

June 14, 2019

Ms. Helena Parola
City Planner Supervisor
City of Jacksonville Planning & Development Dept.
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

**RE: DRI Development Order (DO) Amendment for Flagler Center DRI
ETM No. 19-079**

Dear Helena:

Enclosed for your consideration is an application for a DRI Development Order (DO) Amendment for the Flagler Center DRI (f.k.a. Gran Park at Jacksonville) located in Duval County Florida. Also enclosed is a check for the application review fee in the amount of \$2,494.63.

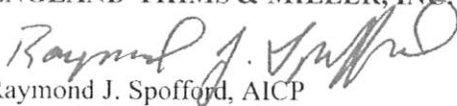
The application contains all the necessary supporting information as required by the NOPC application form. The only purpose of this application is to increase the maximum allowable number of multi-family dwelling units in the land use conversion minimums and maximums table. There is no proposed change to the amount of approved development rights and no proposed change to the Conceptual Master Plan Map H.

Flagler Center has developed into a true mixed-use project that contains major employers such as Citigroup and Baptist Medical Center South. The minor increase in multi-family residential by a land use conversion will further provide the jobs-housing balance in Flagler Center and provide more housing options close to major employers without any additional off-site traffic impacts.

We appreciate your consideration of this request. Let me know if you have any questions or need more information.

With Kind Regards,

ENGLAND-THIMS & MILLER, INC.


Raymond J. Spofford, AICP
Director of Planning
Vice President/Shareholder

Enclosures

cc: Ray Eubanks, Department of Economic Opportunity
Erik Hahn, Continental Properties Company, Inc.
Caitlin LaJoie, Continental Properties Company, Inc.

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Raymond J. Spofford, the undersigned owner/authorized representative of FDG Flagler Center Land, LLC, hereby give notice of a proposed change (developer)

to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning

the Flagler Center (f.k.a. Gran Park at Jacksonville) development, which (original & current project names)

information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to Duval County, (local government)

to the Northeast Florida Regional Planning Council, and to the Bureau of Community Planning, Department of Economic Opportunity.

Date

6/14/19

[Signature]
Authorized Agent for FDG Flagler Center
Land, LLC

2. Applicant (name, address, phone). **See attached NOPC Description.**
3. Authorized Agent (name, address, phone). **See attached NOPC Description.**
4. Location (City, County, Township/Range/Section) of approved DRI and proposed change. **See attached NOPC Description.**
5. Provide a complete description of the proposed change. 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 either the development order or the Application for Development Approval. **See attached NOPC Description.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts. **There is no proposed change to Map H Conceptual Master Plan.**

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change. **See Exhibit B.**
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 that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project? **See attached NOPC Description.**
8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map. **None.**
9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES _____ NO X

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates. **No.**
11. Will the proposed change require an amendment to the local government comprehensive plan? **No.**

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 73-40.025, Florida Administrative Code:

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions. **There is no proposed change to Map H Conceptual Master Plan. See attached NOPC Description.**
13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:
 - a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;
 - b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;
 - c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;
 - d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;
 - e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and
 - f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.

See attached NOPC Description and Exhibit A.

FLAGLER CENTER
Notice of Proposed Change (NOPC) Description
June 14, 2019

1. **Applicant**

England-Thims & Miller, Inc.
Raymond J. Spofford, AICP
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Phone: (904) 642-8990
E-mail: spoffordr@etminc.com

2. **Owner**

Florida State College at Jacksonville
Albert Little
501 State Street West
Jacksonville, Florida 32202

3. **Tax Parcel Numbers**

Florida State College at Jacksonville: 168083-5200

Note that this PUD application includes only one parcel of land owned by Florida State College at Jacksonville. An owner authorization has also been obtained from the master developer, FDG Flagler Center Land, LLC.

4. **Proposed Changes**

This application for a Notice of Proposed Change (“NOPC Application”) to the Flagler Center DRI is submitted on behalf of Florida State College at Jacksonville. This NOPC application consists of a completed State of Florida Department of Economic Opportunity, Bureau of Community Planning Form DEO-BCP-PROPCHANGE-1 and this NOPC Description, as well as all referenced exhibits, including the specific, proposed ordinance changes to the Flagler Center DRI attached as Exhibit A to this NOPC application.

