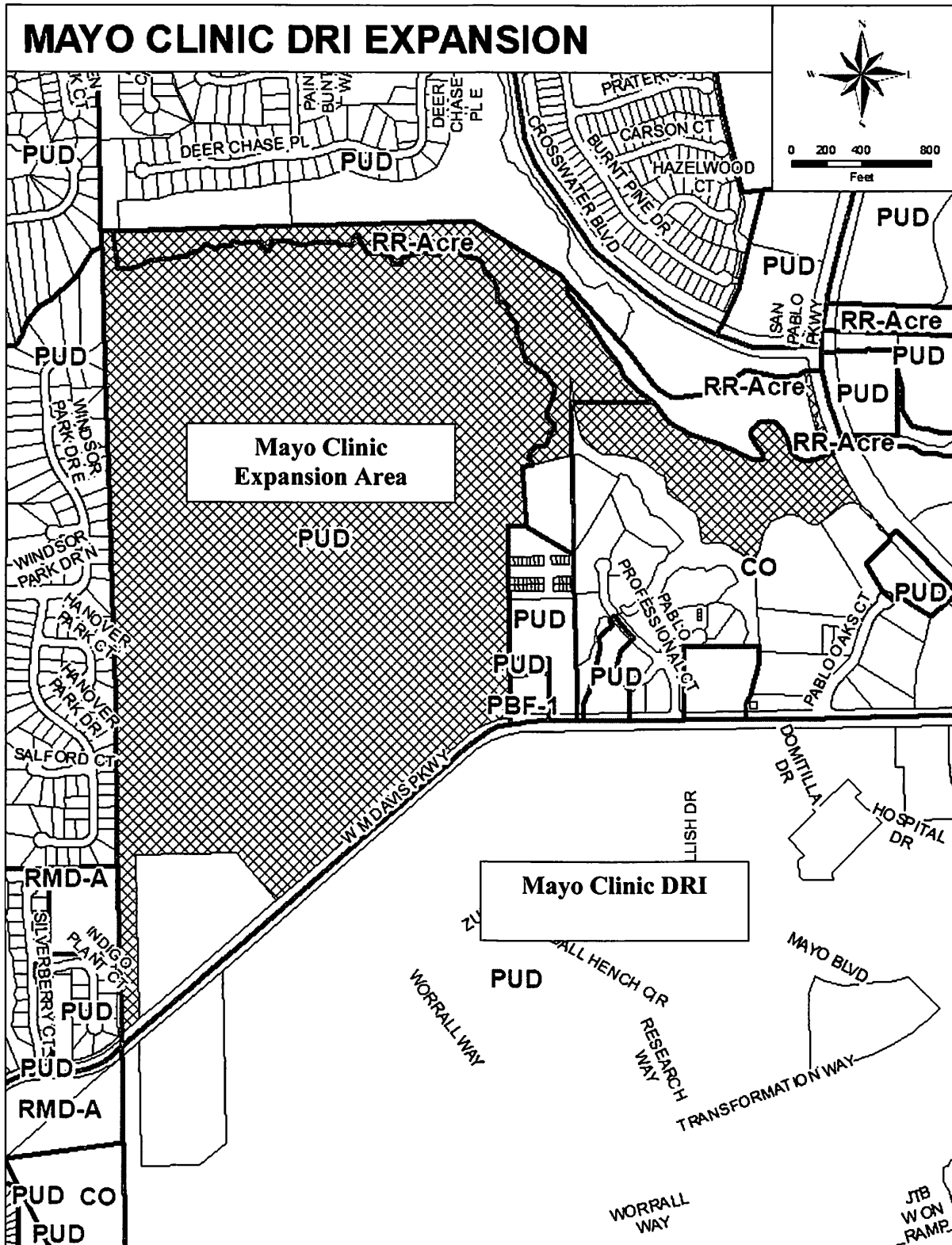
DRI LOCATION MAP- EXPANSION AREA



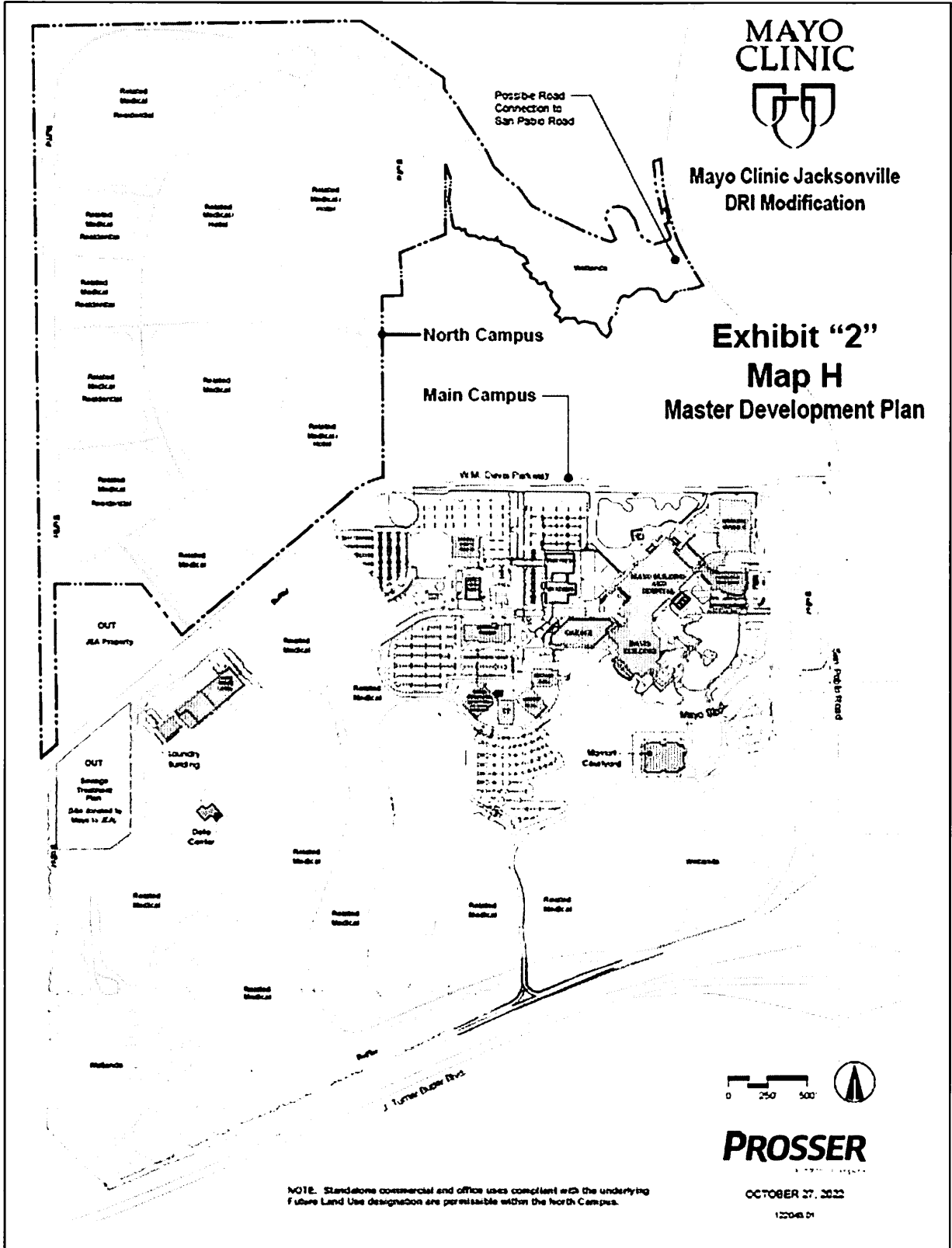
CURRENT LAND USE- EXPANSION AREA



CURRENT ZONING – EXPANSION AREA



PROPOSED MASTER PLAN MAP H



TRANSPORTATION DIVISION REVIEW



*Planning and Development
Department*

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Helena Parola
DRI Coordinator
Community Planning Division

FROM: Laurie Santana
Chief of Transportation Planning Division

RE: Application for Modification to the Mayo Clinic Jacksonville Development
of Regional Impact

DATE: January 4, 2023

The Mayo Clinic Jacksonville DRI has submitted an Application for Modification to do the following:

- Include 210 acres of additional land within the DRI boundary increasing the size of the Mayo Clinic Jacksonville DRI from approximately 392 acres to approximately 602 acres.
- Update the DRI's phasing, build-out, termination and downzoning protection dates.
- Replace the language in the Transportation Specific Condition H.1 to indicate the current satisfaction of original written conditions.

The transportation mitigation requirements have been reevaluated by comparing and updating the Mayo Clinic Trip Generation calculations attached as Tables A and B. Table A indicates the net external PM Peak Hour trips that were calculated for the 1992 DRI transportation impacts were 4,633 PHT. Table B indicates that the net external PM Peak Hour Trips for the same amount of development, updated using the most recent data provided in the 11th Edition of *Trip Generation*, ITE, nets only 4,107 PHT. Since the only changes proposed are an increase in land acreage and an adjustment to the phasing, it can be concluded that this modification will not increase the net external traffic originally used to determine the transportation mitigation requirements of the DRI.

