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March 12, 2020

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. 20-044**

Dear Helena:

Enclosed for your consideration is an application for a DRI Development Order (DO) Amendment to 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 including a traffic analysis to demonstrate the increase in the maximum allowed multi-family rights by a land use conversion will not result in additional external traffic. 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, which permits multi-family on the subject property.

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
Donald C. Fort

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 Florida East Coast Railway, 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.

3/12/20
Date

Raymond J. Spofford
Authorized Agent for Florida East Coast Railway,
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 <u> X </u> _____

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
March 12, 2020

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 East Coast Railway, LLC
Robert B. Ledoux
7150 Philips Highway
Jacksonville, Florida 32256

3. **Tax Parcel Numbers**

Florida East Coast Railway, LLC: 168083-5416

4. **Proposed Changes**

This application for a Notice of Proposed Change (“NOPC Application”) to the Flagler Center DRI is submitted on behalf of Florida East Coast Railway, LLC. 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, Ordinance 2018-518-E adopted September 11, 2018, and Ordinance 2019-0489-E adopted August 27, 2019.

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	3,742,896 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)	2,499 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	2,600 <u>3,200</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~~ 3,742,896 square feet of Office development, 200,000 square feet of Commercial development, 500 Hospital Beds, 250 Hotel Rooms, ~~2,249~~ 2,499 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	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	2,600 <u>3,200</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.				

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			
Mining Operations	ADA representations			
	Acreage mined (year)			
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
Office	D.O. Conditions			
	ADA representations			
	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) [†] ; 4,200,000 sq. ft. (2-11-05) [†] 4,400,000 sq. ft. (Ord. 2007-1347) [†] 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) 3,742,896 sq. ft. (12-9-19)
# Parking Spaces				
# Employees				
Site locational changes				
# External vehicle trips				
D.O. Conditions				
ADA representations				
Office (cont.)				
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)			
	Distance to Navigable Waters (feet)			
	Site locations changes			

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

	Facility Acreage, including drainage, ROW, easements, etc.			
	# 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			
	# Dwelling units	No change	0	
Residential	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 MF (2-28-19) 2,499 MF (12-9-19)

Exhibit 1
Page 16 of 32

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

	# of lots				
	Acreage, including drainage, ROW, easements, etc.				
	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				
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			
	Acreage			
	Site locational changes			
	Development of site proposed			
	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			
	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

Robert B. Ledoux, Esquire
Senior Vice President,
General Counsel & Corporate Secretary

February 28, 2020

To Whom It May Concern,

This letter shall authorize Donald C. Fort to act as the agent for Florida East Coast Railway, LLC, a Florida limited liability company, for the DRI Modification, Zoning and Permitting of 352 units for the property known as Fountainhead Apartments, LLC, a Florida limited liability company.

Sincerely,

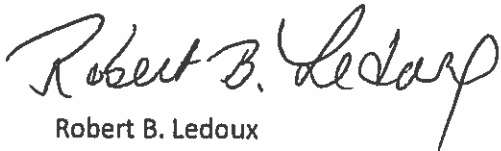

Robert B. Ledoux

Exhibit D

Traffic Impact Analysis

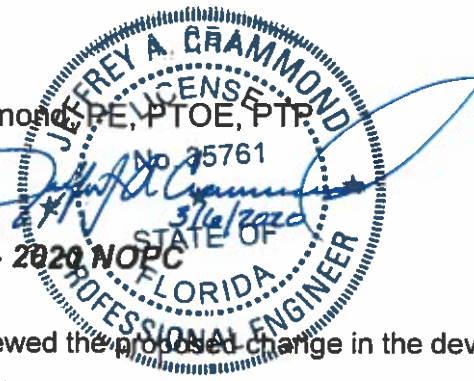
MEMORANDUM

To: Ray Spofford, AICP

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

Date: March 6, 2020

Re: **Flagler Center – 2020 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 600 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 249,600 square feet and the number of multi-family units is increased by 600. The resulting number of new external trips decreases by 46 when compared to the approved uses.

