



# APPLICATION FOR CHANGE (AFC) TO THE FLAGLER CENTER DEVELOPMENT OF REGIONAL IMPACT (DRI)

## OVERVIEW

**ORDINANCE: 2019-489**

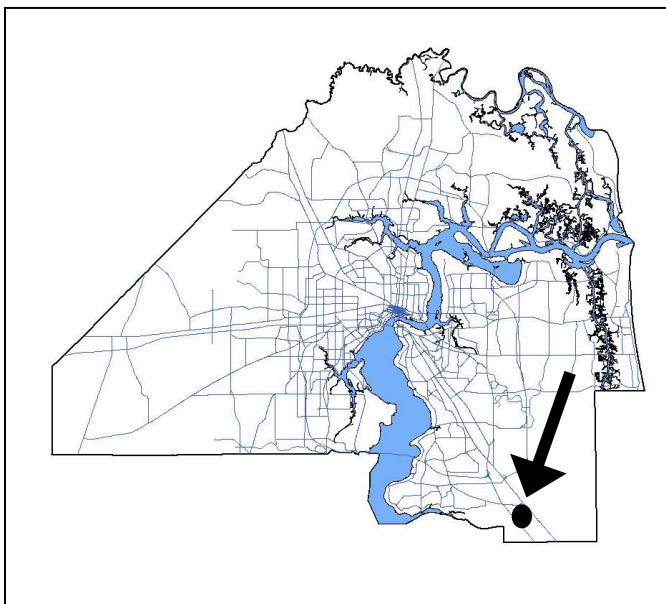
**APPLICANT:** RAY SPOFFORD, ENGLAND-THIMS & MILLER, INC.

**GENERAL LOCATION OF DRI:** The DRI is located in the southwest quadrant of Old St. Augustine Road and Philips Highway; south of Old St. Augustine Road, west of Philips Highway, east of I-95 and north of the Bartram Springs community.

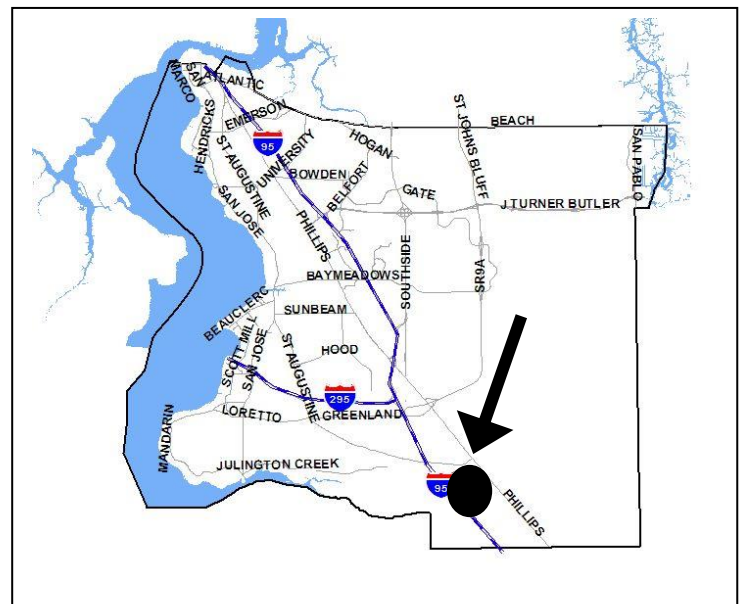
**Requested Action:** This request would modify the minimum/maximum table of allowable uses with an increase to the maximum allowable multi-family residential dwelling units with an increase from a maximum of 2,350 dwelling units to a maximum of 2,600 dwelling units; the approved development rights would be modified to incorporate recognized land use conversions. No increase or decrease in development rights of the DRI is proposed and the minimum/maximum table continues to include required minimums for non-residential uses in order to ensure development of a broad mix of uses within the DRI.

**PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL**

### LOCATION MAPS:

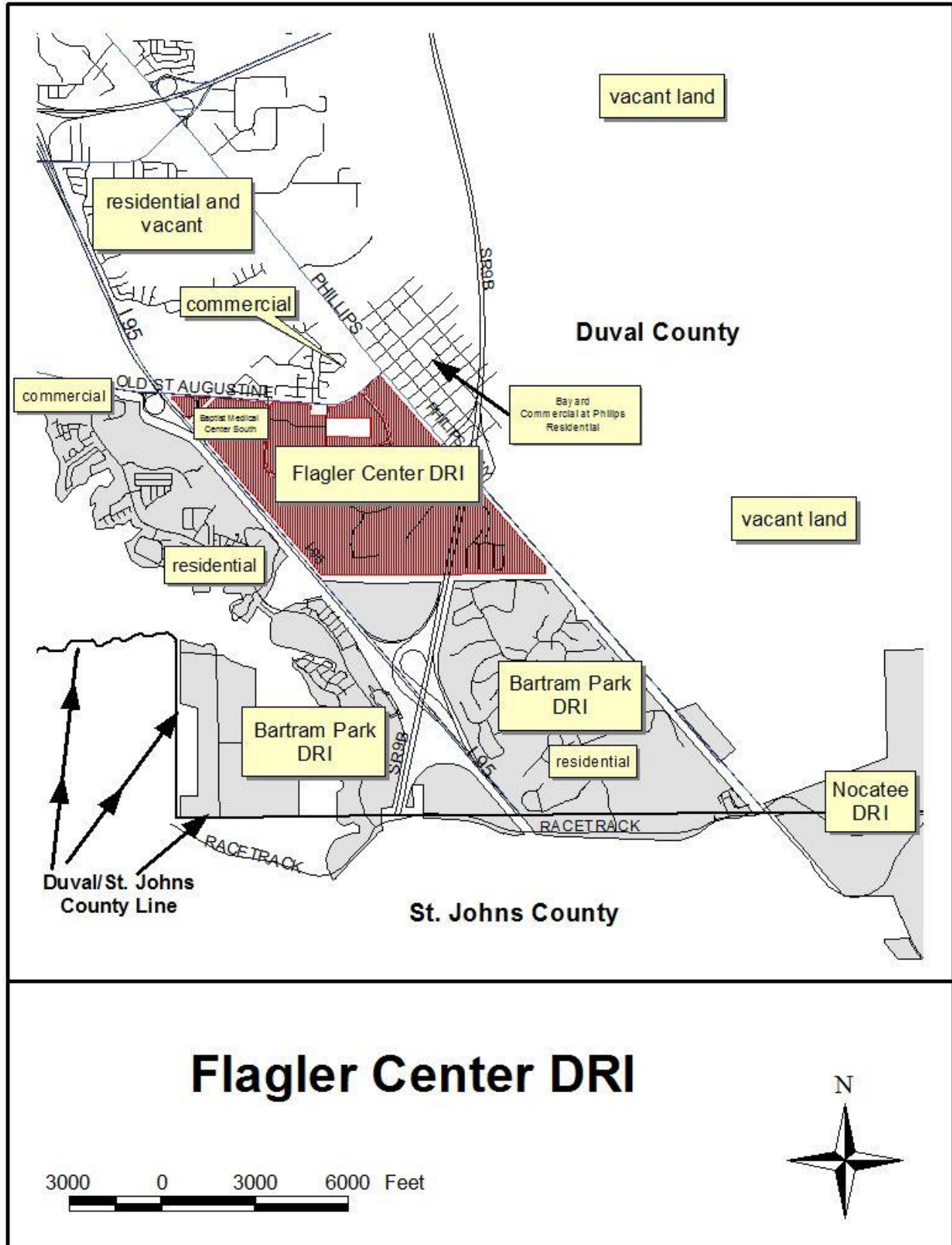


**Duval County Location Map**



**Planning District 3: Location Map**

## Location/Field Map



## **Background/APPLICATION SUMMARY**

The Flagler Center Development of Regional Impact (DRI) is approximately 939 acres in total size with DRI approval received from the City of Jacksonville in 1989. The Flagler Center DRI was originally titled the Gran Park at Bayard DRI and subsequently changed to the Gran Park at Jacksonville DRI before its final name change used today, the Flagler Center DRI. The DRI includes a mix of uses with light industrial, office, commercial, residential, hotel, hospital, senior care and senior housing uses. The DRI is located off of Old St. Augustine Road in the southwest quadrant of Old St. Augustine Road and Philips Highway with Philips Highway and the CSX rail line running along the DRI's eastern boundary. Just west and south of the DRI is the Bartram Park DRI which encompasses approximately 2,628 acres and includes a mix of office, hotel, residential and retail commercial uses. North of the DRI across Old St. Augustine Road is mostly commercial, office, residential and vacant land. East of the DRI across Philips Highway is the Bayard community which includes small commercial businesses and residential uses. This area of Philips Highway also includes large amounts of undeveloped land however, the current future land use south of the Bayard community and east of Philips Highway allows future potential for residential, commercial and light industrial development. (See Location/Field Map, page 2)(See Aerial, Attachment A) (See Map H, Attachment B) (See Current Land Use Map, Attachment C)

The proposed changes to the DRI require an application adopted through local legislation. Companion changes to the Planned Unit Development (PUD) zoning will be made through Minor Modification Application 19-12 which has been scheduled for a public hearing with the Planning Commission on September 5, 2019. The changes proposed in the companion Minor Modification are consistent with the changes proposed in the subject AFC.

A similar change to the DRI was approved with Ordinance 2018-518-E. This application was approved for changes in the maximum allowable development potential of multi-family residential land uses. The maximum allowable multi-family residential dwelling units was increased from 2,150 dwelling units to 2,350 dwelling units.

The Flagler Center DRI (formerly known as the Gran Park at Jacksonville DRI) includes areas in the Conservation (CSV), Community/General Commercial (CGC) and Multi-Use (MU) Land Use Categories. The majority of the developable land within the DRI is in the Multi-Use (MU) Land Use Category which is incorporated in the Future Land Use Element of the 2030 Comprehensive Plan with Policy 4.3.9 that delineates all land uses allowed in this specific Multi-Use Land Use Category:

### **4.3.9**

That part of Gran Park at Jacksonville DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Community/General Commercial (CGC), Business Park (BP), Light Industrial (LI), and Conservation (CSV), and shall be consistent with the Multi-Use Land Use Category.

The proposed modification does not change the current types of uses within the DRI.

The modification to the City's Flagler Center DRI Development Order includes the following:

Land Use Conversion Minimums and Maximums Table - Proposed Modifications

The Land Use Conversion Minimums and Maximums Table would be modified with changes in the maximum allowable development potential of multi-family residential land uses. The maximum allowable multi-family residential dwelling units would increase from 2,350 dwelling units to 2,600 dwelling units. An increase in the multi-family residential development rights would only be allowed by a land use conversion utilizing the development order's approved conversion ratios for the DRI. The Minimums and Maximums Table would continue to include minimum requirements for non-residential uses to ensure the development of a broad mix of uses within the DRI.

Flagler Center is home to the major employers Citigroup and Baptist Medical Center South. According to the applicant, "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."

The applicant provided a traffic review to determine if there would be any increase in off-site traffic associated with the proposed increase in the maximum number of multi-family units. The traffic review looked at two different conversion scenarios for the continued development and mix of uses of the DRI. In both scenarios, the analysis showed that any increase in residential uses will help maximize the potential for internal traffic in addition to having the potential to decrease the net external traffic.

Approved Development Rights Modified to Incorporate Recognized Land Use Conversions

The development order would be modified to incorporate the current amount of development rights for each approved land use. Pursuant to documented conversions of uses that are allowable under the development order, the total amount of multi-family development rights has increased and the total amount of office development rights has decreased. All notifications of conversion utilized the approved conversion ratio in the development order that allows the Developer to interchange land use types. The conversions have been recognized and acknowledged by the Planning and Development Department; the proposed changes to the development rights within the development order are consistent with these conversions.

Please see the proposed Application for Change (AFC) application, Attachment F.