TRANSPORTATION DIVISION REVIEW (CONTINUED)

Based on the analysis below, the proposed modification is not expected to impact the transportation mitigation requirements of the Mayo Clinic Jacksonville DRI and does not constitute a substantial deviation of the original development order. This modification is accepted and approved by the City of Jacksonville Transportation Division.

TABLE A

Trip Generation Estimates for Phases I to V (1992-2035) Using DRI Rates, 1992

Trip Generation Characteristics									
LAND USE	ITE CODE	DAILY TRIP RATE	PM PEAK HOUR RATE (a)			EXTERNAL TRIPS			
			INITIAL (a)	PM RATE	ENTER	EXIT			
Outpatient	Hospital (610)	1672 KSF		1.78	0.23	KSF	1.55	KSF	75%
Research	Research Center (760)	770 KSF		1.07	0.16	KSF	0.91	KSF	75%
Education	Business Park (770)	770 KSF		1.07	0.16	KSF	0.91	KSF	75%
Inpatient Facilities	Hospital (610)	1180 BD		1.22	0.37	BD	0.85	BD	75%
Hotel	Hotel (610)	870 RM		0.76	0.41	RM	0.35	RM	75%
Housing	Residential (270)	647 DU		NA	0.43	DU	0.20	DU	75%
Support	Office Park (750)	488 KSF		0.74	0.26	KSF	0.48	KSF	75%
Monitored Hotel	Hotel (610)	870 RM		0.76	0.41	RM	0.35	RM	75%

Phase I to Phase V (1992-2035) Development Data Trip Gen

LAND USE	UNITS (b)	DAILY TRIPS	PM PEAK HOUR TRIPS		
			Total	Enter	Exit
Outpatient	2,357,900 SF	29,568	3,148	407	2,741
Research	407,600 SF	2,354	327	49	278
Education	213,700 SF	1,234	171	26	145
Inpatient Facilities	600 BD	5,310	167	167	0
Hotel	500 RM	3,269	154	154	0
Housing	0 DU	0	0	0	0
Support	1,088,200 SF	3,983	604	212	392
Monitored Hotel	108 RM	705	62	33	28
Total Project Traffic 2017	4,067,400	46,416	4,633	1,047	3,586

(a) Rate: from Mayo Clinic Jacksonville DRI Substantial Deviation Application, May 1992.

(b) Reference: Full Build-out per DRI

(c) As per original DRI, there is a 25% minimal capture percentage.