The Flagler Center DRI Development Order was adopted by the Jacksonville City Council by Resolution 89-821-339 on September 26, 1989 and was subsequently amended by Ordinance 2001-497-E, adopted June 26, 2001, Ordinance 2001-1156-E, adopted December 11, 2001, Ordinance 2003-596-E, adopted June 10, 2003, Ordinance 2005-87-E adopted February 8, 2005, Ordinance 2007-1347-E adopted January 22, 2008, Ordinance 2012-455-E adopted August 28, 2012, Ordinance 2013-307-E adopted June 25, 2013, Ordinance 2015-548-E adopted September 8, 2015 and Ordinance 2018-518-E adopted September 11, 2018.

Flagler Center DRI has developed into a mixed use development consisting of light industrial, office, residential, hotel, retail and hospital uses. The proposed change to the Flagler Center DRI Development Order is to increase the maximum allowed multi-family residential development allowed by the land use conversion minimums and maximums table. Increasing the potential for multi-family dwelling units will allow for housing options in proximity to employees within the DRI without any increase in off-site traffic impacts.

This Notice of Proposed Change does not involve an increase or decrease of development rights or a change to the Master Development Plan Map H. The current uses allowed within the Flagler Center DRI, with conversions made to date, are as follows:

Industrial	75 acres
Office	3,846,896 sq. ft. (including 600,000 sq. ft. from Bartram Park)
Commercial	200,000 sq. ft.
Hospital	500 Beds
Hotel	250 Rooms
Multi-Family Residential (MF)	2,249 Dwelling Units
Single Family Residential (SF)	79 Dwelling Units
Senior Care	30 Beds
Senior Housing	0 Dwelling Units

The proposed change would increase the maximum multi-family residential development allowed by the land use conversion minimums and maximums table. The current DRI Development Order approved land use minimums and maximums are listed below with the proposed change in a strikethrough and underline format:

	<u>Minimum</u>	<u>Maximum</u>
Industrial	45 acres	150 acres
Office	2,500,000 sq. ft.	4,700,000 sq. ft. (including 600,000 sq. ft. from Bartram Park)
Commercial	80,000 sq. ft.	220,000 sq. ft.
Hospital	250 Beds	500 Beds
Hotel	150 Rooms	300 Rooms
Multi-Family Residential (MF)	400 Dwelling Units	2,350 <u>2,600</u> Dwelling Units
Single Family Residential (SF)	0 Dwelling Units	150 Dwelling Units
Senior Care (SC)	0 Beds	350 Beds
Senior Housing (SH)	0 Dwelling Units	500 Dwelling Units

Exhibit List

Exhibit A	Proposed Ordinance Revisions
Exhibit B	Substantial Deviation Determination Chart
Exhibit C	Authorization Letter
Exhibit D	Traffic Impact Analysis

Exhibit A

Section 1. On page 6 of Exhibit B of Resolution 89-821-339 (Specific Conditions: Land Use) as subsequently amended, this section is hereby amended as follows:

The total amount of development, subject to limited conversion rights, is 75 acres of Light Industrial development, ~~3,846,896~~ 3,846,896 square feet of Office development, 200,000 square feet of Commercial development, 500 Hospital Beds, 250 Hotel Rooms, ~~2,124~~ 2,249 Multi-Family Residential Dwelling Units, 79 Single Family Residential Dwelling Units, 30 Senior Care Beds, and 0 Senior Adult Dwelling Units.

The Applicant shall be allowed to interchange land use types at a conversion ratio of:

