



NOTICE OF PROPOSED CHANGE TO THE NORTHEAST QUADRANT DEVELOPMENT OF REGIONAL IMPACT (DRI)

OVERVIEW

ORDINANCE: 2016-434

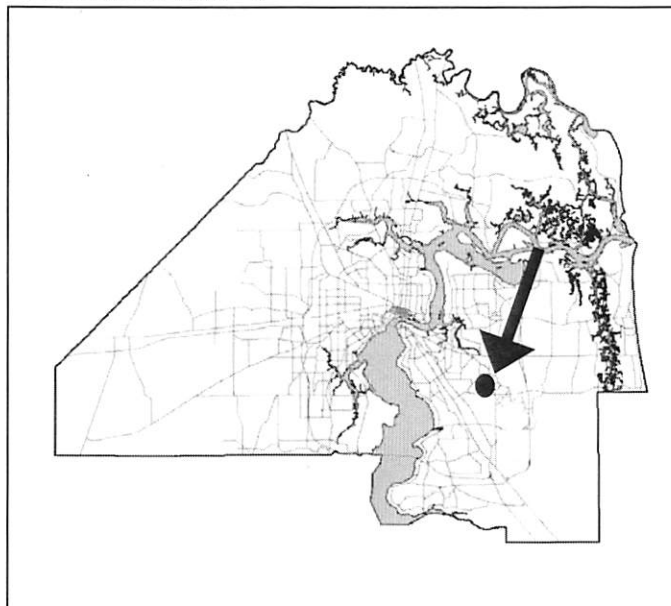
APPLICANT: WYMAN DUGGAN, ROGERS TOWERS, PA

GENERAL LOCATION OF DRI: The DRI is located in the northeast quadrant of the intersection with Southside Boulevard and J. Turner Butler Boulevard.

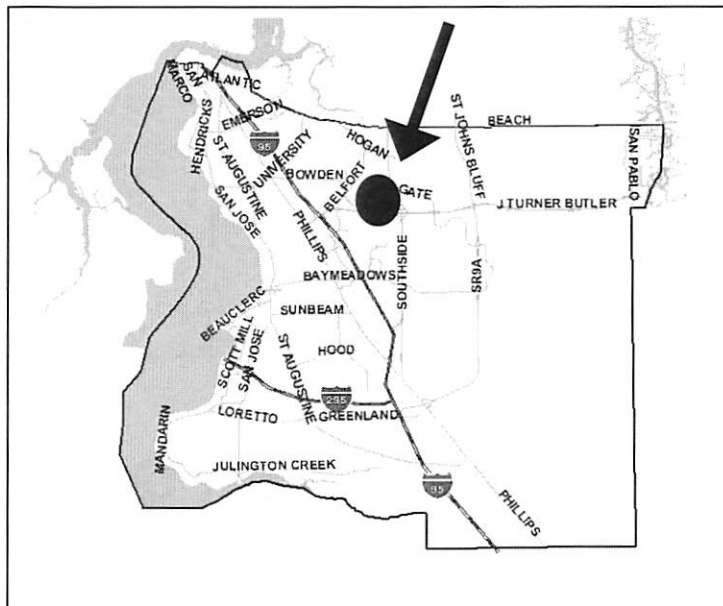
Requested Action: This request would modify the following: the minimum/maximum table of allowable uses would be modified to increase the maximum allowable Residential Dwelling Units; the approved development rights would be modified to incorporate a land use conversion from office to residential; and the Map H would be modified to allow residential uses in the southwest portion of the DRI. No increase or decrease in DRI development rights is proposed.

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:



Duval County Location Map



Planning District 3: Location Map

Location/Field Map

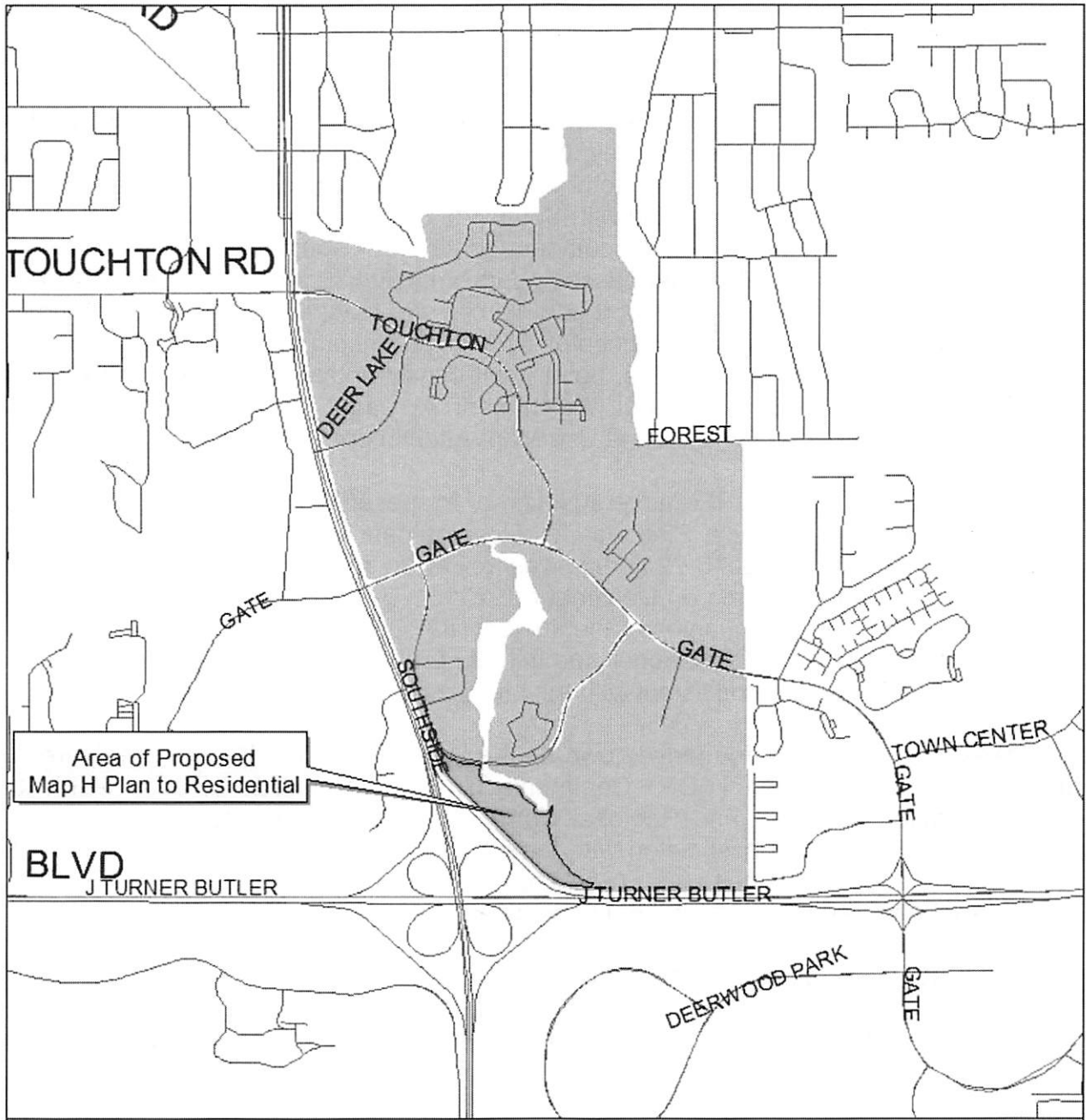


Northeast Quadrant DRI NOPC

4000 0 4000 8000 Feet



Area of Proposed Change within the DRI



Area of Proposed
Map H Plan to Residential

Northeast Quadrant DRI

**NOPC Ordinance 2016-434
Area of Proposed Map H Change
for Residential Use**



Background/APPLICATION SUMMARY

The Northeast Quadrant Development of Regional Impact (DRI) is approximately 689 acres in size; DRI approval was received from the City of Jacksonville in 1974 with the DRI Development Order Resolution 74-1047-499 and subsequent Substantial Deviation Resolution 86-716-304. The Northeast Quadrant DRI was originally titled the Deerwood North DRI which changed to the name used today, the Northeast Quadrant DRI. The DRI includes a mix of office, commercial, residential, hotel and movie theater uses. The DRI is located in the northeast quadrant of the intersection with Southside Boulevard and J. Turner Butler (JTB) Boulevard. Just south of the DRI at the southeast quadrant of Southside Boulevard and JTB is the Deerwood Park DRI which encompasses approximately 380.2 acres and includes a mix of office, light industrial/warehouse, support commercial and hotel uses. Just east of the DRI and north of JTB is the St. Johns Towncenter DRI which encompasses approximately 207 acres and includes a mix of retail, office, hotel, multi-family and movie theater uses. (See Location/Field Map, page 2)(See Aerial, Attachment A, page 10) (See Current Map H, Attachment B, page 11) (See Current Land Use Map, Attachment C, page 13)