TRANSPORTATION DIVISION REVIEW (CONTINUED)

TABLE B

Trip Generation Estimates for Phases I to V (1992-2035) Using Trip Gen Manual, 11th Ed Rates							
Trip Generation Characteristics							
LAND USE	ITE CODE	DAILY TRIP RATE UNIT (a)	PM PEAK HOUR RATE (a)			EXTERNAL TRIPS (c)	
			ENTER	EXIT			
Outpatient	Hospital (610)	10.77 KSF	0.85	0.35	KSF	0.65 KSF	75%
Research	Research Center (760)	11.08 KSF	0.98	0.16	KSF	0.84 KSF	75%
Education	Business Park (770)	12.44 KSF	1.22	0.26	KSF	0.74 KSF	75%
Inpatient Facilities	Hospital (610)	22.32 BD	1.69	0.33	BD	0.67 BD	75%
Hotel	Hotel (310)	7.99 RM	0.59	0.51	RM	0.49 RM	75%
Housing	Residential (270)	7.31 DU	0.69	35.00	DU	65.00 DU	75%
Support	Office Park (750)	11.07 KSF	1.30	0.14	KSF	0.86 KSF	75%
Monitored Hotel	Hotel (310)	7.99 RM	0.59	0.51	RM	0.49 RM	75%
Phase I to Phase V (1992-2035) Development Data Trip Gen							
LAND USE	UNITS (b)	DAILY TRIPS	PM PEAK HOUR TRIPS				
			Total	Enter	Exit		
Outpatient	2,357,900 SF	19,046	1,521	532	989		
Research	407,600 SF	3,387	300	48	252		
Education	213,700 SF	1,994	196	51	145		
Inpatient Facilities	500 BD	10,044	761	251	510		
Hotel	500 RM	2,996	221	113	108		
Housing	0 DU	0	0	0	0		
Support	1,088,200 SF	9,055	1,061	149	912		
Monitored Hotel	108 RM	647	48	24	23		
Total Project Traffic (Phase I - Phase V)	4,067,400	47,149	4,107	1,168	2,939		

(a) Average rates are from the Trip Generation Manual, 11th Edition.
 (b) Reference: Full Build-out per DRI
 (c) As per original DRI, there is a 25% internal capture percentage

PROSSER

A PRIMESM Company

December 2, 2022

Helena Atalla Parola
City Planner Supervisor
Jacksonville Planning and Development Department
Ed Ball Building, Third Floor
214 North Hogan Street
Jacksonville, Florida 32202

Sent via electronic mail

**RE: Application for Modification to the
Mayo Clinic Jacksonville Development of Regional Impact
Prosser Reference No. 122048.01**

Mrs. Parola:

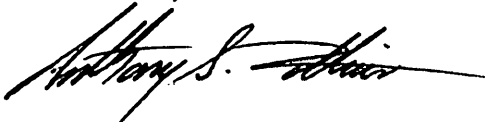
On behalf of my client, Mayo Clinic Florida (the "Owner"), the owner and master developer of the Mayo Clinic Jacksonville Development of Regional Impact ("DRI"), I respectfully submit the enclosed Application for Changes to a Development of Regional Impact under Section 380.06(7), Florida Statutes. The proposed changes involve adding real property to the DRI and some general housekeeping of some Development Order terms and conditions. No new development entitlements are being requested by this application.

The application reflects the current phasing plan of development most recently modified and acknowledged by your office on November 2, 2022. In addition to the application and its requisite exhibits, I have included a check for the \$2,494.63 filing fee along with a spreadsheet of projected trip generation City Staff requested at the October 21, 2022 pre-application conference. The spreadsheet reveals no greater traffic impacts associated the Owner adding of real property to the DRI.

I respectfully request the City's acknowledgement of receipt of this application package and notification of the likely scheduling for public hearings before the Land Use and Zoning Committee and City Council. Thank you for your time and attention. If we can be of any further assistance with your review, please do not hesitate to contact me at 904.739.3655 or trobbins@prosserinc.com.

With kind regards, I am

PROSSER, INC.



Anthony S. Robbins, AICP
Senior Planner

Enclosures

Copy (via e-mail): David Martin, Mayo Clinic Jacksonville
Mark Miles, Mayo Clinic Jacksonville
Ryan Stilwell, Prosser, Inc.
E. Owen McCuller, Smith Hulsey & Busey, P.A.

**APPLICATION FOR CHANGES TO A
DEVELOPMENT OF REGIONAL IMPACT (DRI)
UNDER SECTION 380.06(7), FLORIDA STATUTES**

**City of Jacksonville
Planning and Development Department**

1. **DRI Name:** *Mayo Clinic Jacksonville*
2. **Date of Application:** *November 28, 2022*
3. **Applicant (name, address, email, phone):**

*Mayo Clinic Jacksonville
David L. Martin, MBA
Chair, Campus, Planning and Projects
4500 San Pablo Road South
Jacksonville, FL 32224
Martin.David17@mayo.edu • 904.591.2903*

4. **Authorized Agents (name, address, email, phone):**

*Smith Hulseley & Busey
E. Owen McCuller, Jr., Esquire
One Independent Drive, Suite 3300
Jacksonville, Florida 32202
omcculler@smithhulseley.com • 904. 359-7725*

*Prosser, Inc.
Anthony S. Robbins, AICP
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224
trobbins@prosserinc.com • 904.739.3655*

5. **Location of approved DRI and proposed amendment. Include RE# and Address along with other location identifiers:**

*Mayo Clinic Jacksonville, the Master Developer, is requesting an amendment to Map H to add approximately 210 acres of real property (hereafter the "Added Lands") located on the north side of W.M. Davis Parkway, immediately northwest of the Mayo Clinic Jacksonville DRI (see **Exhibit "3"**).*

Approved DRI

RE# 167736-1015, 4500 San Pablo Road S

RE# 167736-1100, 14390 Mayo Boulevard

RE# 167736-1200, 4420 Mary Brigh Drive

RE# 167736-1400, 4500 San Pablo Road S

Added Lands

RE# 167736-0030, 0 W.M. Davis Parkway

A revised legal description of the overall DRI labeled **Exhibit "1"**, along with a revised Map H dated October 27, 2022, labeled **Exhibit "2"**, are attached hereto; both reflect the Added Lands becoming part of the Mayo Clinic Jacksonville DRI.