MEMORANDUM

The last scenario (Scenario C) assumes that the retail uses are decreased by 99,000 square feet and the number of multi-family units is increased by 600. The resulting number of external trips decreases by 112 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 1
Flagler Center (Gran Park at Bayard)
Approved Uses Trip Generation Estimates

Land Use	ITE Land Use Code	Size (Number of Units)	Independent Variable (Units)	Daily		Estimation Method (Rate or Equation)	PM Peak Hour			Net New Hour Trips
				Estimation Method (Rate or Equation)	Gross Trip Ends		Gross Hour Trip Ends	Internal Hour Trip Ends	Net New Hour Trips	
Industrial ¹	110	937,500	Sq. Ft.	$T = 3.79x + 57.96$	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	3,837,000	Sq. Ft.	$\ln(T) = 0.97 \cdot \ln(x) + 2.50$	36,493	$\ln(T) = 0.95 \cdot \ln(x) + 0.36$	3,640	90	3,550	
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									6,544	

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

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	8	73
Multi Family	220	3,200	DUs	$T = 7.56x - 40.86$	24,151	$\ln(T) = 0.89 \cdot \ln(x) - 0.02$	1,291	135	1,156
Hotel	310	250	Rooms	$T = 11.29x - 426.97$	2,396	$T = 0.75x - 26.02$	161	83	78
Hospital	610	500	Beds	$T = 12.30x + 3096.68$	9,247	$\bar{i} = 2.08x - 104.00$	936	0	936
Office	710	3,587,400	Sq. Ft.	$\ln(T) = 0.97 \cdot \ln(x) + 2.50$	34,188	$\ln(T) = 0.95 \cdot \ln(x) + 0.36$	3,415	99	3,316
Retail	820	200,000	Sq. Ft.	$\ln(T) = 0.58 \cdot \ln(x) + 5.57$	9,632	$\ln(T) = 0.74 \cdot \ln(x) + 2.89$	908	142	766
							Total Net New PM Peak Hour Trips	Net Change	6,498
									-46

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

Table 3
Flagler Center (Gran Park at Bayard)
Scenario C Trip Generation Estimates

