

**PROPOSED NOTICE OF PROPOSED CHANGE  
TO THE NOCATEE DEVELOPMENT OF REGIONAL IMPACT (DRI)**



**OVERVIEW**

**ORDINANCE: 2015-283**

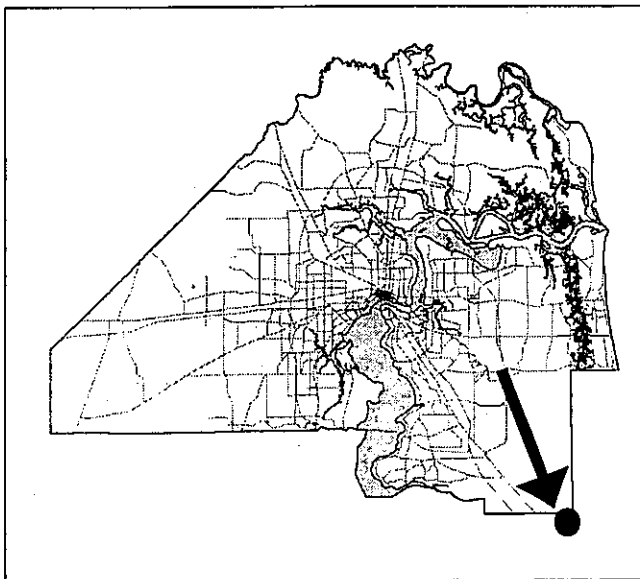
**APPLICANT: PAUL HARDEN**

**GENERAL LOCATION OF DRI:** The DRI is located in both Duval and St. Johns Counties, north and south of Nocatee Parkway between US Highway 1 on the west and the Intracoastal Waterway on the east.

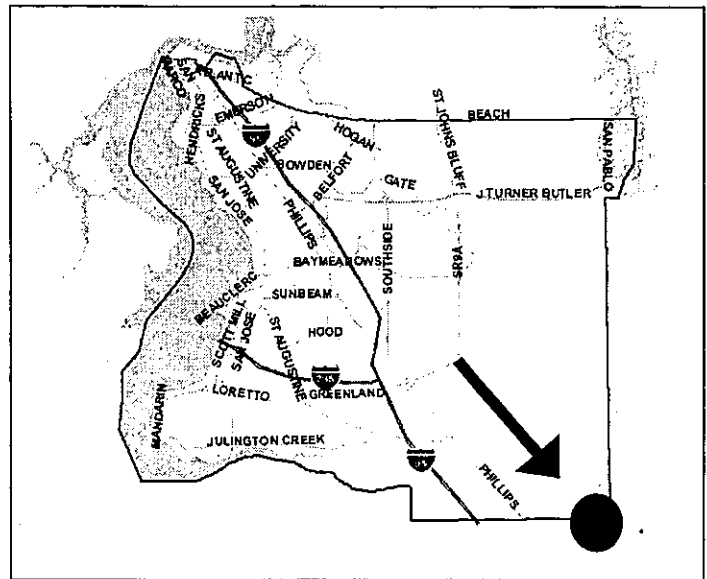
**Requested Action as revised May 14, 2015, May 20, 2015 and May 22, 2015:** This request would modify the following: the Master Plan Map H-1 and Map H-2 of the DRI would be modified by moving the existing access to adjacent properties for truck traffic use (timber harvest) from its current location in St. Johns County to a new location in Duval County; the minimum/maximum table of allowable uses would be modified in a response to more retail development potential in the area; Section 29, Recreation and Open Space of the development order would be modified to reflect the current condition status and to be consistent with City Level of Service for community and neighborhood parks; and Section 17, Wetlands of the development order would be modified to not count the wetland impacts associated with the required transportation mitigation improvements against the cap of 562 acres. No increase or decrease in allowable development rights of the DRI is proposed.

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

**LOCATION MAPS:**

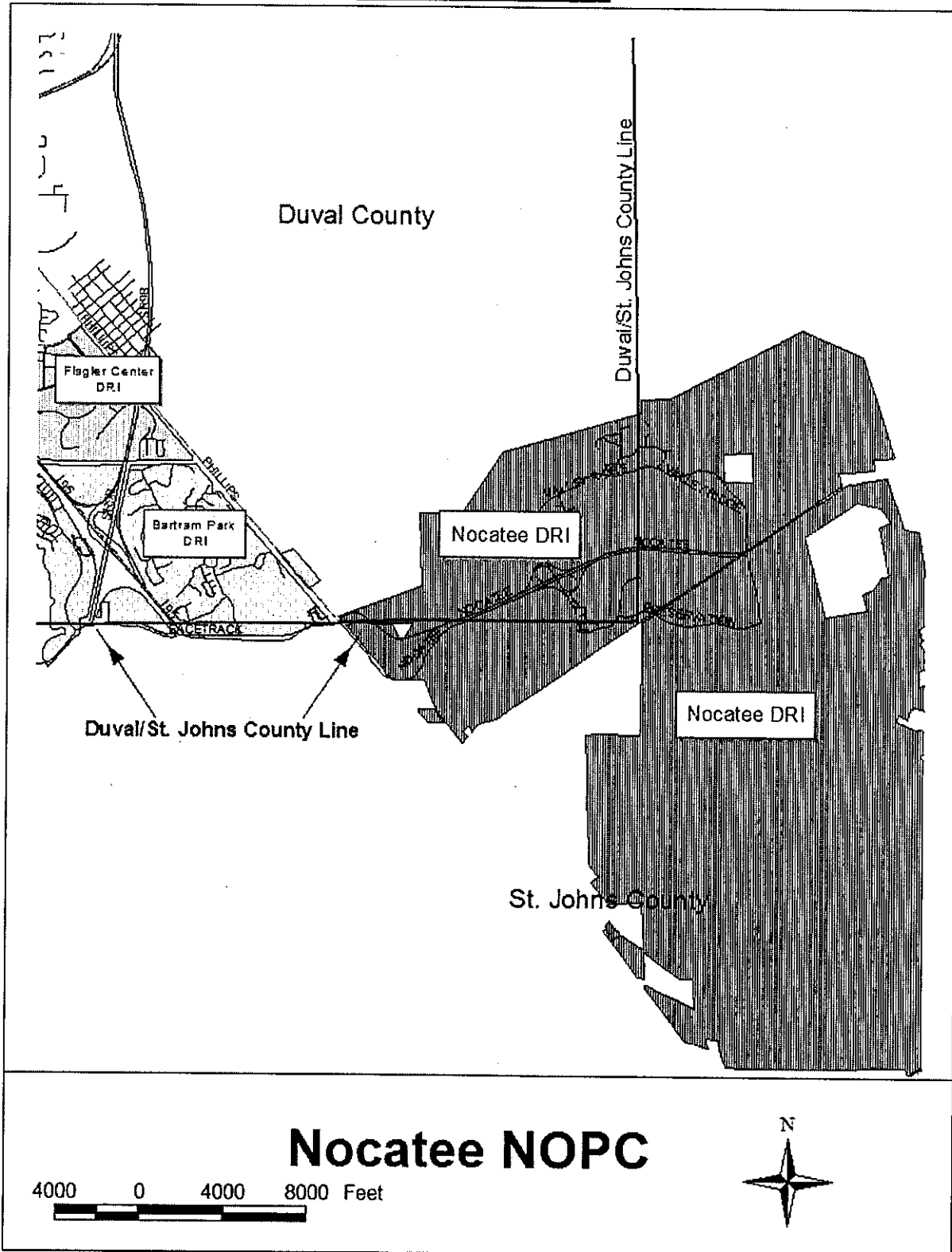


**Duval County Location Map**



**Planning District 3: Location Map**

# Location/Field Map



## **Background/APPLICATION SUMMARY**

The Nocatee Development of Regional Impact (DRI) is approximately 13,323 acres in total size of which approximately 1,991 acres are located in southeastern Jacksonville and approximately 11,332 acres are located in northeastern St. Johns County. The DRI includes a mix of uses with office, retail commercial, residential, assisted living and hotel uses in the Jacksonville portion of the development. The DRI is located off of Philips Highway/US 1 with the Bartram Park DRI and the Flagler Center DRI, both mixed use developments, just west and northwest of the property encompassing 2,628 acres and 939.7 acres, respectively. (See Location/Field Map, page 2)(See Aerial, Attachment A, page 10) (See Map H, Attachment B, pages 11-12) (See Current Land Use Map, Attachment D, page 15) Mostly vacant land is located to the north, however, the current future land use north of the DRI and east of Philips Highway allows future potential for residential, commercial and light industrial development.

The proposed changes require a Notice of Proposed Change (NOPC) in both the City of Jacksonville (City) and St. Johns County (County). However, most of the changes appear to affect the City of Jacksonville's jurisdiction within the DRI. Exhibits are included for both the City and the County. The City's NOPC includes companion PUD rezoning legislation with Ordinance 2015-282. The changes proposed in the companion PUD rezoning are consistent with the changes proposed in the subject NOPC.

The Nocatee DRI is in the Multi-Use Land Use Category which is incorporated in the Future Land Use Element of the 2030 Comprehensive Plan with Policy 4.3.3 that delineates all land uses allowed in this specific Multi-Use Land Use Category:

### 4.3.3

The Nocatee DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Neighborhood Commercial (NC), Community/General Commercial (C/GC), Business Park (BP), Light Industrial (LI), Recreation and Open Space (ROS), Public Buildings and Facilities (PBF), and Conservation (CSV), consistent with the Multi-Use Land Use Category.

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

It should be noted that there have been several discussions between the applicants, consultant, the Northeast Florida Regional Council and the Planning and Development Department in order to better understand the proposed changes and work through potential concerns. Exhibits to the staff report indicate requests for correspondence for further clarification and information. Additionally, the original application was submitted on March 9, 2015 and subsequently revised on both May 14, 2015 and May 20, 2015.

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

Master Plan Map H Modifications

Master Plan Map H-1 and Master Circulation Plan Map H-2 would be modified by moving an existing access to the Nocatee Development along the DRI's northern boundary from its current location through the St. Johns County jurisdiction in the DRI to the proposed location through the City of Jacksonville's jurisdiction of the DRI. The access is available for truck traffic associated with timber harvesting on adjacent parcels to the north of the DRI. The current location for the access point is no longer compatible with the surrounding plans for a residential neighborhood and local roadway. The proposed relocated access location would be accessed by a minor collector road in Duval County and will not travel through a residential neighborhood. (See Attachments B and C, Current and Proposed Map H-1 and Map H-2, pages 11-14)

Conversion Table Land Uses Modifications

The City of Jacksonville Conversion Table Land Uses would be modified with changes in the maximum and minimum allowable development potential of approved land uses. The maximum allowable retail commercial space would increase from 40,000 s.f. to 300,000 s.f.; the maximum allowable office space would decrease from 2 million s.f. to 1.5 million s.f.; the minimum allowable office space would decrease from 750,000 s.f. to 75,000 sf; the minimum allowable single family units would decrease from 1,000 units to 770 units; and the minimum allowable multi-family units would decrease from 500 units to 90 units. According to the applicant, the change is requested to respond to the retail development potential at the Nocatee Parkway and Valley Ridge Boulevard interchange. Further, the applicant explains, the changes should create a net effect of zero traffic impacts, and "the shift from office to retail should increase both the internal capture percentage and the pass-by traffic and result in less external impacts".

DRI Development Order Section 29, Recreation and Open Space, Modifications

Section 29 of the Recreation and Open Space requirement would modify the timing and amount of recreation and open space to be provided consistent with the 2030 Comprehensive Plan. The Split-Pine Village Park (Cypress Village) required within the development order has been constructed; therefore, the language regarding where the park should be located and what type of facilities should be provided is no longer applicable and is shown with a strike-through in the NOPC application. The timing of park development would change allowing park development simultaneously with residential development instead of development occurring by certain timeframes of each phase of the DRI. The total amount of required parkland would change to be consistent with the City's Level of Service within the 2030 Comprehensive Plan which directly relates the amount of parkland to the number of single-family or multi-family residential units. According to the applicant, there is a 41-acre community park that was conveyed to the County in 2012 in the North Town Center area near the County line, and City residents have access to use the park; the applicant believes that this park would offset the decrease in park acreage in the City.

DRI Development Order Section 17, Wetlands, Modifications

Section 17 of the Wetlands requirement would be modified to not count the wetland impacts associated with the construction of the Regional Transportation Mitigation Plan improvements against the wetland impact cap of 562 acres. The development order allows up to 562 acres of wetland impacts within the Nocatee DRI. The Racetrack Road Extension, New County Road 210 (both now known as Nocatee Parkway), and Valley Ridge Boulevard between US 1 and the interchange with Nocatee Parkway were required to be constructed by the developer. The wetland impacts from these transportation projects total approximately 140 acres, or 70 acres within the City and 70 acres within St. Johns County. It is this 140 acres of wetland impacts that the NOPC proposes should not count toward the 562 acre wetland impact cap of the DRI D.O.

Additionally, in order to ensure that there will be no net loss of open space, the amount of required wetland and upland preservation would be increased from 9,000 acres to 9,140 acres. The development order states that as mitigation for the up to 562 acres of impacted wetlands, "at least 9,000 acres of uplands and wetlands will be preserved in the Greenway, the Preserve and within the preserved jurisdictional wetlands in the villages and Town Center Village, constituting a regionally significant plan of mitigation." The application would modify the amount of uplands and wetlands to be preserved by 140 acres for a total of at least 9,140 acres.

According to the applicant, there are more wetlands within the DRI than preliminarily assessed during the DRI application approval, and additional wetlands continue to be assessed as individual projects go through the permit review. The applicant continues stating "the Nocatee Greenway, Preserve and other upland and wetland open space is expected to provide mitigation that more than offsets the amount of wetland impacts within the DRI boundary."

Please see the proposed NOPC application, Attachment I, page 35. For additional information and clarification from the applicant, please see Attachment H, pages 32-34.

**REVIEW AND ANALYSIS**

**COMPREHENSIVE PLAN**

Transportation

The application does not include a change to the currently approved development rights of the DRI. The Transportation Section of the Planning and Development Department reviewed the application and has no objections to the proposed changes. (See Transportation Review and Applicant Response, Attachment E, pages 16-22)

Parks, Recreation and Community Services Department

The Parks, Recreation and Community Services Department provided a review of the proposed NOPC. No areas of concern were found in the review. Please See Attachment F, pages 23-24, for the Parks, Recreation and Community Services Department Review and Applicant Response.

### Vision Plan

The site is located within the boundaries of the Southeast Jacksonville Vision Plan. The Vision Plan describes the surrounding area of the Nocatee 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 Nocatee 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 and providing open space for recreation.

### Objectives and Policies

The proposed amendment 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.
- Objective 3.2      Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.4.2      The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.
- Policy 4.3.3      The Nocatee DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Neighborhood Commercial (NC), Community/General Commercial (C/GC), Business Park (BP), Light Industrial (LI), Recreation and Open Space (ROS), Public Buildings and Facilities (PBF), and Conservation (CSV), consistent with the Multi-Use Land Use Category.

The proposed amendment to the 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 proposed amendment to the DRI is consistent with the following Policies of the **Recreation and Open Space Element** of the 2030 Comprehensive Plan.

Policy 2.2.3           A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

Policy 2.2.5           All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

The proposed amendment to the DRI is consistent with the following Goal and Policy of the **Conservation Coastal Management Element** of the 2030 Comprehensive Plan.

Goal 4                To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1        The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

The change to the minimum/maximum allowable uses of the conversion table would allow more flexibility in the maximum allowable retail space coupled with the minimum allowable office space and residential dwelling units. These changes would better allow the evolution of the DRI to be based on market 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 amounts of approved uses. Any changes to the set amount of approved development rights of the DRI would require a compensation of uses based on the



conversion table. 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 4.3.3 and Objective 3.2.

Additionally, the changes in the potential amounts of different land uses within the DRI continues the original plan to provide a mix of uses to serve the habitants of the Nocatee DRI thereby minimizing external trip generation. Therefore, the proposed DRI amendment is consistent with Policy 2.3.8 of the Transportation Element.

The changes to the Recreation and Open Space section of the Development Order allow recreational areas to be added simultaneously with residential development. The modification to the amount of recreation and open space provided is consistent with Policies 2.2.3 and 2.2.5 of the Recreation and Open Space Element.

The 140 acres of wetlands impacted by the required transportation improvements that the applicant requests not count toward the 562 acre wetland impact cap of the development order have been permitted and mitigated with the transportation projects complete. According to the applicant, "additional wetland impacts will be mitigated in accordance with all permitting standards and requirements of the St. Johns River Water Management District and the U.S. Army Corps of Engineers." As individual projects have moved forward in the permitting process, the applicant has found that there are more jurisdictional wetlands within the DRI boundaries than originally anticipated based on wetland assessments at the time of the DRI approval process. Additionally, the applicant offsets the existing 140 acres of wetlands impacted by the required transportation improvements by increasing the required amount of preserved uplands and wetlands by 140 acres. Based on this information, the changes to the wetland section of the development order fulfill the intent of Goal 4 and Objective 4.1 of the Conservation Coastal Management Element.