1 acre Lt. Industrial	=6,100 Sq. Ft. Office
1 acre Lt. Industrial	=795 Sq. Ft. Commercial
1 acre Lt. Industrial	=5.95 Hospital Beds
1 acre Lt. Industrial	= 33.0 Senior Care Bed
1 acre Lt. Industrial	= 26.889 Senior Adult Dwelling Unit
1,000 Sq. Ft. Commercial	=7,673 Sq. Ft. Office
1,000 Sq. Ft. Commercial	=1.25 acre Light Industrial
1,000 Sq. Ft. Commercial	=4.48 Hospital Beds
1,000 Sq. Ft. Commercial	=6.048 Multi-Family Dwellings
1,000 Sq. Ft. Commercial	=6.356 Hotel Rooms
1,000 Sq. Ft. Commercial	=3.693 Single Family Dwellings
1,000 Sq. Ft. Commercial	=16.955 Senior Care Bed
1,000 Sq. Ft. Commercial	=13.815 Senior Adult Dwelling Unit
1,000 Sq. Ft. Office	=130 Sq. Ft. Commercial
1,000 Sq. Ft. Office	=0.164 acre Light Industrial
1,000 Sq. Ft. Office	=1.22 Hospital Beds
1,000 Sq. Ft. Office	=2.403 Multi-Family Dwellings
1,000 Sq. Ft. Office	=2.525 Hotel Rooms
1,000 Sq. Ft. Office	=1.475 Single Family Dwellings
1,000 Sq. Ft. Office	=6.773 Senior Care Bed
1,000 Sq. Ft. Office	=5.519 Senior Adult Dwelling Unit
1 Hospital Bed	=0.168 acre Light Industrial
1 Hospital Bed	=819 Sq. Ft. Office
1 Hospital Bed	=223 Sq. Ft. Commercial
1 Hospital Bed	=1.968 Multi-Family Dwelling
1 Hospital Bed	=2.068 Hotel Rooms
1 Hospital Bed	=1.297 Single Family Dwelling
1 Hospital Bed	=5.955 Senior Care Bed
1 Hospital Bed	=4.852 Senior Adult Dwelling Unit
1 Multi-Family Dwelling	=165 Sq. Ft. Commercial
1 Multi-Family Dwelling	=416 Sq. Ft. Office

1 Multi-Family Dwelling	=0.51 Hospital Beds
1 Multi-Family Dwelling	=0.085 acre Light Industrial
1 Multi-Family Dwelling	=1.05 Hotel Rooms
1 Multi-Family Dwelling	=0.614 Single Family Dwelling
1 Multi-Family Dwelling	=2.818 Senior Care Bed
1 Multi-Family Dwelling	=2.296 Senior Adult Dwelling Unit
1 Hotel Room	=157 Sq. Ft. Commercial
1 Hotel Room	=395 Sq. Ft. Office
1 Hotel Room	=0.484 Hospital Beds
1 Hotel Room	=0.081 acre Light Industrial
1 Hotel Room	=0.952 Multi-Family Dwelling
1 Hotel Room	=0.584 Single Family Dwelling
1 Hotel Room	=2.682 Senior Care Bed
1 Hotel Room	=2.185 Senior Adult Dwelling Unit
1 Single Family Dwelling	=271 Sq. Ft. Commercial
1 Single Family Dwelling	=678 Sq. Ft. Office
1 Single Family Dwelling	=0.771 Hospital Beds
1 Single Family Dwelling	=0.139 acre Light Industrial
1 Single Family Dwelling	=1.712 Hotel Rooms
1 Single Family Dwelling	=1.629 Multi-Family Dwellings
1 Single Family Dwelling	=4.591 Senior Care Bed
1 Single Family Dwelling	=3.741 Senior Adult Dwelling Unit
1 Senior Care Bed	=59 Sq. Ft. Commercial
1 Senior Care Bed	=148 Sq. Ft. Office
1 Senior Care Bed	=0.168 Hospital Beds
1 Senior Care Bed	=0.03 acre Light Industrial
1 Senior Care Bed	=0.355 Multi-Family Dwelling
1 Senior Care Bed	=0.218 Single Family Dwelling
1 Senior Care Bed	=0.373 Hotel Rooms
1 Senior Care Bed	=0.815 Senior Adult Dwelling Unit
1 Senior Adult Dwelling Unit	=72 Sq. Ft. Commercial
1 Senior Adult Dwelling Unit	=181 Sq. Ft. Office
1 Senior Adult Dwelling Unit	=0.206 Hospital Beds
1 Senior Adult Dwelling Unit	=0.037 acre Light Industrial
1 Senior Adult Dwelling Unit	=0.435 Multi-Family Dwelling
1 Senior Adult Dwelling Unit	=0.267 Single Family Dwelling
1 Senior Adult Dwelling Unit	=0.458 Hotel Rooms
1 Senior Adult Dwelling Unit	=1.227 Senior Care Bed