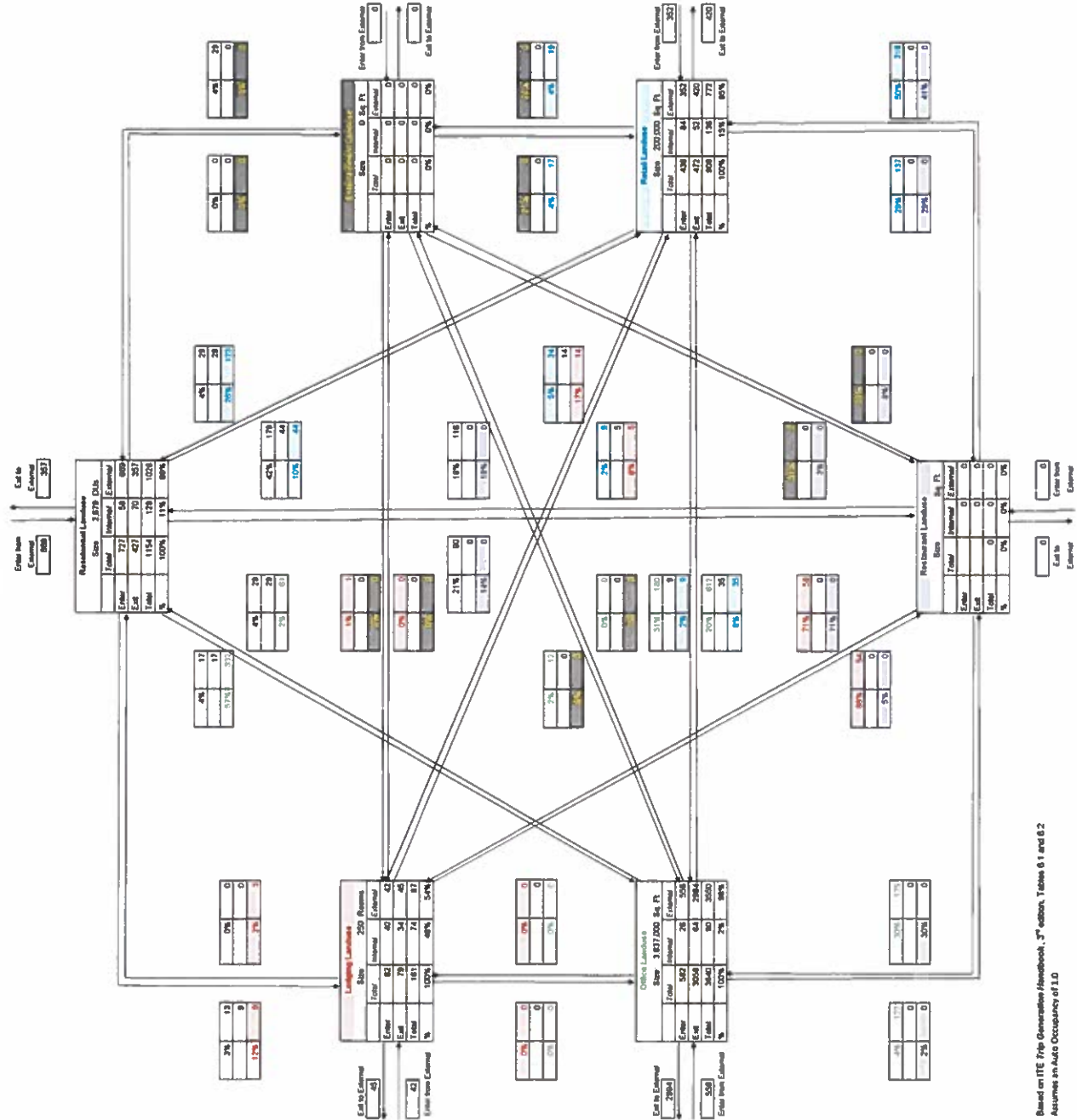
Land Use	ITE Land Use Code	Size (Number of Units)	Independent Variable (Units)	Daily Estimation Method (Rate or Equation)	Gross Daily Trip Ends	P.M. Peak Hour Estimation Method (Rate or Equation)	Gross P.M. Peak Hour Trip Ends	Internal P.M. Peak Hour Trip Ends	Net New PM Peak Hour Trips
Industrial	110	937,500	Acres	$T = 3.79x + 57.56$	3,611	$\ln(T) = 0.69 \cdot \ln(x) + 0.43$	173	0	173
Single Family	210	79	DUs	$\ln(T) = 0.32 \cdot \ln(x) + 2.71$	837	$\ln(T) = 0.96 \cdot \ln(x) + 0.20$	81	7	74
Multi Family	220	3,200	DUs	$T = 7.56x - 40.86$	24,151	$\ln(T) = 0.89 \cdot \ln(x) - 0.02$	1,291	118	1,173
Hotel	310	250	Rooms	$T = 11.29x - 426.97$	2,396	$T = 0.75x - 26.02$	161	83	78
Hospital	610	500	Beds	$T = 12.30x + 3096.68$	9,247	$T = 2.08x - 104.00$	936	0	936
Office	710	3,837,000	Sq. Ft.	$\ln(T) = 0.97 \cdot \ln(x) + 2.50$	36,493	$\ln(T) = 0.95 \cdot \ln(x) + 0.36$	3,640	82	3,558
Retail	820	101,000	Sq. Ft.	$\ln(T) = 0.68 \cdot \ln(x) + 5.57$	6,053	$\ln(T) = 0.74 \cdot \ln(x) + 2.89$	547	107	440
							Total Net New PM Peak Hour Trips	Net Change	6,432 -112