#### **REGIONAL RECOMMENDATION**

The Northeast Florida Regional Planning Council finds that the request will not result in additional unmitigated regional impacts and that the changes do not constitute a substantial deviation. The Exhibit to the staff report includes the NEFRC's initial review dated April 27, 2015, the applicant's provision with additional information dated May 6, 2015 and the NEFRC's final review dated May 22, 2015. (See Attachment G, Northeast Florida Regional Council Recommendation and Applicant Response, pages 25-31)

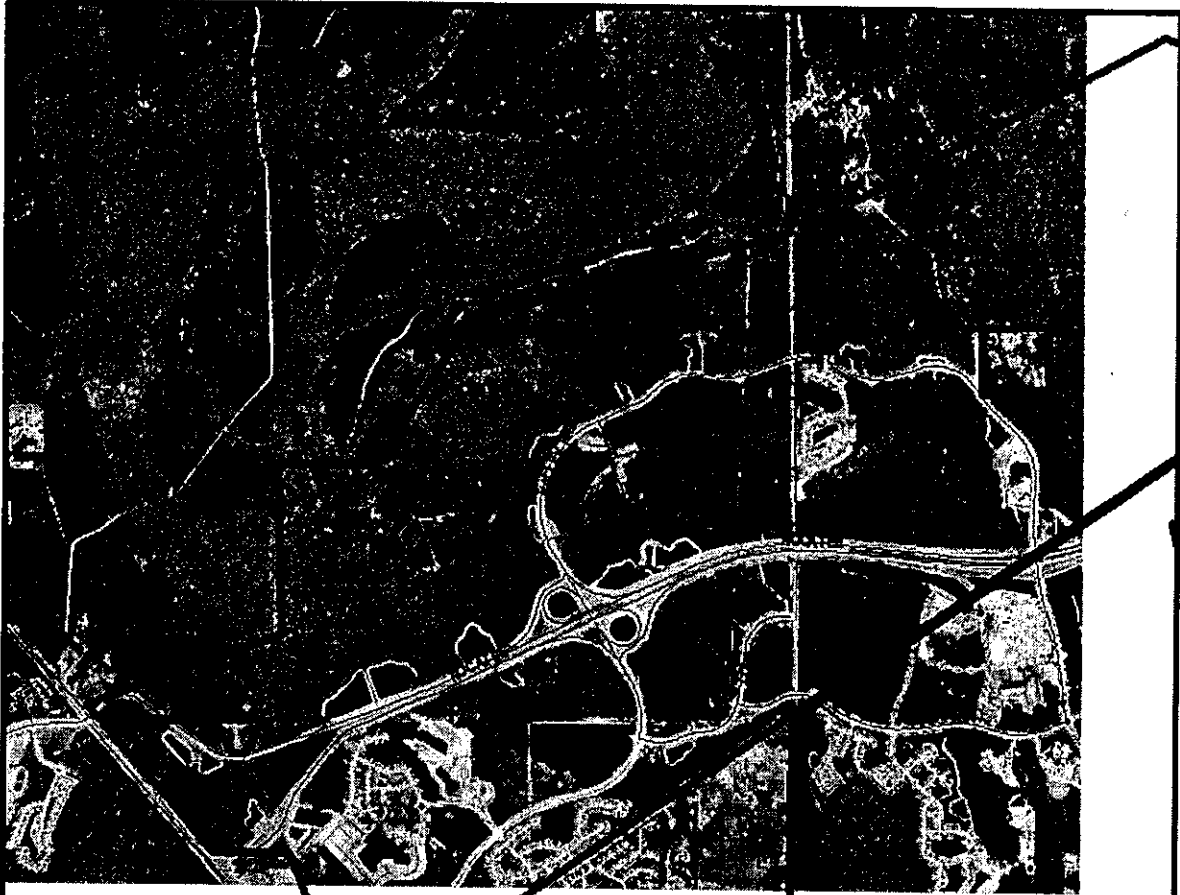
#### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2015-283 be **APPROVED** as set forth in the NOPC to the Development Order, dated March 13, 2015 and revised May 14, 2015, May 20, 2015 and May 22, 2015.

**ATTACHMENTS**

- A..... DRI AERIAL MAP, PAGE 10
- B..... CURRENT MAP H-1 AND H-2, PAGES 11-12
- C..... PROPOSED MAP H-1 AND H-2, PAGES 13-14
- D..... CURRENT LAND USE MAP, PAGE 15
- E..... TRANSPORTATION REVIEW AND APPLICANT RESPONSE, PAGES 16-22
- F..... PARKS, RECREATION AND COMMUNITY SERVICES DEPT REVIEW AND APPLICANT RESPONSE, PAGES 23-24
- G..... REGIONAL REVIEW AND APPLICANT RESPONSE, PAGES 25-31
- H..... ADDITIONAL INFORMATION AND CLARIFICATION OF THE NOPC FROM THE APPLICANT, PAGES 32-34
- I..... NOPC TO THE DRI APPLICATION , PAGE 35

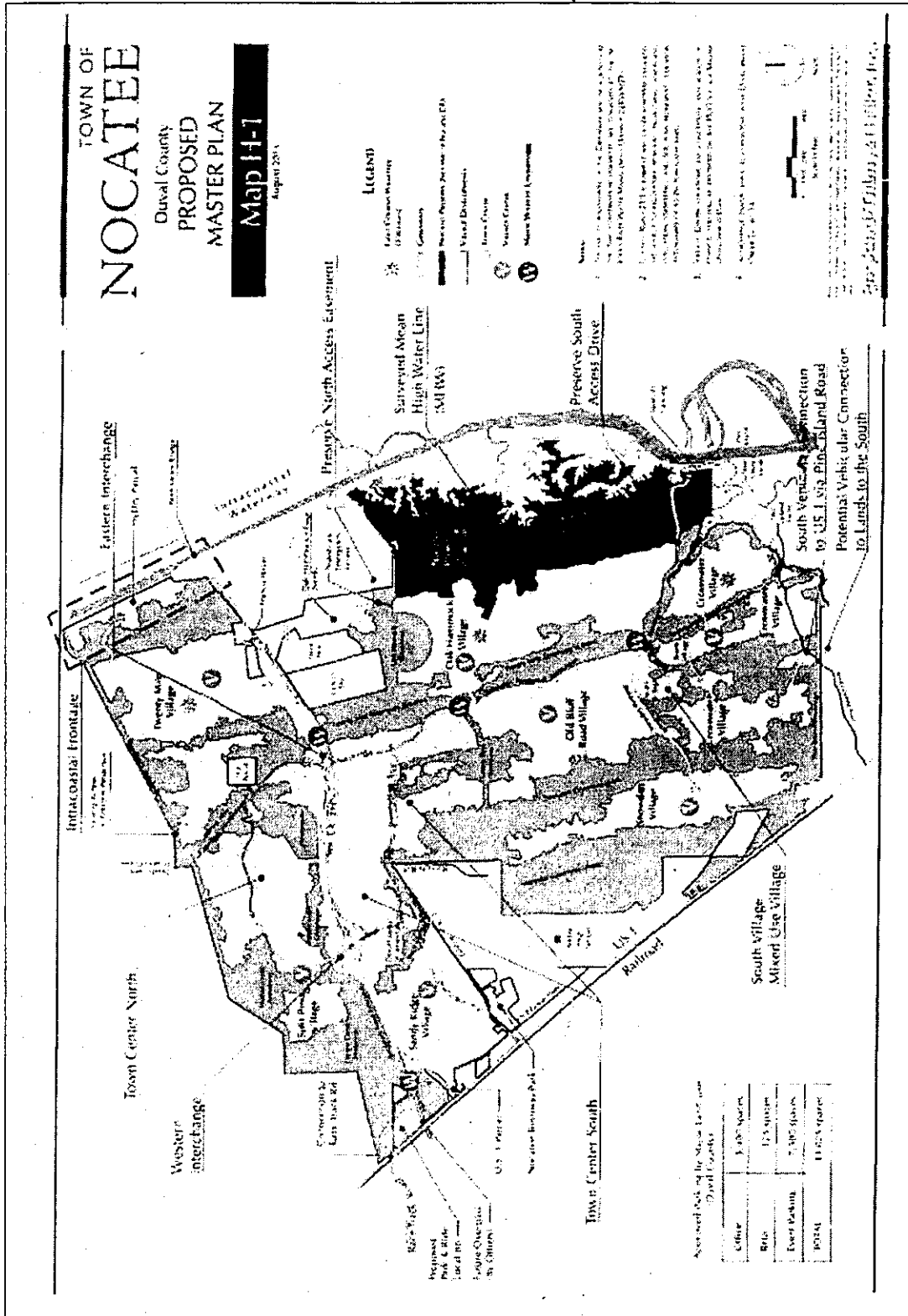
ATTACHMENT A  
Aerial



**Nocatee DRI**  
**NOPC Ordinance 2015-283**  
**Aerial**

# ATTACHMENT B

## Current Master Plan Map H-1

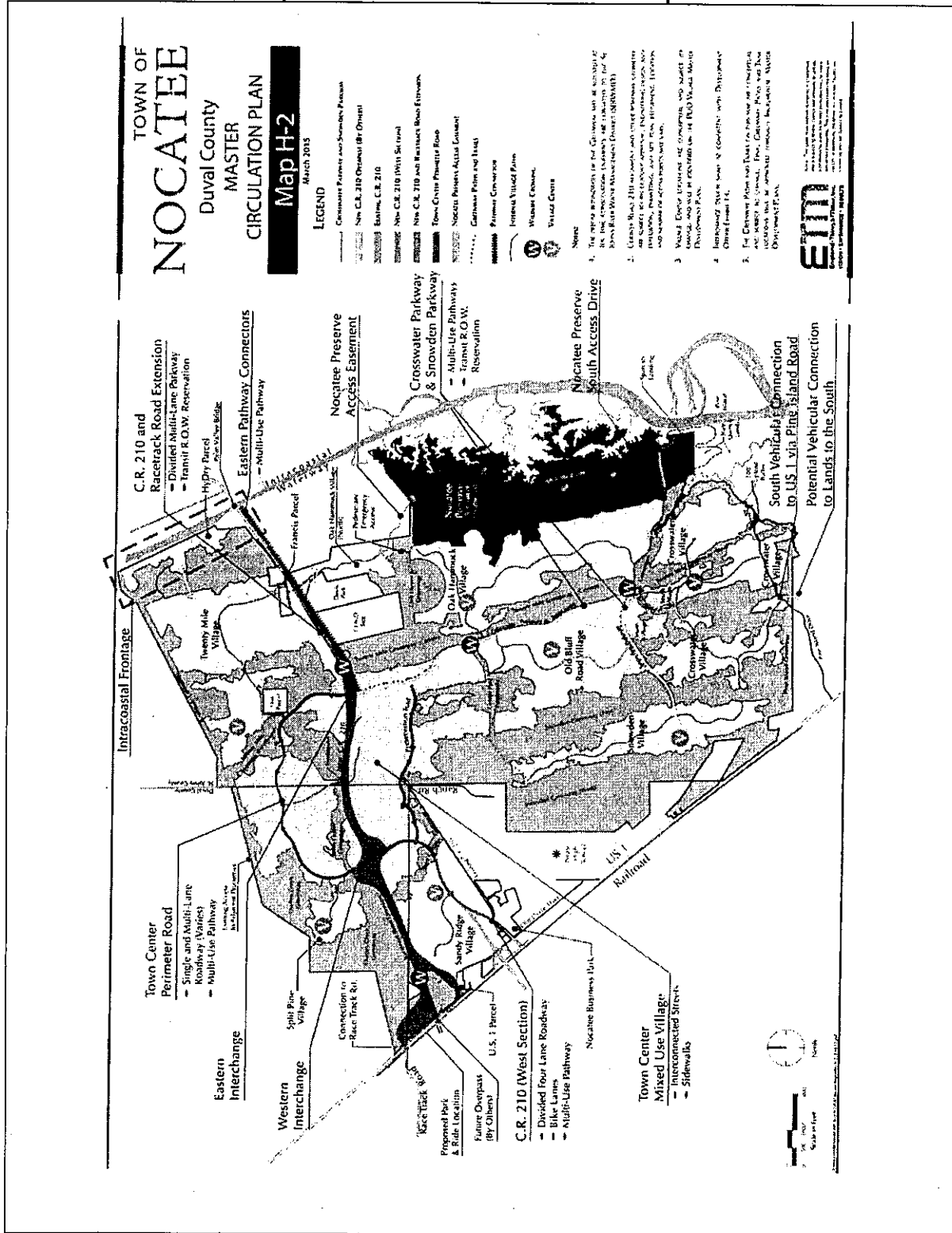




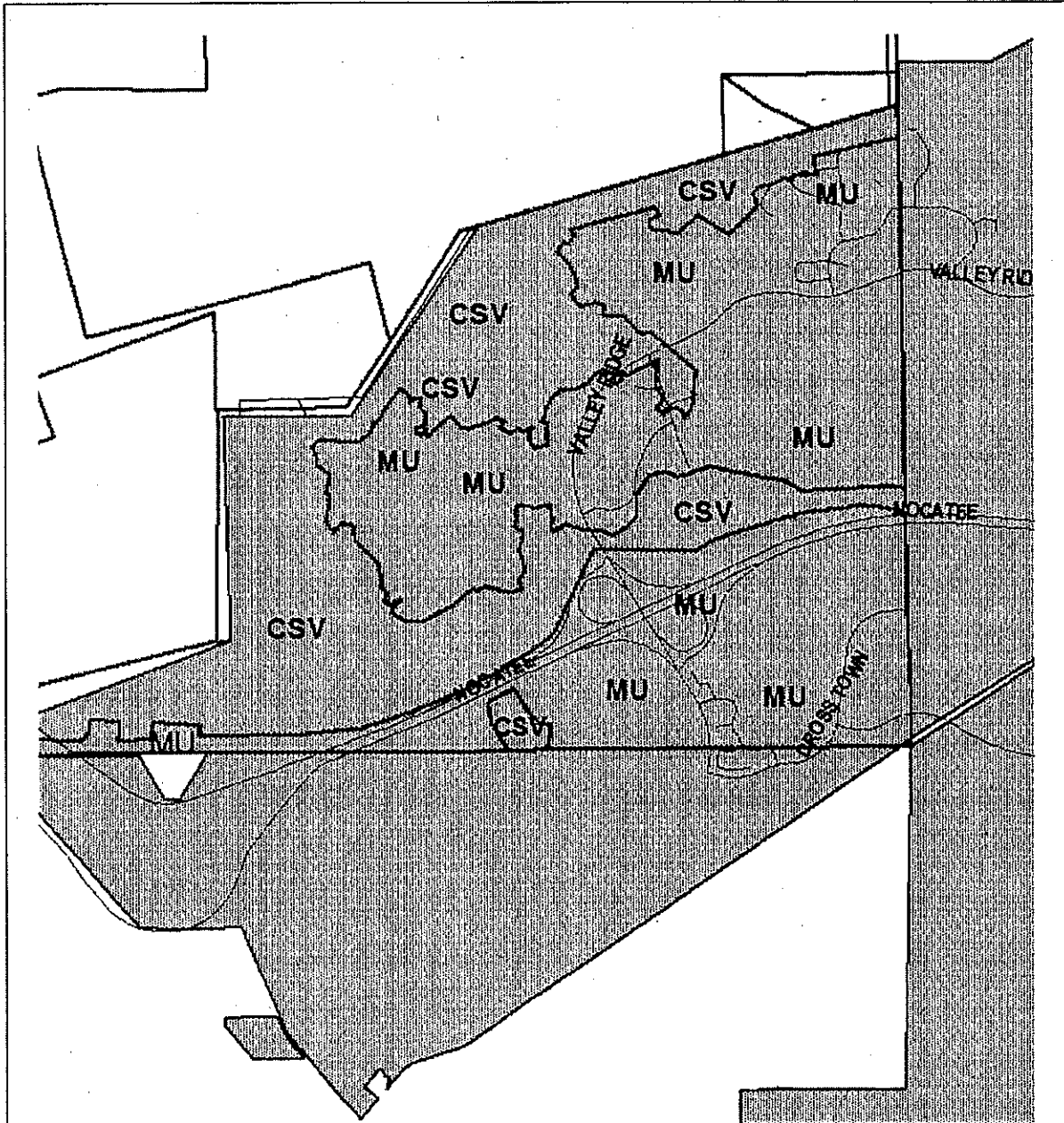


# ATTACHMENT C

## Proposed Master Circulation Plan Map H-2



**ATTACHMENT D**  
**Current Land Use Map for Duval County Portion of the Nocatee DRI**



**Current Land Use Map**  
**Nocatee DRI**  
**NOPC 2015-283**



**ATTACHMENT E**  
**Final Transportation Review dated May 21, 2015**

PLANNING AND DEVELOPMENT DEPARTMENT



**//MEMORANDUM**

**DATE:** May 21, 2015

**TO:** Helena Parola  
City Planner III

**FROM:** Lurise Bannister  
City Planner II

**SUBJECT:** Transportation Review of Nocatee DRI Development Order (DRI DO) – 2<sup>nd</sup> Review  
Application for a Notice to Proposed Change (NOPC)

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After initial review of the NOPC dated May 1, 2015, The Department requested additional documentation to support the proposed changes as provided in the application.

- Applicant has provided additional information to support the proposed NOPC and the changes to the land use conversion tables in "Exhibit 4" of the Nocatee DRI Development Order, as amended.
- It is evident that there will be no changes to the actual proposed amount of land uses as provided in DRI DO and what has been approved through the PUD verification process. The allowable changes in the minimums and maximums land uses shall remain consistent with the "Exhibit 4" to ensure that there will be no increase in external PM peak hour trips or additional traffic impacts.
- There is no proposed change to Special Condition 24(b) (i) of the DRI DO adopted in NOPC 2012.

The Planning & Development Department finds the application sufficient and has no objections to the NOPC. Thank you for the opportunity to provide you with this information. If you have any questions or need further information please do not hesitate to contact me.

**ATTACHMENT E (continued)**

**Additional Response to Planning and Development Dept's Transportation Review**

**Parola, Helena**

**From:** Ray Spofford <SpoffordR@etminc.com>  
**Sent:** Wednesday, May 20, 2015 11:38 AM  
**To:** Bannister, Luise  
**Cc:** Parola, Helena; paul\_harden@bellsouth.net; Zach Miller; Greg Barbour; Doug Miller; Jeff Crammond  
**Subject:** Nocatee NOPC  
**Attachments:** Conversion Scenario.pdf; Exhibit 4 Clean rev. 5-13-15.pdf

Per our conversation yesterday, additional detailed information is provided below related to the proposed NOPC and the changes to the land use conversion tables in Exhibit 4 of the Nocatee DRI Development Order, City of Jacksonville Ordinance 2001-13-E, as amended (the "DRI DO").

