

Report of the Jacksonville Planning and Development Department

**Application for Change (AFC) to the
Flagler Center Development of Regional Impact (DRI)**

Ordinance No.: 2021-200

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.

Planning District: District 3, Southeast

City Council District: District 11

Development Area: Suburban

Applicant: Raymond Spofford, England-Thims & Miller, Inc.

Requested Action: This request would modify the Master Plan Map H from Retail/Light Industrial/Office to Mixed Use on a parcel along the southern boundary of the DRI. Changing the designation of the parcel to Mixed Use would allow a mixture of approved uses within the parcel. No increase or decrease in development rights or to the land use conversion minimums and maximums table 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.

RECOMMENDATION: APPROVE

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

The subject property is adjacent to the existing Citicorp office campus and was purchased by Citicorp in 2006 with an allocation of office development rights. Today, Citicorp does not have plans to expand their office campus and has listed the subject property for sale. Lands immediately to the south and west of the subject parcel were previously designated for multi-family residential use. The subject property is currently under a purchase and sale agreement for multi-family residential use.

BACKGROUND

The Flagler Center Development of Regional Impact (DRI) is approximately 939 acres 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 most recent name change to 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. The current land use south of the Bayard community and east of Philips Highway allows future potential for residential, commercial and light industrial development.

The proposed change to the DRI's Master Plan Map H requires an application adopted through local legislation. Companion changes to the Planned Unit Development (PUD) zoning will be made through Minor Modification Application 21-07, which has been scheduled for a public hearing with the Planning Commission on May 6, 2021. The changes proposed in the companion Minor Modification are consistent with the changes proposed in the subject application.

The Flagler Center 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:

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. Additionally, no increase or decrease in development rights or to the land use conversion minimums and maximums table of the DRI is proposed.

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

A Modification to the Master Plan Map H

The Map H Master Plan to the DRI would be amended to allow a mixed use designation on a parcel at the southern boundary of the DRI. The proposed mixed use designated parcel would allow a mixture of approved

uses within that mixed use designated area. According to the application, multi-family residential is intended for the site.

CONSISTENCY EVALUATION

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 change to the Master Plan Map H to the DRI to allow for a multi-use designated parcel would allow a mixture of approved uses within that mixed use designated area. This change would encourage development by basing the evolution of the DRI on potential need. While the DRI currently allows Industrial, Office, Commercial, Hospital,

Hotel, Multi-family Residential, Single-family Residential, Senior Care and Senior Housing uses, the proposed modification to the Map H allows the development of all approved uses of the DRI at the subject site.

The change permits a continued development of the Multi-Use DRI while providing a mix of uses to serve the occupants of the Flagler Center DRI.

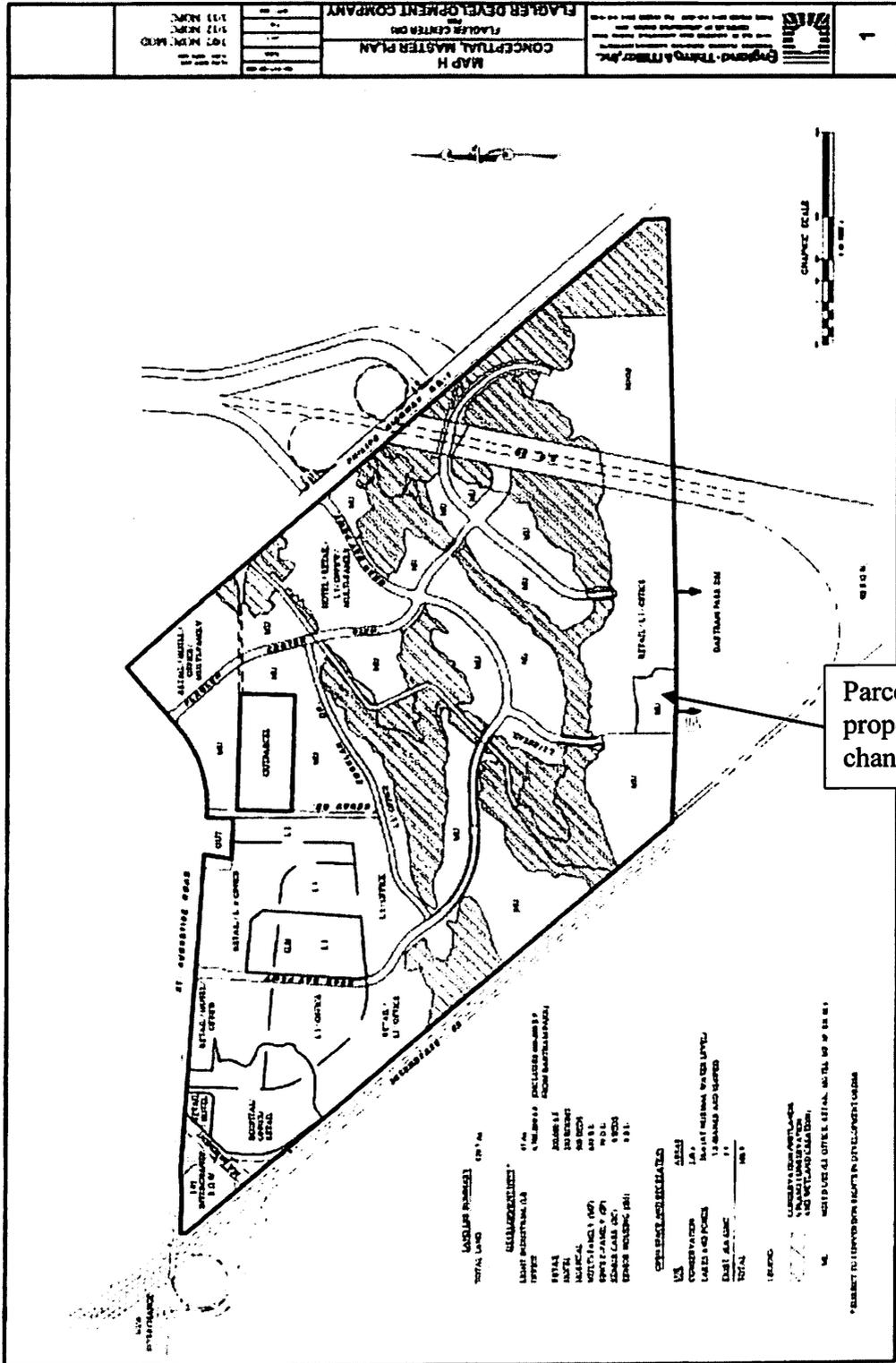
The proposed modification does not change the current types of uses within the DRI. Additionally, no increase or decrease in development rights or to the land use conversion minimums and maximums table of the DRI is proposed. Any changes to the set amount of approved development rights of the DRI would require a compensation of uses based on the 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.