Provided, however that the allowable land uses as converted, shall be within the following minimum and maximum amounts:

	Minimum	Maximum
Industrial Office	45 acres 2,500,000 sq. ft.	150 acres 4,700,000 sq. ft. (including 600,000 sq. ft. from Bartram Park)
Commercial	80,000 sq. ft.	220,000 sq. ft.
Hospital	250 Beds	500 Beds
Hotel	150 Rooms	300 Rooms
Multi-Family_Residential (MF)	400 Dwelling Units	2,350 <u>2,600</u> Dwelling Units
Single Family_Residential (SF)	0 Dwelling Units	150 Dwelling Units
Senior Care (SC)	0 Beds	350 Beds
Senior Housing (SH)	0 Dwelling Units	500 Dwelling Units

Section 2. The phase II, build out, termination and downzoning protection dates of the Flagler Center DRI Development Order is May 21, 2028 for all lands within the DRI other than the Combined Parcel. The buildout date for the Combined Parcel is November 24, 2023 and the expiration date for the Combined Parcel is March 25, 2030. The termination and downzoning protection date of the Flagler Center DRI Development Order is May 23, 2033.

Section 3. The Council has reviewed the proposed change to the Flagler Center DRI and has determined that such changes do not constitute a substantial deviation as such term is defined in Section 380.06(19), Florida Statutes.

Section 4. This Ordinance supersedes any conflicting provisions of the previously approved development order, the application for development approval and any amendments, supplements or interpretations thereof previously issued by or on behalf of the City.

Section 5. This Ordinance shall become effective upon signature of the Mayor or upon becoming effective without the Mayor's signature.

Exhibit B

Substantial Deviation Determination Chart

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking Spaces			
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
Airports	Runway (length)			
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

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Exhibit 1

Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.
 Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Airports (cont.)	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals	# Beds	No change	0	250 beds (Ord. 2001-1156-E 500 beds (Ord. 2007-1347))
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Industrial	Acreage, including drainage, ROW, easements, etc.	No change	558 acres	449.98 acres (4-29-02); 363.094 acres (3-21-03); 50 acres (Ord. 2005-87-E) 46 acres (Ord. 2007-1347-E) 45 acres (Ord. 2012-455-E) 69 acres (4-7-14) 75 acres (11-15-16)
	# Parking spaces			
	Building (gross square feet)			
	# Employees			
	chemical storage (barrels and pounds)			

Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

	Site locational changes			
Industrial (cont.)	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Mining Operations	Acreage mined (year)			
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Office	Acreage, including drainage, ROW, easements, etc.			

Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

	Building (gross square feet)	No change	500,000 sq. ft.	750,000 sq. ft. (See 4-17-01 NOPC Application); 902,500 sq. ft. (4-29-02) 1,432,500 sq. ft. (3-21-03) 2,032,500 sq. ft. (6-25-03) ¹ ; 4,200,000 sq. ft. (2-11-05) ¹ 4,400,000 sq. ft. (Ord. 2007-1347) ¹ 4,700,000 sq. ft. (Ord. 2012-455) 4,553,600 sq. ft. (4-7-14) 4,545,100 sq. ft. (11-7-14) 4,357,600 sq. ft. (12-9-15) 4,251,936 sq. ft. (6-14-16) 4,247,496 sq. ft. (8-19-16) 4,210,896 sq. ft. (11-15-16) 4,022,032 sq. ft. (10-20-17) 3,898,896 sq. ft. (11-22-17) 3,846,896 sq. ft. (2-28-19)
	# Parking Spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
Office (cont.)	ADA representations			
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)			
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, etc.			

Page 15 of 31 Exhibit 1

Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Ports (Marinas)	# Boats, wet storage			
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Residential	# Dwelling units	No change	0	500 multi family units (2-11-05) 79 single family units (8-28-12)
	Type of dwelling units			650 MF (Ord. 2007-1347-E) 79 SF (Ord. 2012-455-E) 670 MF (11-7-14) 1,120 MF (12-9-15) 1,374 MF (6-14-16) 1,828 MF (10-20-17) 2,124 MF (11-22-17) 2,249 (2-28-19)
	# of lots			
	Acreage, including drainage, ROW, easements, etc.			