General Condition 4. of the DRI DO allows the Developer to increase certain land uses and simultaneously decrease other land uses without filing a Notice of Proposed Change, provided that such changes are consistent with the Conversion Tables adopted in Exhibit 4 of the DRI DO. The simultaneous increase and decrease of land uses consistent with the Conversion Tables ensures that there will be no increase in external pm peak hour trips or no additional traffic impacts.

The proposed changes to the Conversion Tables in Exhibit 4 are attached. There is no change to the actual proposed amount of land uses. The only changes are to the minimum and maximum land uses allowed by a land use conversion. There are two changes to the minimum allowable land uses, and two changes to the maximum allowable land uses. There is a proposed decrease in the minimum allowable single family and multi-family land uses to a level consistent with what has been approved through the PUD Verification process to date. The reason for this change is that there are significantly more jurisdictional wetlands and less developable area within the Nocatee DRI than were initially anticipated about 15 years ago. The actual developable area has decreased as individual projects within the DRI go through permit review with more specific survey data is made available regarding the exact wetland jurisdictional boundaries. As a result, the current adopted minimums for single family and multi-family are higher than anticipated and therefore a decrease is proposed to ensure residential development complies with the minimums. The two changes to the maximum allowable land uses is to increase retail space and decrease office space. We believe there is a market for commercial retail, particularly near the west interchange of Nocatee Parkway and Valley Ridge Blvd. The change to increase retail space and decrease office space should increase both the internal capture percentage and the pass-by traffic and result in less overall external impacts.

Attached is a table that compares the external pm peak hour trips associated with the approved development to a land use conversion scenario that maximizes the retail space. The table shows that with an increase in retail to 300,000 s.f., a simultaneous decrease, in this case, of 667,320 s.f. of office space would be required for the land use conversion. The amount of the decrease in office space is determined by using the highlighted conversion rate from retail to office included in the attached Land Use Conversion Table Exhibit 4. The land use conversion results in the same amount of external trips as the proposed development without a land use conversion.

You also requested that we provide a comparison of the existing external trip count to the trip trigger for the Final Payment as adopted in the DRI DO. The trigger for the Final Payment in the DRI DO is 9,055 pm peak hour trips, which applies in both the City of Jacksonville and St. Johns County. As of March 2015, the Biennial DRI Monitoring Traffic Report shows that there are a total of 2,160 pm peak hour trips, which is approximately 24 percent of the trip trigger.

Special Condition 24(b)(i) of the DRI DO states that coincident with the Final Payment, the Developer shall contribute \$9,429,491 to be paid to FDOT or as directed by FDOT to be applied for widening of Phillips Highway from Racetrack Road to St. Augustine Road from the existing 4 lanes to 6 lanes. Again, the Final Payment is triggered by 9,055 pm peak

**ATTACHMENT E (continued)**

**Additional Response to Planning and Development Dept's Transportation Review**

hour trips. The Developer is also required to donate adequate right of way along the western portion of Nocatee bordering U.S. 1 for this improvement within 60 days of a written request from FDOT. There is no proposed change to this condition that was reviewed and approved with an NOPC adopted in 2012.

Please contact me should you have any additional questions or need more information.

**Raymond J. Spofford, AICP**

Senior Planner



England-Thimms & Miller, Inc.

VISION • EXPERIENCE • RESULTS

Direct: 904-295-3189

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14775 Old Saint Augustine Road, Jacksonville, Florida, 32288

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**ATTACHMENT E (continued)**

**Additional Response to Planning and Development Dept's Transportation Review**

**Approved Development**

Land Use	Approved Amount	External Trips
Hotel	225	167
Office	1,336,000	2,004
Single Family	1,268	1,293
Multi-Family	893	598
Retail Commercial	32,000	120
Assisted Living	180	31
Total		4,213

**Land Use Conversion Scenario**

Land Use	Approved Amount	External Trips
Hotel	225	167
Office	668,680	1,003
Single Family	1,268	1,293
Multi-Family	893	598
Retail Commercial	300,000	1,122
Assisted Living	180	31
		4,213

To increase retail commercial by 268,000 s.f., a simultaneous decrease of office by 667,320 s.f. would be required based on the rates in the Conversion Table as shown below.

$$268,000 \text{ s.f. of retail} \times 2.49 = 667,320 \text{ s.f. of office}$$

**ATTACHMENT E (continued)**  
**Additional Response to Planning and Development Dept's Transportation Review**

**EXHIBIT 4**  
**Conversion Table**

Conversion Table Land Uses - Jacksonville

Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	ITE Code	ITE Trip Rate PM Peak Hour	Per
Hotel (Rooms)	225	N/A	350	310	0.74	Room
Office (SF)	1,336,000	75,000	1,500,000	750	1.5	1000 sf
Single-Family (Units)	1,268	770	2,000	210	1.02	Unit
Multi-Family (Units)	893	90	1,500	220	0.67	Unit
Retail Commercial (SF)	32,000	25,000	300,000	820	3.74	1000 sf
Assisted Living (Units)	180	0	800	252	0.17	Unit

Conversion Table - Jacksonville

	Hotel	Per	Single-Family	Per	Multi-Family	Per
Hotel (Rooms)	N/A	N/A	0.73	Units	1.10	Units
Office (1000 SF)	2.03	Rooms	1.47	Units	2.24	Units
Single-Family (Units)	1.38	Rooms	N/A	N/A	1.52	Units
Multi-Family (Units)	0.91	Rooms	0.66	Units	N/A	N/A
Retail Commercial (1000 SF)	5.05	Rooms	3.67	Units	5.58	Units
Assisted Living (Units)	0.28	Rooms	0.17	Units	0.27	Units
	<b>Retail Commercial</b>	<b>Per</b>	<b>Office</b>	<b>Per</b>	<b>Assisted Living</b>	<b>Per</b>
Hotel (Rooms)	0.20	000SF	0.49	000 SF	3.59	Units
Office (1000 SF)	0.40	000 SF	N/A	N/A	8.82	Units
Single-Family (Units)	0.27	000 SF	0.68	000 SF	5.94	Units
Multi-Family (Units)	0.18	000 SF	0.45	000 SF	3.65	Units
Retail Commercial (1000 SF)	N/A	N/A	2.49	000 SF	22.00	Units
Assisted Living (Units)	0.05	000 SF	0.11	000 SF	N/A	N/A

1. Land uses which are consistent with this Conversion Table shall take precedence over any acreage amounts by land use set forth in the Development Order.

**ATTACHMENT E (continued)**  
**Initial Transportation Review dated May 1, 2015**

PLANNING AND DEVELOPMENT DEPARTMENT



**MEMORANDUM**

**DATE:** May 1, 2015

**TO:** Helena Parola  
City Planner III

**FROM:** Lurise Bannister  
City Planner II

**SUBJECT:** Transportation Review of Nocatee DRI  
Application for a Notice to Proposed Change (NOPC)

---

This NOPC application requests the following changes:

1. A modification of Map H-1 and Map H-2 with the movement of an access road from St. Johns County to the Duval County portion of the DRI.
2. A change to the Land Uses Conversion Table with an increase to the maximum of Retail Commercial allowed from 40,000 sf to 300,000 sf; a decrease of the minimum allowed office from 750,000sf to 75,000 sf. The minimum allowed single family units would decrease from 1,000 units to 770 units; the minimum allowed multi-family units would decrease from 500 to 90 units.
3. Amendment of the Development Order for Recreation and Open Space, Education and Wetlands conditions for the DRI.


After review of the NOPC, please consider the following comments as it relates to transportation:

- It could not be determined whether or not the changes to the land use conversion table would cause a substantial deviation to the Development Order, as amended. There is a decrease in office space and increase in commercial space as indicated in application; however the application lacks supporting documentation on how the conversion would impact the external traffic network in City of Jacksonville. The Department is requesting additional documentation to support the proposed changes as provided in the application.

Thank you for the opportunity to provide you with this information. If you have any questions or need further information please do not hesitate to contact me.

**ATTACHMENT E (continued)**

**Response to Planning and Development Department's Initial Transportation Review**



www.etminc.com  
tel 904-642-8990 • fax 904-646-9485  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

May 6, 2015

Ms. Helena Parola  
City of Jacksonville  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**RE: Notice of Proposed Change to Nocatee Development of Regional Impact (DRI)  
ETM No. 08-027-108**

Dear Ms. Parola:


Thank you for providing City review comments regarding the above referenced application. Additional information is provided below to demonstrate that the proposed change to the land use conversion table will not have any additional impact to the external traffic network in the City of Jacksonville.

The proposed amount of development is not changing, only the minimum and maximums allowed through a land use conversion. Use of the conversion table allows for a simultaneous increase and decrease of land uses based on the trip factors listed in Exhibit 4 of the DRI Development Order. Any increase in Commercial Retail space above the proposed amounts and up to the new maximum use would require a simultaneous, proportional decrease in another land use(s). This off-set means that the additional number of external vehicle trips generated would be zero. The use of these trip factors ensures that there will not be an increase in vehicle trips as a result of any land use conversion; therefore, the proposed change does not have any additional impact to the external roadway network.

Please let me know if you have questions or need additional information.

Sincerely,

**ENGLAND-THIMS & MILLER, INC.**



Raymond J. Spofford, AICP  
Senior Planner

cc: Lurise Bannister

**England-Thims & Miller, Inc.**

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CA-00002684 LC-0000316

**ATTACHMENT F**  
**Review of Parks, Recreation and Community Services Department**

**Parola, Helena**

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**From:** Meeks, Tera  
**Sent:** Wednesday, April 01, 2015 2:27 PM  
**To:** Parola, Helena; Joseph, Daryl  
**Subject:** RE: Nocatee DRI NOPC Review Requested

Helena -

I don't see anything of concern in the proposed changes for Recreation Open Space. The application does say that the City may manage community parks but does not seem to obligate us to doing so. If the parks they are making changes to are parks that the City has previously agreed to accept (I'm not aware of any such arrangement by the way) then I would want more detail - but I don't think this is the case.

I appreciate the chance to review.

Thanks,

Tera Meeks  
Division Chief  
Natural and Marine Resources

214 N. Hogan Street, Suite 437  
Jacksonville, Florida 32202

904.255.7912 phone  
904.255.7944 fax

[www.jaxparks.com](http://www.jaxparks.com)



**Remember, it starts in JaxParks**

**From:** Parola, Helena  
**Sent:** Wednesday, April 01, 2015 10:02 AM  
**To:** Meeks, Tera; Joseph, Daryl  
**Subject:** Nocatee DRI NOPC Review Requested

Hi Tera and Daryl ☺

I have received a Notice of Proposed Change (NOPC) to amend the Nocatee DRI. The amendment proposes the following changes:

- A change to the Map H with the movement of an access road from St. Johns County to the Duval County portion of the DRI. The access road is for access to/from the properties north of the DRI and the use of trucks associated with timber harvesting.
- A change to the Maximum/Minimum table with an increase to the maximum of Retail Commercial allowed from 40,000 sf to 300,000 sf; a decrease of the minimum allowed office from 750,000sf to 75,000 sf. The



**ATTACHMENT F (continued)**  
**Review of Parks, Recreation and Community Services Department**

**Parola, Helena**

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**From:** Ray Spofford <SpoffordR@etminc.com>  
**Sent:** Wednesday, April 01, 2015 2:40 PM  
**To:** Parola, Helena; Zach Miller  
**Subject:** RE: Nocatee DRI NOPC Review Requested

Helena,

She is correct that there are no parks that the City has accepted and there are no plans to have the City manage any of the parks in the Jacksonville portion of Nocatee.

**Raymond J. Spofford, AICP**

Senior Planner



Direct: 904-285-3189  
Main: 904-642-8990  
Fax: 904-646-9485  
Email: [SpoffordR@etminc.com](mailto:SpoffordR@etminc.com)

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14775 Old Saint Augustine Road, Jacksonville, Florida, 32208

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**From:** Parola, Helena [<mailto:HParola@coj.net>]  
**Sent:** Wednesday, April 01, 2015 2:33 PM  
**To:** Ray Spofford; Zach Miller  
**Subject:** FW: Nocatee DRI NOPC Review Requested

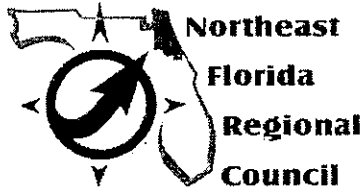
Please see the comments below from the City's parks Department. Can you confirm what she is assuming regarding park management?

Thanks!

Helena Atalla Parola  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202  
(904) 255-7842 - phone  
[HParola@coj.net](mailto:HParola@coj.net)

\*\*Please note that under Florida's very broad public records law, e-mail communications to and from city officials are subject to public disclosure.\*\*

**ATTACHMENT G**  
**Northeast Florida Regional Council (NEFRC) Final Review**



*Bringing Communities Together*

May 22, 2015

Baker • Clay • Duval • Flagler • Nassau • Putnam • St. Johns  
VIA E-mail & US Standard Mail

Ms. Helena Parola  
City of Jacksonville  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202

Ms. Suzanne Konchan  
St. Johns County  
4040 Lewis Speedway  
St. Augustine, Florida 32084

RE: Notice of Proposed Change to Nocatee Development of Regional Impact (DRI)

Dear Ms. Parola/Ms. Konchan:

The Northeast Florida Regional Council offered a response to the Notice of Proposed Change to the Nocatee Development of Regional Impact (DRI) on April 27, 2015. From those comments, the application has been revised to provide additional information as well as to modify the proposed development order language. Please let this letter serve as a secondary review of the revised application and consider the following comments in your continued determination of whether the proposed change requires additional development of regional impact review.

**City of Jacksonville**

The application and supporting materials have been revised to address questions regarding the land use conversion table. Specifically, the proposed maximum office square footage has been reduced to 1.5 million square feet from an initial maximum proposal of 2,000,000 square feet. The changes to the land use conversion table are now supported by an exhibit demonstrating an exchange scenario that achieves the maximum 300,000 square feet of commercial retail use. The 'before and after' scenario shows the external trips remain the same. This exhibit compliments the initial review which found that the approved development program by land use is not proposed to be changed and the PM Peak Hour trips generated by the changes in the 'minimum and maximum allowable' assignments are reduced. More specifically, it aids to document the change does not exceed the statutory standards for increases in external trips.

For Recreation, the use of the local level of service standards to generate demand for park acreage is satisfactory to rebut the statutory deviation standard for reducing open space/recreation. This standard, coupled with the adjacency of the 41 acre park in the St. Johns County portion of Nocatee, meets the regional planning concepts for recreation.

Changes to the education portion of the DRI have been eliminated from this request.

**City of Jacksonville/St. Johns County**

For the proposed changes to the Wetlands condition, the applicant has supplied information calculating the total impacts by the construction associated with the Regional Transportation Mitigation Plan. Those impacts are estimated by jurisdiction as Nocatee Parkway in Duval: 70 acres; Nocatee Parkway in St. Johns County: 56 acres; and Valley Ridge Blvd in St. Johns County: 14 acres; for a total of 140 acres. The

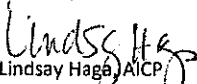
6450 Belfort Oaks Place • Jacksonville, FL 32216 • (904) 279-8330 • Fax (904) 279-0881 • Suncom 874-0830 • Suncom Fax 874-0881  
Web Site: [www.nefrc.org](http://www.nefrc.org) • Email: [nefrc@nefrc.org](mailto:nefrc@nefrc.org)  
For an Open House Event

**ATTACHMENT G (continued)**  
**Northeast Florida Regional Council (NEFRC) Final Review**

applicant has also responded that additional wetlands have been discovered within the project boundary that had not been identified at the time of initial DRI approval. The additional wetlands are in excess of the 140 acres of resulting from the construction of the Regional Transportation Mitigation Plan. The proposed Development Order language has been amended to reflect the additional acreage; reporting 9,140 acres as mitigation for the wetland impacts. This meets the Section 380.06 (19) b.8 standard which defines decreases in open space by 5 percent or 20 acres (whichever is less) as a substantial deviation.

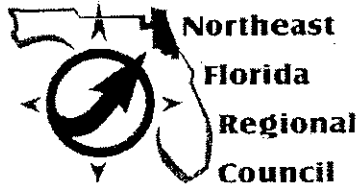
If you have questions regarding our initial comments or this secondary review, please contact me or Brian Teeple at 904-279-0880.

Sincerely,

  
Lindsay Haga, AICP  
Planning Programs Director

Cc: Mr. Brian Teeple, NEFRC  
Mr. Ray Eubanks, DEO  
Mr. Paul M. Harden, Attorney-at-Law  
Mr. Ray Spofford, England Thims & Miller

**ATTACHMENT G (continued)**  
**Northeast Florida Regional Council (NEFRC) Initial Review**



*Bringing Communities Together*

April 27, 2015

Baker • Clay • Duval • Flagler • Nassau • Putnam • St. Johns  
VIA E-mail & US Standard Mail

Ms. Helena Parola  
City of Jacksonville  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202

Ms. Suzanne Konchan  
St. Johns County  
4040 Lewis Speedway  
St. Augustine, Florida 32084

RE: Notice of Proposed Change to Nocatee Development of Regional Impact (DRI)

Dear Ms. Parola/Ms. Konchan:

The Northeast Florida Regional Council received the Notice of Proposed Change to the Nocatee Development of Regional Impact (DRI) on March 13, 2015. Pursuant to Section 380.06(19) f.4, we offer the following comments for the City and County to consider in its determination of whether the proposed change requires additional development of regional impact review.