The proposed changes to the DRI require a Notice of Proposed Change (NOPC) application. This NOPC includes a companion Planned Unit Development to Planned Unit Development (PUD) Rezoning (Ordinance 2016-724) that was reviewed and approved by the Planning Commission with a Public Hearing on December 8, 2016. The rezoning will continue through the legislative process as a companion to the subject NOPC with public hearings at the Land Use and Zoning Committee of City Council and full City Council. The changes proposed in the companion PUD rezoning are consistent with the changes proposed in the subject NOPC.

The Northeast Quadrant DRI (formerly known as the Deerwood North DRI) includes areas in the Medium Density Residential (MDR), Community/General Commercial (CGC), Residential-Professional-Institutional (RPI) and Regional Commercial (RC) Land Use Categories. The parcel of land within the DRI associated with the subject NOPC is located in portions of the RC, CGC and RPI land use categories. (See Area of Proposed Change within the DRI, page 3)(See Current Land Use Map, Attachment C, page 13)

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

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

Land Use Conversion Minimums and Maximums Table - Proposed Modifications

The Land Use Conversion Minimums and Maximums Table would be modified to change the maximum allowable development potential of residential uses. The maximum allowable residential dwelling units would increase from 2,600 dwelling units to 3,000 dwelling units. An increase in the residential development rights would only be allowed by a land use conversion utilizing the development order's approved conversion ratios for the DRI.

Currently, the DRI has accounted for 2,544 developed/allocated residential dwelling units. The applicant intends to develop a maximum of 400 additional

residential dwelling units. In order to allow for a conversion for additional residential units, the maximum ceiling for allowed residential uses must be increased. Therefore, the applicant has proposed with the subject NOPC the change to the maximum ceiling for residential dwelling units from 2,600 units to 3,000 units.

According to the applicant, the change is requested to allow for additional affordable housing options in close proximity to employers within the Northeast Quadrant DRI with minimal off-site traffic impacts.

The applicant provided a traffic analysis to determine if there would be an increase in off-site traffic associated with the proposed increase in the allowable maximum number of residential dwelling units. The analysis shows that the addition of 400 residential units and simultaneous decrease of 166,400 square feet of office development results in "an increase of 24 net external PM peak hour trips" which "...will only slightly increase the net external trip generation of the Northeast Quadrant DRI." (See Attachment H, the Proposed NOPC Application, page 18)

Conversion of Existing Office Development Rights to Residential Development Rights

Pursuant to the approved conversion ratio in the development order that allows the Developer to interchange land use types, existing office development rights will be converted to residential development rights. The Developer's 166,400 square feet of office development rights will be converted to 400 units of residential development rights. The proposed use conversion rates within the NOPC are consistent with the most recently approved land use exchange table for the DRI (Ord. 2008-378-E).

Master Plan Map H Modification

The Master Plan Map H for the DRI would be amended to include an additional area for residential development. The proposed Map H identifies the area for the proposed 400 residential units. (See Attachment B, Current and Proposed Master Plan Map H, pages 11-12)

Please see the proposed NOPC application, Attachment H, page 18.

REVIEW AND ANALYSIS

COMPREHENSIVE PLAN

Transportation Section of the Planning and Development Department

The application does not include a change to the currently approved development rights of the DRI. However, the Planning and Development Department's Transportation Division reviewed the application's proposal to ensure the change to increase the maximum allowable development potential of the residential land uses would not negatively affect external traffic to the DRI. The applicant submitted a traffic analysis to address these concerns. After reviewing

the applicant's traffic analysis and supporting documentation, the Transportation Division found that the proposed changes will "not result in any significant traffic impact on the roadway network" and that "the residential use as an alternative to office should enhance the internal capture and provide a better mix of uses in this area." The Transportation Division supports the proposed changes as requested. (See Transportation Division Review, Attachment D, page 14) (See Attachment H, NOPC Application which includes the Transportation Analysis Provided by the Applicant, page 18)

Duval County Public Schools

Duval County Public Schools (DCPS) provided a review of the proposed NOPC. Based on the proposed changes, DCPS made conclusions regarding student generation. DCPS provided additional information regarding the capacity of the assigned neighborhood schools. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. DCPS provided no additional comments. (See Attachment E, Duval County Public Schools Review, page 15)

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

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

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

School Impact Analysis

Northeast Quadrant DRI NOPC Ordinance 2016-434

Development Potential: 400 Multi-Family Units

School Type	CSA	2015-16 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	3	8,770	81%	67	78%	1,761
Middle	3	2,008	64%	29	73%	419
High	3	4,754	94%	37	89%	295
Total New Students				133		

M8 Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

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

Vision Plan

The site is located within the boundaries of the Southeast Jacksonville Vision Plan. The proposed changes are consistent with the Vision Plan's Guiding Principle Two to promote mixed use. More specifically, Guiding Principle Two looks "to provide for and promote compatible mixed-use development, infill and redevelopment in stable and declining areas and create a range of housing opportunities and choices, where appropriate." This area at the intersection of J.Turner Butler Boulevard and Southside Boulevard is described as an activity center within the Southeast District. The additional residential uses would encourage a range of housing opportunities within the mixed use DRI and support the industries in the immediate area and therefore, contribute to economic growth as encouraged under Guiding Principle Four.

Land Use Categories

Multi-family dwellings are permitted in the Community General Commercial (CGC), Residential-Professional-Institutional (RPI) and Regional Commercial (RC) land use categories of the Future Land Use Element of the 2030 Comprehensive Plan as a principal use in the Urban Development Area. The proposed 400 dwelling units for the 16.29 acre parcel is consistent with the density limitations of the land use categories due to the site's location within a multi-use DRI.

Objectives and Policies

The proposed NOPC to the DRI is consistent with the following Objective and Policies of the **Future Land Use Element** of the 2030 Comprehensive Plan.

Policy 1.2.1 The City shall ensure that the location and timing of new development and redevelopment will be coordinated with the ability to provide public facilities and services through the implementation of growth management measures such as the Development Areas and the Plan Category Descriptions of the Operative Provisions, development phasing, programming and appropriate oversizing of public facilities, and zoning and subdivision regulations.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.4.2 The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

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

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

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

Policy 1.1.4 The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

The change to the land use conversion minimums and maximums table of allowable uses would allow more flexibility in the development of residential dwelling units. The proposed changes facilitate continued development of the Multi-Use DRI by offering a change in the allowable amount of approved residential uses, and would therefore, encourage development. The conversion for additional residential development rights in the DRI requires a compensation of uses based on the approved conversion table in the development order to the DRI. The use of the conversion table creates a net effect of zero traffic impacts; any increase in one use would be accompanied by a proportional decrease in another. Therefore, the proposed DRI changes are consistent with FLUE Objective 3.1 and Policies 1.2.1 and 3.4.2 and Housing Element Policy 1.1.4.