6. **Description of the proposed change(s). Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, Development Order conditions and requirements, or to the representations contained in the Development Order.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Planning and Development Department to clarify the nature of the change or resulting impacts.

Proposed Change No. 1

*Include the Added Lands within the DRI boundary, increasing the size of the Mayo Clinic Jacksonville DRI from approximately 392 acres to approximately 602 acres. The Added Lands will now be designated as the North Campus on the revised Map H, attached hereto as **Exhibit "2"**, and the uses permitted within the North Campus will be the same as those within the existing DRI boundary. Standalone commercial, office or residential uses shall be permitted within the North Campus through converting Related Medical and Support Facilities and/or Hotel Facilities. No new development entitlements are associated with this modification. Instead, existing approved Related Medical and Support Facilities and Hotel Facilities enumerated within Development Order Table 10-1-B (Proposed Development Schedule), attached hereto as **Exhibit "4"**, may be allocated among the North Campus. Specific changes to the DRI's Exchange Rates for Conversion of Land Uses are provided in response to Question 9 below.*

Proposed Change No. 2

*Update the DRI's phasing, build-out, termination and downzoning protection dates to match the current dates that were previously extended pursuant to Section 252.363, Florida Statutes, as detailed in **Table 1** in the response to Question 7. Specific Development Order language reflecting this update are provided in response to Question 9 below.*

Proposed Change No. 3

Replace the language in Transportation Specific Condition H.1 and eliminate Transportation Specific Condition H.5 in its entirety because it has been satisfied. The City eliminated state-mandated transportation concurrency requirements by amending its Comprehensive Plan and land development regulations to delete such requirements and replace them with alternative requirements. The City prepared a Mobility Plan with land use and transportation strategies to support and fund mobility within the City, including alternative modes of transportation. Specific Development Order language reflecting this modification are provided in response to Question 9 below. The DRI is vested for transportation mitigation through Phase V.

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI Development Order and provide a brief description of the previous changes.

Resolution 88-983-362
(27 September 1988)

Approval of the Original DRI Development Order

Settlement Agreement
(23 January 1989)

Modifies the Original DRI Development Order's Specific Conditions for Vegetation and Wildlife and Transportation.

Resolution 93-226-247
(13 July 1993)

First Amendment to the DRI Development Order. Substantial Deviation to (1) increase the total amount of building space from 4.5 million to 7.5 million square feet; (2) increase the total DRI property from 137 acres to 392 acres; (3) add a final phase (Phase VI); (4) extend the build-out date from 2020 to 2030; and (5) assign the additional 3 million square feet to Phase VI.

Ordinance 2006-841-E
(22 August 2006)

Second Amendment to the DRI Development Order. Non-Substantial Deviation to (1) simultaneously extend Phase IV and shorten Phase V by four years; (2) ensure all unused development rights from a previous phase carry over into subsequent phases until build-out; (3) modify the Public Safety Specific Condition of the Original Development Order and Special Condition J.3 of the Amended Development Order to eliminate the height limitation and the commitment to purchase an aerial ladder truck. Instead, the Developer caused the donation of an off-site parcel of real property to the City for constructing a fire station; (4) revise Map H to illustrate previous land donations for a water plant and road right-of-way, remove the fire station/EMS site, and modify external access points and the internal traffic circulation pattern; (5) ensure that the water plant is not deducted from the DRI development rights; and (6) provide for biennial monitoring reporting.

Ordinance 2015-449-E
(25 August 2015)

Third Amendment to the DRI Development Order. Non-Substantial Deviation to (1) change the phasing schedule and termination date to reflect the extensions pursuant to Chapter 2011-139, Laws of Florida and Section 252.363, F.S. (Executive Order 12-140); (2) amend Map H to reflect a possible new vehicular connection to J. Turner Butler Boulevard/SR 202; (3) amend the transportation proportionate share calculation and mitigation plan; and (4) replace Transportation Specific Condition 2 in its entirety.

*The DRIs phasing, build-out, termination and downzoning protection dates have been extended several times pursuant to states of emergency issued by the Governor of Florida. The specific instances when the City of Jacksonville acknowledged the extensions are listed in **Table 1** on the following page.*

Table 1

Executive Order Nos.	12-140, 12-192, 12-217	16-205	16-136, 16-149, 16-193, 16-205, 16-206, 16-230, 16-235	17-235, 17-254, 17-287, 17-304, 17-330	20-52, 20-114, 20-166, 20-213, 20-276, 20-316, 21-45, 21-94, 21-152
Acknowledged by COJ	26 Dec 2012	12 Sep 2016	8 Nov 2016	2 Feb 2018	23 Sep 2021
Phase IV	2002 to 2022	2002 to 31 May 2023	2002 to 11 Dec 2025	2002 to 9 Jun 2027	2002 to 25 Nov 2029
Phase V	2022 to 2028	1 Jun 2023 to 31 May 2029	12 Dec 2025 to 11 Dec 2031	10 Jun 2027 to 9 Jun 2033	26 Nov 2029 to 25 Nov 2035
Phase VI	2028 to 2038	1 Jun 2029 to 31 May 2039	12 Dec 2031 to 11 Dec 2041	10 Jun 2033 to 9 Jun 2043	26 Nov 2035 to 25 Nov 2045
Down-zoning, unit density reduction, or intensity reduction protection	31 Dec 2037	31 Aug 2038	13 Mar 2041	9 Sep 2042	24 Feb 2045
Development Order Termination	1 Oct 2038	1 Jun 2039	12 Dec 2041	10 Jun 2043	25 Nov 2045

8. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the DRI or Development Order conditions.

Revised Map H dated October 27, 2022 is attached hereto as **Exhibit "2"**.