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

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

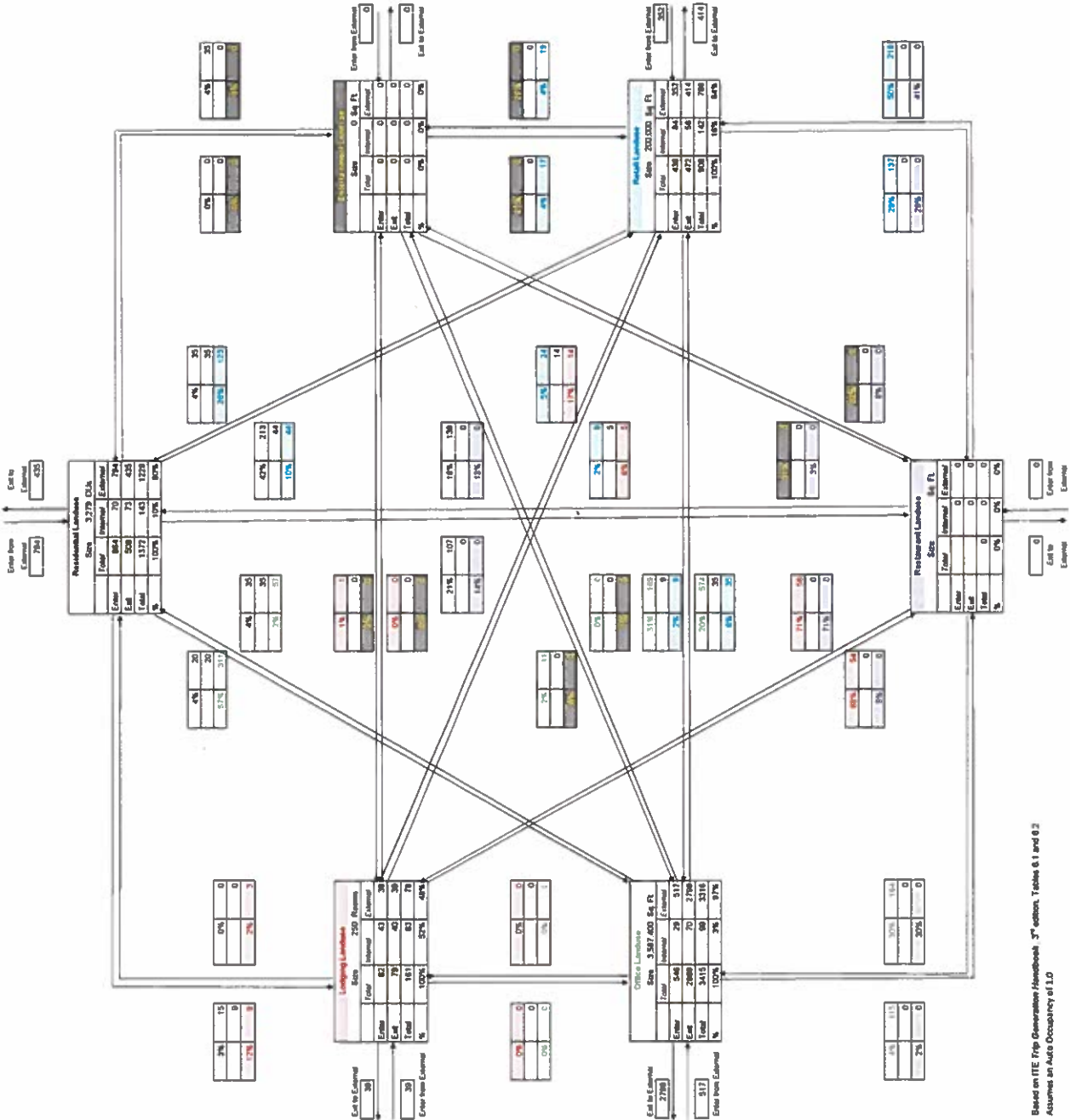
² 600 Multi-Family units equals 99,000 sf of retail space (600 x 165 = 99,000)