In general, the changes affect the Master Development Plan and Master Circulation Plan Maps H-1 and H-2 regarding internal and external access points, the land use conversion table, and Development order conditions for recreation and open space, education and wetlands. The proposed change does not include supporting information to rebut why the changes to the land use conversion table and development order conditions for recreation and open space, education and wetlands do not trigger a substantial deviation to the development order, as amended.

**City of Jacksonville**

Please consider in your determination if the proposed land use conversion table changes to increase the maximum commercial square footage threshold for the City of Jacksonville portion of the DRI from 40,000 to 300,000 equates to an increase of more than 60,000 square feet or 10% of the development program for commercial uses (Section 380.06 (19) b.6) when read in combination with Section 380.06 (19) e.5, simultaneous increases in uses and decreases (increase commercial and decrease office) and decreasing residential units. It is noted that the approved development program by land use is not proposed to be changed and it appears that the PM Peak Hour trips generated by the changes in the 'minimum and maximum allowable' assignments are reduced. However, the submitted petition did not include clear evidence as to why these changes do not represent a substantial deviation. These changes may affect compliance with Section 380.06(19) b.10 which limits increases in external trips to no more than 15% of the original external trip calculations.

The proposed changes to Condition 29 Recreation appear to introduce local flexibility through the creation of a residential/park recreation ratio; however, Section 380.069(19) b.8 limits decreases in open space by 5 percent or 20 acres, whichever is less. The existing condition provides a minimum community park acreage of 14 acres for Phase III. The proposed changes replace that with a minimum of 10 acres for Phase III. The reduction in the minimum acreage for Phase III exceeds 5%. It is noted that the language reads permissively and introduces a minimum of 10 acres plus a residential/recreation

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**ATTACHMENT G (continued)**  
**Northeast Florida Regional Council (NEFRC) Initial Review**

ratio of 1 acre per 100 single family lots and 150 square feet of multi-family units which could provide for greater than 10 acres during Phase III and could also provide for greater than 60 acres overall. However, the petition does not include supporting information that the number of lots in Phase III will result in the same amount of recreation and open space as provided for in the original development order. We recommend, consistent with the original development order, that a minimum of 60 acres be maintained.

It is also recommended that the suggested change to Condition 30 Education include a date or construction trigger by which the "upon request" condition may expire to connect the elementary school site conveyance to development so that the Duval County School District receives the property in advance of the expected school need.

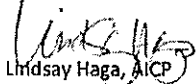
**City of Jacksonville/St. Johns County**

Please consider direction provided under Section 380.06 (19) b.8 which defines decreases in open space by 5 percent or 20 acres (whichever is less) as a substantial deviation, under the evaluation of changes to Section 17 Wetlands. In each jurisdiction, the proposed language introduces a construction exemption for wetland impacts associated with the on and offsite Regional Transportation Mitigation Plan improvements. The proposed change does not report how many acres of wetlands will be exempted by this proposal. Without this information, it is unclear if the proposed change would result in decreases in open space by allowing additional impacts to wetland acreage that may have been included in open space areas.

In sum, the changes appear to be typical for DRI projects at this stage in development; however, the additional information should be provided to each local government to aid in the determining whether these changes result in a substantial deviation of the development order.

If you have questions regarding this review and comments, please contact me or Brian Teeple at 904-279-0880.

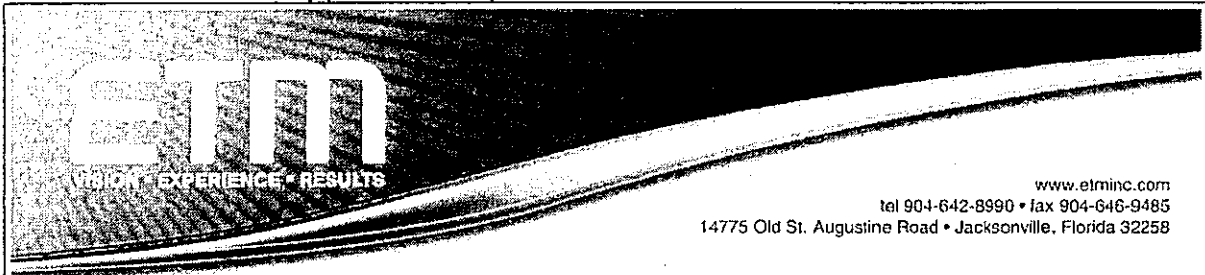
Sincerely,



Lindsay Haga, AICP  
Planning Programs Director

Cc: Mr. Brian Teeple, NEFRC  
Mr. Ray Eubanks, DEO  
Mr. Paul M. Harden, Attorney-at-Law  
Mr. Ray Spofford, England Thims & Miller

**ATTACHMENT G (continued)**  
**Applicant Response to NEFRC Initial Review**



May 6, 2015

Ms. Helena Parola  
City of Jacksonville  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

Ms. Suzanne Konchan  
St. Johns County  
4040 Lewis Speedway  
St. Augustine, Florida 32084

**RE: Notice of Proposed Change to Nocatee Development of Regional Impact (DRI)  
ETM No. 08-027-108**

Dear Ms. Parola/Ms. Konchan:

We received comments on the above referenced application from the Northeast Florida Regional Council in a letter dated April 27, 2015. The purpose of this letter is to provide additional information to address why the changes to the land use conversion table and development order conditions for recreation and open space, education and wetlands do not trigger a substantial deviation to the development order.

**City of Jacksonville**

The Notice of Proposed Change (NOPC) includes revisions to the conversion table Exhibit 4 that increases the maximum Commercial Retail square footage from 40,000 square feet to 300,000 square feet and decreases the minimum Office square footage from 750,000 square feet to 75,000 square feet. The NOPC also decreases the minimum amount of Single Family Units and Multi-Family Units in Exhibit 4.

Section 380.06(19)(b)(6), Florida Statutes is inapplicable as the proposed NOPC does not cause "an increase in commercial development by 60,000 square feet of gross floor area" but instead alters the maximum potential Commercial Retail space allowed pursuant to the conversion table. Section 380.06(19)(b)(6), Florida Statutes, as with all of the criteria in subsection (19)(b), concerns immediate changes to proposed uses. If such criteria were applicable to conversion tables, conversion tables on the whole would be of no use as: 1) any use of a conversion table to an extent above the thresholds in Subsection (19)(b) would be a substantial deviation and 2) conversion tables would be limited to conversions below the thresholds in Subsection (19)(b), which would negate the need for a conversion table as such change would, per statute, be below the substantial deviation threshold.

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**ATTACHMENT G (continued)**  
**Applicant Response to NEFRC Initial Review**

Ms. Helena Parola/Ms. Suzanne Konchan  
May 6, 2015  
Page 2

The conversion table, as currently approved, already allows for increases in Office square footage, Single Family units, and Multi-Family units in amounts in excess of the thresholds outlined in Subsection(19)(b). The proposed change to the maximum Commercial Retail square footage in the conversion table also allows for a conversion in excess of the thresholds.

The point of the substantial deviation analysis is it applies to an alteration, "which creates a reasonable likelihood of additional regional impact." Section 380.06(19)(a), Florida Statutes. The point of the conversion table is its use creates a "net effect" of zero impacts because any increase in one use would be accompanied by a proportional (as to impacts) decrease in another use.

This is also why Section 380.06(19)(c)(5)(b), Florida Statutes, which is also cited in the letter, is inapplicable. That section provides for the rebuttal presumption that a simultaneous increase and decrease in at least two (2) uses for specific multi-use developments would be a substantial deviation. This presumption may be rebutted by clear and convincing evidence. Again, as stated above, the increase in Commercial Retail is the maximum allowed under the conversion table and the decrease in Office, Single-Family and Multi-Family is to the minimum allowed. Subsection (19)(e)(5)(b), as with any substantial deviation threshold, is predicated on an increase in additional regional impacts. Thus, the "clear and convincing" evidence that the proposed change to the conversion table does not provide regional impacts is that any increase in Commercial Retail space above the proposed amounts and up to the new maximum use would require a simultaneous, proportional decrease in another land use(s). This off-set means that the additional number of external vehicle trips generated would be zero, which is obviously below the 15 percent cap set forth in Subsection (19)(b)(10).

The proposed change to Condition 29 is to reflect that a 10-acre community park has been constructed within the Cypress Trails neighborhood of Split Pine Village. The proposed change will require the provision of park space simultaneously with the need as residential development is constructed. The residential/park ratio is consistent with the City's adopted level of service standard for single family and multi-family uses. Section 380.06(19)b.8. applies to open space. Parks are only one component of open space as indicated in General Condition Section 2. of the DRI Development Order Ordinance 2001-13-E, as amended, which provides that recreation/open space includes, but is not limited to, parks, the Greenway, and golf courses. Open space also includes wetland and upland preservation outside of the designated Nocatee Greenway. General Condition Section 2. indicates that a minimum of 830 acres of open space will be provided. No change is being proposed to the minimum requirement for 830 acres of recreation/open space.

The proposed change to Condition 30 allows the Duval County School District to request the conveyance of the elementary school site at any time in advance of the need for the site.

**City of Jacksonville/St. Johns County**

The transportation mitigation improvements consist of Nocatee Parkway and the portion of Valley Ridge Blvd. between US 1 and Nocatee Parkway. The estimated acreage of wetland impact by roadway improvement and County are as follows:

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**ATTACHMENT G (continued)**  
**Applicant Response to NEFRC Initial Review**

Ms. Helena Parola/Ms. Suzanne Konchan  
May 6, 2015  
Page 3

Nocatee Parkway in Duval County:	70 +/- acres
Nocatee Parkway in St. Johns County:	56 +/- acres
Valley Ridge Blvd. in St. Johns County:	14 +/- acres

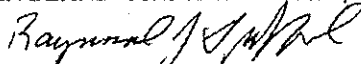
With or without the Nocatee development, these roadway improvements were necessary from a roadway capacity and hurricane evacuation standpoint. There are wetland impacts within the Nocatee project area that the developer is not responsible for mitigating including the future extension of Nocatee Parkway and the recently completed overpass of US 1 by FDOT. These impacts count against the cap. The Nocatee conceptual permit for wetland impacts/mitigation contains excess mitigation credit than is needed for the current and proposed wetland impacts. This change will allow the developer flexibility to take advantage of the excess mitigation credit.

As indicated above, Section 380.06(19)b.8. applies to open space, which includes parks, preserved uplands and wetlands outside and inside of the Greenway, and golf courses. General Condition 2. of the City of Jacksonville DRI Development Order indicates that a minimum of 830 acres of open space will be provided and General Condition 2. of the St. Johns County DRI Development Order indicates 5,531 acres will be provided for a total of 6,361 acres in both jurisdictions. There is no proposed change to these two conditions that would decrease the minimum required amount of open space.

We are certainly willing to meet with you if you need further clarification or information on why the proposed changes do not constitute a substantial deviation. Please feel free to contact me at 904-265-3189.

Sincerely,

**ENGLAND-THIMS & MILLER, INC.**

  
Raymond J. Spofford, AICP  
Senior Planner

cc: Lindsay Haga, Northeast Florida Regional Council

England-Thims & Miller, Inc.



**ATTACHMENT H**  
**Additional Information and Clarification of the NOPC**  
**after Discussions with PDD and NEFRC**  
**dated 3/27/15 and 5/13/15**

**Parola, Helena**

---

**From:** Ray Spofford <SpoffordR@etminc.com>  
**Sent:** Friday, March 27, 2015 5:24 PM  
**To:** Parola, Helena  
**Cc:** Lewis, Bruce  
**Subject:** RE: Nocatee NOPC

Helena,

This is to follow up on your concerns and requests for more information.

**Conversion Table Minimum/Maximums** – We are increasing the retail because there are two quadrants of an interchange on Nocatee Parkway that could accommodate some significant retail development. The current maximum of 40,000 sf would not be enough for a grocery anchored neighborhood shopping center. The decrease in the minimum office provides greater flexibility, but there is still the Flagler office parcel that we had discussed. The recent approval of a future mixed use project (including up to about 2.7 million s.f. of office) within an urban service area for the Durbin Creek National property around the I-95 and SR 9B extension just south of the County line is the more likely future office location. However, there is no change to the proposed amount of office in Nocatee, only the minimum allowed by conversion.

**Wetland Impact Cap** – The proposed change is to not count the wetland impacts associated with the required transportation mitigation improvements against the cap of 562 acres. The transportation mitigation improvements consist of Nocatee Parkway and the portion of Valley Ridge Blvd. between US 1 and Nocatee Parkway. With or without the Nocatee development, these roadway improvements were necessary from a capacity and hurricane evacuation standpoint. The mitigation improvements have provided more capacity than Nocatee needs. In addition, there are wetland impacts within the Nocatee project area that the developer is not responsible for mitigating including the future extension of Nocatee Parkway to SR 9B and the recently completed overpass of US 1 by FDO. These impacts count against the cap. The Nocatee conceptual permit for wetland impacts/mitigation contains excess mitigation credit than is needed for the current and proposed wetland impacts. This change will allow the developer flexibility to take advantage of the excess mitigation credit. The estimated acreage of wetland impact by roadway improvement and County are as follows:

Nocatee Parkway in Duval County:	70 acres
Nocatee Parkway in St. Johns County:	56 acres
Valley Ridge Blvd. in St. Johns County:	14 acres

**Recreation and Open Space** – The change to the DRI DO condition is to reflect that the 10-acre community park has been constructed within the Cypress Trails neighborhood aka Split Pine Village. The language regarding types of commercial recreational uses is no longer applicable. The standard for community and neighborhood parks has been restated to be consistent with the City LOS for single family and multi-family units instead of using the absolute numbers in Table 2 of the PUD text, which would have required far more park space than the City LOS requires. The DRI DO also requires the donation of a 41-acre community park in the North Town Center in St. Johns County near the County line that Duval County residents will be able to use.

Feel free to contact me with any additional questions or clarification.

**Raymond J. Spofford, AICP**  
Senior Planner

**ATTACHMENT H**  
**Additional Information and Clarification of the NOPC**  
**after Discussions with PDD and NEFRC**  
**dated 3/27/15 and 5/13/15**

**Parola, Helena**

---

**From:** Ray Spofford <SpoffordR@etmnc.com>  
**Sent:** Wednesday, May 13, 2015 12:45 PM  
**To:** Teeple, Brian; Lindsay Haga; Parola, Helena; Bannister, Lurise; Suzanne Konchan  
**Cc:** Greg Barbour; Zach Miller (zach\_miller@bellsouth.net); Jeff Crammond; Eubanks, Ray  
**Subject:** Nocatee NOPC  
**Attachments:** Proposed Exhibit 4.pdf

Thank you for meeting with us to discuss the Nocatee NOPC. As requested, additional information is being provided to supplement the information in my letter dated May 6, 2015.

Wetlands

There is no proposed change to the requirement of 9,000 acres of uplands and wetlands to be preserved within the Greenway, the Preserve and within the preserved jurisdictional wetlands outside of the Greenway, which is almost 60 percent of the Nocatee DRI project area. The proposed change is to not count the wetland impacts associated with the construction of Regional Transportation Mitigation Plan improvements against the wetland impact cap of 562 acres. This applies to the overall DRI in both the City and County. The Regional Transportation Mitigation improvements that were required to be constructed by the Developer included the Race Track Road Extension and New County Road 210. The Racetrack Road Extension and New County Road 210 are now known as Nocatee Parkway and the portion of Valley Ridge Blvd. between U.S. 1 and the interchange with Nocatee Parkway. Both of these required roadway improvements have been constructed, and all wetland impacts have been permitted and mitigated. The estimated amount of wetland impacts within the DRI boundary associated with these roadway improvements is approximately 140 acres or about 70 acres in each County. There are considerably more jurisdictional wetlands located within the DRI boundary than were initially anticipated based on preliminary wetland assessments prepared during the DRI application, review and approval process. This has continued to be the trend as individual projects within the DRI go through permit review with more specific survey data regarding the exact wetland jurisdictional boundaries. Additional wetland impacts will be mitigated in accordance with all permitting standards and requirements of the St. Johns River Water Management District and the U.S. Army Corps of Engineers. The Nocatee Greenway, Preserve and other upland and wetland open space is expected to provide mitigation that more than offsets the amount of wetland impacts within the DRI boundary.

Education

The purpose of this change is to ensure that the DRI is not considered to be out of compliance with this City condition of the DRI Development Order. Although the project is within Phase 1 for timing purposes, the project has accelerated into Phase II development rights for single and multi-family and close to Phase III for single family development with approved preliminary site plans. I understand from our meeting that we are awaiting the Duval County School District comments on the proposed change. We are open to revising the proposed language to require the donation of the site during a later phase.

Recreation and Open Space

The proposed change to the City DRI DO condition is to reflect that the 10-acre community park has been constructed within the Cypress Trails neighborhood a.k.a. Split Pine Village, which means much of the language regarding where the park will be located and what types of recreation facilities could be developed is no longer applicable.

The standard for community and neighborhood parks has been restated to be consistent with the City's Level of Service for single family and multi-family units instead of using the absolute numbers that are not tied to the number of

**ATTACHMENT H (continued)**  
**Additional Information and Clarification of the NOPC**  
**after Discussions with PDD and NEFRC**  
**dated 3/27/15 and 5/13/15**

units. In 2012, a similar NOPC change was made to the County Recreation and Open Space DRI DO condition to require park space be provided simultaneous with residential development at the County's community park Level of Service. This proposed change to the park space standard will reduce park acreage required in the City, but it is offset by a 2012 change in the County. Currently, 60 acres of parks is required in the City. The proposed change would require 15.75 acres of parks assuming the same number of units are developed. However, the 2012 NOPC change required a 41-acre community park be conveyed to the County in the North Town Center near the County line. City residents will also have access to use this community park that will offset the decrease in park acreage in the City. Artisan Lakes, a 196-unit subdivision is currently under construction in the City that will be age restricted. This type of project is unique in that it will provide a customized recreation and amenity package for the project residents.