AERIAL

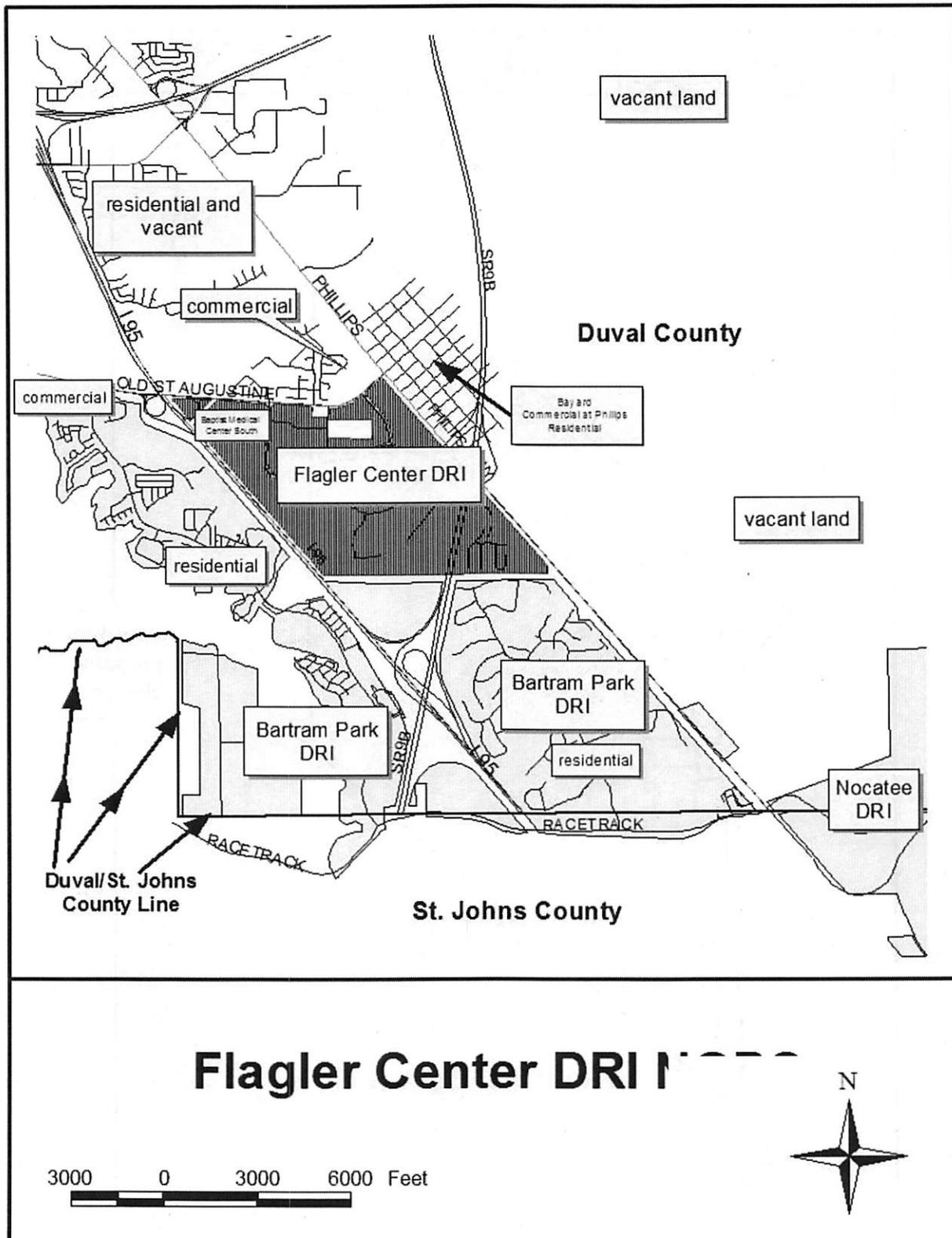


Flagler Center DRI

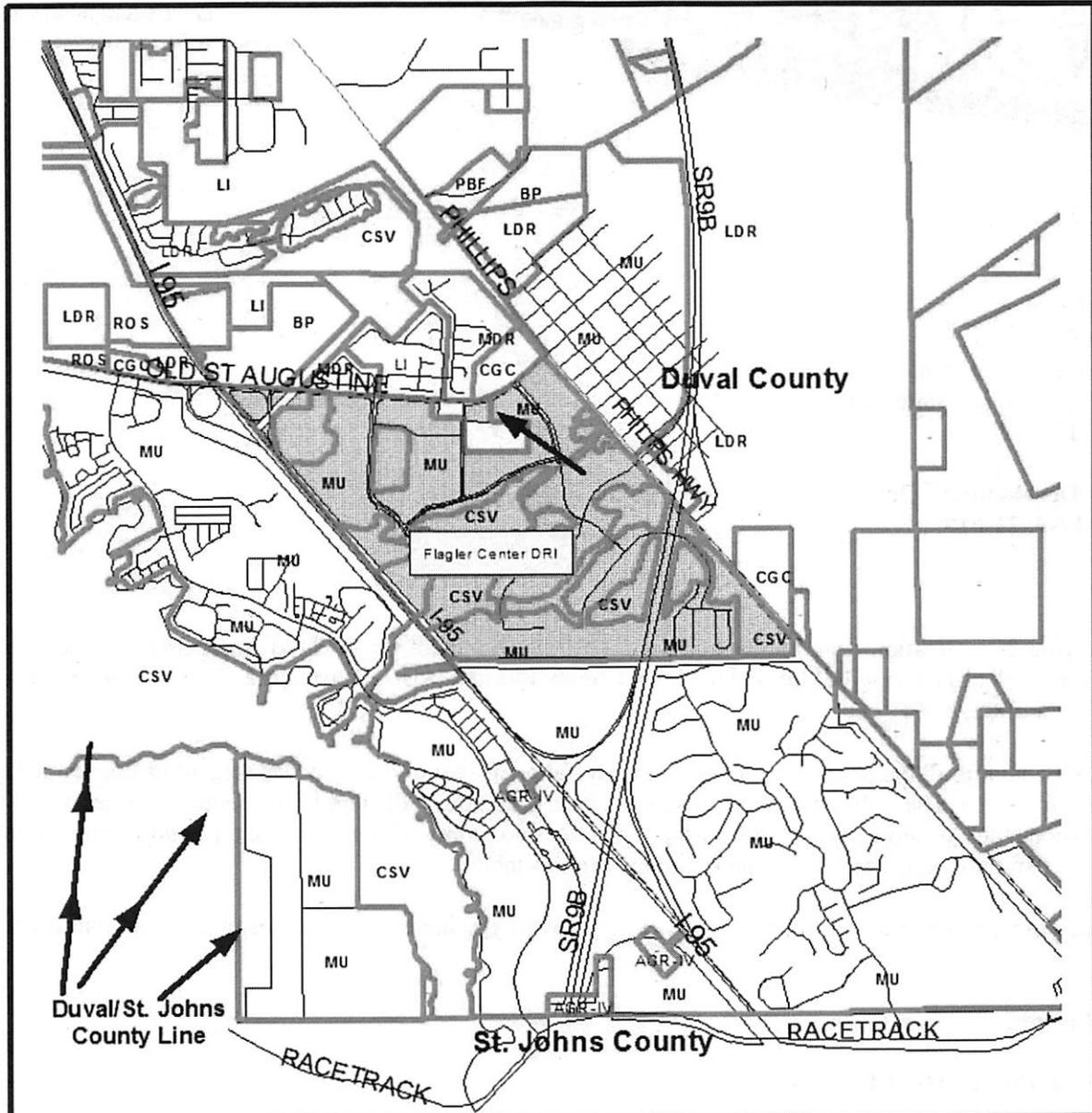
PROPOSED MASTER PLAN MAP H



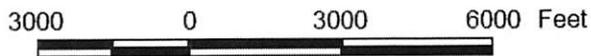
LOCATION/ FIELD MAP



CURRENT LAND USE MAP



**Current Land Use Map
Flagler Center DRI**



February 17, 2021

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. 21-019**

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 Department of Economic Opportunity NOPC application form. The only purpose of this application is to add multi-family residential as a permitted use for the subject property on the Conceptual Master Plan Map H. There is no proposed change to the type and amount of development permitted or the land use conversion minimums and maximums table.