PM Peak Hour
Approved Uses Trip Generation Estimates
Internal Capture Matrix



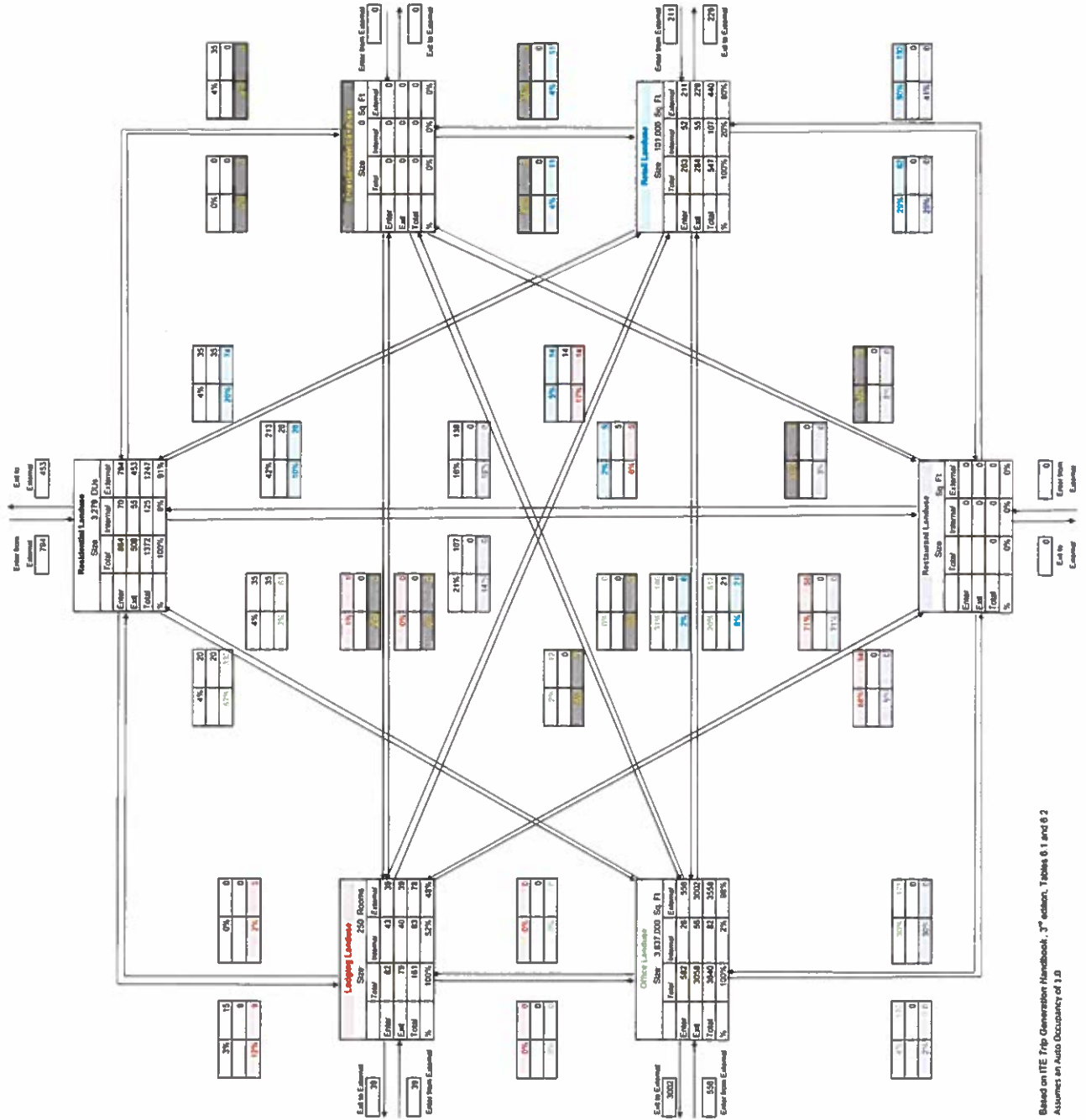
Based on ITE Trip Generation Handbook, 3rd edition, Tables 6.1 and 6.2
Assumes an Auto Occupancy of 1.0

PM Peak Hour
Scenario 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

Exhibit 1

Parcel 17

A portion of Tract B, as depicted on Gran Park at Jacksonville Unit One, recorded in Plat Book 51, pages 13, 13A through 13L, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the centerline intersection of Corklan Drive, a public 70 foot right of way, and Kenan Drive, a public variable width right of way, both as depicted on said Gran Park at Jacksonville Unit One; thence North $15^{\circ}49'40''$ West, along said centerline of Kenan Drive, 37.62 feet to the point of curvature of a curve concave Easterly having a radius of 300.00 feet; thence Northerly, continuing along said centerline and along the arc of said curve, through a central angle of $17^{\circ}25'40''$, an arc length of 91.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}06'50''$ West, 90.90 feet; thence South $88^{\circ}24'00''$ East, departing said centerline, 30.00 feet to a point lying on the Easterly right of way line of said Kenan Drive and the Point of Beginning.