Additionally, the changes in the potential amount of the residential land use within the DRI continue the original plan to provide a mix of uses to serve the habitants of the Northeast Quadrant DRI. The traffic analysis submitted by the Applicant and reviewed by the Transportation Division concluded that the proposed changes would not result in any significant impact on the roadway network. Therefore, the proposed DRI amendment is consistent with Policy 2.3.8 of the Transportation Element.

FLORIDA DEPARTMENT OF TRANSPORTATION

The Florida Department of Transportation (FDOT) provided a review of the NOPC in a letter dated November 18, 2016. The FDOT review found that the proposed changes with the conversion “would result in an increase of 24 net external PM peak hour trips”. The FDOT review is included as an attachment to this report. (See Attachment F, Florida Department of Transportation Review, page 16)

NORTHEAST FLORIDA REGIONAL COUNCIL RECOMMENDATION

The Northeast Florida Regional Planning Council finds that the requested changes do not constitute a substantial deviation and that a comprehensive plan amendment is not required to process this development order change. (See Attachment G, Northeast Florida Regional Council Review, page 17)

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2016-434 be **APPROVED** as set forth in the NOPC to the Development Order, dated May 13, 2016.

ATTACHMENTS

- A.....DRI AERIAL MAP, PAGE 10
- B.....CURRENT AND PROPOSED MAP H, PAGES 11-12
- C.....CURRENT LAND USE MAP, PAGE 13
- D.....P&DD’S TRANSPORTATION DIVISION REVIEW, PAGE 14
- E.....DUVAL COUNTY PUBLIC SCHOOLS REVIEW, PAGE 15
- F.....FLORIDA DEPARTMENT OF TRANSPORTATION REVIEW, PAGE 16
- G.....NORTHEAST FLORIDA REGIONAL COUNCIL REVIEW, PAGE 17
- H.....NOPC TO THE DRI APPLICATION , PAGE 18

ATTACHMENT A
Aerial



Northeast Quadrant DRI
NOPC Ordinance 2016-434
Aerial



ATTACHMENT B Current Master Plan Map H

Northeast Quadrant DRI

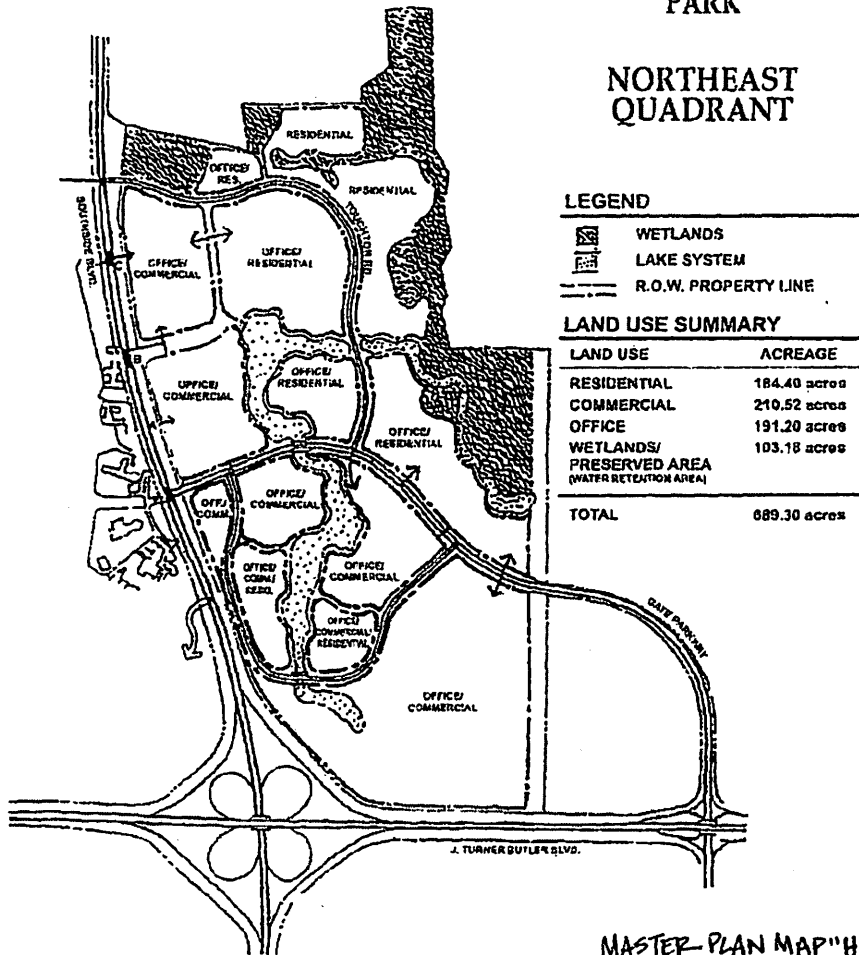
2013 Monitoring Report

Exhibit B Northeast Quadrant DRI Current Master Plan



**DEERWOOD
PARK**

NORTHEAST QUADRANT



LEGEND

	WETLANDS
	LAKE SYSTEM
	R.O.W. PROPERTY LINE

LAND USE SUMMARY

LAND USE	ACREAGE
RESIDENTIAL	184.40 acres
COMMERCIAL	210.52 acres
OFFICE	191.20 acres
WETLANDS/ PRESERVED AREA (WATER RETENTION AREA)	103.18 acres
TOTAL	689.30 acres

Exhibit B

MASTER PLAN MAP "H"