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: Lance Chernow
Peter Ma

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 Citicorp Credit Services, Inc. (USA), 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.

2-17-21
Date


Authorized Agent for Citicorp Credit Services, Inc. (USA)

2. Applicant (name, address, phone). **See attached DRI Amendment Description.**
3. Authorized Agent (name, address, phone). **See attached DRI Amendment Description.**
4. Location (City, County, Township/Range/Section) of approved DRI and proposed change. **City of Jacksonville, Duval County, 28 East/4 South/30**
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 DRI Amendment 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. **The proposed amendment is to change the designation of the subject property on the Conceptual Master Plan Map H. See attached DRI Amendment Description Exhibits A-1 and A-2.**

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 attached DRI Amendment Description 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 DRI Amendment Description.**
8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map. **None.**
9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

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

YES _____ NO X _____

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

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

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions. **See attached DRI Amendment Description Exhibits A-1 and A-2.**
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.

No change is proposed to the DRI Development Order language.

**FLAGLER CENTER
DRI Amendment Description
February 17, 2021**

1. **Applicant/Agent**

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**

Citicorp Credit Services, Inc. (USA)
P.O. Box 30508
Tampa, Florida 33630

A copy of the Property Ownership Affidavit is included in Exhibit A and a copy of the Agent Authorization is included in Exhibit B.

3. **Tax Parcel Numbers**

A portion of 168084-0010 and 168126-2510 located in Flagler Center DRI. A copy of the legal description of the property subject to this DRI Amendment is included in Exhibit C. An Aerial Photo showing the location of the subject property and surrounding uses is included in Exhibit D.

4. **Proposed Changes**

This application for a DRI Amendment to the Flagler Center DRI is submitted on behalf of the land owner Citicorp Credit Services, Inc. (USA). This DRI Amendment application consists of a completed State of Florida Department of Economic Opportunity, Bureau of Community Planning Form DEO-BCP-PROPCHANGE-1 and this DRI Amendment Description, as well as all referenced exhibits, including the substantial deviation determination chart Exhibit E and the proposed Conceptual Master Plan Map H attached as Exhibit J to this DRI Amendment Description.

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, Ordinance 2019-0489-E adopted August 27, 2019, and Ordinance 2020-346-E.

The subject property is located within the Flagler Center DRI adjacent to the west boundary of the existing Citicorp office campus. In 2003, a portion of Bartram Park DRI north of State Road 9B and a portion of Flagler Center DRI were unified as a single development parcel known as the 'Combined Parcel'. The Combined Parcel as approved in 2003 is depicted on Exhibit F. The 2003 DRI Amendment allocated office development rights to Flagler Center for the Citicorp office campus on a portion of the "Combined Parcel". Citicorp purchased the land for their office campus in 2003 and constructed the office building in 2004. The adjacent land to the west that includes the subject property was purchased by Citicorp in 2006 with an allocation of office rights.

In 2017, a DRI Amendment (Ordinance 2017-487-E) was approved to add residential as a permitted use for the adjacent land to the south within Bartram Park DRI Parcel 45. The Combined Parcel as approved in 2017 is depicted on Exhibit G. As a result, the lands immediately to the south and west have been designated for multi-family residential use. Citicorp does not have plans to expand their office campus and has marketed the subject property for sale for the past year or so. The subject property is currently under a purchase and sale agreement for a multi-family residential use.

The subject property is proposed to be changed from a designation of Retail/Light Industrial (LI)/Office to Mixed Use (MU) as shown on the Proposed Combined Parcel Exhibit H. The current, adopted Flagler Center DRI Conceptual Master Plan Map H is included in Exhibit I. The proposed Conceptual Master Plan Map H is included in Exhibit J. A companion PUD Minor Modification is being submitted simultaneously to add residential as a permitted use on the PUD Site Plan.

This DRI Amendment does not involve an increase or decrease of development rights or a change to the land use conversion minimums and maximums table. The current uses allowed within the Flagler Center DRI, with conversions made to date, are as follows:

Industrial	81 acres
Office	3,598,514 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)	2,758 Dwelling Units
Single Family Residential (SF)	79 Dwelling Units
Senior Care	30 Beds
Senior Housing	0 Dwelling Units

Exhibit List

Exhibit A	Property Ownership Affidavit
Exhibit B	Agent Authorization
Exhibit C	Legal Description
Exhibit D	Aerial Photo
Exhibit E	Substantial Deviation Determination Chart
Exhibit F	2003 Combined Parcel
Exhibit G	2017 Combined Parcel
Exhibit H	Proposed Combined Parcel
Exhibit I	Adopted Conceptual Master Plan Map H
Exhibit J	Proposed Conceptual Master Plan Map H

Exhibit A

Property Ownership Affidavit

Property Ownership Affidavit - Corporation

Date: 1/26/2021

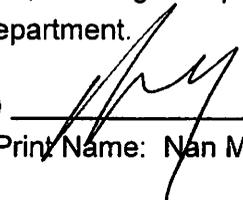
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 0 Gran Bay Parkway, Jacksonville, FL 32256 RE#(s): 168084-0010

To Whom It May Concern:

I, **Nan Molofsky as Vice President of Citicorp Credit Services, Inc. (USA)**, a corporation organized under the laws of the state of Delaware, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Davis Development, Inc., a Georgia corporation, submitted to the Jacksonville Planning and Development Department.