9. Include the precise language that is being proposed to be deleted or added as an amendment to the Development Order (deletions struck through, additions underlined).

(1) Revise **General Condition 2** as follows:

~~The development shall be subject to further review in the event Significant physical development has not commenced within the Development Area within three years from the effective date of this Resolution and Development Order, which period shall be tolled during any period of time that the Developer is prevented from commencing significant physical development due to state or federal licensure or judicial delays beyond the control of the Developer. For the purposes of this provision, significant physical development includes, but is not limited to, land preparation, streets and infrastructure as defined in Section 380.06, Florida Statutes. The provisions of this Resolution and Development Order shall terminate on June 10, 2043~~ November 25, 2045.

(2) Revise **Specific Condition B** to allow these additional land use conversions in the North Campus:

- FROM RELATED MEDICAL TO RESIDENTIAL 1,000 SF = 3.9 DU
- FROM HOTEL TO RESIDENTIAL 1 ROOM = 1 DU
- FROM RELATED MEDICAL TO COMMERCIAL 1,000 SF = 545 SF
- FROM RELATED MEDICAL TO OFFICE 1,000 SF = 110 SF
- FROM HOTEL TO COMMERCIAL 1 ROOM = 149 SF

(3) **Revise General Condition A** as follows:

The Application for Development Approval of a Substantial Deviation to the Mayo Clinic DRI submitted June 10, 1992, and the commitments therein, as well as the Mayo Clinic Substantial Deviation Sufficiency Response document, submitted October 2, 1992, the Mayo Clinic Substantial Deviation Sufficiency Response Additional Information, submitted November 24, 1992, Table 10-1-B Revised May 3, 1993 September 23, 2021, and Table 10-1-D Revised March 31, 1993, shall be made a part of this Amended Development Order.

[NOTE: the revised Table 10-1-B is attached hereto as **Exhibit "4"**]

(4) **Revise General Condition D** as follows:

The development shall proceed in accordance with the compliance dates proposed and established in the Application for Development Approval of a Substantial Deviation to the Mayo Clinic DRI summarized as follows:

Phase I Existing
Phase II 1992 - 1995
Phase III 1995 - 2002
Phase IV 2002 - ~~2022~~ November 25, 2029
Phase V ~~2022 - 2028~~ November 26, 2029 - November 25, 2035
Phase VI ~~2028 - 2038~~ November 26, 2035 - November 25, 2045

The termination date for completion of development within the DRI shall be ~~June 10, 2043~~ November 25, 2045.

(5) **Revise General Condition E** as follows:

The approved project shall not be subject to down-zoning, unit density reduction, or intensity reduction before ~~September 9, 2042~~ February 24, 2045, unless the City of Jacksonville can demonstrate that substantial changes in the conditions underlying the approval of the Amended Development Order have occurred, or the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by the local government to be essential to the public health, safety, or welfare.

(6) **Revise Transportation Specific Condition H.1** as follows.

~~For purposes of To satisfy the traffic recommendations for the Mayo Clinic, approval of the project beyond Phase V is subject to the City's mobility strategies and implementing policies in effect at the time of Phase VI commencement further analysis. Prior to the issuance of any permits for Phase VI, the applicant shall be responsible for preparing a DRI traffic study estimating projected traffic impacts from the remaining Phase. The traffic analysis shall not be submitted prior to the mid-year of Phase V. The applicant shall address all sections from Questions 21 of the presently adopted ADA questionnaire (Form RPMBSP-ADA-1), or as modified by agreement of all transportation reviewing agencies. No permits shall be issued for Phase VI until the Amended Development Order has been amended to incorporate transportation conditions for the latter phase of the project arising from the applicant's analysis. The DRI is vested for transportation mitigation through Phase V.~~

*(7) Eliminate **Transportation Specific Condition H.5** in its entirety.*

~~Development scheduled to occur in Phase VI shall be subject to review pursuant to Chapter 655 – Concurrency Management Systems, Ordinance Code, prior to commencement of development.~~

10. Include Ownership Affidavit, Agent Authorization, and Master Developer Authorization.

See Exhibit “5” attached hereto.

Approved DRI

A parcel of land, comprised of portions of Government Lot 1, Section 12; Section 37 Hiers of J. Peavett Grant; Section 41, the J. Peavett Grant, and Section 42 the J. Peavett Grant, Township 3 South, Range 28 East, Jacksonville, Duval County, Florida. Said parcel being more particularly described as follows:

For point of beginning, commence at the point of intersection of the line dividing said Government Lot 1, Section 12 from said Section 42 J. Peavett Grant, and the Westerly right-of-way line of San Pablo Road (an 80-foot right-of-way, Duval County Road No. 291), and run S-0°57'18"E., along said Westerly right-of-way line, a distance of 1,962.90 feet to a point in the Southwesterly boundary of said Government Lot 1, Section 12 and the point of intersection with the Northerly right-of-way line of J. Turner Butler Boulevard; run thence along said Northerly right-of-way line, as follows: first course, along said Southwesterly boundary of said Government Lot 1, N-61°10'20"W., a distance of 92.17 feet to a point; second course, S-0°57'18"E., a distance of 670.57 feet; third course, S-52°00'13"W., a distance of 391.27 feet to a point; fourth course, S-71°44'-05"W., a distance of 1,065.35 feet to a point of curvature; fifth course, along the arc of a curve, concave Southerly, and having a radius of 4,041.72 feet, a chord distance of 496.16 feet to the point of tangency of said curve, the bearing of the aforementioned chord being S-68°52'54"W., sixth course, S-65°21'52"W., a distance of 142.28 feet to a point; run thence N-0°57'18"W., a distance of 3,368.54 feet to a point; run thence N-89°02'42"E., a distance of 2,005.00 feet to the point of beginning. The land thus described contains 136.976 acres, more or less.