# **REVIEW AND ANALYSIS**

## **COMPREHENSIVE PLAN**

### Transportation Division of the Planning and Development Department

The application does not include a change to the currently approved development rights of the DRI. However, the Transportation Division reviewed the application’s proposal to ensure the change to increase the maximum allowable development potential of the Multi-Family residential land uses would not negatively affect external traffic to the DRI. The applicant submitted a traffic analysis with the application to address these concerns. The traffic analysis looked at two different conversion scenarios for the continued development and mix of uses of the DRI. In both scenarios, the analysis showed a decrease in number of external trips when converting either office or retail space to allow for additional multi-family residential units. After reviewing the Applicant’s traffic analysis and supporting documentation, the Transportation Division was satisfied that the analysis supports the amendment and the changes will not negatively affect external traffic. (See Transportation Division Review, Attachment D)

### Duval County Public Schools

Duval County Public Schools (DCPS) provided a review of the proposed AFC. In accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis							
Flagler Center DRI							
Development Potential: 250 Residential Units							
School Type	CSA	2018-19 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 3, 4 & 6
Elementary	5	8,745	88%	42	96%	69	1,845
Middle	5	2,595	92%	18	89%	75	417
High	5	7,750	100%	23	99%	42	358
<b>Total New Students</b>				<b>83</b>			
Total Student Generation Yield: 0.333							
Elementary: 0.167							
Middle: 0.073							
High: 0.093							

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2018/19)	% OCCUPIED	4 YEAR PROJECTION
Bartram Springs ES #161	5	42	964	973	101%	104%
Twin Lakes MS #253	5	18	1,462	1,152	79%	91%
Atlantic Coast HS #268	5	23	2,443	2,354	96%	112%

- Does not include ESE & room exclusions
- Analysis based on a maximum **250** dwelling units

Emergency Preparedness Division of the Fire and Rescue Department

The Emergency Preparedness Division of the Fire and Rescue Department provided a review of the proposed Application for Change. Flagler Center DRI, the development area, is not located in an evacuation zone. The Emergency Preparedness Division found that “the modification will not result in an increase in the evacuating population or expected population requiring emergency sheltering. Therefore, the proposed modification to the Flagler Center DRI should have a minimal impact, if any, on evacuation timing or evacuation shelter populations within Duval County.” (See Attachment E, Emergency Preparedness Division Review)

Vision Plan

The site is located within the boundaries of the Southeast Jacksonville Vision Plan. The Vision Plan describes the surrounding area of the Flagler Center DRI as a “New Area” where development can occur without affecting existing neighborhoods. The Plan encourages cluster development to create an opportunity for land preservation and the creation of open space, protect conservation areas and maintain a large network of open space. As a mixed use master planned community, the Flagler Center DRI is consistent with the intent of the Plan which emphasizes compact mixed-use contiguous development in the “New Areas” of the Southeast District with a strong emphasis on maintaining conservation areas.

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 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.

Policy 4.3.9 That part of Gran Park at Jacksonville DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Community/General Commercial (CGC), Business Park (BP), Light Industrial (LI), and Conservation (CSV), and shall be consistent with the Multi-Use Land Use Category.

The proposed AFC to DRI is consistent with the following Policy of the **Transportation Element** of the 2030 Comprehensive Plan.

Policy 2.3.8 The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The change to the land use conversion minimums and maximums table of allowable uses would allow more flexibility in the maximum allowable multi-family residential dwelling units. This change would better allow the evolution of the DRI to be based on potential need and would therefore, encourage development. The proposed changes permit a continued development of the Multi-Use DRI while offering a change in the allowable amount of approved multi-family residential uses. Any changes to the set amount of approved development rights of the DRI would require a compensation of uses based on the approved conversion table in the development order to the DRI. 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, 3.4.2 and 4.3.9.

Additionally, the changes in the potential amount of the multi-family residential land use within the DRI continue the original plan to provide a mix of uses to serve the habitants of the Flagler Center DRI. The traffic analysis submitted by the Applicant and reviewed by the Planning and Development Department's Transportation Division concluded that the proposed changes would decrease external trip generation. Therefore, the proposed DRI amendment is consistent with Policy 2.3.8 of the Transportation Element.

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2019-489 be **APPROVED** as set forth in the AFC to the Development Order, dated June 14, 2019.

**ATTACHMENTS**

- A. ....DRI AERIAL MAP, PAGE 9
- B. ....CURRENT MAP H, PAGE 10
- C. ....CURRENT LAND USE MAP, PAGE 11
- D. ....TRANSPORTATION DIVISION REVIEW, PAGE 12
- E.....EMERGENCY PREPAREDNESS DIVISION REVIEW, PAGES 13-15
- F.....AFC TO THE DRI APPLICATION , PAGE 16