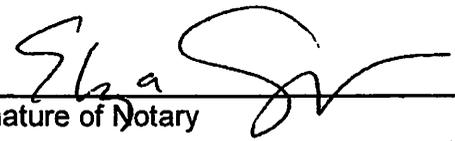
(signature) 
Print Name: Nan Molofsky

State of New York)
County of Suffolk) ss.:

On the 26th day of January in the year 2021 before me, the undersigned, a notary public in and for the state, personally appeared **Nan Molofsky**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Affix Notarial Stamp/Seal]

ELIZABETH L. SCHUETTE
Notary Public, State of New York
Reg. No. 02SC6381806
Qualified in Suffolk County
Commission Expires October 9, 20 22


Signature of Notary
Elizabeth Schuette
Printed Name of Notary

NOTARY PUBLIC, STATE OF NEW YORK
Commission Expiration Date: 10/9/2022

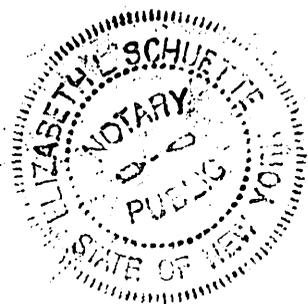


Exhibit B

Agent Authorization

Agent Authorization - Corporation

Date: 1/26/2021

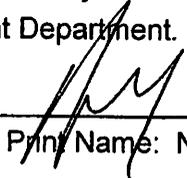
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 0 Gran Bay Parkway, Jacksonville, FL 32256 RE#(s): 168084-0010

To Whom It May Concern:

You are hereby advised that **Nan Molofsky**, as **Vice President of Citicorp Credit Services, Inc. (USA)**, a corporation organized under the laws of the state of Delaware, hereby authorizes and empowers **England-Thims & Miller, Inc.**, to act as agent to file application(s) for **Davis Development, Inc.**, a **Georgia corporation**, for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

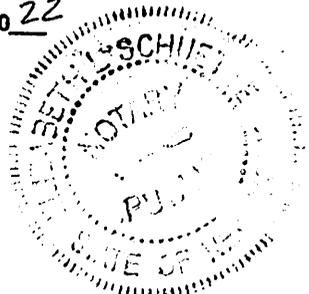
(signature) 
Print Name: Nan Molofsky

State of New York)
County of Suffolk) ss.:

On the 26th day of January in the year 2021 before me, the undersigned, a notary public in and for the state, personally appeared **Nan Molofsky**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Affix Notarial Stamp/Seal]

ELIZABETH L. SCHUETTE
Notary Public, State of New York
Reg. No. 02SC6381806
Qualified in Suffolk County
Commission Expires October 9, 2022




Signature of Notary
Elizabeth Schuette
Printed Name of Notary

NOTARY PUBLIC, STATE OF NEW YORK
Commission Expiration Date: 10/9/2022

Exhibit C

Legal Description

February 15, 2021

Work Order No. 21.02800
File No. 127F-30.00A

Legal Description

A Portion Of Sections 29 And 30, Township 4 South, Range 28 East, Duval County, Florida, Also Being A Portion Of Those Same Lands Described And Recorded In Official Records Book 13028, Page 745 And Official Records Book 11398, Page 273 Of The Current Public Records Of Said County, Said Lands Being More Particularly Described As Follows:

For A Point Of Beginning, Commence At The Northeasterly Corner Of Said Lands Described And Recorded In Official Records Book 13028, Page 745, Said Corner Also Being The Southeasterly Corner Of Egrets Nest Drive, A 110 Foot Right Of Way As Presently Established Per Plat Of Flagler Center, A Plat Recorded In Plat Book 57, Pages 38, 38A Through 38Q Of Said Public Records.

From Said Point Of Beginning, Thence Due East, 38.81 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 75.50 Feet; Thence Southeasterly Along The Arc Of Said Curve, Through A Central Angle Of $90^{\circ}07'13''$, An Arc Length Of 118.75 Feet To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of South $44^{\circ}56'24''$ East, 106.89 Feet; Thence South $00^{\circ}07'13''$ West, 295.86 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 246.86 Feet; Thence Southeasterly Along The Arc Of Said Curve, Through A Central Angle Of $52^{\circ}50'00''$, An Arc Length Of 227.63 Feet To A Point Of Reverse Curvature, Said Arc Being Subtended By A Chord Bearing And Distance Of South $26^{\circ}17'47''$ East, 219.65 Feet; Thence Southerly Along The Arc Of A Curve To The Right, Having A Radius Of 78.50 Feet, Through A Central Angle Of $113^{\circ}06'59''$, An Arc Length Of 154.98 Feet To A Point Of Reverse Curvature, Said Arc Being Subtended By A Chord Bearing And Distance Of South $03^{\circ}50'42''$ West, 131.01 Feet; Thence Southwesterly Along The Arc Of A Curve To The Left, Having A Radius Of 174.50 Feet, Through A Central Angle Of $60^{\circ}26'35''$, An Arc Length Of 184.09 Feet To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of South $30^{\circ}10'54''$ West, 175.67 Feet; Thence South $00^{\circ}02'23''$ East, 695.65 Feet; Thence South $56^{\circ}42'06''$ West, 129.78 Feet To The Southerly Boundary Line Of Said Lands Described And Recorded In Official Records Book 11398, Page 273; Thence South $78^{\circ}50'41''$ West, Along Said Southerly Boundary Line, 73.39 Feet To The Southeasterly Corner Of Said Lands Described And Recorded In Official Records Book 13028, Page 745; Thence Along The Boundary Of Said Lands For The Following 13 Courses: Course 1, Thence South $78^{\circ}50'41''$ West, 32.05 Feet; Course 2, Thence North $84^{\circ}48'22''$ West, 68.75 Feet; Course 3, Thence North $79^{\circ}26'00''$ West, 82.78 Feet; Course 4, Thence North $44^{\circ}08'55''$ West, 79.10 Feet; Course 5, Thence North $65^{\circ}02'21''$ West, 93.63 Feet; Course 6, Thence North $53^{\circ}00'00''$ West, 82.68 Feet; Course 7, Thence North $40^{\circ}45'42''$ West, 204.31 Feet; Course 8, Thence South $52^{\circ}46'28''$ West, 128.89 Feet; Course 9, Thence South $47^{\circ}50'59''$ West, 72.43 Feet; Course 10, Thence South $23^{\circ}56'10''$ West, 88.67 Feet; Course 11, Thence South $26^{\circ}35'00''$ West, 46.12 Feet; Course 12, Thence South $26^{\circ}26'34''$ West, 36.15 Feet; Course 13, Thence North $00^{\circ}00'43''$ West, 1551.99 Feet To The Northwesterly Corner Of Said Lands Described, Said

Corner Lying On The Southerly Right Of Way Line Of Aforementioned Egrets Nest Drive; Thence Along Said Southerly Right Of Way Line For The Following 7 Courses: Course 1, Thence Due East, 343.50 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 945.00 Feet; Course 2, Thence Easterly Along The Arc Of Said Curve, Through A Central Angle Of 12°13'55", An Arc Length Of 201.74 Feet To A Point Of Tangency, Said Arc Being Subtended By A Chord Bearing And Distance Of North 83°53'03" East, 201.36 Feet; Course 3, Thence North 77°46'05" East, 23.41 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 835.00 Feet; Course 4, Thence Easterly Along The Arc Of Said Curve, Through A Central Angle Of 09°37'28", An Arc Length Of 140.26 Feet To A Point Of Compound Curvature, Said Arc Being Subtended By A Chord Bearing And Distance Of North 82°34'49" East, 140.10 Feet; Course 5, Thence Easterly Along The Arc Of A Curve To The Right, Having A Radius Of 50.00 Feet, Through A Central Angle Of 25°07'07", An Arc Length Of 21.92 Feet To A Point Of Reverse Curvature, Said Arc Being Subtended By A Chord Bearing And Distance Of South 80°02'53" East, 21.75 Feet; Course 6, Thence Easterly Along The Arc Of A Curve To The Left, Having A Radius Of 64.50 Feet, Through A Central Angle Of 54°03'58", An Arc Length Of 60.86 Feet To The End Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of North 85°28'41" East, 58.63 Feet; Course 7, Thence Due East, 30.78 Feet To The Point Of Beginning.