A parcel of land, comprised of a portion of Section 41, the Peavett Grant and Section 42, the J. Peavett Grant, Township 3 South, Range 28 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference, commence at the point of intersection of the line dividing Government Lot 1, Section 12 from said Section 42, J. Peavett Grant, Township and Range aforementioned, and the Westerly right of way line of San Pablo Road (Duval County Road No. 291), and run S-89°02'42"W., along the Northerly boundary of those lands described in Official Records Volume 6287, Page 239, said boundary also being the Southerly boundary of the W. M. Davis Parkway, as recorded in Official Records Volume 6479, Page 357, said Public Records, a distance of 2005.00 feet to the Northwest corner of said lands recorded in Official Records Volume 6287, Page 239 and the point of beginning.

From the point of beginning thus described, thence departing from said Northerly and Southerly boundary, run S-00°57'18"E., along the Westerly boundary of said lands described in Official Records Volume 6287, Page 239, a distance of 3368.54 feet to a point on the Northerly right of way line of J. Turner Butler Boulevard, as said right of way is now established; run thence along said Northerly right of way line, the following two courses: first course, S-65°21'52"W. a distance of 2894.94 feet to the point of curvature of a curve; second course, along the arc of said curve, concave Northwesterly and having a radius of 3669.72 feet, an arc distance of 596.16 feet to the Southeast corner of Cypress Village, as said Plat is recorded in the current Public Records of said County, in Plat Book 45, Pages 77, 77A, 77B, 77C, and 77D, said arc being subtended by a chord bearing and distance of S-70°01'06"W., 595.50 feet; run thence N-01°21'00"W., along the Easterly boundary line of said Cypress Village and its Northerly prolongation thereof, said Easterly boundary also being the Westerly line of a 100-foot J. B. A. Easement recorded in Official Records Volume 3690, Page 776, (Parcel "A"), and its Southerly prolongation, a distance of 2871.48 feet to the point of intersection of the line dividing said Sections 11, 12, and 42, said point of intersection also lying on the Southerly boundary of said W. M. Davis Parkway; run thence along said Southerly boundary, the following three courses: first course, N-48°52'56"E. a distance of 2703.66 feet to a point of curvature of a curve; second course, along the arc of said curve, concave Southeasterly and having a radius of 468.00 feet, an arc distance of 328.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of N-68°57'49"E., 321.38 feet; third course, N-89°02'42"E. a distance of 865.93 feet to the point of beginning.

together with the Added Lands

(see next two pages)

Added Lands

A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF PABLO BAY PHASE ONE, RECORDED IN PLAT BOOK 53, PAGES 89, 89A THROUGH 89I, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°11'01" EAST, ALONG THE SOUTHERLY LINE OF SAID PABLO BAY PHASE ONE, 1034.38 FEET; THENCE SOUTH 57°19'01" EAST, CONTINUING ALONG LAST SAID LINE, 633.35 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 824, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 02°57'43" EAST, ALONG LAST SAID LINE AND ALONG SAID WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 824, A DISTANCE OF 74.38 FEET TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTHEASTERLY, EASTERLY, NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG THE SOUTHWESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID PARCEL 824, RUN THE FOLLOWING TWENTY NINE (29) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 39°18'06" EAST, 180.00 FEET; COURSE NO. 2: SOUTH 31°29'49" EAST, 175.00 FEET; COURSE NO. 3: SOUTH 36°25'24" EAST, 145.00 FEET; COURSE NO. 4: SOUTH 22°54'49" EAST, 75.00 FEET; COURSE NO. 5: SOUTH 46°34'25" EAST, 125.00 FEET; COURSE NO. 6: SOUTH 53°32'53" EAST, 105.00 FEET; COURSE NO. 7: SOUTH 38°06'13" EAST, 140.00 FEET; COURSE NO. 8: SOUTH 62°56'07" EAST, 140.00 FEET; COURSE NO. 9: SOUTH 69°19'12" EAST, 175.00 FEET; COURSE NO. 10: SOUTH 65°33'00" EAST, 200.00 FEET; COURSE NO. 11: SOUTH 77°16'04" EAST, 20.00 FEET; COURSE NO. 12: NORTH 82°45'47" EAST, 48.00 FEET; COURSE NO. 13: NORTH 00°43'44" EAST, 20.00 FEET; COURSE NO. 14: NORTH 34°44'35" WEST, 85.00 FEET; COURSE NO. 15: NORTH 26°34'31" WEST, 55.00 FEET; COURSE NO. 16: NORTH 03°59'49" EAST, 20.00 FEET; COURSE NO. 17: NORTH 32°56'05" EAST, 30.00 FEET; COURSE NO. 18: NORTH 56°07'54" EAST, 40.00 FEET; COURSE NO. 19: NORTH 76°26'18" EAST, 50.00 FEET; COURSE NO. 20: SOUTH 80°06'32" EAST, 35.00 FEET; COURSE NO. 21: SOUTH 49°29'42" EAST, 50.00 FEET; COURSE NO. 22: SOUTH 32°22'34" EAST, 65.00 FEET; COURSE NO. 23: SOUTH 16°15'28" EAST, 75.00 FEET; COURSE NO. 24: SOUTH 29°51'15" EAST, 40.00 FEET; COURSE NO. 25: SOUTH 57°52'19" EAST, 30.00 FEET; COURSE NO. 26: SOUTH 69°33'11" EAST, 50.00 FEET; COURSE NO. 27: NORTH 71°44'06" EAST, 61.70 FEET; COURSE NO. 28: NORTH 73°19'51" EAST, 55.00 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 29: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1615.00 FEET, AN ARC DISTANCE OF 100.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°02'25" WEST, 100.93 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 820, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHEASTERLY, EASTERLY, NORTHERLY, WESTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PARCEL 820, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: NORTH 57°57'51" EAST, 14.44 FEET; COURSE NO. 2: SOUTH 89°40'01" EAST, 14.97 FEET; COURSE NO. 3: SOUTH 76°32'06" EAST, 2.43 FEET; COURSE NO. 4: NORTH 18°59'44" WEST, 20.25 FEET; COURSE NO. 5: NORTH 71°22'14" EAST, 5.00 FEET; COURSE NO. 6: NORTH 17°14'58" WEST, 76.10 FEET; COURSE NO. 7: SOUTH 69°44'48" WEST, 20.45 FEET; COURSE NO. 8: SOUTH 00°20'40" EAST, 23.78 FEET; COURSE NO. 9: SOUTH 29°02'37" WEST, 11.53 FEET TO THE AFORESAID EASTERLY LINE OF PARCEL 824 AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG LAST SAID LINE AND THE NORTHERLY PROLONGATION THEREOF AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1615.00 FEET, AN ARC DISTANCE OF 338.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°01'59" WEST, 337.39 FEET TO THE AFORESAID SOUTHERLY LINE OF PABLO BAY PHASE ONE; THENCE NORTH 65°50'36" EAST, ALONG LAST SAID LINE, 18.77 FEET; THENCE