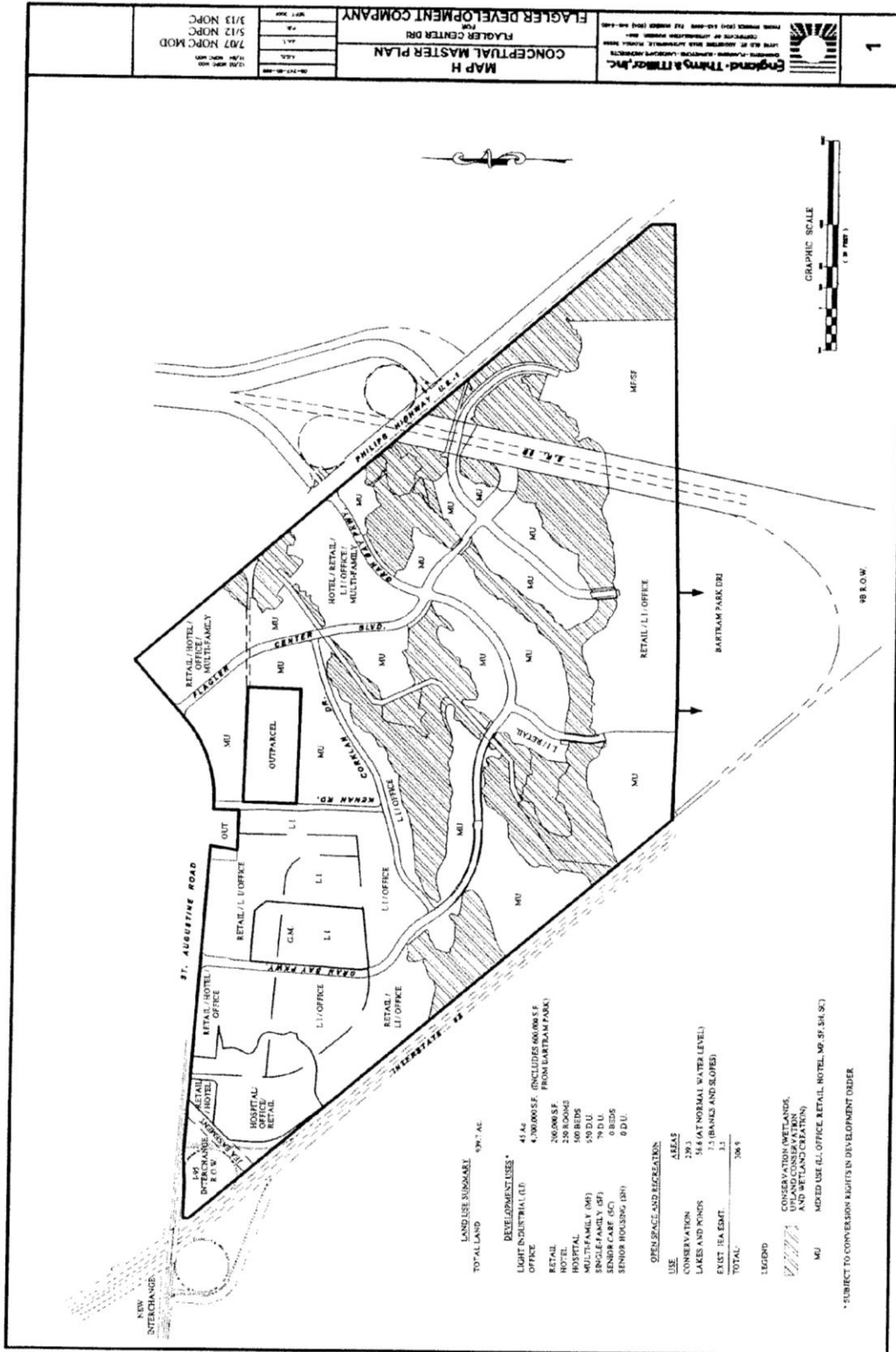
**ATTACHMENT A**  
**Aerial**



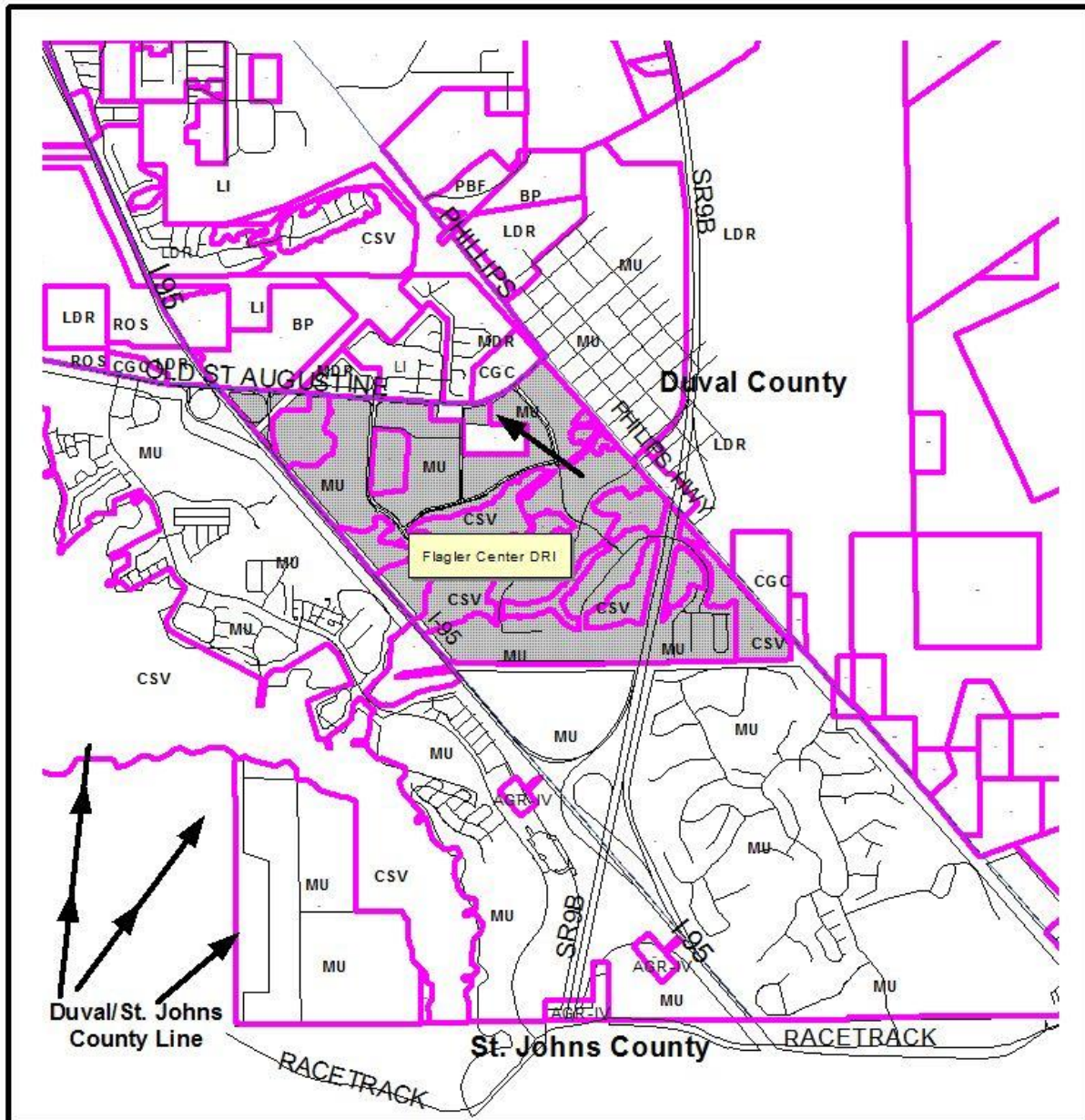
**Flagler Center DRI**  
**Ordinance 2019-489**  
**Aerial**

# ATTACHMENT B

## Master Plan Map H (No changes proposed on Map H)



**ATTACHMENT C**  
**Current Land Use Map**



**Current Land Use Map**  
**Flagler Center DRI**  
**Ordinance 2019-489**



**ATTACHMENT D**  
**Transportation Division Review**



ONE CITY. ONE  
JACKSONVILLE.