The City is not currently responsible for managing any parks in Nocatee and there are no plans to dedicate parks to the City. Our understanding is that Tera Meeks, Division Chief of the City's Natural and Marine Resources Department does not have any concerns with the proposed change.

Conversion Table Land Uses

The changes to the minimums and maximums in the conversion table give the developer flexibility to meet the demands of the market in a trip neutral manner. The maximum traffic associated with Nocatee was set in the original development order at 10,747 net new pm peak hour external trips. This number has not changed. In addition, the 2012 NOPC set a trip trigger of 9,045 net new pm peak hour external trips, for the balance of the mitigation. These two trip numbers control the traffic impacts of Nocatee and the conversion table allows changes in uses within specific ranges. The 2012 NOPC also added the requirement of the submission of a development tracking table with each biennial monitoring report to ensure compliance with the trip trigger for the balance of the mitigation. We believe that the shift from office to retail should increase both the internal capture percentage and the pass-by traffic and result in less external impacts. In order to provide a better balance in the maximums allowed in the land use conversion table, we will revise the proposed change to decrease the maximum office space from 2 million square feet to 1.5 million square feet. A revised, proposed Exhibit 4 is attached for your use.

Let me know if you would like this additional follow up information in a formal letter response and if there are any further questions. Thanks again for your consideration.

**Raymond J. Spofford, AICP**

Senior Planner



England-Thim & Miller, Inc.  
VISION • EXPERIENCE • RESULTS

Direct: 904-265-3189

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**ATTACHMENT I**  
**Amendment Application as revised dated May 22, 2015**  
**(see following pages)**

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, Paul M. Harden, Esq., the undersigned owner/authorized representative of SONOC Company, LLC, hereby give notice of a proposed change 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 Nocatee development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to the City of Jacksonville and St. Johns County, to the Northeast Florida Regional Planning Council, and to the Bureau of Community Planning, Department of Economic Opportunity.

3/13/15  
Date

Paul M. Harden  
attorney and authorized agent for  
SONOC Company, LLC

2. Applicant (name, address, phone). **SONOC Company, LLC**  
**c/o The PARC Group**  
**Attn: Greg Barbour**  
**4314 Pablo Oaks Court**  
**Jacksonville, Florida 32224**  
**(904) 992-9750**  
**GBarbour@parcgroup.net**
3. Authorized Agent (name, address, phone). **Paul M. Harden**  
**Attorney-at-Law**  
**501 Riverside Avenue, Suite 901**  
**Jacksonville, Florida 32202**
- 

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

**The Nocatee DRI is located in Duval and St. Johns Counties north and south of Nocatee Parkway between U.S. Highway 1 on the west and the Intracoastal Waterway on the east. A general location map showing the location of the Nocatee DRI is attached as Exhibit A.**

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.**

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.

**See attached.**

---

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.**

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.**

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.

**No change since the last DRI Development Order modification.**

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.**

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.**



**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			
	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.				
Airports				

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

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

Airports (cont.)	# External Vehicle Trips		
	D.O. Conditions		
Hospitals	ADA representations		
	# Beds		
	# Parking Spaces		
	Building (gross square feet)		
	Site locational changes		
	Acreage, including drainage, ROW, easements, etc.		
	External Vehicle Trips		
	D.O. conditions		
	ADA representations		
	Acreage, including drainage, ROW, easements, etc.		
Industrial	# Parking spaces		
	Building (gross square feet)		
	# Employees		
	chemical storage (barrels and pounds)		
	Site locational changes		

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**

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.	No change	147 acres (Jacksonville) 336 acres (St. Johns) 483 acres (Total)	
	Building (gross square feet)	No change	1,336,000 s.f. (Jacksonville) 2,872,000 s.f. (St. Johns) 4,208,000 s.f. (Total)	
	# Parking Spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			

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**

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, ect.		
	# External vehicle trips		
	D.O. Conditions		
	ADA representations		
	# Boats, wet storage		
	# Boats, dry storage		
	Dredge and fill (cu. yds.)		
	Petroleum storage (gals.)		
	Site locational changes		
	Port Acreage, including drainage, ROW, easements, etc.		
Ports (Marinas)	# External vehicle trips		
	D.O. Conditions		
	ADA representations		
	# Dwelling units	No change.	2,341 units (Jacksonville) 12,579 units (St. Johns) 14,920 units (Total)
	Residential		

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**

	Type of dwelling units	No change.	10,079 single family 4,121 multi-family 720 assisted living	
	# 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.	No change.	5 acres (Jacksonville) 150 acres (St. Johns) 155 acres (Total)	
	Floor Space (gross square feet)	No change.	32,000 s.f. (Jacksonville) 968,000 s.f. (St. Johns) 1,000,000 s.f. (Total)	
	# Parking Spaces	No change.	125 spaces (Jacksonville) 3,900 spaces (St. Johns) 4,025 spaces (Total)	
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

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.	225 rooms (Jax) 485 rooms (St. Johns) 710 rooms (Total)
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			

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.	830 acres (Jax) 5,531 acres (St. Johns) 6,361 acres (Total)	
	Site locational changes			
	Type of open space			
Preservation, Buffer or Special Protection Areas Preservation (cont.)	D.O. Conditions	No change.	Greenway minimum of 4,961 acres, including at least 960 acres of uplands at buildout and including 59.9 acres of xeric or scrub habitat.	Jacksonville Ordinance 2006-262-E and St. Johns Resolution 2006-95 changed minimum Greenway acreage to 4,981 acres. Jacksonville Ordinance 2009-189-E and St. Johns Resolution 2009-87 changed minimum Greenway acreage to 5,091 acres including at least 979 upland acres.
	ADA representations			
	Acreage	No change.	Nocatee Preserve: 1,630 acres.	
	Site locational changes			
	Development of site proposed			
	D.O. Conditions	No change.	Preserve approximately 8,000 acres in the Preserve, the Greenway and preserved jurisdictional wetlands.	Jacksonville Ordinance 2009-189-E and St. Johns Resolution 2009-87 changed to at least 9,000 acres in the Preserve, the Greenway, and preserved jurisdictional wetlands.
	ADA representations			

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.

**Notice of Proposed Change to the  
Nocatee Development of Regional Impact**

**March 9, 2015  
Revised May 14, 2015  
Revised May 20, 2015  
Revised May 22, 2015**

Below are responses to questions asked in the NOPC Form where additional space was needed to respond.

**5. Description of Proposed Changes**

**A. Master Plan Map H-1 and Master Circulation Plan Map H-2**

The applicant proposes to modify Map H-1 and H-2 by moving the existing access to adjacent properties from its' current location in St. Johns County to a new location in the City of Jacksonville. A new single family residential subdivision is located adjacent to the existing access in St. Johns County. Truck traffic associated with timber harvesting on adjacent properties to the north would not be compatible with the new residential neighborhood and local roadway, so it is proposed to be relocated so that it may be accessed by a minor collector road in Duval County that would not require travel through a residential neighborhood. Other changes include adding three white arrows to clarify access locations. One arrow is depicted for an access to the HyDry Parcel from Twenty Mile Village; a second arrow is shown to clarify access through the Francis Parcel; and a third arrow is depicted across the Deep Creek Greenway from the Preserve South Access Drive to Crosswater Village. The current City Maps H-1 and H-2 are attached as Exhibits C and D, respectively. The proposed revised City Maps H-1 and H-2 are attached as Exhibits E and F, respectively. The current County Maps H-1 and H-2 are attached as Exhibits G and H, and the proposed City Maps H-1 and H-2 are attached as Exhibits I and J, respectively.

**B. Conversion Table Land Uses**

The applicant is proposing to modify the City of Jacksonville Conversion Table Land Uses to increase the maximum allowable retail space to 300,000 s.f. and decrease the maximum allowable office space to 1,500,000 s.f.. The applicant is also proposing to decrease the minimum allowable office space to 75,000 s.f., and single family and multi-family to 770 and 90 dwelling units, respectively. This change is in response to significantly more retail development potential located in the southwest quadrant of the Nocatee Parkway and Valley Ridge Boulevard interchange than initially planned. The current City Conversion Table Land Uses Exhibit 4 is attached as Exhibit K to this NOPC and the proposed revised City Conversion Table Land Uses Exhibit 4 is attached as Exhibit L.



## 7. Development Order Amendments/Modifications Since Original Approval.

The original development order was adopted by the City of Jacksonville in Ordinance 2001-13-E on February 27, 2001 and by St. Johns County in Resolution 2001-30 on February 23, 2001. The development order was amended by the City of Jacksonville in Ordinance 2006-262-E on April 11, 2006, by Ordinance 2007-768-E on August 28, 2007, by Ordinance 2009-189-E on April 14, 2009, by Ordinance 2009-765-E on November 10, 2009, and by Ordinance 2012-73-E on February 28, 2012. The development order was amended by St. Johns County in Resolution 2006-95 on March 21, 2006, by Resolution 2007-127 on May 1, 2007, by Resolution 2007-305 on October 16, 2007, by Resolution 2009-87 on April 7, 2009, by Resolution 2009-356 on December 1, 2009, by Resolution 2010-163 on August 3, 2010, and by Resolution 2012-77 on March 6, 2012.

### 13. Proposed Changes to the Development Order (changes in underline and strikethrough):

#### A. Modify City DRI Development Order Section 29 as follows:

**Section 29. Recreation and Open Space.** ~~By the end of each phase, the Developer shall have constructed and opened for use within the Jacksonville portion of Nocatee neighborhood parks and a community park in the following amounts: (a) for Phase I, 2 acres; (b) for Phase II, 19 acres; (c) for Phase III, 14 acres; (d) for Phase IV, 21 acres; and (e) for Phase V, 4 acres; for a total of sixty (60) net developable acres at buildout. The Developer shall construct and open for use within the City of Jacksonville portion of Nocatee, neighborhood and community parks simultaneous with residential development within each Phase. Prior to Phase III, a community park containing a minimum of 10 acres will be constructed and opened for use within Split Pine Village. However, non-residential development may continue into subsequent phases without the need for this requirement to be met. Community park improvements may include recreation facilities such as play fields, tennis and swim centers, YMCA facilities, sports academies, and training centers, athletic complexes, playgrounds, community centers, trails, public parks, and squares, and passive parks and do not include the Nocatee Greenway and Preserve. Split Pine Village or the Jacksonville portion of the Town Center Village will have a central community park in or adjacent to a village center of at least 14 acres, consisting of an active recreation area and may include athletic fields, tennis and swim centers, athletic complexes, YMCA facilities, sports academies and training centers, playgrounds, community centers, trails, public parks, and squares, and passive parks. Use of community parks for commercial recreational uses (including but not limited to YMCAs and sports academies) is subject to review and approval by the City of Jacksonville's Director of Recreation and Community Services, pursuant to terms and conditions to be provided as part of the Nocatee Planned Unit Development approval. Community and neighborhood parks shall be provided simultaneous with residential development at a rate of one (1) acre per 100 single family lots and 150 square feet per multi-family dwelling unit. Neighborhood parks may be ballfields, play areas, tot lots, playgrounds, passive open space or a combination of such elements. Greenways and conservation areas in villages are not considered parks. All dwellings within Nocatee shall be within one-quarter (1/4) mile walking distance of a neighborhood park, community park or a~~

greenway. No dwelling unit shall be more than one half (1/2) mile from a neighborhood or a community park. However, the ¼ and ½ mile requirements may be met by portions of the Greenway, neighborhood parks, or community parks located in St. Johns County. Neighborhood parks will be owned and maintained by the Developer or its assignee, a Community Development District (CDD) or a property owners association. Community parks may be owned and maintained by the City, the Developer or its assignee, a CDD or a property owners association.

B. Modify City DRI Development Order Section 17 as follows:

**Section 17. Wetlands.** Up to 562 acres of wetland impacts may occur within the Nocatee DRI, including impacts of transportation improvements to be constructed by the Developer east of U.S. 1, provided that the necessary permits are obtained from the District and the U.S. Army Corps of Engineers. Wetland impacts associated with the required construction of off-site and on-site Regional Transportation Mitigation Plan improvements shall not be counted in the 562-acre wetland impact limitation. As mitigation for these proposed wetland impacts, at least ~~9,000~~ 9,140 acres of uplands and wetlands will be preserved in the Greenway, the Preserve and within the preserved jurisdictional wetlands in the villages and Town Center Village, constituting a regionally significant plan of mitigation. Wetlands restoration, enhancement, and creation activities, as well as restoration of portions of the pine plantation areas, will also be included as part of the mitigation plan under the District ERP Permit and Corps Permit. Restored pine plantation areas shall be subject to a conservation easement. The Developer shall provide St. Johns County up to 68 acres within the Greenway to be designated as mitigation for County improvements to the intersection of County Road 210 and Mickler Road, provided that the District and Corps shall determine such mitigation to be consistent with the ERP Permit and Corps Permit for Nocatee and such area shall remain part of the Greenway system and wetlands mitigation plan for Nocatee subject to the Greenway Mitigation Plan. Upland buffers from adjacent preserved isolated wetlands within the Nocatee DRI shall be a minimum of 15 feet measured from the District wetland jurisdictional line and consist of an average of 25 feet. All turf areas associated with golf courses and contiguous (non-isolated) wetlands shall have a minimum upland buffer of 25 feet measured from the District wetland jurisdictional line. For all other preserved wetlands, there shall be a minimum 25-foot upland buffer measured from the District wetland jurisdictional line. Buffer vegetation may be trimmed where necessary to control or eliminate exotic vegetation to enhance or maintain quality habitat for wildlife in accordance with the Greenway Management Plan and to reduce the risk of wildfires.

C. Modify County DRI Development Order Section 17 as follows:

**Section 17. Wetlands.** Up to 562 acres of wetland impacts may occur within the Nocatee DRI, including impacts of transportation improvements to be constructed by the Developer east of U.S. 1, provided that the necessary permits are obtained from the District and the U.S. Army Corps of Engineers. Wetland impacts associated with the required construction of off-site and on-site Regional Transportation Mitigation Plan improvements shall not be counted in the 562-acre wetland impact limitation. As mitigation for these proposed wetland impacts, at least ~~9,000~~ 9,140 acres of uplands and wetlands will be preserved in the Greenway,

the Preserve and within the preserved jurisdictional wetlands in the villages and Town Center Village, constituting a regionally significant plan of mitigation. Wetlands restoration, enhancement, and creation activities, as well as restoration of portions of the pine plantation areas, will also be included as part of the mitigation plan under the District ERP Permit and Corps Permit. Restored pine plantation areas shall be subject to a conservation easement. The Developer shall provide St. Johns County up to 68 acres within the Greenway to be designated as mitigation for County improvements to the intersection of County Road 210 and Mickler Road, provided that the District and Corps shall determine such mitigation to be consistent with the ERP Permit and Corps Permit for Nocatee and such area shall remain part of the Greenway system and wetlands mitigation plan for Nocatee subject to the Greenway Mitigation Plan. The Nocatee Preserve includes approximately 1,630 acres lying above the mean high water line of the Tolomato River. The Nocatee Greenway consists of 5,091 acres of which 979 acres are uplands. These commitments provide reasonable assurance that the project complies with the County's objectives to protect wetlands and upland buffers and their associated ecological functions and values, including protection of water quality, protections against turbidity and provision of adequate upland habitat for wetland-dependent wildlife. Accordingly, the provisions for buffers as contained within the Nocatee DRI and to be implemented as part of this Development Order are protected by the principles of equitable estoppels and vested rights and these provisions shall control the buffer requirements to be implemented as part of this Development Order and PUD notwithstanding alternative provisions for upland buffers adopted in the future as part of the amendments to the County Land Development Regulations to expand upland buffers currently under consideration by the County.

There are no proposed changes to Section 17(a) through 17(c).