February 23, 2004

EXHIBIT 1 on file
Page 1 of 1

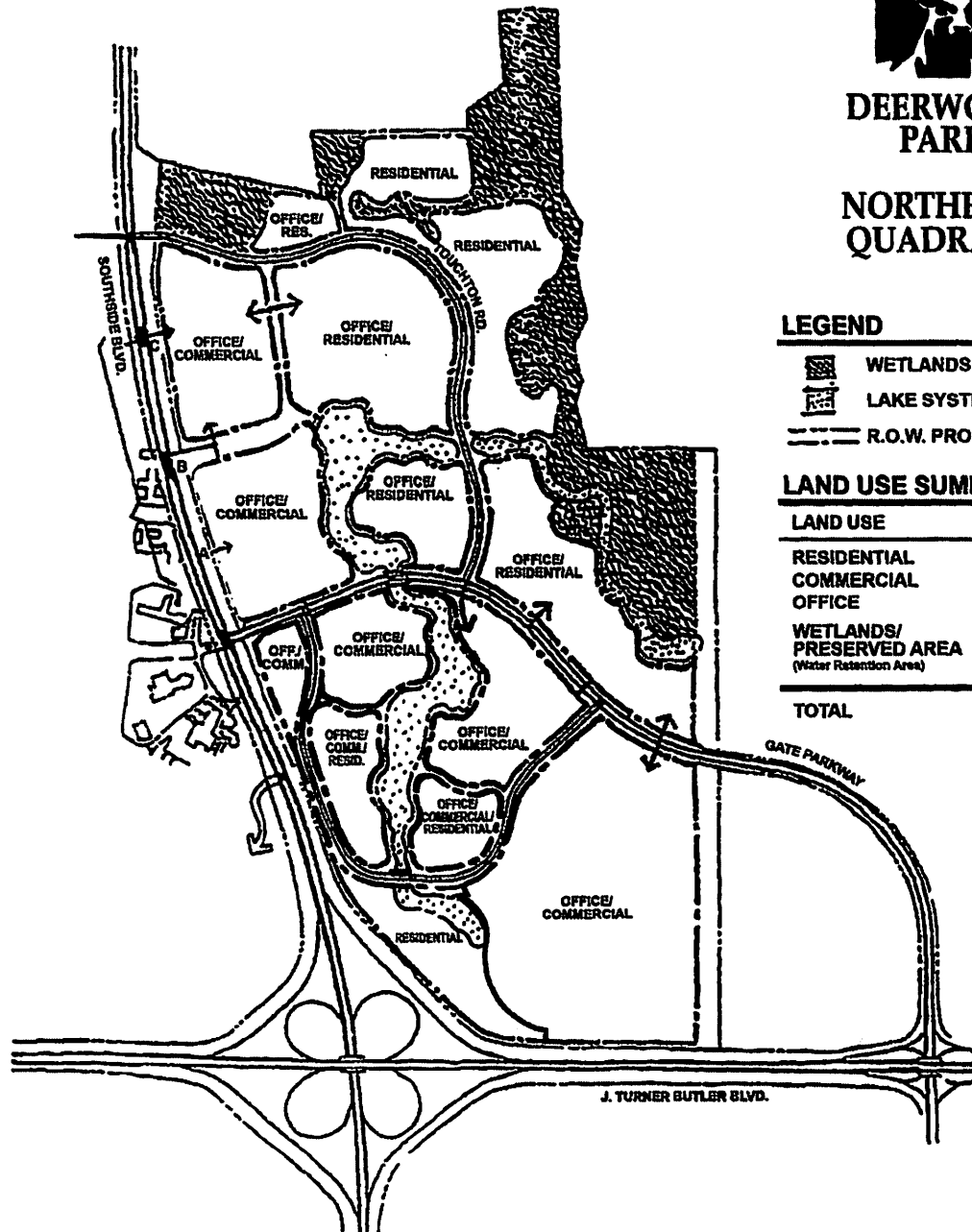
Exhibit B

ATTACHMENT B (continued)
Proposed Master Plan Map H
 (adds "residential" use at southwest corner of DRI)



**DEERWOOD
 PARK**

**NORTHEAST
 QUADRANT**



LEGEND

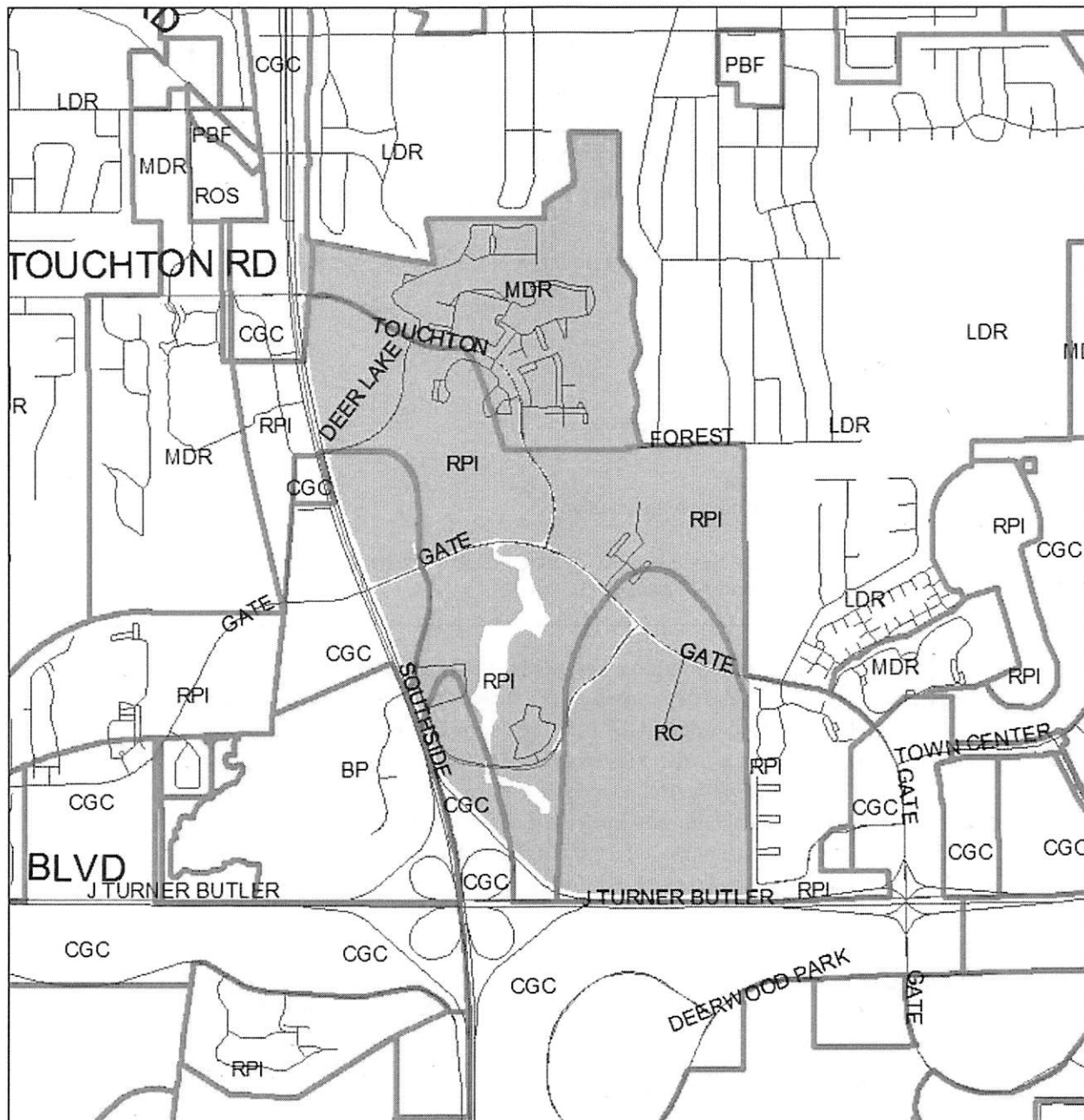
- WETLANDS
- LAKE SYSTEM
- R.O.W. PROPERTY LINE

LAND USE SUMMARY

LAND USE	ACREAGE
RESIDENTIAL	202.12 acres
COMMERCIAL	210.52 acres
OFFICE	173.48 acres
WETLANDS/ PRESERVED AREA <small>(Water Retention Area)</small>	103.18 acres
TOTAL	689.30 acres

January 14, 2016

ATTACHMENT C
Current Land Use Map



Northeast Quadrant DRI
NOPC Ordinance 2016-434
Current Land Use Map



ATTACHMENT D
Transportation Division Review

PLANNING AND DEVELOPMENT DEPARTMENT



TRANSPORTATION PLANNING DIVISION

DATE: December 1, 2016

TO: Helena Parola
Community Planning Division

FROM: Lurise Bannister
Transportation Planning Division

SUBJECT: Transportation Review of NE Quadrant (Deerwood Park North) DRI
Notice of Proposed Change

Transportation Planning Division staff has reviewed the Notice of Proposed Change (NPOC) for the NE Quadrant DRI. The NPOC proposal is to reduce office development and increase residential development as allowed by the land use conversion minimum and maximum table. The NPOC proposes to amend the Master Plan Map H to reduce approximately 17 acres originally designated for office development to be converted for residential use. These 17 acres had a development potential for 166,400 square feet of office space, which will now be converted to 400 multi-family residential units. In fact, the residential use as an alternative to office should enhance the internal capture and provide a better mix of uses in this area.

A traffic impact study was submitted with the NPOC indicating there will be a net increase of 24 peak hour trips if the 166,400 square feet of office space was converted to allow for the 400 multi-family residential units. The proposed change does not result in any significant traffic impact on roadway network. The NE Quadrant DIR Biennial Report submitted in 2015 indicates that all transportation improvements and conditions of the Development Order have been done.

Transportation Planning Division supports the proposed amendment as requested.

214 North Hogan Street, Suite 300 | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7886 | www.coj.net

ATTACHMENT E
Review of Duval County Public Schools

Parola, Helena

From: Loehnert, Tyler <Loehnertt@duvalschools.org>
Sent: Wednesday, May 25, 2016 1:46 PM
To: Parola, Helena
Subject: RE: NE Quad DRI NOPC Submittal - Please review

Helena,

This office has reviewed this submittal. It is our understanding the NOPC for residential is an increase of 400 units. Please see the following information regarding potential impact to the school district.