Exhibit
Page 16 of 31

Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.			
	Floor Space (gross square feet)	No change	80,000 sq. ft.	170,000 sq. ft. (2-11-05) 200,000 sq. ft. (Ord. 2012-455)
	# Parking Spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Hotel/Motel	# Rental Units	No change	0	250 rooms (2-11-05)
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
R.V. Park	Acreage, including drainage, ROW, easements, etc.			
	# Parking Spaces			
	Buildings (gross square feet)			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Open Space (All natural and vegetated non-impervious surfaces)	Acreage	No change	218.9 acres	260.1 acres (6-10-03); 239.3 acres (2-11-05)
	Site locational changes			
	Type of open space			
	D.O. Conditions			
	ADA representations			
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage			
	Site locational changes			
	Development of site proposed			
	D.O. Conditions			
	ADA representations			

Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

Exhibit C

Authorization Letter

EXHIBIT C

AGENT AUTHORIZATION

Continental Properties Company, Inc., and any of its affiliates, as agent for the property owner listed below, has approval to submit applications to the City of Jacksonville, Duval County, or the State of Florida, or any governmental or quasi-governmental board, division or department thereof, for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits.

Albert P. Little, Vice President Business Services
Signature of Property Owner

Florida State College at Jacksonville
Printed Name of Property Owner

Intersection of Old St. Augustine Rd and Flagler Ctr. Blvd
Address of Property

Tax Identification #

4-10-19
Date

STATE OF Florida)
Duval COUNTY) SS.

Personally came before me this 10th day of April, 2019, the above named Albert P. Little of Florida State College at Jacksonville limited liability company to me known to be such officer and acknowledge that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Romualdo C. Marquez
Notary Public, State of Florida Feb 1, 2021
My Commission Expires:

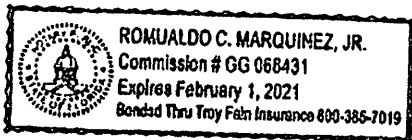


Exhibit D

Traffic Impact Analysis

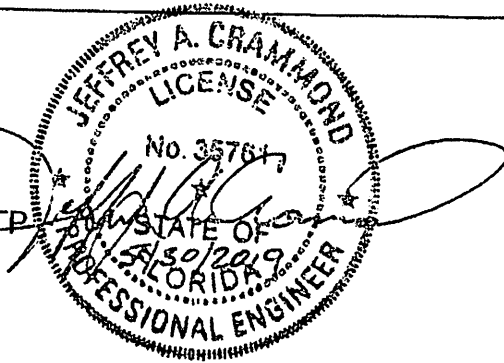
MEMORANDUM

To: Ray Spofford, AICP

From: Jeffrey A. Crammond, PE, PTOE, PTP

Date: May 30, 2019

Re: **Flagler Center – 2019 NOPC**



As requested, I have reviewed the proposed change in the development rights to determine if there will be any increase in off-site traffic associated with the proposed increase in the maximum number of multi-family units. The land use conversion table was established to allow the conversion between land uses on a trip neutral basis. However, the conversion table was based on gross trip and not net new trip leaving the property. Based the existing and proposed minimum and maximums I developed a series of three tables illustrating the calculation of net new external trips based on the procedures and methodologies contained in the 10th edition of the Trip Generation Manual and 3rd edition of the Trip Generation Handbook. The first table calculates daily and pm peak hour trips based on the approved land uses. The second (Scenario B) converts office space to achieve the additional 351 multi-family units. Scenario C converts retail uses to multi-family.

Table 1 illustrates the calculation of net external traffic associated with the approved uses. As stated previously, there are three uses that have a significant impact on the number of internal trips. These include multi-family, office and retail uses. The Flagler Center DRI is primarily a non-residential development with significantly more potential for internal trips associated with the non-residential uses than the corresponding potential internal trips associated with the residential uses. Therefore, any increase in residential uses will help maximize the potential for internal traffic. Table 2 illustrates the trip generation for Scenario B where the office uses are decreased by 146,016 square feet and the number of multi-family units is increased by 351. The resulting number of external trips decreases by 22 when compared to the approved uses.

The last scenario (Scenario C) assumes that the retail uses are decreased by 57,915 square

MEMORANDUM

feet and the number of multi-family units is increased by 351. The resulting number of external trips decreases by 54 when compared to the approved uses.