**City of Jacksonville, Florida**


*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

**MEMORANDUM**

**DATE:** August 5, 2019

**TO:** Helena Parola  
Community Planning Division

**FROM:** Lurise Bannister   
Transportation Division

**SUBJECT:** Transportation Review: Flagler Center DRI Modification Application

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Transportation Planning Division staff has reviewed the DRI Amendment Application for the Flagler Center DRI. The application is to allow for the conversion of office and/or commercial land uses in order to increase the maximum allowable number of multi-family dwelling units from 2,350 to 2,600. The modification to the DRI does not include an increase or decrease of the approved development rights or changes to the Master Development Plan Map H.

The applicant has provided trip generation calculations based on *Trip Generation*, 10<sup>th</sup> Edition by the Institute of Transportation Engineers (ITE) dated May 30, 2019. Tables 2 and 3 shows the reduction for the office and commercial land use square foot equivalency to allow for the additional 250 multi-family land use conversion.

- Table 1 – trip generation calculation of net external trips for approved uses;
- Table 2 Scenario – trip generation calculation of net trips to include the reduction of office use by 146,016 SF ( conversion rate of 1MF = 416 SF of office space) for the additional 250 multi-family dwelling units;
- Table 3 Scenario – trip generation calculation of net trips to include the reduction of commercial use by 59,915 SF ( conversion rate of 1MF = 165 SF of commercial space) for the additional 250 multi-family dwelling units;

The Transportation Planning Division agrees that the land use conversion has the potential to decrease the net external trips and therefore will not cause a substantial deviation to the Development Order. Transportation Planning Division supports the proposed amendment as requested.

# ATTACHMENT E

## Emergency Preparedness Division Review



JACKSONVILLE FIRE & RESCUE  
EMERGENCY PREPAREDNESS DIVISION  
515 NORTH JULIA STREET  
JACKSONVILLE, FL 32202



WWW.JAXREADY.COM

**Date:** August 13, 2019  
**To:** Helena Parola, City Planner Supervisor  
**From:** Noah Ray, Emergency Preparedness Supervisor  
**RE:** Requested Review of Flagler Center DRI Modification

Ms. Parola,

The Emergency Preparedness Division has reviewed the proposed modification to the Flagler Center DRI, on behalf of the Division of Emergency Preparedness and the Jacksonville Fire and Rescue Department (JFRD). Please note that no individual address has been provided for review, therefore this review shall apply generally to the entirety of the Flagler Center development as identified in Flagler Center Map H 2013-307.

The Division has the following comments:

### Evacuation Zones and Routes

The development area is not located in an evacuation zone. The area to the north is classified as Evacuation Zone D, and the area to the east is classified as evacuation Zone D.

Figure 1: Evacuation Zones



Source: <http://maps.cof.net/DuvalProperty/#> Evacuation Zone Layer

The primary evacuation routes for areas west of the beaches are the major highways Interstate 95 and Interstate 10, which allow for evacuation to the North and West respectively. A secondary route exists via Normandy Boulevard (eastbound). Interstate 95, which will provide access to Northbound Traffic, is located no more than

**ATTACHMENT E (continued)**  
**Emergency Preparedness Division Review**



JACKSONVILLE FIRE & RESCUE  
EMERGENCY PREPAREDNESS DIVISION  
515 NORTH JULIA STREET  
JACKSONVILLE, FL 32202



WWW.JAXREADY.COM

approximately 2.5 miles of any point within the development. Figure 2 illustrates the evacuation routes which are located nearest in proximity to the development.

Figure 2: Evacuation Routes



Source: <http://mags.cofj.net/DuvalProperty/#>; Evacuation Route Layer

In consideration of Objective 7.1 of the 2030 Comprehensive Plan, all lanes of Interstate 10 may be designated to be routed westward during times of increased volume in order to reduce excessive evacuation times. Evacuees will utilize the predetermined evacuation routes until they have entered a public shelter, reached a safe area in the county, or departed the county.

This modification will not result in an increase in the evacuating population or expected population requiring emergency sheltering. Therefore, the proposed modification to the Flagler Center DRI should have a minimal impact, if any, on evacuation timing or evacuation shelter populations within Duval County.

# ATTACHMENT E (continued) Emergency Preparedness Division Review

Flagler Center Map H 2013-307



**ATTACHMENT E**  
**Application dated June 14, 2019**  
**(see following pages)**



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

  
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 <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**  
**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](mailto: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	<del>2,350</del> <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	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	<del>2,350</del> <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**

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

<sup>1</sup> Including 600,000 square feet of Office from Bartram Park DRJ, 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			
Hospitals	D.O. Conditions			
	ADA representations			
	# 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)			

<sup>1</sup> Including 600,000 square feet of Office from Bartram Park DRJ, 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		
	Acreage mined (year)		
Mining Operations	Water withdrawal (gal/day)		
	Size of mine (acres), including drainage, ROW, easements, etc.		
	Site locational changes		
	# External vehicle trips		
	D.O. Conditions		
Office	ADA representations		
	Acreage, including drainage, ROW, easements, etc.		

<sup>1</sup> Including 600,000 square feet of Office from Bartram Park DRJ, 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) <sup>1</sup> ; 4,200,000 sq. ft. (2-11-05) <sup>1</sup> 4,400,000 sq. ft. (Ord. 2007-1347) <sup>1</sup> 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.			

<sup>1</sup> 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			
	# 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 (2-28-19)
	# of lots			
	Acreage, including drainage, ROW, easements, etc.			