SCHOOL	CSA	STUDENTS GENERATED BY PUD	SCHOOL CAPACITY	CURRENT ENROLLMENT	CURRENT % OCCUPIED	4 YEAR PROJECTION
Hogan Spring Glen ES 64	3	67	526	295	56%	74%
Twin Lakes MS 253	3	29	1,462	1,171	80%	98%
Englewood HS 90	3	37	1,864	1,1891	98%	72%

TOTAL STUDENTS 133



J. Tyler Loehnert, Director Real Estate
 Administration Building Principal
 Duval County Public Schools
 1701 Prudential Drive, Rm 543
 Jacksonville, Florida 32207
 904-390-2359
 904-390-2266 (fax)
Loehnertt@duvalschools.org



From: Parola, Helena [<mailto:HParola@coj.net>]
Sent: Tuesday, May 24, 2016 9:37 AM
To: Loehnert, Tyler <Loehnertt@duvalschools.org>
Subject: NE Quad DRI NOPC Submittal - Please review

Hi Tyler! I hope you are doing well ☺

ATTACHMENT F
Florida Department of Transportation (FDOT) Review



Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

November 18, 2016

Helena Atalla Parola, City Planning Supervisor
Planning and Development Department
City of Jacksonville
214 North Hogan Street
Edward Ball Building, Suite 300
Jacksonville, FL 32202

SUBJECT: NE Quadrant (Deerwood Park North) DRI NOPC

Dear Ms. Parola,

Introduction

The NE Quadrant (Deerwood Park North) DRI NOPC is a proposal to increase the maximum allowed multifamily residential development allowed by the land use conversion minimums and maximums table. To offset the proposed increase in residential units, the proposal reduces the assigned square footage of office use by 166,400. The proposal changes the Master Development Plan Map H by modifying approximately 17 acres in the southwest corner of the property, adjacent to the interchange of SR 202/J. Turner Butler Boulevard with SR 115/Southside Boulevard. The last Biennial Report submitted in 2015 indicated that all of the transportation conditions of the DO were complete.

NOPC Review

A traffic impact report was submitted with the NOPC that shows that the proposed conversion of 166,400 square feet of office use to 400 residential units would result in an increase of 24 net external PM peak hour trips.

Thank you for coordinating the review of the proposed NE Quadrant (Deerwood Park North) DRI NOPC with FDOT. If you have any questions, please do not hesitate to contact me by email: Ameera.Sayeed@dot.state.fl.us or call: (904) 360-5647.

Sincerely,

Ameera Sayeed, AICP, GISP
FDOT D2 Growth and Development/Modeling Supervisor

www.dot.state.fl.us

1

ATTACHMENT G
Northeast Florida Regional Council (NEFRC) Review



**Northeast
Florida
Regional
Council**

Bringing Communities Together

Baker • Clay • Duval • Flagler • Nassau • Putnam • St. Johns

July 25, 2016

Helena Atalla Parola
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

RE: Deerwood Park DRI – Notice of Proposed Change – NEFRC review

Dear Ms. Parola:

NEFRC staff has reviewed the Notice of Proposed Change (NOPC) for the Deerwood Park (Northeast Quadrant) DRI located in the City of Jacksonville, received May 23, 2016. The following recommendation is based upon our review and should serve to aid the DEO in determining whether the proposed changes constitute a substantial deviation. A comprehensive plan amendment will not be necessary to allow for this Development Order (D.O.) amendment.

The NOPC proposes to amend Master Plan Map H in the most southwest corner of the DRI and reduce 17 acres designated as office development in order to increase proposed residential use by 17 acres. The 17 acres would have supported 166,400 square feet of office and is now proposed to support an additional 400 multi-family dwelling units; a density of a bit more than 23 dwelling units to the acre.

The submitted Transportation Impact Report calculates a difference in internal capture rate from 6.59% to 6.63% and an increase of 24 net external PM Peak hour trips or .34% as a use to a parcel that is presently approved for retail development.

The proposed change does result in changing the current D.O. approved land use minimum and maximums, notably an increase in the maximum allowed dwelling units from 2,600 to 3,000.

Staff recommends that the proposed amendment in the Deerwood Park NOPC to allow less office and more residential is not a substantial deviation. Should you have any questions regarding this recommendation, please contact me at (904) 279-0880.

Sincerely,

Ed Preston
Director of Planning Programs

cc: Babara Cociolo

6850 Belfort Oaks Place • Jacksonville, FL 32216 • (904) 279-0880 • Fax (904) 279-0881 • Suncom 874-0880 • Suncom Fax 874-0881

Web Site: www.nefrc.org • Email: nefrc@nefrc.org

Equal Opportunity Employer

ATTACHMENT H
NOPC Application
(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, Barbara Cociolo, Esq., the undersigned authorized representative of **GUIDEWELL GROUP, INC.**, 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 **Northeast Quadrant (Deerwood Park North)** 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, Duval County, Florida**, to the **Northeast Florida Regional Planning Council**, and to the Bureau of Community Planning, Department of Economic Opportunity.

May 13, 2016
Date



Authorized Agent for GuideWell Group, Inc.

2. Applicant (name, address, phone). **See attached NOPC Description.**
3. Authorized Agent (name, address, phone). **See attached NOPC Description.**
4. Location (City, County, Township/Range/Section) of approved DRI and proposed change. **See attached NOPC Description.**
5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval. **See attached NOPC Description.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts. **See existing Map H together with proposed change to Map H Conceptual Master Plan attached as Exhibit A.**

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

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

YES _____ NO X

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

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

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions. **Existing Map H together with proposed change to Map H Conceptual Master Plan attached as Exhibit A.**
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: **See attached NOPC Description and Exhibit A.**
 - 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.

NOPC DESCRIPTION

**NORTHEAST QUADRANT
(Deerwood Park North)**

**Notice of Proposed Change (NOPC) Description
May13, 2016**

1. Applicant

Holland & Knight LLP
Melissa S. Turra, Esq.
50 N. Laura Street, Suite 3900
Jacksonville, Florida 32203
Phone: (904) 798-5457
E-mail: missy.turra@hklaw.com

2. Owner

GuideWell Group, Inc.
Bryan T. Clancy, CCIM
Senior Director – Corporate Real Estate
4800 Deerwood Campus Parkway, DCC-5
Jacksonville, FL 32246
Phone: (904) 905-8765
E-mail: bryan.clancy@floridablue.com

WITH A COPY TO:

GuideWell Group, Inc.
Susan Bateh
Assistant General Counsel
4800 Deerwood Campus Parkway
Jacksonville, FL 32246
Phone: (904) 905-1061
E-mail: susan.bateh@bcbsfl.com

3. Tax Parcel Number

147981-5640 (the "Property")

4. Proposed Changes

This application for a Notice of Proposed Change ("NOPC Application") to the Northeast Quadrant DRI is submitted by Owner. This NOPC Application consists of a completed State of Florida Department of Economic Opportunity, Bureau of Community Planning Form DEP-BCP-PROPCHANGE-1 and this NOPC Description, as well as all referenced exhibits, including the specific, proposed ordinance changes to the Northeast Quadrant DRI attached as Exhibit A to this NOPC Application.