**NOCATEE NOPC EXHIBITS**

**March 9, 2015**

<b>EXHIBIT A</b>	<b>Location Map</b>
<b>EXHIBIT B</b>	<b>Owner Authorization</b>
<b>EXHIBIT C</b>	<b>Current City Master Plan Map H-1</b>
<b>EXHIBIT D</b>	<b>Current City Master Circulation Plan Map H-2</b>
<b>EXHIBIT E</b>	<b>Proposed Revised City Master Plan Map H-1</b>
<b>EXHIBIT F</b>	<b>Proposed Revised City Master Circulation Plan Map H-2</b>
<b>EXHIBIT G</b>	<b>Current County Master Plan Map H-1</b>
<b>EXHIBIT H</b>	<b>Current County Master Circulation Plan Map H-2</b>
<b>EXHIBIT I</b>	<b>Proposed County Master Plan Map H-1</b>
<b>EXHIBIT J</b>	<b>Proposed County Master Circulation Plan Map H-2</b>
<b>EXHIBIT K</b>	<b>Current City Conversion Table Land Uses Exhibit 4</b>
<b>EXHIBIT L</b>	<b>Proposed City Conversion Table Land Uses Exhibit 4</b>

**EXHIBIT A**  
**Location Map**

# TOWN OF NOCATEE

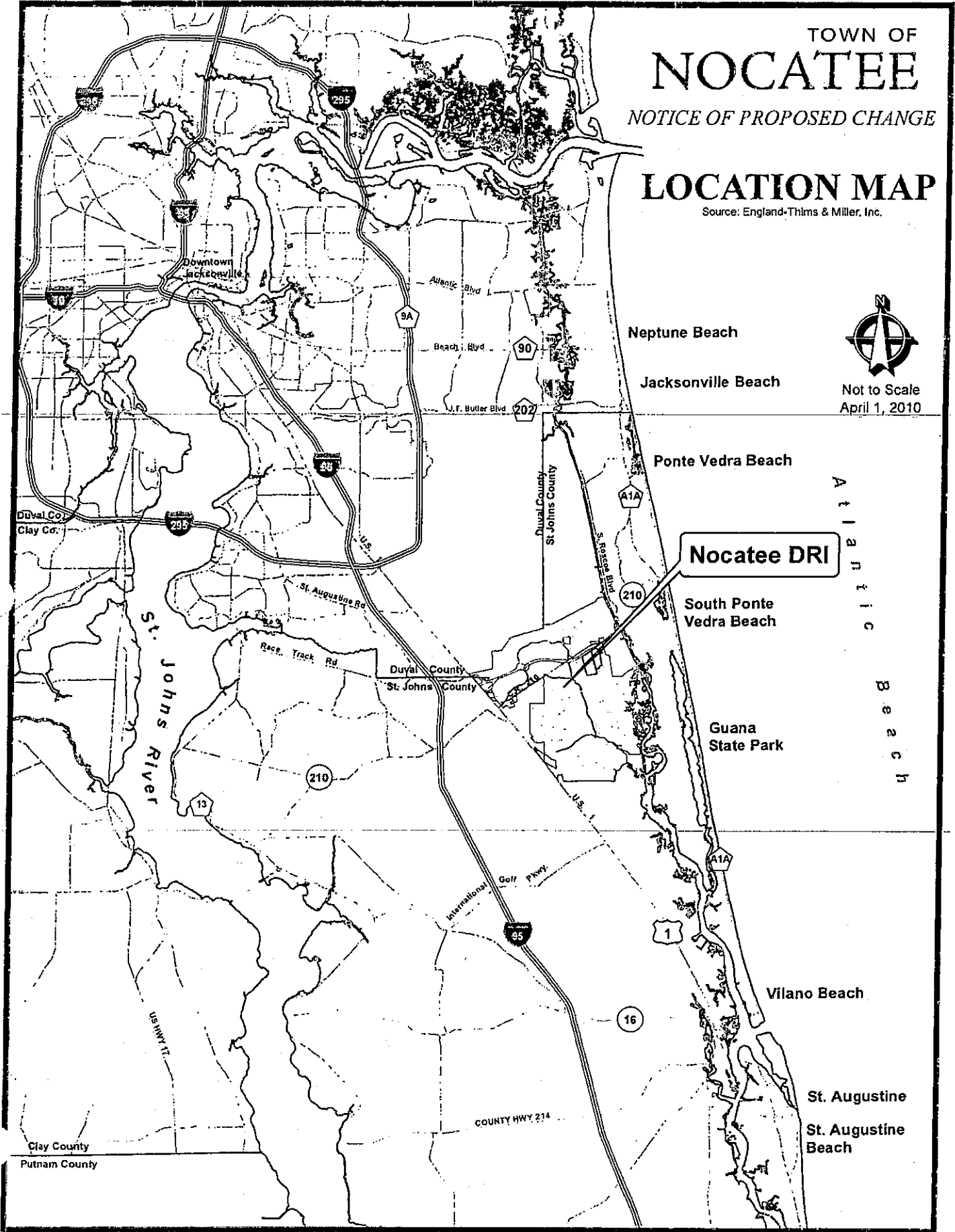
NOTICE OF PROPOSED CHANGE

## LOCATION MAP

Source: England-Thims & Miller, Inc.



Not to Scale  
April 1, 2010



**Nocatee DRI**

Neptune Beach

Jacksonville Beach

Ponte Vedra Beach

South Ponte Vedra Beach

Guana State Park

Vilano Beach

St. Augustine

St. Augustine Beach

A t l a n t i c  
B e a c h

Clay County  
Putnam County

**EXHIBIT B**

**Owner Authorization**

**EXHIBIT B**

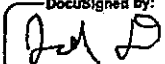
**Owner Authorization Letter**

To Whom It May Concern:

SONOC Company, LLC hereby authorizes Paul M. Harden, Esq. and England-Thims & Miller, Inc. as its agents in the filing of a Notice of Proposed Change to the Nocatee Development of Regional Impact.

Sincerely,

SONOC Company, LLC

By:   
Its: Jed Davis

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12 day of March, 2015, by Harry D. Francis, the Vice President of SONOC Company, LLC, a Delaware limited liability company, on behalf of the company.



DocuSigned by:  
  
(Print Name Tina E Miller)

NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Personally Know  or Produced I.D.   
(check one)

Type of Identification Produced  
\_\_\_\_\_



**EXHIBIT C**

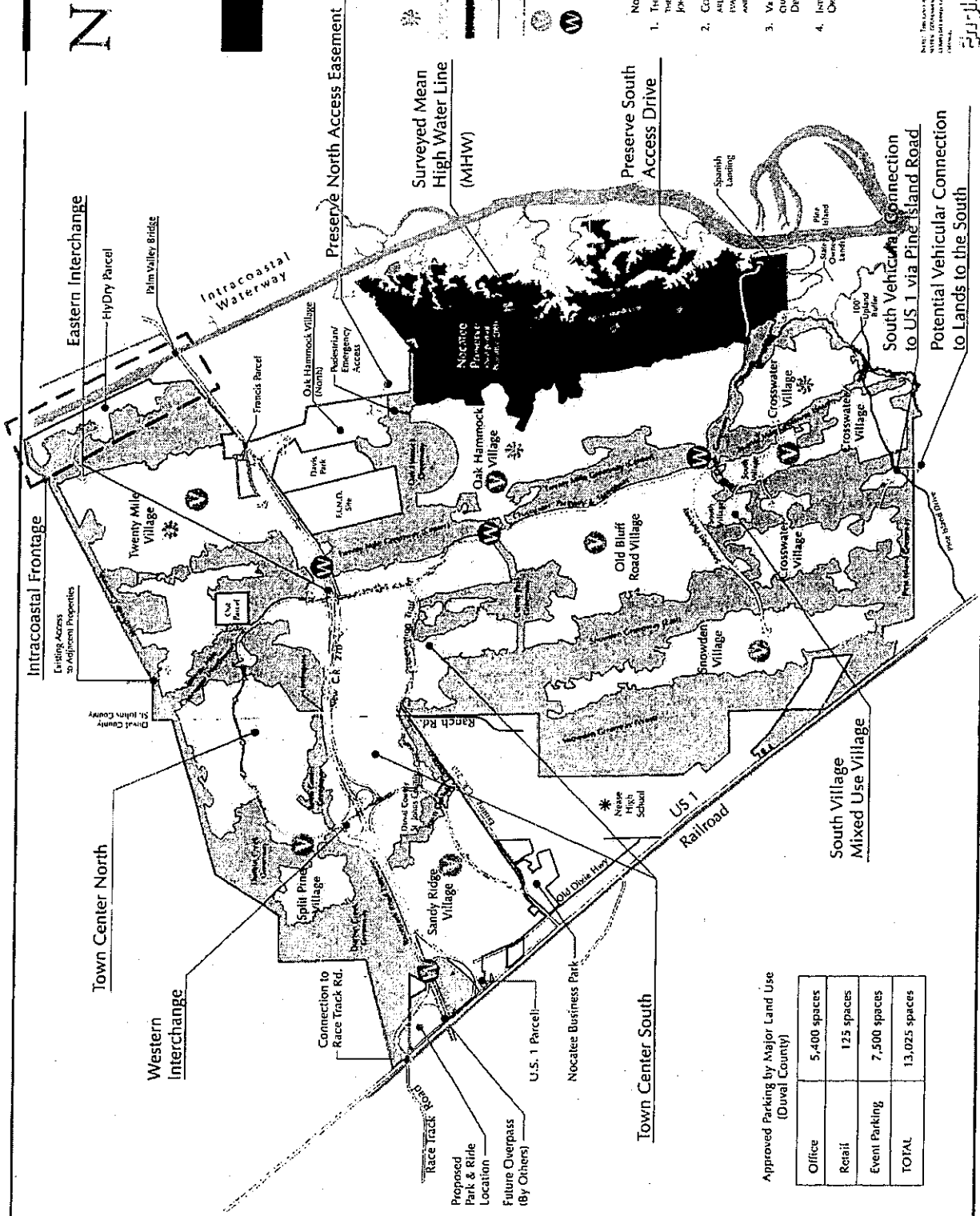
**Current City Master Plan Map H-1**

# TOWN OF NOCATEE

Duval County  
**PROPOSED  
 MASTER PLAN**

## Map H-1

August 2011

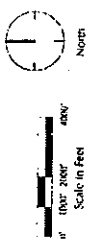


### LEGEND

- Golf Course Permitted (G Values)
- Pathways
- Nocatee Preserve (Not part of Nocatee DR)
- Village Developments
- Town Centre
- Village Centre
- Major Wildlife Unboundness

### Notes

1. The policy boundaries of the Gateway are as depicted in the text coordination easements, as contained in the St. Johns River Water Management District (SRWMD).
2. COUNTY ROAD 210 ALIGNMENT AND OTHER BOUNDARY DESIGN ARE SUBJECT TO REGULATORY REVIEW, INCLUDING DESIGN AND PERMITS, TREATING, AND THE PLAN APPROVAL. LOCATION AND NUMBER OF ACCESS POINTS MAY VARY.
3. VILLAGE CENTRE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AND WILL BE DETERMINED ON THE PUD VILLAGE MASTER DEVELOPMENT PLAN.
4. INTERCONNECTOR DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT OVER EXISTING 14.



NOTE: This map was prepared by a professional engineer, licensed under the State of Florida, and is subject to the rules and regulations of the State Board of Professional Engineers. This map is not to be used for any other purpose, including but not limited to, zoning, subdivision, or other regulatory purposes, without the express written consent of the engineer.

**Engineering & Planning, Inc.**

### Approved Parking by Major Land Use (Duval County)

Office	5,400 spaces
Retail	125 spaces
Event Parking	7,500 spaces
<b>TOTAL</b>	<b>13,025 spaces</b>

**EXHIBIT D**

**Current City Master Circulation Plan Map H-2**

# TOWN OF NOCATEE

Duval County  
MASTER  
CIRCULATION PLAN

## Map H-2

August 2011

### LEGEND

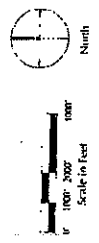
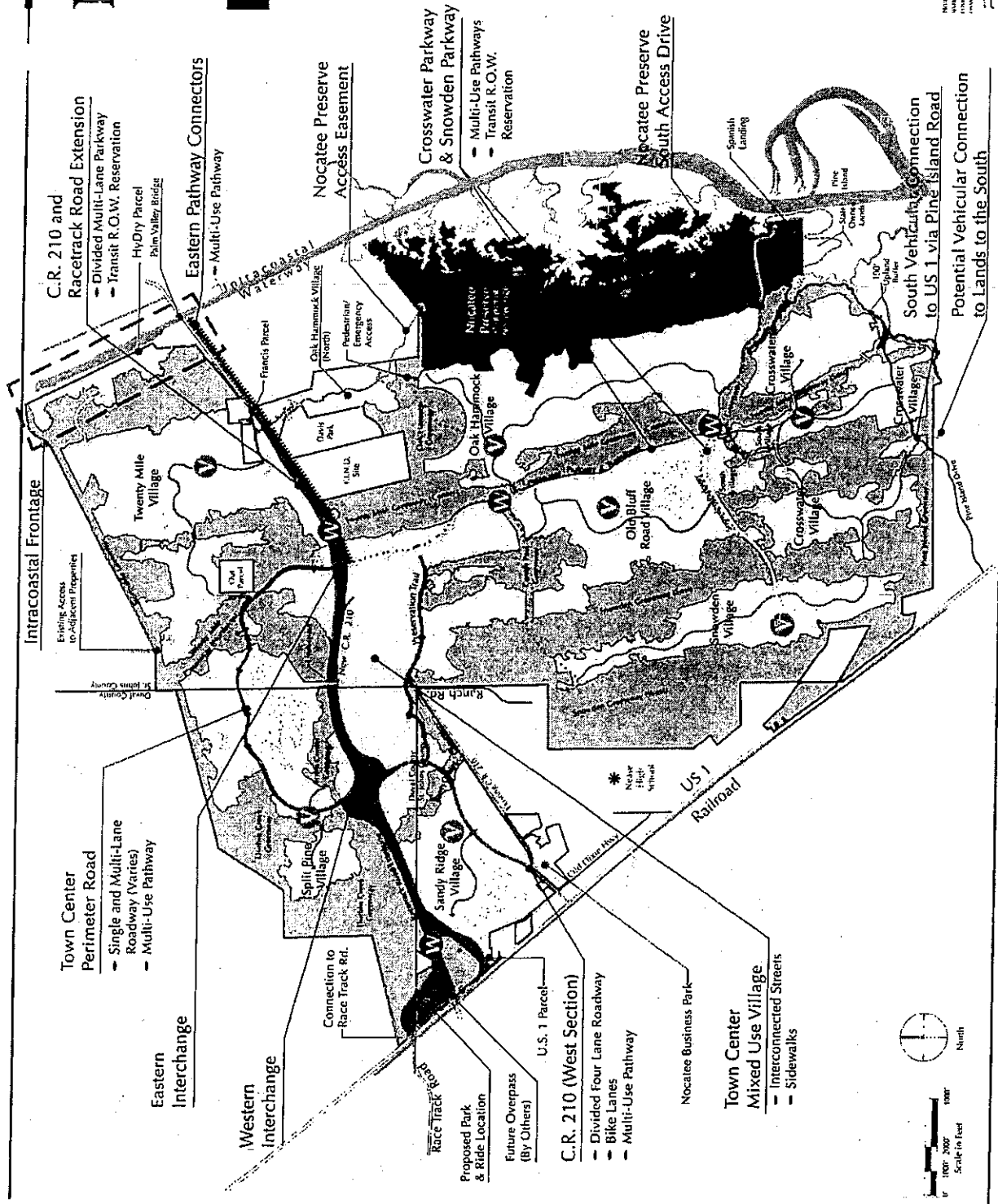
- CROSSWATER PARKWAY AND SNOWDEN PARKWAY
- EXISTING C.R. 210
- NEW C.R. 210 (WEST SECTION)
- NEW C.R. 210 AND RACETRACK ROAD EXTENSION
- TOWN CENTER PERIMETER ROAD
- NOCATEE PERIMETER ACCESS EASEMENT
- GREENWAY PATHS AND TRAILS
- PATHWAY CONNECTOR
- INTERNAL VILLAGE PATHS
- WILDLIFE CROSSING
- VILLAGE CENTER

### NOTES

1. THE PAVED BOUNDARIES OF THE GREENWAY MAY BE ADJUSTED AT THE TIME CONSTRUCTION AGREEMENTS ARE ENTERED TO THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD).
2. COUNTY ROAD 210 ALONG WITH OTHER ROADWAY GEOMETRY ARE SUBJECT TO REGULATORY APPROVAL INCLUDING DESIGN AND EVALUATION, PERMITTING, AND SITE PLAN REVISIONS. LOCATION AND NUMBER OF ACCESS POINTS MAY VARY.
3. VILLAGE CENTER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE, AND WILL BE DEPICTED ON THE PUD VILLAGE MASTER DEVELOPMENT PLAN.
4. INTERCHANGE DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT CHECK EXHIBIT 14.
5. THE GREENWAY PATHS AND TRAILS ON THIS MAP ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL GREENWAY PATHS AND TRAIL LOCATIONS WILL BE APPROVED THROUGH LOCAL GOVERNMENT, MASTER DEVELOPMENT PLAN.

NOTE: THIS PLAN IS A PRELIMINARY CONCEPTUAL PLAN. IT IS NOT A GUARANTEE OF ANYTHING. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE TOWN OF NOCATEE AND ENGINEERS ASSUME NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS OR BUSINESS ARISING FROM THE USE OF THIS PLAN.