From said Point of Beginning, thence North $01^{\circ}36'00''$ East, along said Easterly right of way line of Kenan Drive, 649.92 feet; thence North $01^{\circ}31'49''$ East, continuing along said Easterly right of way line, 98.20 feet; thence South $88^{\circ}23'00''$ East, departing said Easterly right of way line and along a line parallel with the Southerly line of those lands described and recorded in Official Records Book 16536, page 1498, of said current Public Records, 1365.72 feet to a point lying on the Westerly line of that certain Private Drainage Easement as depicted on said Gran Park at Jacksonville Unit One; thence South $01^{\circ}37'00''$ West, along said Westerly line, 104.40 feet to a point lying on the Northerly right of way line of said Corklan Drive; thence Southwesterly along said Northerly right of way line the following 5 courses: Course 1, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 3035.00 feet, through a central angle of $15^{\circ}23'17''$, an arc length of 815.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $61^{\circ}50'52''$ West, 812.66 feet; Course 2, thence South $54^{\circ}09'13''$ West, 177.45 feet to the point of curvature of a curve concave Northwesterly having a radius of 895.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of $20^{\circ}01'07''$, an arc length of 312.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $64^{\circ}09'47''$ West, 311.12 feet; Course 4, thence South $74^{\circ}10'20''$ West, 185.75 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of $102^{\circ}26'13''$, an arc length of 89.39 feet to a point of compound curvature, said point lying on said Easterly right of way line of Kenan Drive, said arc being subtended by a chord bearing and distance of North $54^{\circ}36'33''$ West, 77.95 feet; thence Northerly, along said Easterly right of way line and along the arc of a curve concave Easterly having a radius of 270.00 feet, through a central angle of $04^{\circ}59'27''$, an arc length of 23.52 feet to the point of tangency of said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $00^{\circ}53'43''$ West, 23.51 feet.

Containing 15.28 acres, more or less.

Together with the following tract of land.

2.42 Acre Parcel

A portion of Tract B, as depicted on Gran Park at Jacksonville Unit One, recorded in Plat Book 51, pages 13, 13A through 13L, of the current Public Records of Duval County, Florida, being a portion of Parcel 2, as described and recorded in Official Records Book 15496, page 267, of said current Public Records, being more particularly described as follows:

For a Point of Reference, commence at the centerline intersection of Corklan Drive, a public 70 foot right of way, and Kenan Drive, a public variable width right of way, both as depicted on said Gran Park at Jacksonville Unit One; thence North 15°49'40" West, along said centerline of Kenan Drive, 37.62 feet to the point of curvature of a curve concave Easterly having a radius of 300.00 feet; thence Northerly, continuing along said centerline and along the arc of said curve, through a central angle of 17°25'40", an arc length of 91.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°06'50" West, 90.90 feet; thence South 88°24'00" East, departing said centerline, 30.00 feet to a point lying on the Easterly right of way line of said Kenan Drive; thence North 01°36'00" East, along said Easterly right of way line, 649.92 feet; thence North 01°31'49" East, continuing along said Easterly right of way line, 98.20 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 01°31'49" East, along said Easterly right of way line of Kenan Drive, 77.21 feet; thence South 88°23'00" East, departing said Easterly right of way line, 1365.84 feet to its intersection with the Westerly line of that certain Private Drainage Easement as depicted on said Gran Park at Jacksonville Unit One; thence South 01°37'00" West, along said Westerly line, 77.21 feet to the Northeasterly corner of Parcel 17, as described and recorded in Official Records Book 18032, page 558, of said current Public Records; thence North 88°23'00" West, departing said Westerly line and along the Northerly line of said Parcel 17, a distance of 1365.72 feet to the Northwesterly corner thereof and the Point of Beginning.

Containing 2.42 acres, more or less.