The Northeast Quadrant DRI Development Order was adopted by the Jacksonville City Council by Resolution 74-1047-449 on December 10, 1974, and was subsequently amended by Resolution 86-716-304, adopted on August 26, 1986, by Resolution 88-418-167, adopted on June 14, 1988, by Resolution 88-15450603, adopted on February 28, 1989, by Resolution 88-14545-603, adopted on February 28, 1989, by Resolution 89-775-259, adopted on August 8, 1989, by Resolution 91-592-334, adopted on August 13, 1991, by Resolution 92-904-179, adopted on June 23, 1992, by Resolution 94-1318-345, adopted on January 24, 1994, by Resolution 94-1317-410, adopted on December 13, 1994, by Resolution 98-462-A, adopted on July 14, 1998, by Resolution 2000-56-A, adopted on February 28, 2000, by Ordinance 2004-592-E, by Ordinance 2006-1101-E, by Ordinances 2008-378-E and 2008-379-E, adopted on June 10, 2008, by Ordinance 2010-348-E, adopted on June 8, 2010, by Ordinance 2011-206-E, and by Ordinance 2011-207-E, adopted on May 10, 2011.

The Northeast Quadrant DRI has developed into a mixed use development consisting of office, commercial, hotel and residential uses. The proposed change to the Northeast Quadrant DRI Development Order is to increase the maximum allowed multifamily residential development allowed by the land use conversion minimums and maximums table. Increasing the maximum allowable multifamily residential development permitted by a land use conversion will provide additional flexibility and a better balance of residential and non-residential uses. Increasing the potential for multifamily dwelling units will allow for affordable housing options in close proximity to employers within the Northeast Quadrant DRI without any increase in off-site traffic impacts.

This NOPC Application does not involve an increase or decrease of overall development rights, but does involve (i) a change to the Master Development Plan Map H, (ii) an increase to the maximum ceiling for Residential dwelling units and (iii) a conversion of existing Office square footage to Residential Dwelling Units. The current uses allowed within the Northeast Quadrant DRI, with conversions made to date, are as follows:

FROM 2015 ANNUAL MONITORING REPORT		
	Exhibit C-2015 Report	Exhibit D-2015 Report
	Existing and Projected <u>Land Uses</u> Cumulative Totals	Development Rights <u>Summary</u> Currently Approved
Office (sq.ft.)	2,595,601	3,898,581
Commercial (sq.ft.)	447,347	490,899
Hotel (rooms)	582	583
Residential (DUs)	2,171	2,544

Pursuant to that certain Assignment and Assumption of Development Rights and Obligations by and between Blue Cross And Blue Shield of Florida, Inc., as assignee, and GuideWell Group, Inc., as assignor, effective as of January 1, 2014 and recorded on January 2, 2014 in Official Records Book 16648, page 2227, of the public records of Duval County, Florida, Blue Cross and Blue Shield of Florida, Inc., assigned 500,000 square feet of general office space development rights (the "Assigned Rights") to GuideWell Group, Inc., for the benefit of the Property. None of the Assigned Rights have been used as of the date hereof. As part of this

NOPC, a portion of the Assigned Rights will be converted (pursuant to the NOPC to increase the number of approved Residential dwelling units under the DRI from 2,600 to 3,000), with 400 Residential dwelling units allocated to the Property. Pursuant to the DRI Land Use Exchange Table Revised on 3/24/2008, an increase of one (1) Residential dwelling unit may be obtained by a corresponding decrease of 416 sq. ft. in General Office land use. Therefore, the conversion of 166,400 sq. of the Assigned Rights would permit the allocation of 400 Residential dwelling unit rights to the Property (400 DUs X 416 sq. ft. = 166,400 sq. ft.), leaving an allocation of 333,600 sq. ft. of General Office land use to the Property (500,000 sq. ft. – 166,400 sq. ft. = 333,600 sq. ft.). It is currently anticipated that the remaining 333,600 sq. ft. in General Office development rights allocated to the Property will be subsequently assigned by GuideWell Group, Inc. to Blue Cross Blue Shield of Florida, Inc.

GuideWell Conversion as Part of the NOPC

<u>Conversion</u>	<u>Allocated</u>	<u>Convert</u>	<u>Resulting</u>	<u>Measured as</u>
Office	500,000	-166,400	333,600	sq. ft.
Commercial	0		0	sq. ft.
Hotel	0		0	rooms
Residential	0	+400	400	dwelling units

The change to a residential designation for this 17± acre parcel will improve the general nature of the DRI by reducing certain impacts on the overall DRI development scheme. It is expected that the additional residential development will also provide a nexus for the standard of living expectations of an employee base qualified to support the businesses already within the DRI and the employee needs of those business. The proposed change would increase the maximum multifamily residential development allowed by the land use conversion minimums and maximums table. The current Northeast Quadrant DRI Development Order approved land use minimums and maximums are listed below with the proposed change in a strikethrough and underline format:

BASED ON EXHIBIT D TO 2015 ANNUAL MONITORING REPORT				
	<u>Minimum</u>		<u>Maximum</u>	
Office	2,000,000	sq. ft.	4,000,000	sq. ft.
Commercial	200,000	sq. ft.	550,000	sq. ft.
Hotel	250	Rooms	1,070	rooms
Residential	1,000	dwelling units	2,600 <u>3,000</u>	dwelling units

Exhibit List

- Exhibit A Proposed Ordinance Revisions
- Exhibit B Substantial Deviation Determination Chart
- Exhibit C Authorization Letter