Containing 32.398 Acres, More Or Less.

Exhibit D

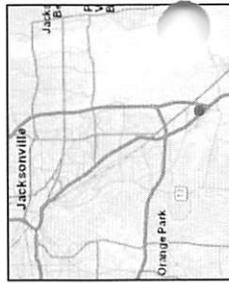
Aerial Photo

Flagler Center
Citicorp Parcel

Aerial



SUBJECT PROPERTY



ETM
England, Trimm & Miller, Inc.
14775 Old St. Augustine Road Jacksonville, FL 32258
904 642 8990 • Fax: 904 646 9488 • www.etminc.com
7:2007-2009 PUDs Maps 301/302/303/304/305/306/307

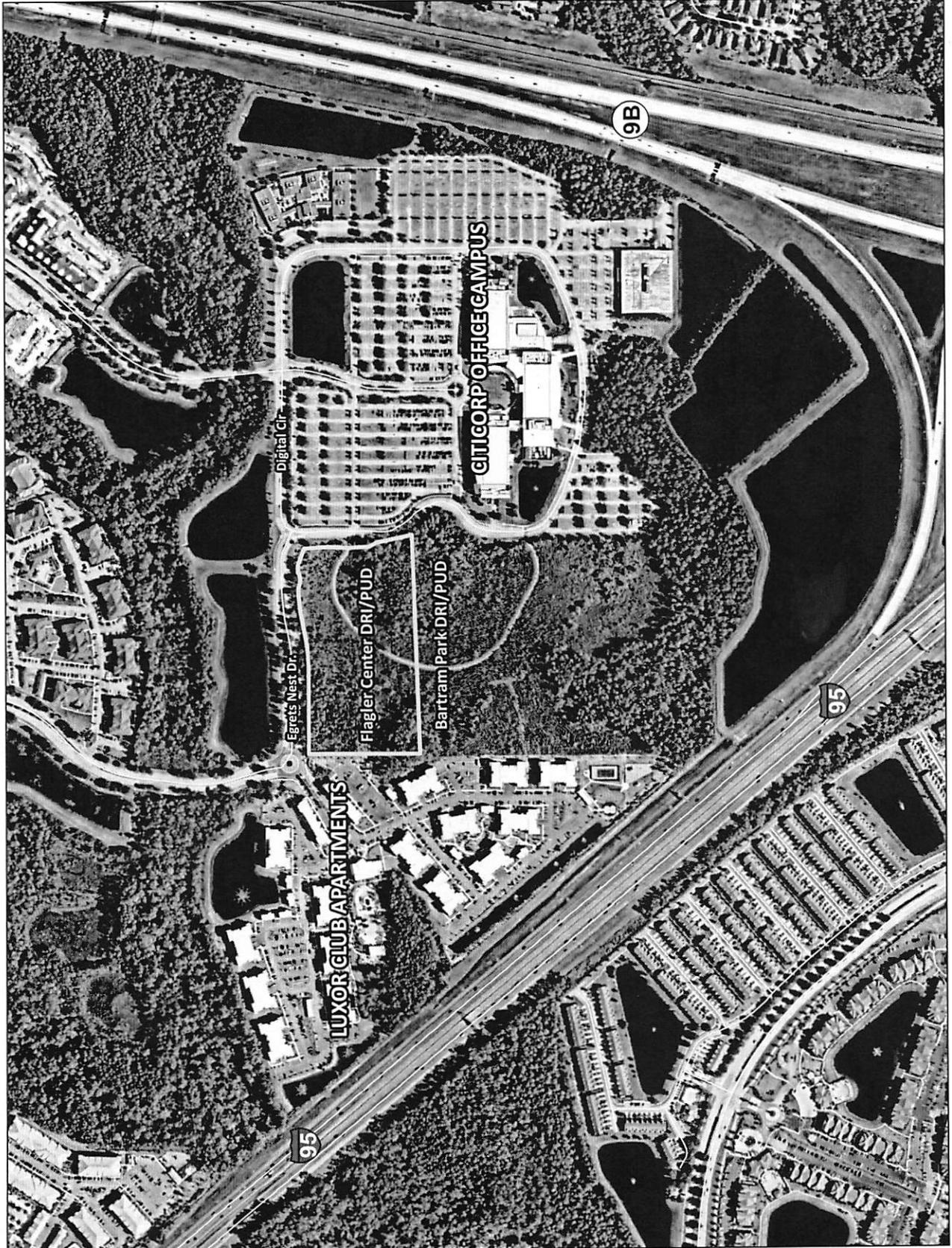


Exhibit E

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.			

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) 81 acres (4-1-20)
	# Parking spaces			
	Building (gross square feet)			
	# Employees			
	chemical storage (barrels and pounds)			

¹ Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

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

SUBSTANTIAL DEVIATION DETERMINATION CHART

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

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SUBSTANTIAL DEVIATION DETERMINATION CHART

	Building (gross square feet)	No change	500,000 sq. ft.	750,000 sq. ft. (See 4-17-01 NOPC Application); 902,500 sq. ft. (4-29-02) 1,432,500 sq. ft. (3-21-03) 2,032,500 sq. ft. (6-25-03) ¹ ; 4,200,000 sq. ft. (2-11-05) ¹ 4,400,000 sq. ft. (Ord. 2007-1347) ¹ 4,700,000 sq. ft. (Ord. 2012-455) 4,553,600 sq. ft. (4-7-14) 4,545,100 sq. ft. (11-7-14) 4,357,600 sq. ft. (12-9-15) 4,251,936 sq. ft. (6-14-16) 4,247,496 sq. ft. (8-19-16) 4,210,896 sq. ft. (11-15-16) 4,022,032 sq. ft. (10-20-17) 3,898,896 sq. ft. (11-22-17) 3,846,896 sq. ft. (2-28-19) 3,742,896 sq. ft. (12-9-19) 3,706,296 sq. ft. (4-1-20) 3,509,514 sq. ft. (10-13-20)
	# 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			

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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			
Residential	# Dwelling units	No change	0	500 multi family units (2-11-05) 79 single family units (8-28-12)
	Type of dwelling units			650 MF (Ord. 2007-1347-E) 79 SF (Ord. 2012-455-E) 670 MF (11-7-14) 1,120 MF (12-9-15) 1,374 MF (6-14-16) 1,828 MF (10-20-17) 2,124 MF (11-22-17) 2,249 MF (2-28-19) 2,499 MF (12-9-19) 2,758 MF (10-13-20)

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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			