In summary, if we reduce retail or if we decrease office space to obtain the additional multi-family units, external traffic is expected to decrease slightly. Based on this analysis, the increase in the maximum number of multi-family units has the potential to decrease the net external traffic and therefore the impacts associated with the Flagler Center DRI.

Table 2

**Flagler Center (Gran Park at Bayard) -
Scenario B Trip Generation Estimates**

Land Use	ITE Land Use Code	Size (Number of Units)	Independent Variable (Units)	Daily Estimation Method (Rate or Equation)	Gross Daily Trip Ends	PM Peak Hour Estimation Method (Rate or Equation)	Gross P.M. Peak Hour Trip Ends	Internal P.M. Peak Hour Trip Ends	Net New PM Peak Hour Trips
Industrial	110	937,500	Acres	$T = 3.79x + 57.96$	3,611	$\ln(T) = 0.69 \cdot \ln(x) + 0.43$	173	0	173
Single Family	210	79	DUs	$\ln(T) = 0.92 \cdot \ln(x) + 2.71$	837	$\ln(T) = 0.96 \cdot \ln(x) + 0.20$	81	9	72
Multi Family	220	2,600	DUs	$T = 7.56x - 40.86$	19,615	$\ln(T) = 0.89 \cdot \ln(x) - 0.02$	1,073	119	954
Hotel	310	250	Rooms	$T = 11.29x - 426.97$	2,396	$T = 0.75x - 26.02$	161	74	87
Hospital	610	500	Beds	$T = 12.30x + 3096.68$	9,247	$T = 2.08x - 104.00$	936	0	936
Office	710	3,700,880	Sq. Ft.	$\ln(T) = 0.97 \cdot \ln(x) + 2.50$	35,236	$\ln(T) = 0.95 \cdot \ln(x) + 0.36$	3,518	90	3,428
Retail	820	200,000	Sq. Ft.	$\ln(T) = 0.68 \cdot \ln(x) + 5.57$	9,632	$\ln(T) = 0.74 \cdot \ln(x) + 2.89$	908	136	772
							Total Net New PM Peak Hour Trips		6,422
								Net Change	-22

Reference: ITE Trip Generation, 10th Edition, 2017.