EXHIBIT A

MAP H

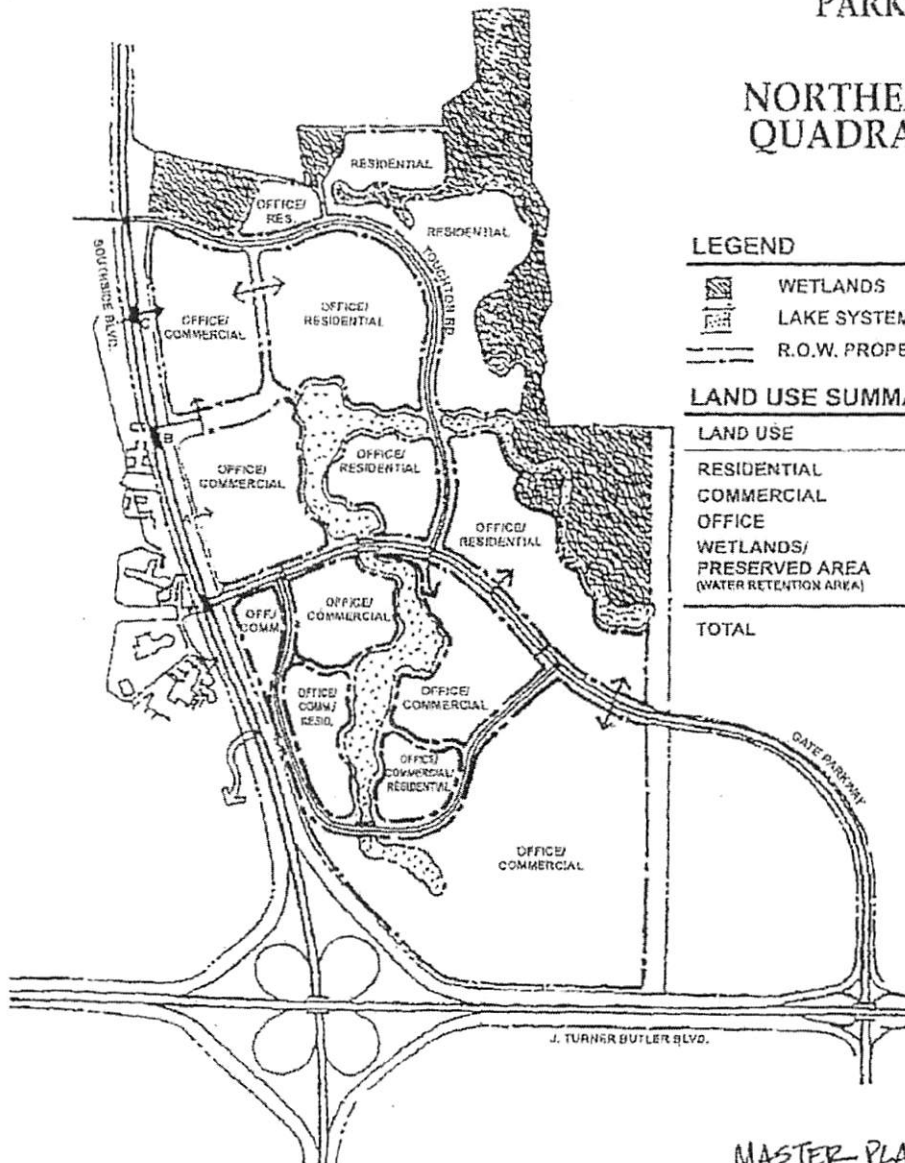
Conceptual Master Plan – 2015

Exhibit B
 Northeast Quadrant DRI
 Current Master Plan






DEERWOOD
 PARK

NORTHEAST
 QUADRANT



LEGEND

-  WETLANDS
-  LAKE SYSTEM
-  R.O.W. PROPERTY LINE

LAND USE SUMMARY

LAND USE	ACREAGE
RESIDENTIAL	184.40 acres
COMMERCIAL	210.52 acres
OFFICE	191.20 acres
WETLANDS/ PRESERVED AREA (WATER RETENTION AREA)	103.18 acres
TOTAL	689.30 acres

Exhibit B

MASTER PLAN MAP "H"