¹ Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

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

SUBSTANTIAL DEVIATION DETERMINATION CHART

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

¹ Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

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

SUBSTANTIAL DEVIATION DETERMINATION CHART

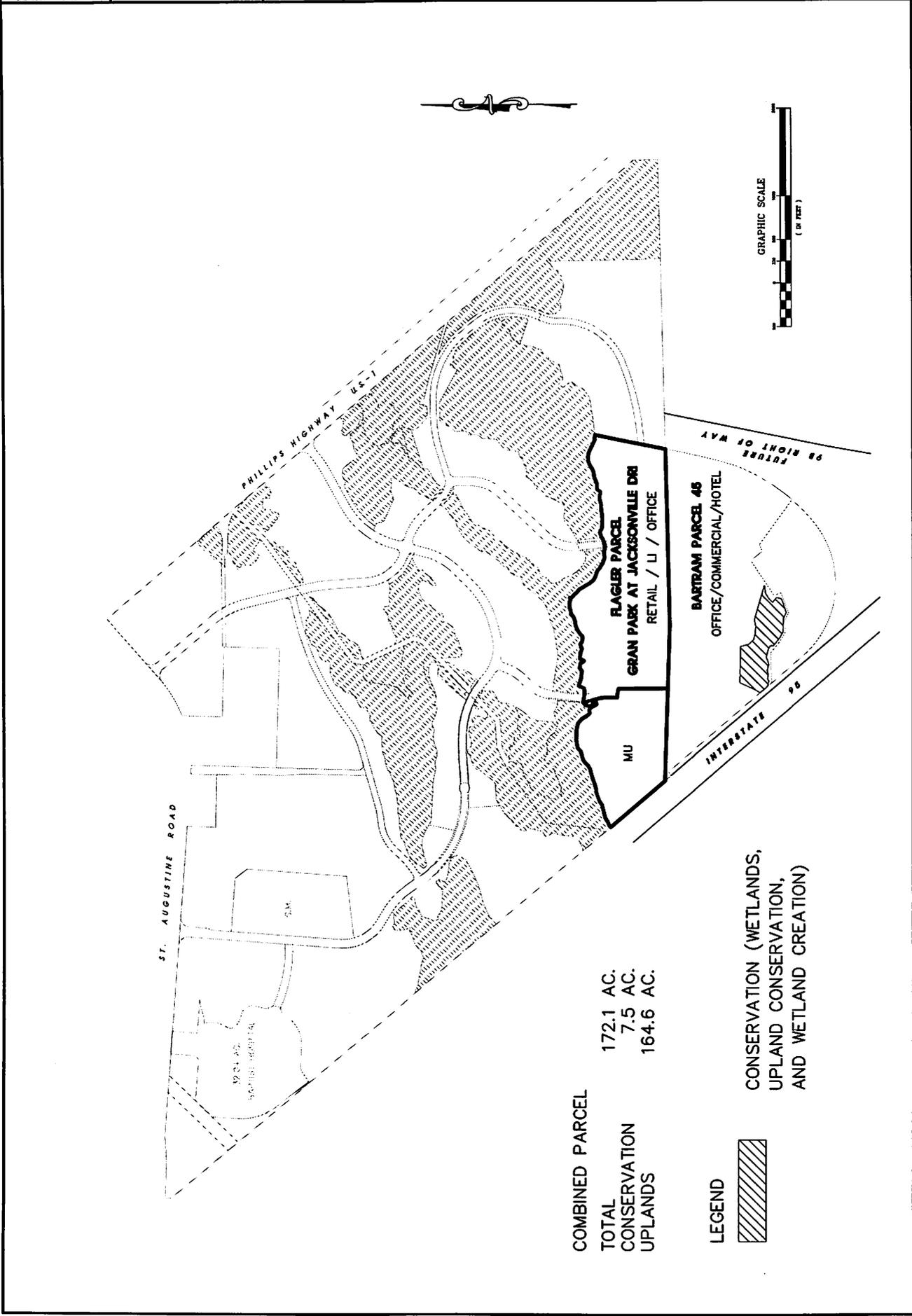
Open Space (All natural and vegetated non-impervious surfaces)	Acreage	No change	218.9 acres	260.1 acres (6-10-03); 239.3 acres (2-11-05)
	Site locational changes			
	Type of open space			
	D.O. Conditions			
	ADA representations			
Preservation, Buffer or Special Protection Areas Preservation (cont.)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

¹ Including 600,000 square feet of Office from Bartram Park DRI, which may be used on the Combined Parcel. See Ordinance 2003-596-E.