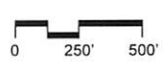
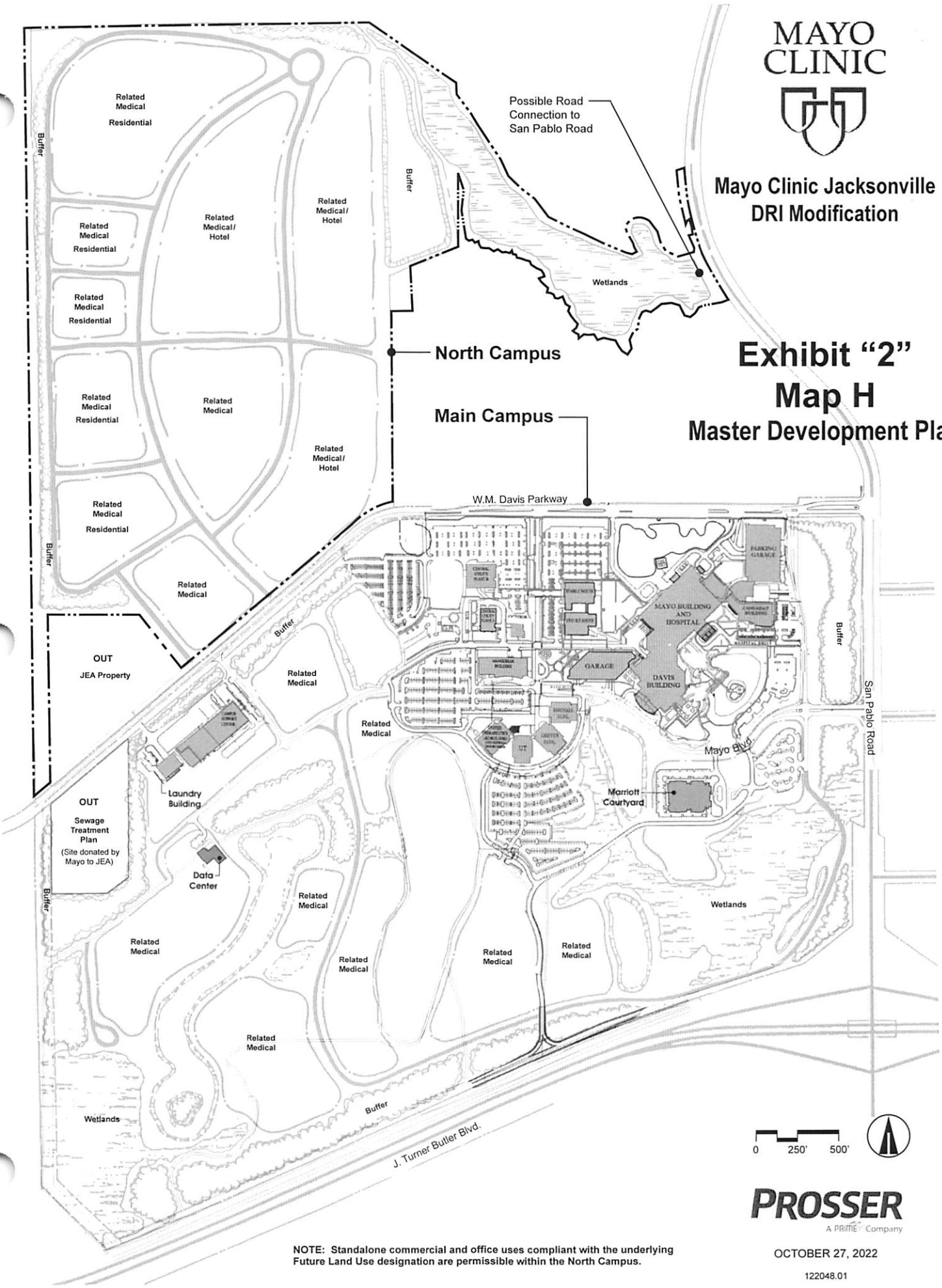
NORTH 84°19'29" EAST, CONTINUING ALONG LAST SAID LINE, 25.46 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAN PABLO PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1570.00 FEET, AN ARC DISTANCE OF 441.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°05'49" EAST, 440.49 FEET; COURSE NO. 2: SOUTH 11°19'58" EAST, 53.44 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1580.00 FEET, AN ARC DISTANCE OF 362.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°38'10" EAST, 361.30 FEET TO THE THREAD OF THE SOUTHERLY BRANCH OF OPEN CREEK, ALSO BEING THE NORTHERLY LINE OF SAN PABLO OFFICE PARK, RECORDED IN PLAT BOOK 50, PAGES 72 AND 72A OF SAID CURRENT PUBLIC RECORDS; THENCE WESTERLY, SOUTHWESTERLY, SOUTHERLY, NORTHWESTERLY AND NORTHERLY, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF PABLO PROFESSIONAL PARK, RECORDED IN PLAT BOOK 61, PAGE 53 THROUGH 56, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, 2890 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID PABLO PROFESSIONAL PARK; THENCE SOUTH 01°13'25" EAST, ALONG LAST SAID LINE, 449 FEET, MORE OR LESS TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 813, RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 76°38'06" WEST, ALONG LAST SAID LINE, 285.62 FEET TO THE NORTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 03°21'54" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, 337.82 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19496, PAGE 371 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°49'36" WEST, ALONG LAST SAID LINE, 113.64 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 01°12'50" EAST, ALONG LAST SAID LINE AND THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19063, PAGE 1316 AND OFFICIAL RECORDS BOOK 13550, PAGE 2301, BOTH OF SAID CURRENT PUBLIC RECORDS, 1090.59 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 573.00 FEET, AN ARC DISTANCE OF 285.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°25'16" WEST, 282.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 49°08'14" WEST, CONTINUING ALONG LAST SAID LINE, 1440.35 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19582, PAGE 959 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 40°51'46" WEST, ALONG LAST SAID LINE, 355.58 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°52'25" WEST, ALONG LAST SAID LINE, 576.96 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 01°08'28" EAST, ALONG LAST SAID LINE, 941.82 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY; THENCE SOUTH 49°08'14" WEST, ALONG LAST SAID LINE, 130.01 FEET TO THE WESTERLY LINE OF SAID SECTION 12; THENCE NORTH 01°08'28" WEST, ALONG LAST SAID LINE, 2040.94 FEET TO THE WESTERLY LINE OF SAID SECTION 1; THENCE NORTH 01°36'29" WEST, ALONG LAST SAID LINE, 2561.85 FEET TO THE SOUTHERLY LINE OF PABLO BAY PHASE THREE, RECORDED IN PLAT BOOK 54, PAGES 62 AND 62A OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°11'01" EAST, ALONG LAST SAID LINE, 1089.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 210 ACRES, MORE OR LESS.