Table 3

**Flagler Center (Gran Park at Bayard)
Scenario C Trip Generation Estimates**

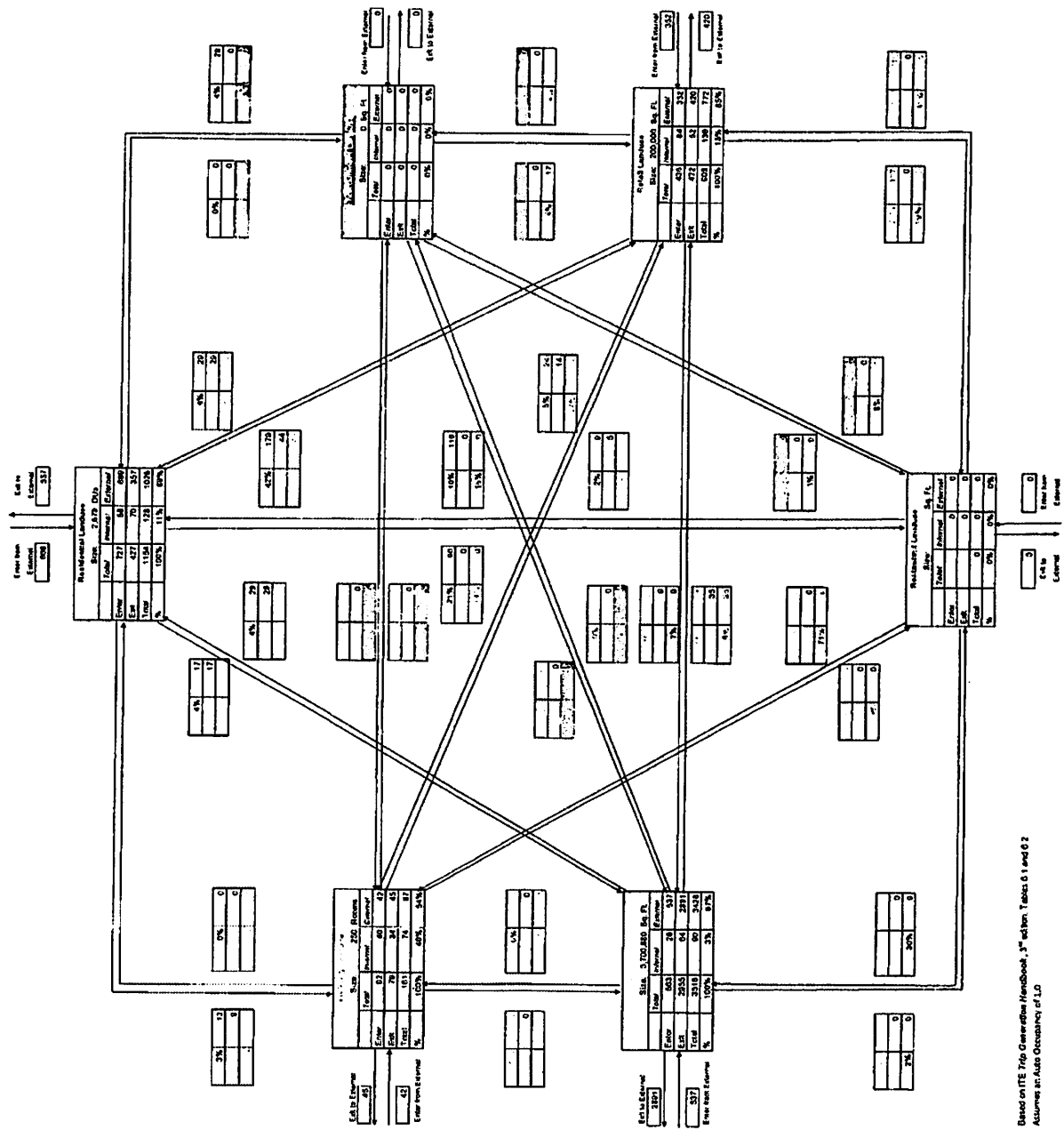
Land Use	ITE Land Use Code	Size (Number of Units)	Independent Variable (Units)	Daily Estimation Method (Rate or Equation)	Gross Daily Trip Ends	PM Peak Hour Estimation Method (Rate or Equation)	Gross P.M. Peak Hour Trip Ends	Internal P.M. Peak Hour Trip Ends	Net New PM Peak Hour Trips
Industrial	110	937,500	Acres	$T = 3.79x + 57.96$	3,611	$\ln(T) = 0.69 \cdot \ln(x) + 0.43$	173	0	173
Single Family	210	79	DUs	$\ln(T) = 0.92 \cdot \ln(x) + 2.71$	837	$\ln(T) = 0.96 \cdot \ln(x) + 0.20$	81	8	73
Multi Family	220	2,600	DUs	$T = 7.56x - 40.86$	19,615	$\ln(T) = 0.89 \cdot \ln(x) - 0.02$	1,073	110	963
Hotel	310	250	Rooms	$T = 11.29x - 426.97$	2,396	$T = 0.75x - 26.02$	161	74	87
Hospital	610	500	Beds	$T = 12.30x + 3096.68$	9,247	$T = 2.08x - 104.00$	936	0	936
Office	710	3,846,896	Sq. Ft.	$\ln(T) = 0.97 \cdot \ln(x) + 2.50$	36,584	$\ln(T) = 0.95 \cdot \ln(x) + 0.36$	3,649	80	3,569
Retail	820	142,085	Sq. Ft.	$\ln(T) = 0.68 \cdot \ln(x) + 5.57$	7,634	$\ln(T) = 0.74 \cdot \ln(x) + 2.89$	705	116	589
Total Net New PM Peak Hour Trips									6,390
Net Change									-54

Reference: ITE Trip Generation, 10th Edition, 2017.