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

Exhibit F

2003 Combined Parcel



COMBINED PARCEL
TOTAL
CONSERVATION
UPLANDS

172.1 AC.
7.5 AC.
164.6 AC.

LEGEND

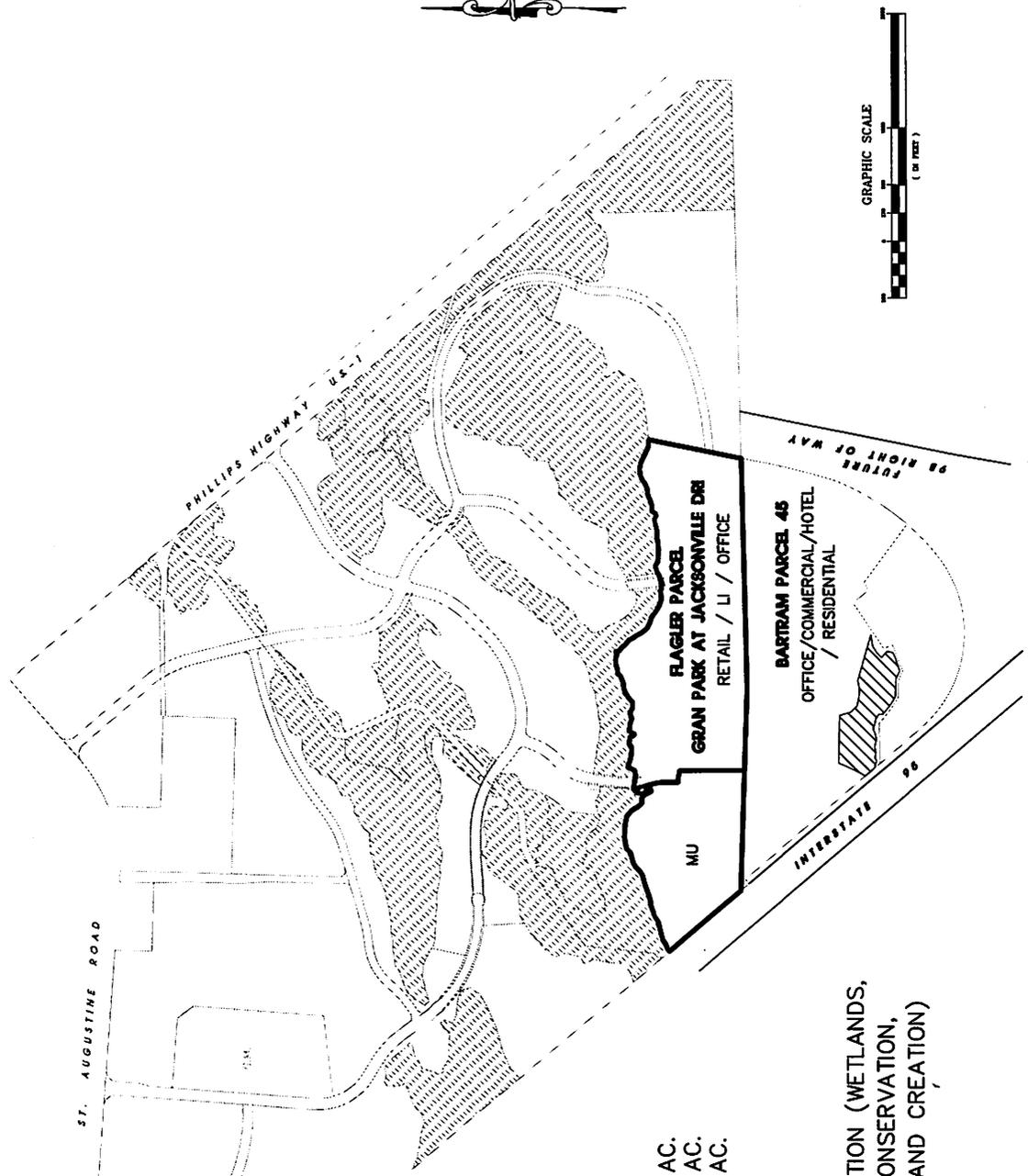


CONSERVATION (WETLANDS,
UPLAND CONSERVATION,
AND WETLAND CREATION)

Exhibit G

2017 Combined Parcel

E.T.M. ENVIRONMENTAL TECHNOLOGIES
 VISION • EXPERIENCE • RESULTS
 1773 CR 88, Jacksonville, FL 32218
 TEL: 904-450-0800
 FAX: 904-450-0805
 CA: 0000284 LC: 0000218
 DATE: JANUARY 2017
 CHECKED BY: E.A.
 DESIGNED BY: A.
 DRAWN BY: E.V.
 PLOT: 21-018
 RECORDS
 PLANS PREPARED UNDER THE DIRECTION OF:



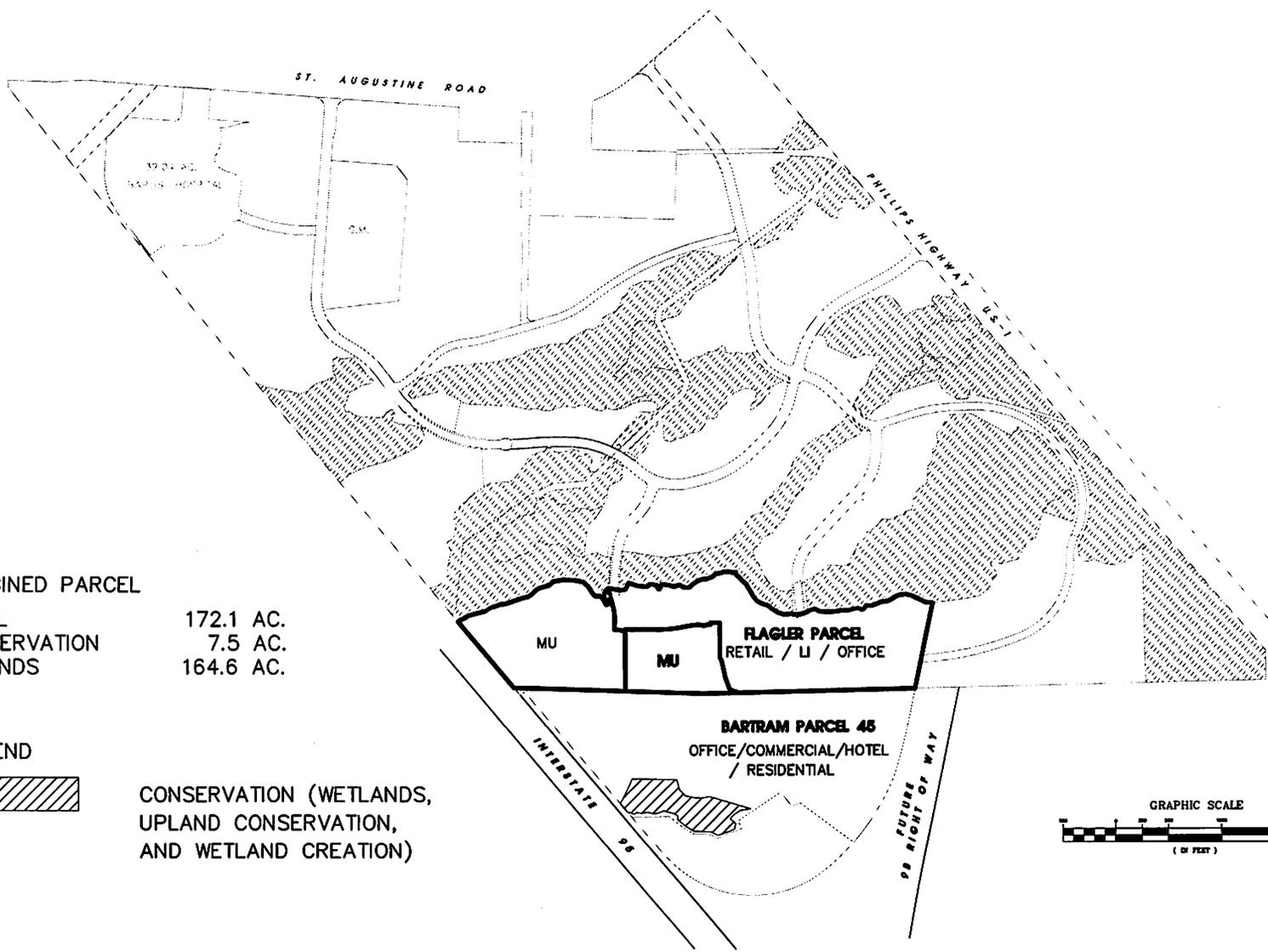
COMBINED PARCEL
 TOTAL 172.1 AC.
 CONSERVATION 7.5 AC.
 UPLANDS 164.6 AC.

LEGEND

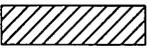
 CONSERVATION (WETLANDS,
 UPLAND CONSERVATION,
 AND WETLAND CREATION)

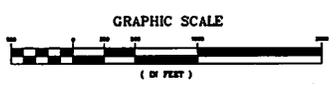
Exhibit H

Proposed Combined Parcel



COMBINED PARCEL
 TOTAL CONSERVATION UPLANDS 172.1 AC.
 CONSERVATION UPLANDS 7.5 AC.
 UPLANDS 164.6 AC.