ENGINEERS: **Stantec Inc.**



**EXHIBIT E**

**Proposed Revised City Master Plan Map H-1**

# TOWN OF NOCATEE

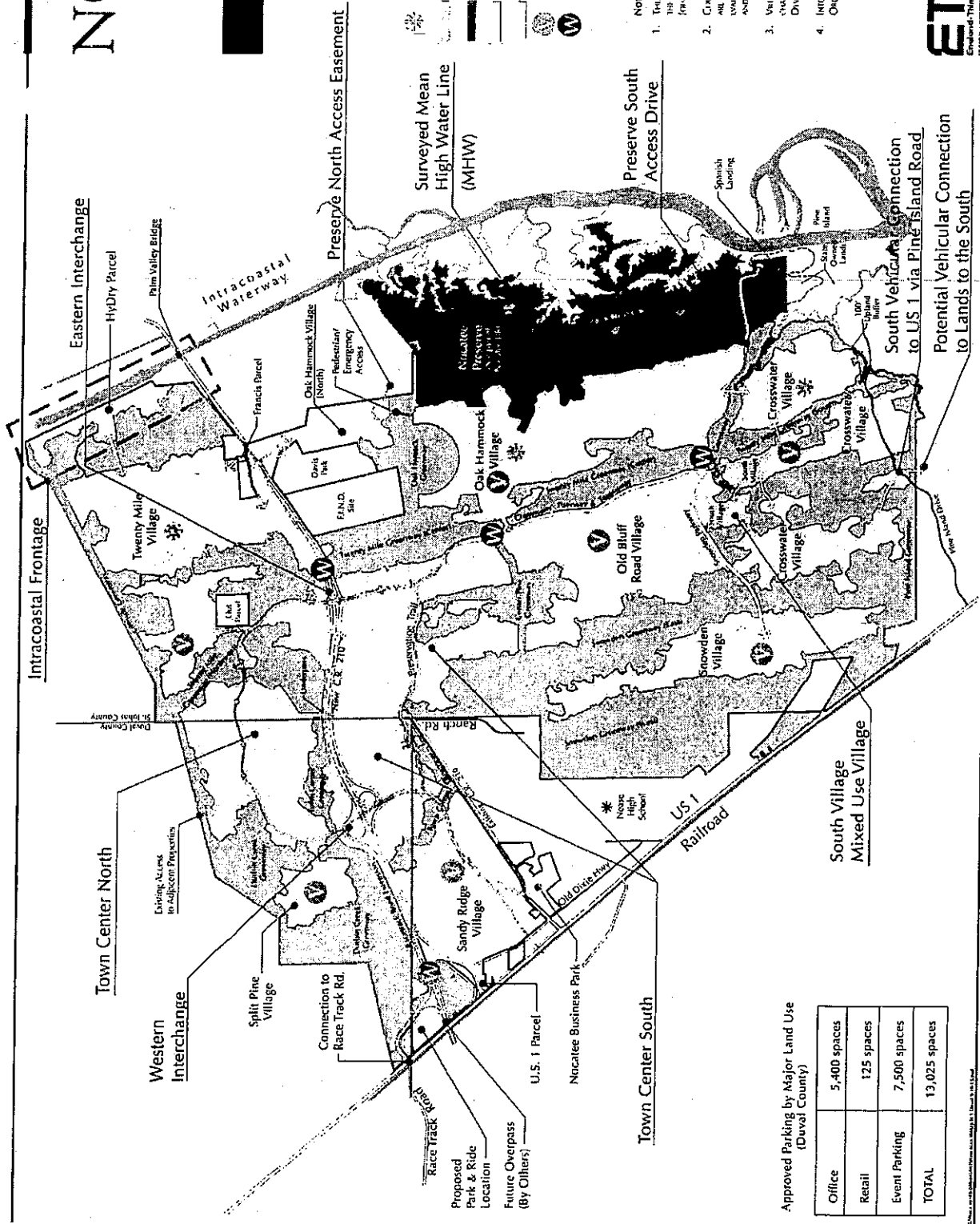
Duval County

PROPOSED

MASTER PLAN

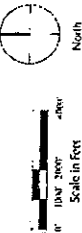
Map H-1

March 2015



- LEGEND**
- GOLF COURSE PERMITTED (B VALUES)
  - GREENWAYS
  - MOBILE PURCHASE (NOT PART OF NOCATEE DRI)
  - VILLAGE DEVELOPMENTS
  - TOWN CENTER
  - VILLAGE CENTER
  - MAJOR WATER USE/IMPERVIOUS

- NOTES:**
1. THE PUD DEVELOPMENTS OF THE CARRIAGE ARE SUBJECT TO THE TOWN OF NOCATEE'S MASTER PLAN, AND TO THE TOWN OF NOCATEE'S ZONING ORDINANCE, AND TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD).
  2. CARRIAGE ROAD 210, INTERCHANGE AND OTHER EXISTING DEVELOPMENT WILL BE SUBJECT TO REGULATORY, ZONING, ENGINEERING DESIGN AND UTILIZATION, RESOLUTIONS AND OTHER REQUIREMENTS. LOCATION AND NUMBER OF ACCESS POINTS ARE TENTATIVE.
  3. VILLAGE CENTER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE, AND WILL BE DESCRIBED ON THE PUD VILLAGE MASTER DEVELOPMENT PLAN.
  4. INTERCHANGE DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT CHARTER EXHIBIT 14.



**ETM**  
 ENGINEERING, TRAFFIC & TRANSPORTATION, INC.  
 10000 W. UNIVERSITY BLVD., SUITE 100  
 JACKSONVILLE, FLORIDA 32217  
 904.733.8888

Approved Parking by Major Land Use (Duval County)

Office	5,400 spaces
Retail	125 spaces
Event Parking	7,500 spaces
<b>TOTAL</b>	<b>13,025 spaces</b>

**EXHIBIT F**

**Proposed Revised City Master Circulation Plan Map H-2**

# TOWN OF NOCATEE

Duval County  
MASTER  
CIRCULATION PLAN

## Map H-2

March 2015

### LEGEND

- CROSWATER PARKWAY AND SNOWDEN PARKWAY
- NEW C.R. 210 OVERPASS (BY OTHERS)
- EXISTING C.R. 210
- NEW C.R. 210 (WEST SECTION)
- NEW C.R. 210 AND RACETRACK ROAD EXTENSION
- TOWN CENTER PERIMETER ROAD
- NOCATEE PARKWAY ACCESS EXHAUST
- GREENWAY PATHS AND TRAILS
- PATHWAY CONNECTOR
- INTERNAL VILLAGE PATHS
- WILDSIDE CROSSING
- VILLAGE CENTER

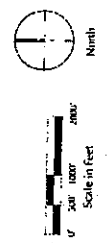
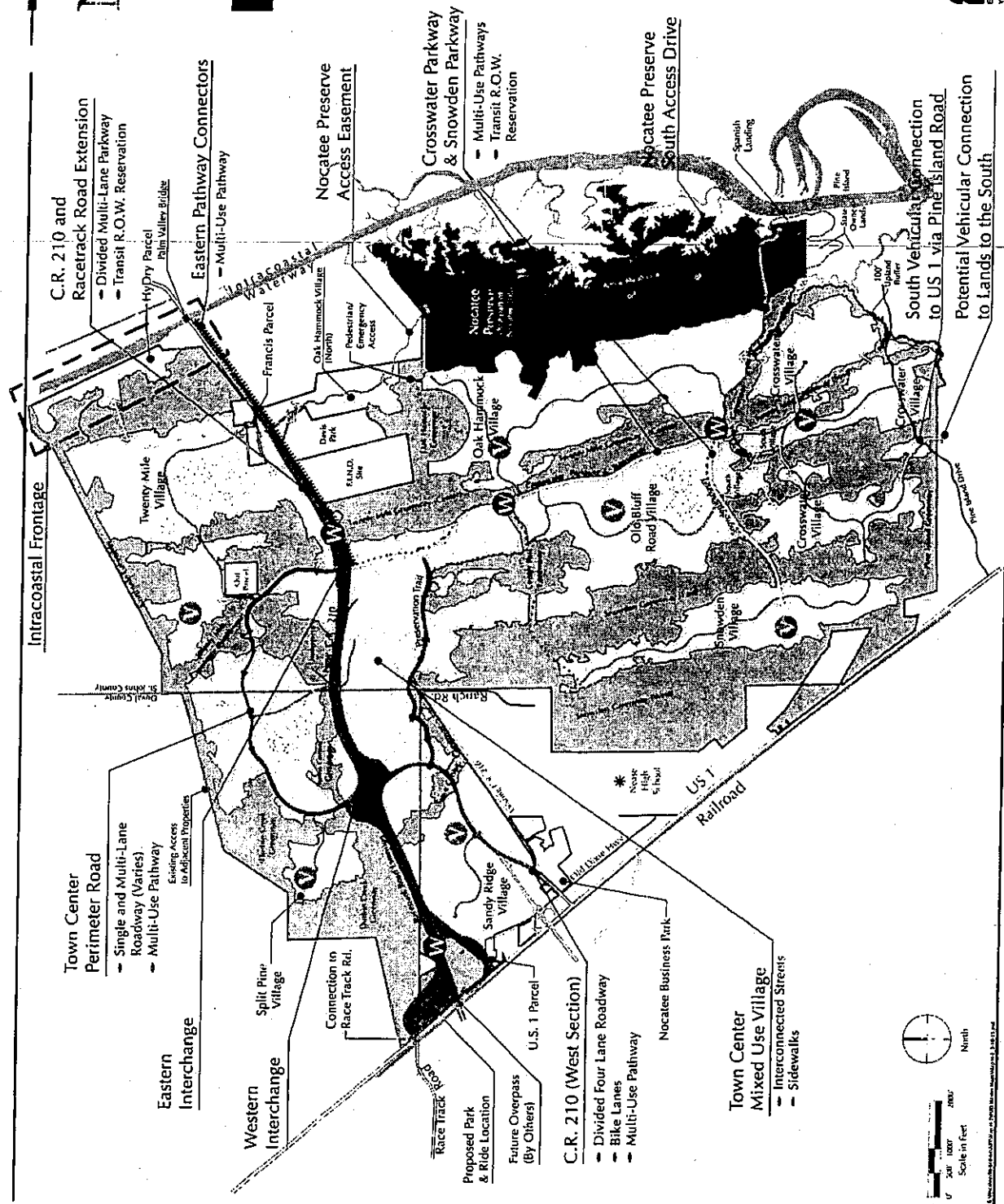
### NOTES

1. THE PRECISE ROW-BORDER OF THE GREENWAY MAY BE ADJUSTED AT THE TIME CONSERVATION EASEMENTS ARE OBTAINED TO THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD).
2. COUNTY ROAD 210 ALIGNMENT AND OTHER ROADWAY GEOMETRY ARE SUBJECT TO REGULATORY APPROVAL, ENGINEERING DESIGN AND EVALUATION, PERMITTING, AND SITE PLAN REQUIREMENT. LOCATION AND NUMBER OF ACCESS POINTS MAY VARY.
3. VILLAGE CENTER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE, AND WILL BE IDENTIFIED ON THE PUD VILLAGE MASTER DEVELOPMENT PLAN.
4. INTERCHANGE DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT ORDER EXHIBIT 14.
5. THE GREENWAY PATHS AND TRAILS ON THIS MAP ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL GREENWAY PATHS AND TRAIL LOCATIONS WILL BE APPROVED THROUGH INCREMENTAL MASTER DEVELOPMENT PLANS.



Note: This map has been reviewed & approved by the Duval County Board of Commissioners and is subject to change based on future developments, engineering design, and regulatory requirements. This map is intended for informational purposes only and does not constitute a contract or warranty of any kind.

Engineers: Thomas E. Frazier, Inc.  
Planner: Robert J. Smith, Inc.  
Project: 15-001-001-001-001





**EXHIBIT G**

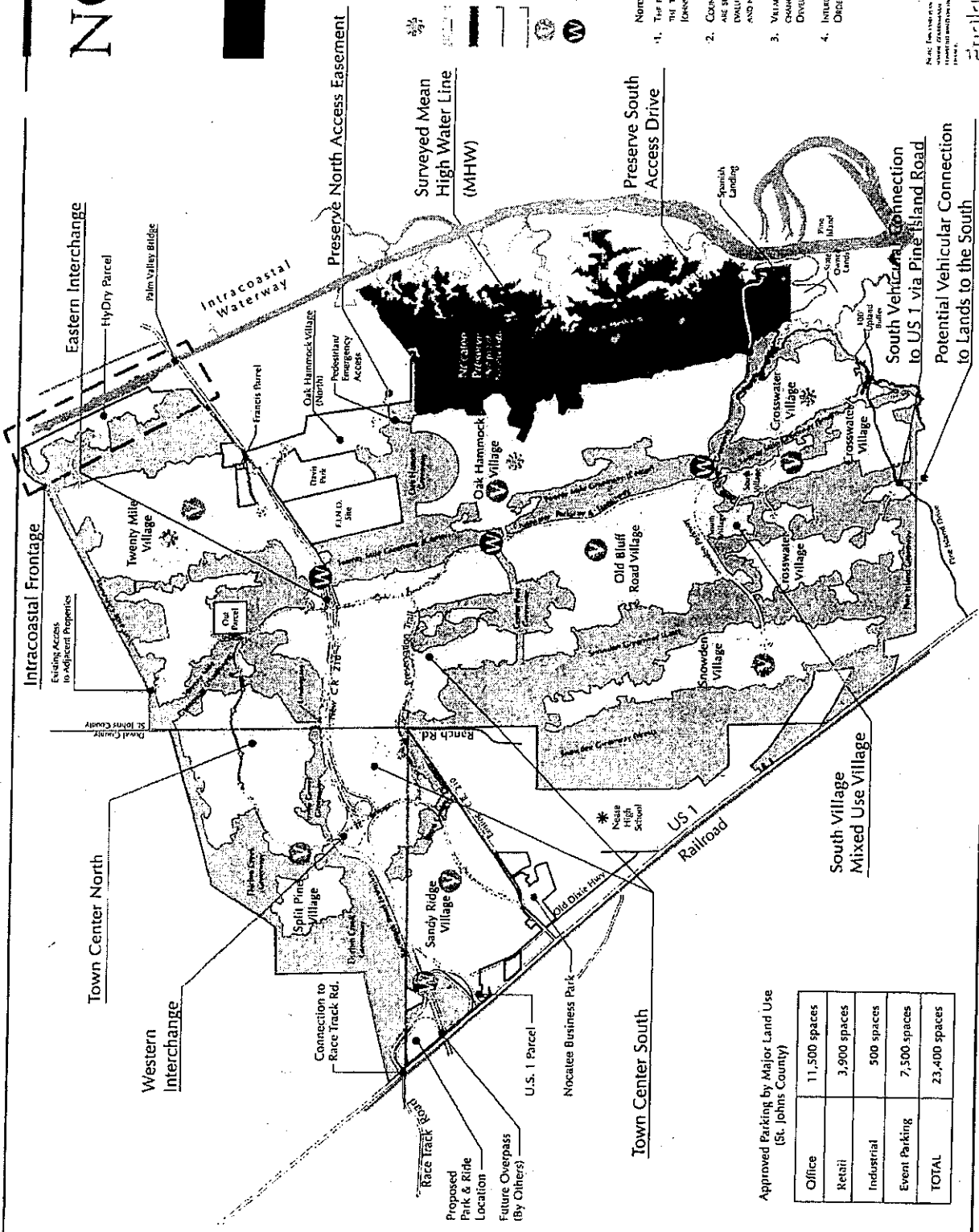
**Current County Master Plan Map H-1**

# TOWN OF NOCATEE

St. Johns County  
**PROPOSED  
 MASTER PLAN**

## Map H-1

August 2011



- LEGEND**
- COST CENTER PERMITTED (3 VALUES)
  - GREENWAYS
  - NOCATEE PRESERVE (NOT PART OF NOCATEE DRI)
  - VILLAGE DEVELOPMENTS
  - TOWN CENTER
  - VILLAGE CENTER
  - MAJOR WITHOUT UNDERPASSES

- Notes:**
1. The major boundaries of the Corporation, as well as amendments to the town corporation, including all concerns to the St. Johns River Water Management District (SRWMD).
  2. County Road 210 (AUGUSTA) AND OTHER ROADWAY GEOMETRY ARE SUBJECT TO REGULARLY APPROVAL, ENGINEERING DESIGN AND DRAINAGE, RESURFACING, AND SITE PLAN REVISIONS. LOCATION AND NUMBER OF ACCESS POINTS MAY VARY.
  3. VILLAGE CENTER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE, AND WILL BE DETERMINED BY THE FOD VILLAGE MASTER DEVELOPMENT PLAN.
  4. INTERCHANGE DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT CHECK SHEET 14.



Scale in Feet  
 0' 1000' 2000' 4000'

**Approved by:** *[Signature]*  
**St. Johns County**

Approved Parking by Major Land Use  
 (St. Johns County)

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
Event Parking	7,500 spaces
<b>TOTAL</b>	<b>23,400 spaces</b>

**EXHIBIT H**

**Current County Master Circulation Plan Map H-2**

# TOWN OF NOCATEE

St. Johns County  
MASTER  
CIRCULATION PLAN

## Map H-2

August 2011

### LEGEND

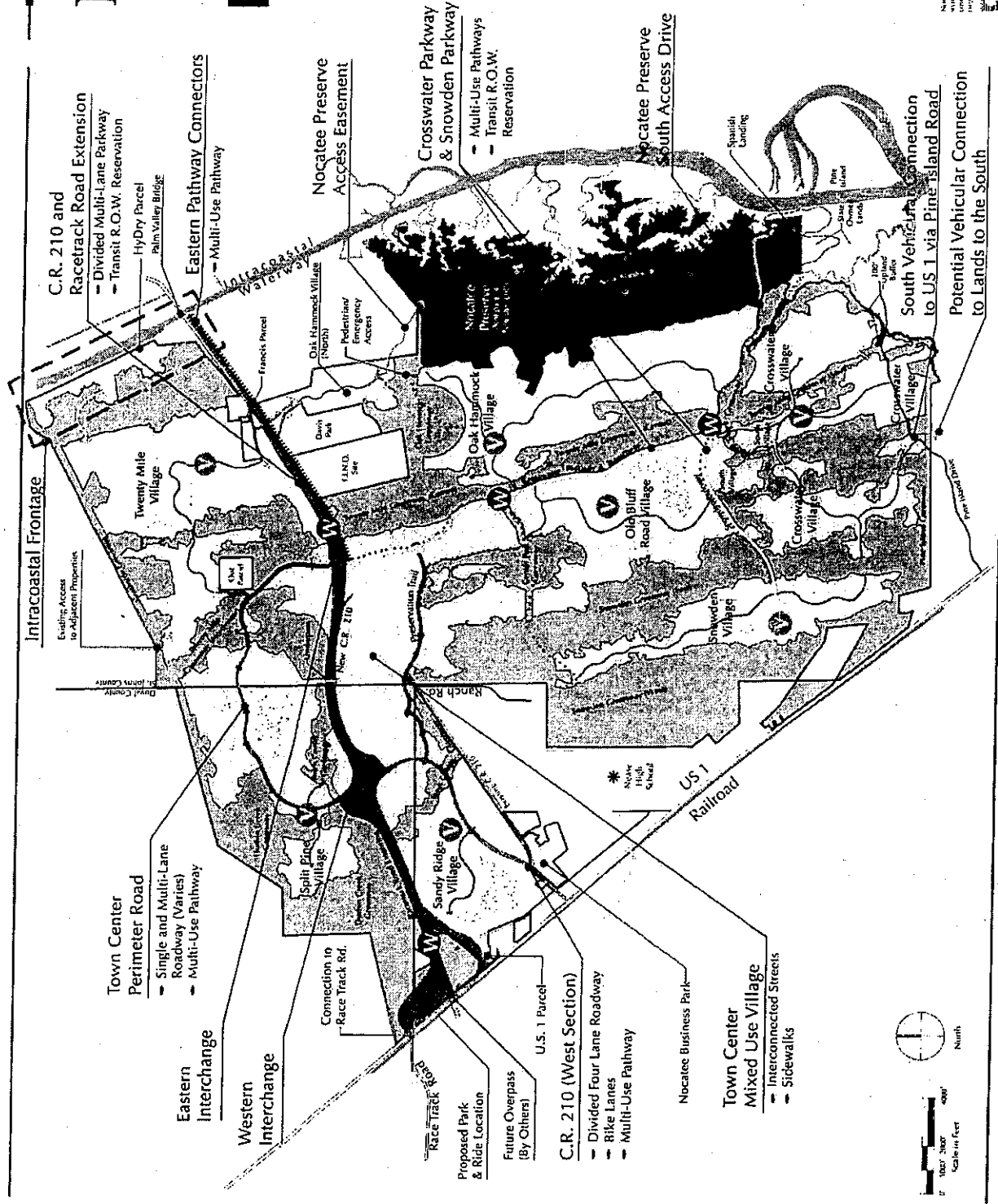
- Crosswater Parkway and Snowden Parkway
- Existing C.R. 210
- New C.R. 210 (West Section)
- New C.R. 210 and Racetrack Road Extension
- Town Center Perimeter Road
- Nocatee Parkway Access Eastment
- Greenway Paths and Trails
- Pathway Connector
- Internal Village Paths
- Wildlife Crossing
- Village Center

### Notes

1. The widths and locations of the Greenway may be adjusted at the time construction easements are conveyed to the St. Johns River Water Management District (SRWMD).
2. County Road 210 alignment and other roadway details are subject to regulatory approval, engineering design and evaluation, permitting, and sit plan approval. Location and number of access points may vary.
3. Village Center locations are conceptual and subject to change, and will be identified on the PUD Village Master Development Plan.
4. Interchange design shall be consistent with Development Criteria Exhibit 14.
5. The Greenway Paths and Trails on this map are conceptual and subject to change. Final Greenway Paths and Trails locations will be approved through inclusion in the Master Development Plan.