<sup>1</sup> 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				

<sup>1</sup> 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				
R.V. Park				

<sup>1</sup> 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			

<sup>1</sup> 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

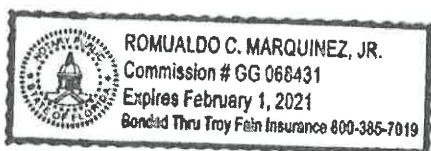
\_\_\_\_\_  
Tax Identification #

4-10-19  
Date

STATE OF Florida )  
Duval COUNTY ) SS.

Personally came before me this 10<sup>th</sup> day of April, 2019, the above named Albert P. Little of Florida State College at Jacksonville a(n) \_\_\_\_\_ 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 \_\_\_\_\_ Feb 1, 2021  
My Commission Expires:



**Exhibit D**

**Traffic Impact Analysis**

# MEMORANDUM

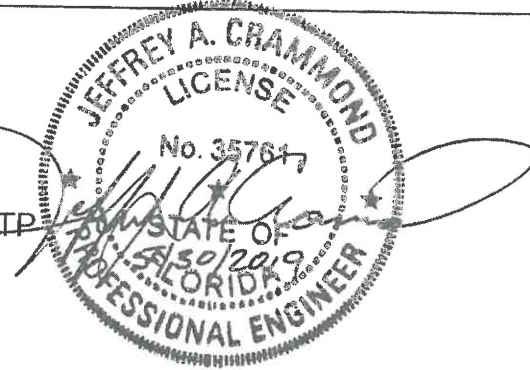
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To: Ray Spofford, AICP

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 10<sup>th</sup> edition of the Trip Generation Manual and 3<sup>rd</sup> 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

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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 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		PM Peak Hour			Net New Hour Trips
				Estimation Method (Rate or Equation)	Gross Trip Ends	Estimation Method (Rate or Equation)	Gross Hour Trip Ends	Internal Hour Trip Ends	
Industrial <sup>1</sup>									
Single Family	110	937,500	Sq. Ft.	$T = 3.79x + 57.96$	3,611	$\ln(T) = 0.69 * \ln(x) + 0.43$	173	0	173
Multi Family	210	79	DUs	$\ln(T) = 0.92 * \ln(x) + 2.71$	837	$\ln(T) = 0.96 * \ln(x) + 0.20$	81	9	72
Hotel	220	2,249	DUs	$T = 7.56x - 40.86$	16,962	$\ln(T) = 0.89 * \ln(x) - 0.02$	943	111	832
Hospital	310	250	Rooms	$T = 11.29x - 426.97$	2,396	$T = 0.75x - 26.02$	161	69	92
Office	610	500	Beds	$T = 12.30x + 3096.68$	9,247	$T = 2.08x - 104.00$	936	0	936
Retail	710	3,846,896	Sq. Ft.	$\ln(T) = 0.97 * \ln(x) + 2.50$	36,584	$\ln(T) = 0.95 * \ln(x) + 0.36$	3,649	85	3,564
	820	200,000	Sq. Ft.	$\ln(T) = 0.68 * \ln(x) + 5.57$	9,632	$\ln(T) = 0.74 * \ln(x) + 2.89$	908	133	775
<b>Total Net New PM Peak Hour Trips</b>									<b>6,444</b>

Reference: ITE Trip Generation, 10<sup>th</sup> 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	9	72
Multi Family	220	2,600	DUs	$T = 7.56x - 40.86$	19,615	$\ln(T) = 0.88 \cdot \ln(x) - 0.02$	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
							<b>Total Net New PM Peak Hour Trips</b>		<b>6,422</b>
								<b>Net Change</b>	<b>-22</b>

Reference: ITE Trip Generation, 10<sup>th</sup> Edition, 2017.