¹ Building are for industrial development was assumed to be 12,500 sf per acre

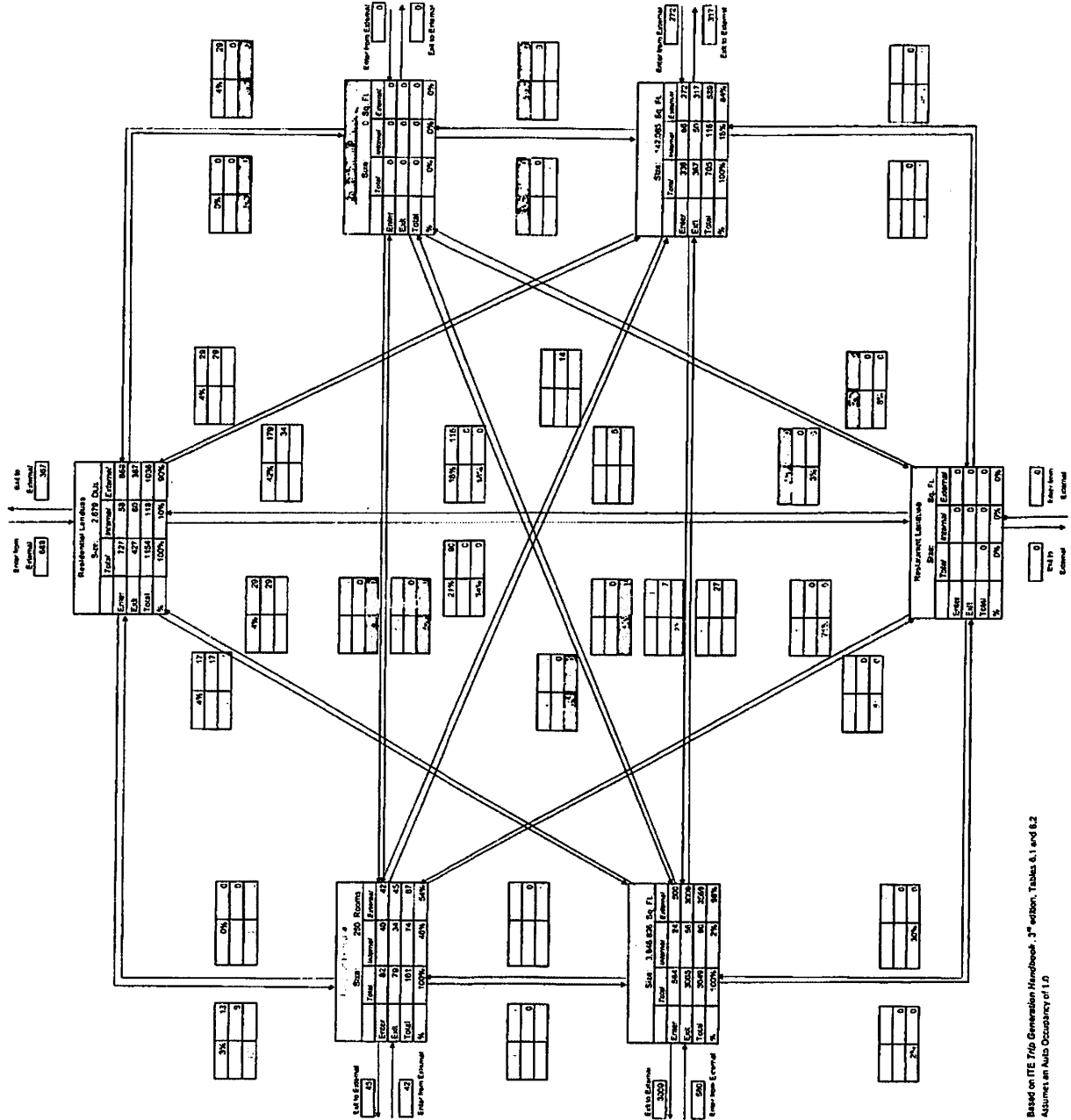
² 361 Multi-Family units equals 57,915 sf of retail space (351 x 165 = 57,915)

PM Peak Hour
Scenario B Trip Generation Estimates
Internal Capture Matrix



Based on ITE Trip Generation Handbook, 3rd Edition, Tables 6.1 and 6.2
Assumes an Auto Occupancy of 1.0

PM Peak Hour
Scenario C Trip Generation Estimates
Internal Capture Matrix



Based on ITE Trip Generation Handbook - 3rd edition, Tables 6.1 and 6.2
Assumes an Auto Occupancy of 1.0

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