Note: This map is a conceptual plan and is not intended to be used for legal purposes. It is not a guarantee of any kind. The Town of Nocatee reserves the right to modify this map at any time without notice. The Town of Nocatee is not responsible for any errors or omissions on this map.

**England-Thims & Miller, Inc.**



**EXHIBIT I**

**Proposed County Master Plan Map H-1**

# TOWN OF NOCATEE

St. Johns County

## PUD CONCEPT PLAN

### Map H-1

March 2015

#### LEGEND

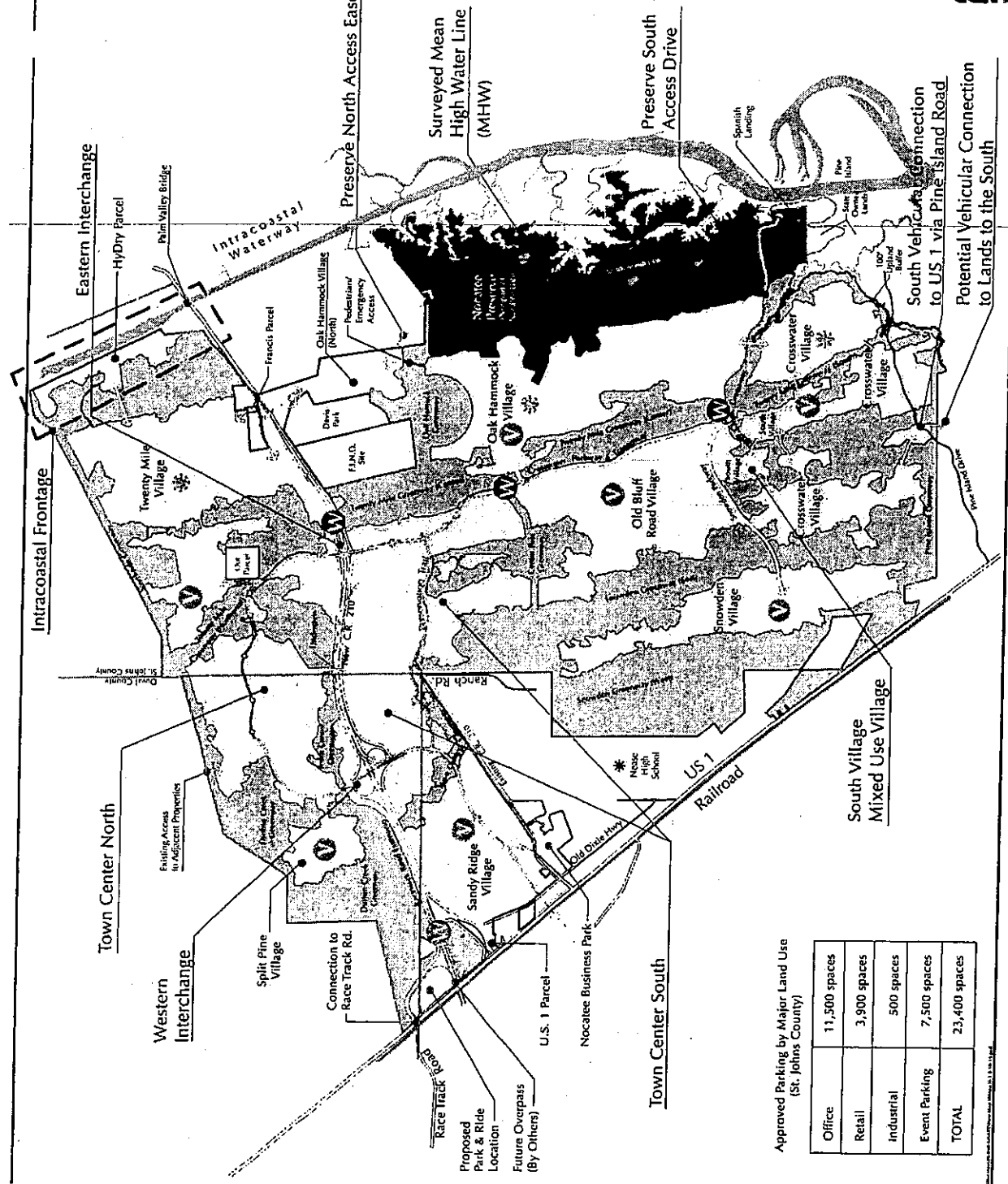
- Golf Course (3 Valleys)
- Wetlands
- Noctate Pressure (Not near of Noctate DRI)
- Village Developments
- Town Center
- Village Centre
- Major Waterway Unconcessions

#### Notes:

1. The parcel boundaries of the Corridor may be adjusted as the site development exhibits are conveyed to the St. Johns River Water Management District (SRWMD).
2. County Road 210 alignment and other roadway geometry will be subject to final approval, including design and installation, retaining, and site plan refinement. Location and number of access points may vary.
3. Village Centre locations are conceptual and subject to change and will be identified on the PUD Village Master Development Plan.
4. Interconnect design shall be consistent with Development Code Exhibit 14.



**ETM**  
 ENGINEERING & TRANSPORTATION MANAGEMENT  
 10000 W. BIRCHWOOD DRIVE, SUITE 100  
 WILSON, NC 27157  
 WWW.ETM-NC.COM  
 VISION • EXPERIENCE • RESULTS



Approved Parking by Major Land Use (St. Johns County)

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
Event Parking	7,500 spaces
<b>TOTAL</b>	<b>23,400 spaces</b>

**EXHIBIT J**

**Proposed County Master Circulation Plan Map H-2**

# TOWN OF NOCATEE

St. Johns County  
MASTER  
CIRCULATION PLAN

## Map H-2

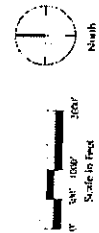
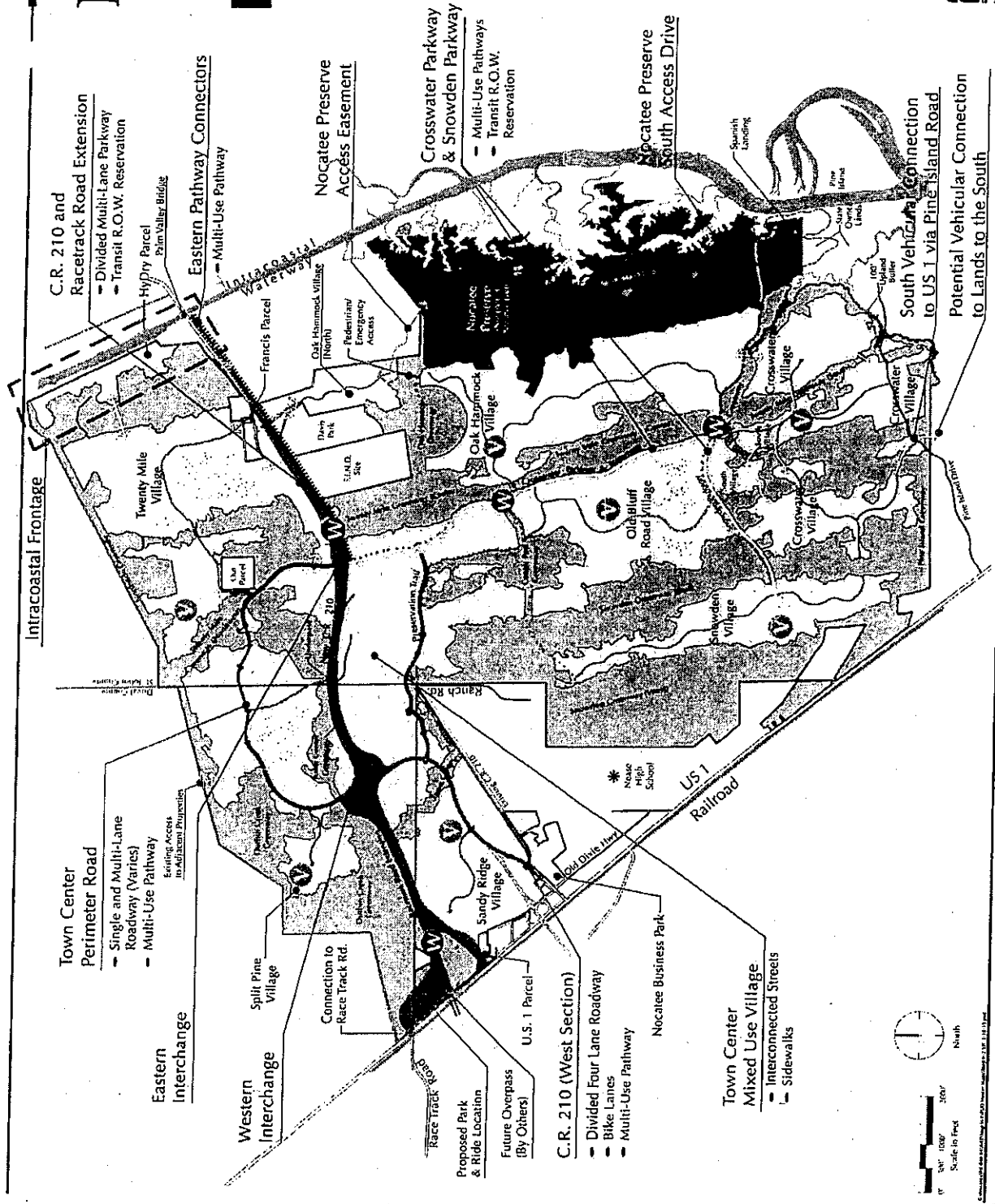
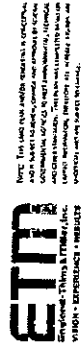
March 2015

### LEGEND

- CROSSWATER PARKWAY AND SNOWDEN PARKWAY
- NEW C.R. 210 OVERPASS (BY OTHERS)
- EXISTING C.R. 210
- NEW C.R. 210 (WEST SECTION)
- NEW C.R. 210 AND RACE TRACK ROAD EXTENSION
- TOWN CENTER PERIMETER ROAD
- NOCATEE PRESERVE ACCESS EASEMENT
- GREENWAY PATHS AND TRAILS
- PATHWAY CONNECTOR
- INTERNAL VILLAGE PATHS
- WILDLIFE CROSSING
- VILLAGE CHITRE

### NOTES

1. THE THESE INDICATORS OF THE GREENWAY MAY BE ADJUSTED AT THE DISCRETION OF THE ENGINEER AS NECESSARY TO THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD).
2. COUNTY ROAD 210 ALIGNMENT AND OTHER HIGHWAY CORRIDOR WILL BE SUBJECT TO REGULATORY APPROVAL, ENGINEERING DESIGN, AND CONSTRUCTION, PERMITTING, AND SITE PLAN SUBMITTAL. LOCATION AND NUMBER OF ACCESS POINTS MAY VARY.
3. VILLAGE CHITRE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AND WILL BE ADJUSTED ON THE FUD VILLAGE MASTER DEVELOPMENT PLAN.
4. INTERSECTION DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT CHARTER 14.
5. THE GREENWAY PATHS AND TRAILS ON THIS MAP ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL GREENWAY PATHS AND TRAIL LOCATIONS WILL BE ADJUSTED THROUGH INDIVIDUAL MASTER DEVELOPMENT PLANS.





**EXHIBIT K**

**Current City Conversion Table Land Uses Exhibit 4**

**EXHIBIT 4**  
Conversion Table

Conversion Table Land Uses - Jacksonville

Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	ITE Code	ITE Trip Rate PM Peak Hour	Per
Hotel (Rooms)	225	N/A	350	310	0.74	Room
Office (SF)	1,336,000	750,000	2,000,000	750	1.5	1000 sf
Single-Family (Units)	1,268	1,000	2,000	210	1.02	Unit
Multi-Family (Units)	893	500	1,500	220	0.67	Unit
Retail Commercial (SF)	32,000	25,000	40,000	820	3.74	1000 sf
Assisted Living (Units)	180	0	800	252	0.17	Unit

Conversion Table - Jacksonville

	Hotel	Per	Single-Family	Per	Multi-Family	Per
Hotel (Rooms)	N/A	N/A	0.73	Units	1.10	Units
Office (1000 SF)	2.03	Rooms	1.47	Units	2.24	Units
Single-Family (Units)	1.38	Rooms	N/A	N/A	1.52	Units
Multi-Family (Units)	0.91	Rooms	0.66	Units	N/A	N/A
Retail Commercial (1000 SF)	5.05	Rooms	3.67	Units	5.58	Units
Assisted Living (Units)	0.28	Rooms	0.17	Units	0.27	Units
	Retail Commercial	Per	Office	Per	Assisted Living	Per
Hotel (Rooms)	0.20	000SF	0.49	000 SF	3.59	Units
Office (1000 SF)	0.40	000 SF	N/A	N/A	8.82	Units
Single-Family (Units)	0.27	000 SF	0.68	000 SF	5.94	Units
Multi-Family (Units)	0.18	000 SF	0.45	000 SF	3.65	Units
Retail Commercial (1000 SF)	N/A	N/A	2.49	000 SF	22.00	Units
Assisted Living (Units)	0.05	000 SF	0.11	000 SF	N/A	N/A

1. Land uses which are consistent with this Conversion Table shall take precedence over any acreage amounts by land use set forth in the Development Order.

**EXHIBIT L**

**Proposed City Conversion Table Land Uses Exhibit 4**

**EXHIBIT 4**  
Conversion Table

Conversion Table Land Uses - Jacksonville

Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	ITE Code	ITE Trip Rate PM Peak Hour	Per
Hotel (Rooms)	225	N/A	350	310	0.74	Room
Office (SF)	1,336,000	<del>75,000</del> 750,000	<del>2,000,000</del> 1,500,000	750	1.5	1000 sf
Single-Family (Units)	1,268	<del>770</del> 1,000	2,000	210	1.02	Unit
Multi-Family (Units)	893	<del>90</del> 500	1,500	220	0.67	Unit
Retail Commercial (SF)	32,000	25,000	<del>300,000</del> 40,000	820	3.74	1000 sf
Assisted Living (Units)	180	0	800	252	0.17	Unit

Conversion Table - Jacksonville

	Hotel	Per	Single-Family	Per	Multi-Family	Per
Hotel (Rooms)	N/A	N/A	0.73	Units	1.10	Units
Office (1000 SF)	2.03	Rooms	1.47	Units	2.24	Units
Single-Family (Units)	1.38	Rooms	N/A	N/A	1.52	Units
Multi-Family (Units)	0.91	Rooms	0.66	Units	N/A	N/A
Retail Commercial (1000 SF)	5.05	Rooms	3.67	Units	5.58	Units
Assisted Living (Units)	0.28	Rooms	0.17	Units	0.27	Units
	<b>Retail Commercial</b>	<b>Per</b>	<b>Office</b>	<b>Per</b>	<b>Assisted Living</b>	<b>Per</b>
Hotel (Rooms)	0.20	000SF	0.49	000 SF	3.59	Units
Office (1000 SF)	0.40	000 SF	N/A	N/A	8.82	Units
Single-Family (Units)	0.27	000 SF	0.68	000 SF	5.94	Units
Multi-Family (Units)	0.18	000 SF	0.45	000 SF	3.65	Units
Retail Commercial (1000 SF)	N/A	N/A	2.49	000 SF	22.00	Units
Assisted Living (Units)	0.05	000 SF	0.11	000 SF	N/A	N/A

1. Land uses which are consistent with this Conversion Table shall take precedence over any acreage amounts by land use set forth in the Development Order.