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

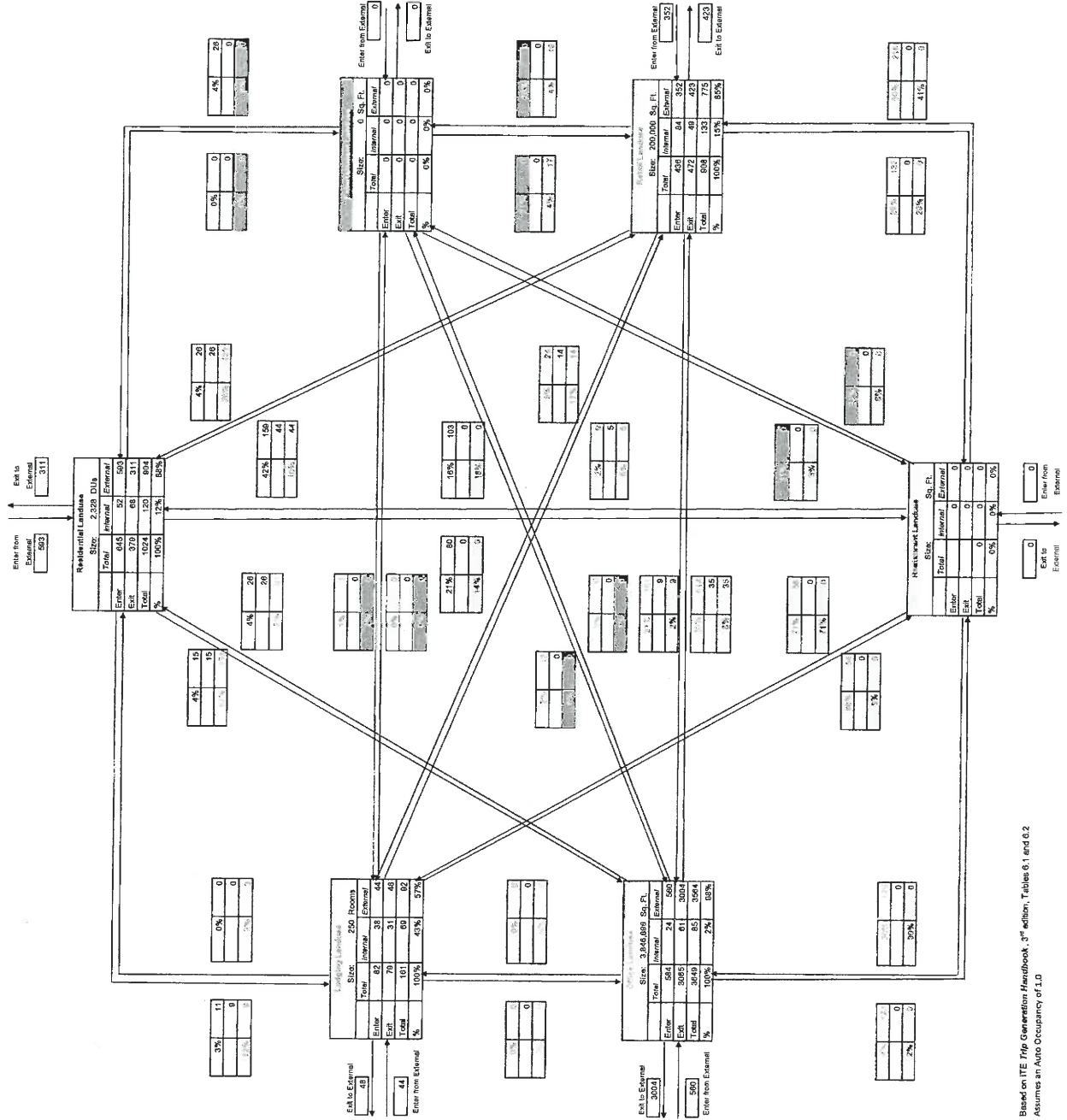
Land Use	ITE Land Use Code	Size (Number of Units)	Independent Variable (Units)	Daily Estimation Method (Rate or Equation)	Gross Daily Trip Ends	PM Peak Hour Estimation Method (Rate or Equation)	Gross P.M. Peak Hour Trip Ends	Internal P.M. Peak Hour Trip Ends	Net New PM Peak Hour Trips
Industrial	110	937,500	Acres	$T = 3.79x + 57.96$	3,611	$\ln(T) = 0.69 * \ln(x) + 0.43$	173	0	173
Single Family	210	79	DUs	$\ln(T) = 0.92 * \ln(x) + 2.71$	837	$\ln(T) = 0.96 * \ln(x) + 0.20$	81	8	73
Multi Family	220	2,600	DUs	$T = 7.56x - 40.86$	19,615	$\ln(T) = 0.89 * \ln(x) - 0.02$	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.	$\ln(T) = 0.97 * \ln(x) + 2.50$	36,584	$\ln(T) = 0.95 * \ln(x) + 0.36$	3,649	80	3,569
Retail	820	142,085	Sq. Ft.	$\ln(T) = 0.68 * \ln(x) + 5.57$	7,634	$\ln(T) = 0.74 * \ln(x) + 2.89$	705	116	589
							<b>Total Net New PM Peak Hour Trips</b>	<b>Net Change</b>	<b>6,390</b>
									<b>-54</b>

Reference: ITE Trip Generation, 10<sup>th</sup> Edition, 2017.

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

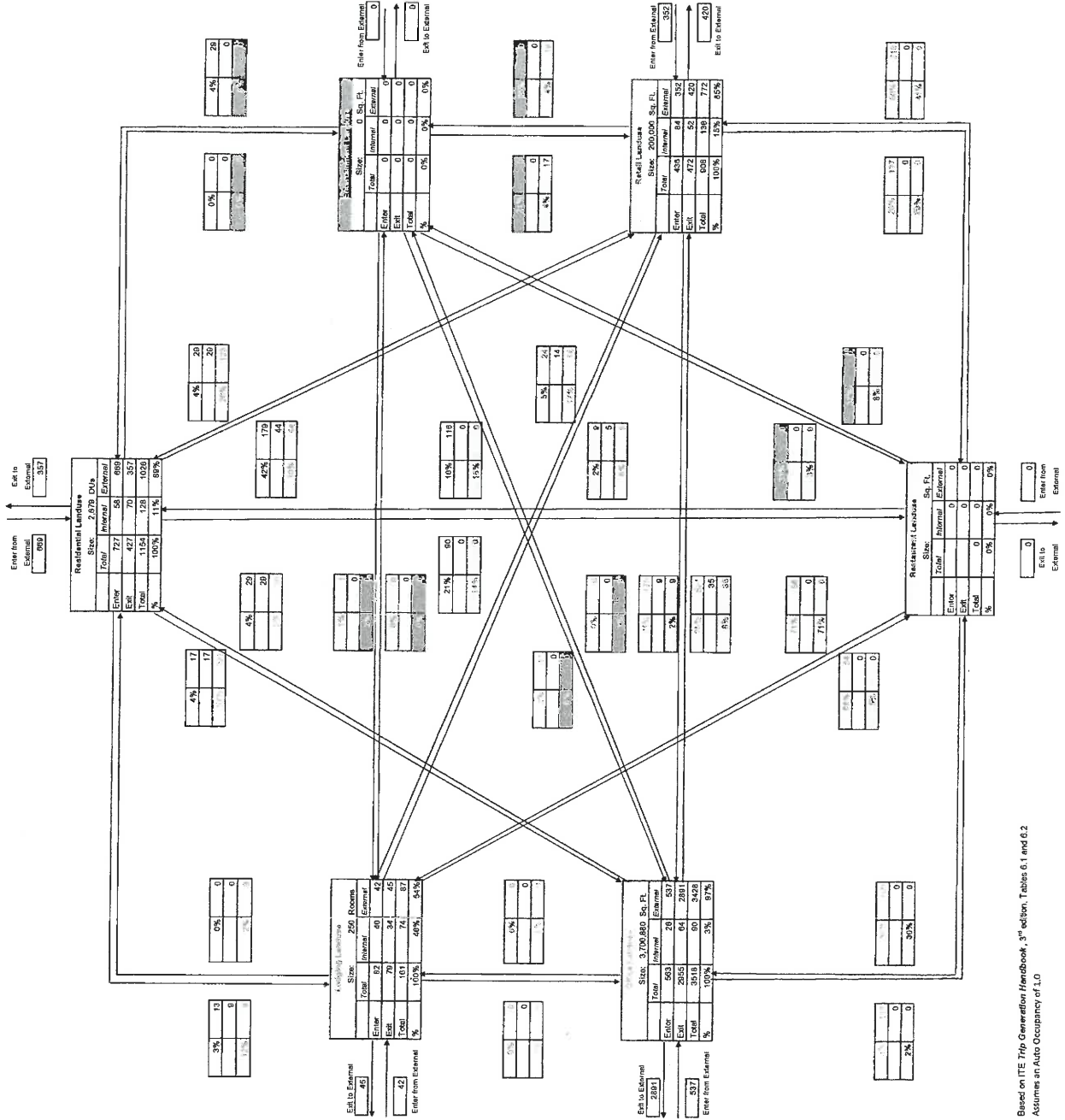
<sup>2</sup> 351 Multi-Family units equals 57,915 sf of retail space (351 x 165 = 57,915)