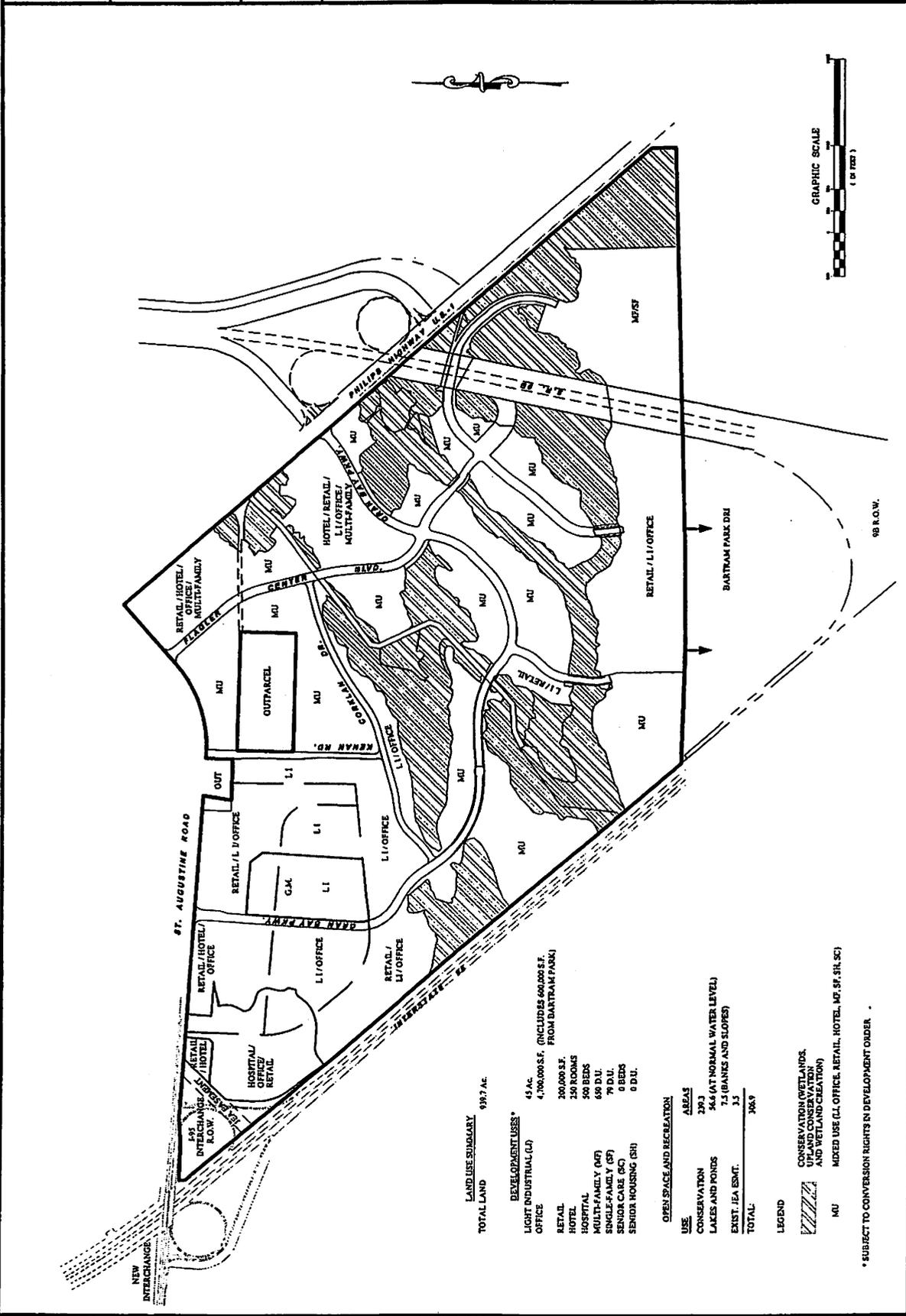
LEGEND
 CONSERVATION (WETLANDS, UPLAND CONSERVATION, AND WETLAND CREATION)



ETM VISION • EXPERIENCE • RESULTS	ERM, INC. 21-018 DRAWN BY: E.V. CHECKED BY: A.T. DATE: JANUARY 2021	PLANS PREPARED UNDER THE DIRECTION OF:
	Flagler Center at Jacksonville 1470 Oak Avenue Jacksonville, FL 32208 TEL: 904-343-3438 FAX: 904-343-3438 CA: 00000041 LC: 0000004	RECORDS
PROPOSED COMBINED PARCEL FLAGLER CENTER GRAN PARK AT JACKSONVILLE FLAGLER DEVELOPMENT COMPANY	DRAWING NUMBER 1	PLOTTED: January 28, 2021 - 4:04 PM, PT: JH DeWitt

Exhibit I

Existing Conceptual Master Plan Map



LAND USE SUMMARY 697.7 AC.

DEVELOPMENT USES*	
LIGHT INDUSTRIAL (LI)	43 AC.
OFFICE	4,700,000 SF. (INCLUDES 600,000 SF. FROM BARTRAM PARK)
RETAIL	200,000 SF.
HOTEL	250 ROOMS
HOSPITAL	500 BEDS
MULTI-FAMILY (MF)	650 D.U.
SINGLE-FAMILY (SF)	75 D.U.
SENIOR CARE (SC)	0 BEDS
SENIOR HOUSING (SH)	0 D.U.

OPEN SPACE AND RECREATION	
USE	AREAS
CONSERVATION	29.3
LAKES AND PONDS	54.4 (AT NORMAL WATER LEVEL)
EXIST. SEA ISHT.	7.1 (BANKS AND SLOPES)
TOTAL:	13
	36.8

LEGEND

- CONSERVATION (WETLANDS, UPLAND CONSERVATION AND WETLAND CREATION)
- MU MIXED USE (LI, OFFICE, RETAIL, HOTEL, MF, SF, SH, SC)

* SUBJECT TO CONVERSION RIGHTS IN DEVELOPMENT ORDER.

Exhibit J

Proposed Conceptual Master Plan Map H

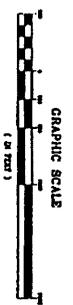


• SUBJECT TO CONVERSION RIGHTS IN DEVELOPMENT ORDER

USE	AREA
CONSERVATION	29.3
LAKE AND PONDS	36.6 (AT NORMAL WATER LEVEL)
EXIST. LA. ENVT.	1.1 (BANKS AND SLOPES)
TOTAL:	306.9

DEVELOPMENTS	AREA
LIGHT INDUSTRIAL (LI)	42 AC.
OFFICE	470,000 SQ. FT. (EXCLUDES 600,000 SQ. FT. FROM BANNAN PARK)
RETAIL	200,000 SQ. FT.
HOTEL	150 ROOMS
HOSPITAL	500 BEDS
MULTI-FAMILY (MF)	600 D.U.
SINGLE-FAMILY (SF)	70 D.U.
SENIOR CARE (SC)	0 BEDS
SENIOR HOUSING (SH)	0 D.U.

LAND USE BOUNDARY
TOTAL LAND 987.7 AC.



	MAP H CONCEPTUAL MASTER PLAN FLAGLER CENTER DRI FOR FLAGLER DEVELOPMENT COMPANY	CD-247-02-000 A.G.A. J.A.L. P.D. SEP. 2000	02/02 NOPC MOD 07/04 NOPC MOD 7/07 NOPC MOD 5/12 NOPC 3/13 NOPC	
	ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 6475 MID FL ACCESS ROAD JACKSONVILLE, FLORIDA 32256 PHONE: (904) 725-1200 FAX: (904) 725-1201			
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