Mayo Clinic Jacksonville DRI Modification

Exhibit "2" Map H Master Development Plan



NOTE: Standalone commercial and office uses compliant with the underlying Future Land Use designation are permissible within the North Campus.

OCTOBER 27, 2022

122048.01



Mayo Clinic Jacksonville
DRI Modification

Exhibit "3" Added Lands

ADDED LANDS

North Campus
Main Campus

W.M. Davis Parkway

APPROVED DRI

San Pablo Road

Mayo Blvd.

Worrall Way

J. Turner Butler Blvd.



PROSSER
A PRITE Company

October 27, 2022

118064.01

**TABLE 10-1-B
MAYO CLINIC JACKSONVILLE
PROPOSED DEVELOPMENT SCHEDULE**

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)	
RELATED MEDICAL AND SUPPORT FACILITIES										
Outpatient Facilities	202,900	115,000	400,000	290,000	300,000	1,307,900	31.4%	1,565,000	2,872,900	41.0%
Research and Clinical Lab Facilities	18,400	80,000	199,200	35,000	75,000	407,600	9.8%	340,800	748,400	10.7%
Education Facilities	5,300		58,400	75,000	75,000	213,700	5.1%	51,600	265,300	3.8%
Hospital Facilities			400,000	350,000	300,000	1,050,000	25.2%	458,100	1,508,100	21.5%
(Beds)			200	226 ⁽³⁾	200	626 ⁽³⁾		300	926 ⁽³⁾	
Housing Facilities			25,000	25,000	50,000	100,000	2.4%		100,000	1.4%
Support ⁽¹⁾	134,000	10,800	518,400	175,000	250,000	1,088,200	26.1%	417,100	1,505,300	21.5%
Total Square Footage	360,600	205,800	1,601,000	950,000	1,050,000	4,167,400	100.0%	2,832,600	7,000,000	100.0%
Cumulative Square Footage	360,600	566,400	2,167,400	3,117,400	4,167,400			7,000,000		
HOTEL FACILITIES										
Hotel, Monitored Hotel and Wellness Center Facilities	82,600		260,000			342,600		157,400	500,000	
(Rooms)	150		306 ⁽³⁾			456 ⁽³⁾		250	706 ⁽³⁾	
TOTAL SQUARE FOOTAGE	443,200	205,800	1,861,000	950,000	1,050,000	4,510,000		2,990,000	7,500,000	
CUMULATIVE TOTAL	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.

Agent Authorization Affidavit- Property Owner

Date: 11/28/2022

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: RE# 167736-1015, 167736-1100, 167736-1200
and 167736-1400

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in the application attached hereto. Said owner hereby authorizes and empowers Smith Hulsey & Busey and Prosser, Inc. to act as agents to file applications for Changes to the Mayo Clinic DRI and Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Mayo Clinic Jacksonville

By _____

By Ajani

Print Name: _____

Print Name: Ajani Dunn

Its: Chief Administrative Officer

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28 day of November
2022, by Ajani Dunn who is personally known to me or who
has produced _____ as identification and who took an oath.

Melisa D. Beaty

(Signature of NOTARY PUBLIC)

Melisa D. Beaty
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 08/25/2024

Agent Authorization Affidavit- Property Owner

Date: 11/28/2022

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: RE# 167736-0025 and 167452-6010

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in the application attached hereto. Said owner hereby authorizes and empowers Smith Hulsey & Busey and Prosser, Inc. to act as agents to file applications for Changes to the Mayo Clinic DRI and Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____
Print Name: _____

Print Corporate Name:
Mayo Clinic Jacksonville
By Ajani Dunn
Print Name: Ajani Dunn
Its: Chief Administrative Officer

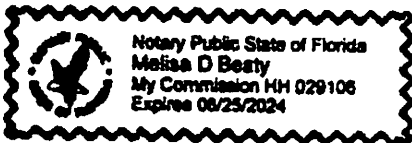
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28 day of November 2022, by Ajani Dunn, who is personally known to me or who has produced _____ as identification and who took an oath.

Melisa D. Beaty
(Signature of NOTARY PUBLIC)

Melisa D. Beaty
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 08/25/2024