PM Peak Hour  
Approved Uses Trip Generation Estimates  
Internal Capture Matrix



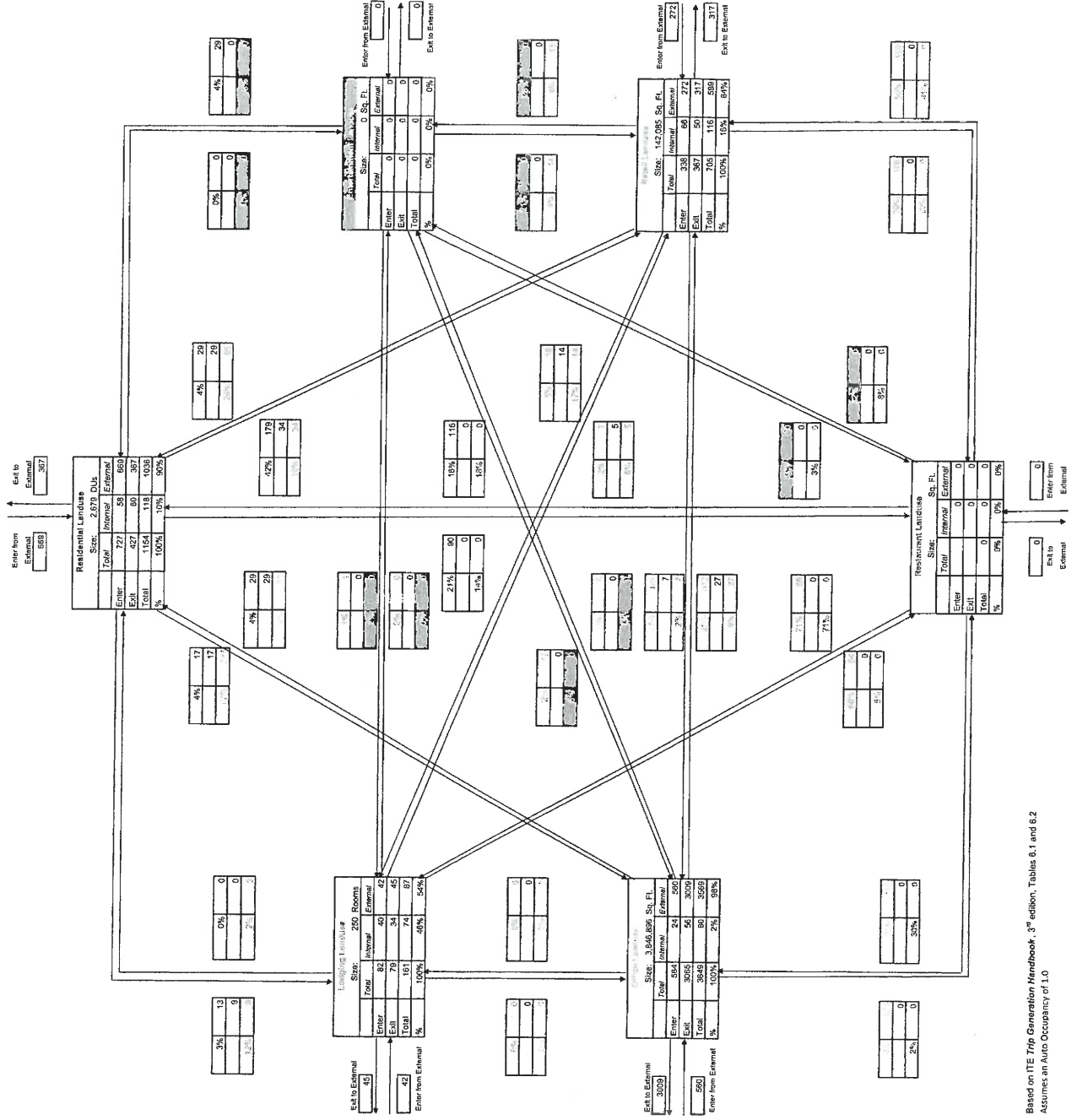
Based on ITE Trip Generation Handbook, 3rd edition, Tables 6.1 and 6.2  
Assumes an Auto Occupancy of 1.0

PM Peak Hour  
Scenario B Trip Generation Estimates  
Internal Capture Matrix



Based on ITE Trip Generation Handbook, 5<sup>th</sup> 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, 3<sup>rd</sup> edition, Tables 8.1 and 8.2  
Assumes an Auto Occupancy of 1.0

THE FACE OF THIS DOCUMENT HAS MICROPRINTING. DO NOT CASH IF MISSING. THE BACKGROUND WILL EXPOSE A HIDDEN VOID WHEN PHOTOCOPIED.

Continental Properties Co., Inc.  
W134 N8675 EXECUTIVE PARKWAY  
MENOMONEE FALLS, WI 53051-3310

PARK BANK  
330 E KILBOURN AVE  
MILWAUKEE, WISCONSIN 53202

12-66  
750

Check Amount  
\$2,494.63

Date  
6/11/2019

Check No.  
071995

Two Thousand Four Hundred Ninety Four AND 63/100 Dollars

VOID IF NOT CASHED WITHIN 90 DAYS WITHIN DATE OF ISSUE

Pay to the order of:

DUVAL COUNTY TAX COLLECTOR

214 N HOGAN STREET  
JACKSONVILLE, FL 32202

*[Handwritten Signature]*

⑆071995⑆ ⑆075000666⑆ 61002341⑆