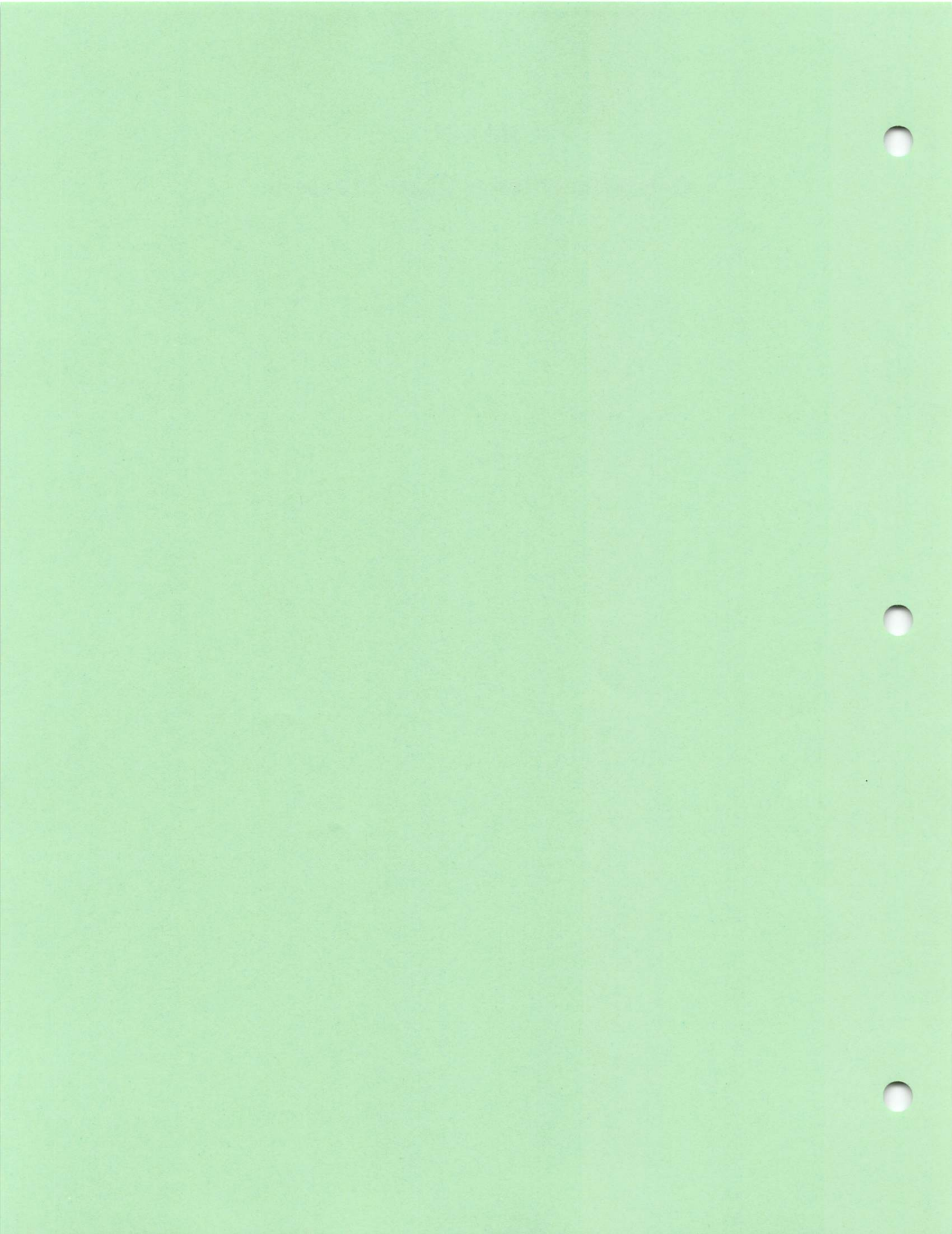
February 23, 2004

EXHIBIT 1 on file
 Page 1 of 1

Exhibit B

MAP H

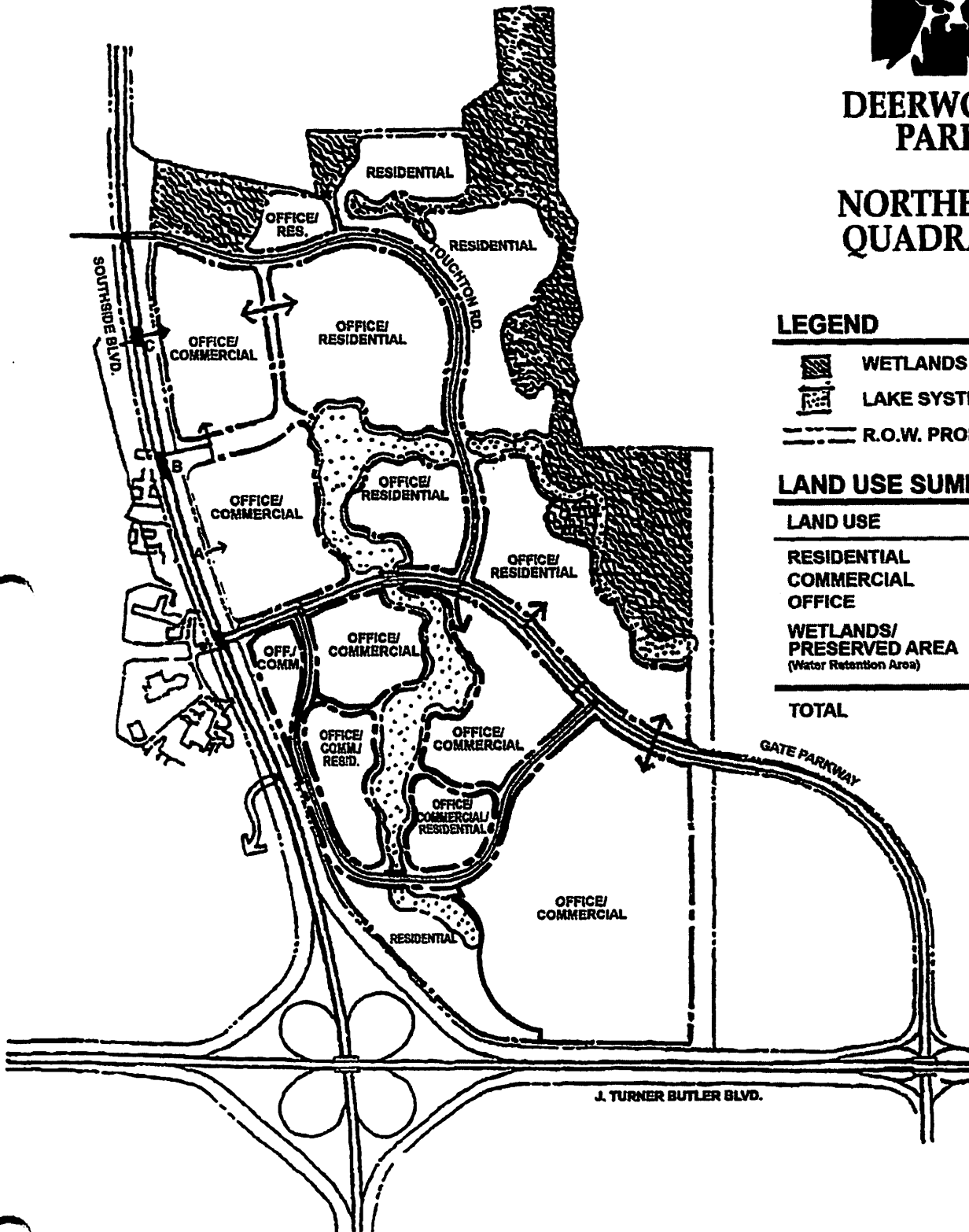
Conceptual Master Plan - Proposed








DEERWOOD PARK

NORTHEAST QUADRANT



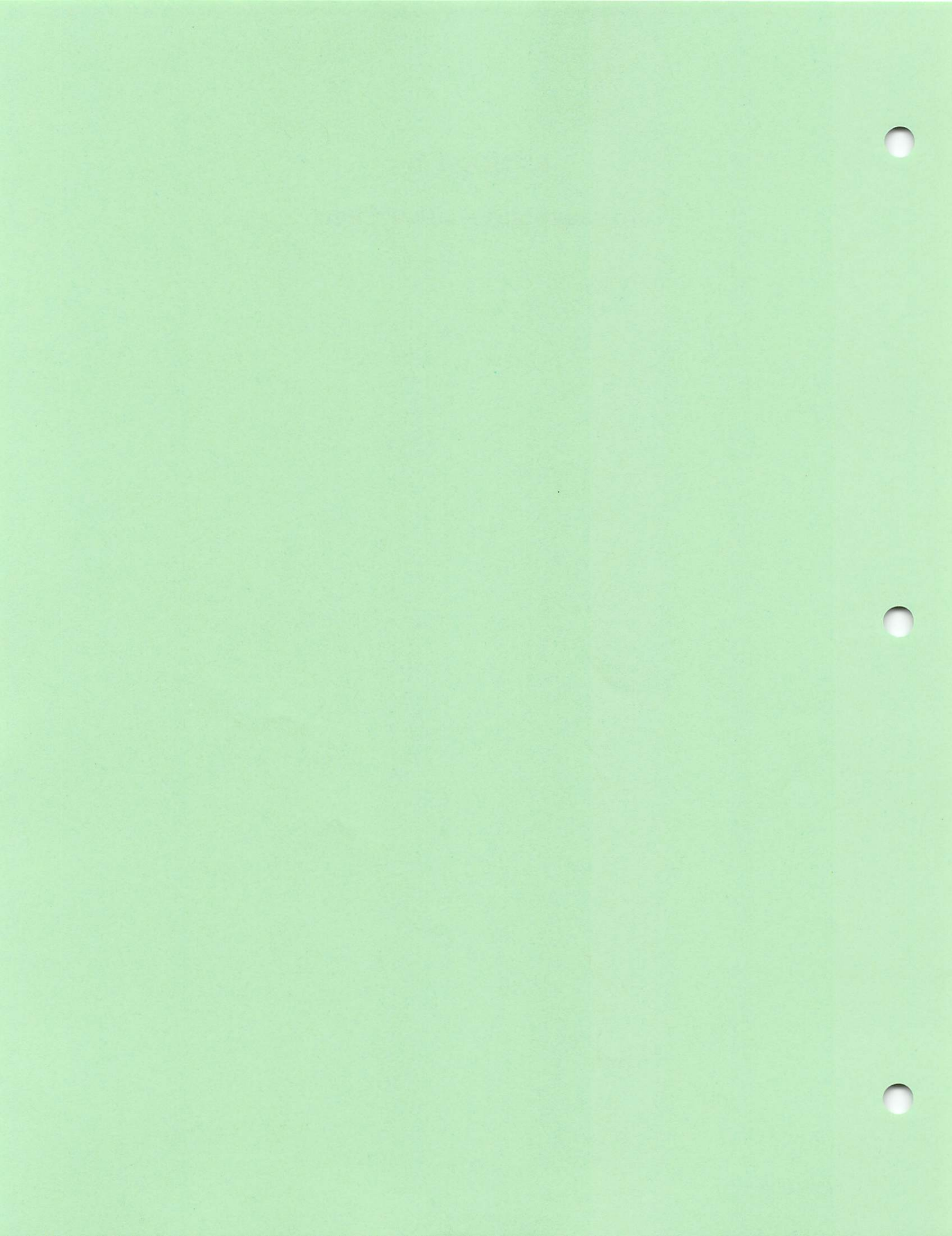
LEGEND

-  WETLANDS
-  LAKE SYSTEM
-  R.O.W. PROPERTY LINE

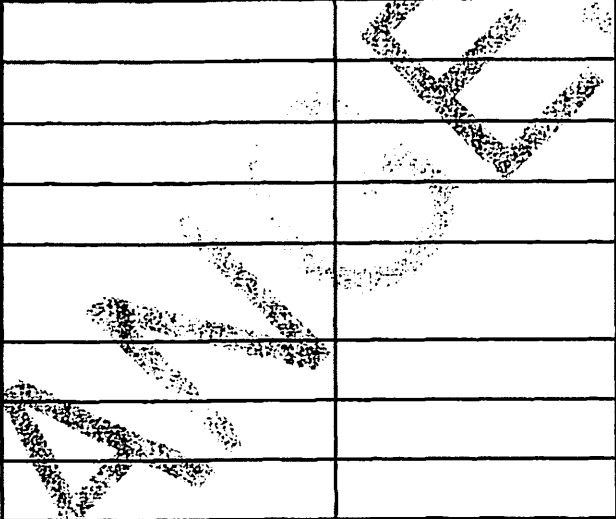
LAND USE SUMMARY

LAND USE	ACREAGE
RESIDENTIAL	202.12 acres
COMMERCIAL	210.52 acres
OFFICE	173.48 acres
WETLANDS/ PRESERVED AREA (Water Retention Area)	103.18 acres
TOTAL	689.30 acres

EXHIBIT B
Substantial Deviation Chart



SUBSTANTIAL DEVIATION DETERMINATION CHART

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

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

SUBSTANTIAL DEVIATION DETERMINATION CHART

Airports (cont.)	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals	# Beds			
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Industrial	Acreage, including drainage, ROW, easements, etc.			
	# 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.	173.48	191.20	As described in Resolution 86-716-304
	Building (gross square feet)	3,732,181	3,887,440	Increased to 3,898,581 Ord. No. 2011-207-E
	# 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			
Ports (Marinas)	# Boats, wet storage			
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

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

Residential	# Dwelling units	3,000	1,000	2,600 Ord. 2011-207-E
	Type of dwelling units	NO-----	-----	-----CHANGE
	# of lots	NO-----	-----	-----CHANGE
	Acreage, including drainage, ROW, easements, etc.	202.12	184.40	As described in Resolution 86-716-304
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.			
	Floor Space (gross square feet)			
	# Parking Spaces			
	# 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			
	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			
	Site locational changes			
	Type of open space			
	D.O. Conditions			
	ADA representations			
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage			
	Site locational changes			
	Development of site proposed			
	D.O. Conditions			
	ADA representations			

DRAFT

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

EXHIBIT C

Agent Authorization Letter



GL National, Inc.

May 31, 2016

Mrs. Helena Parola
City of Jacksonville
Community Planning Division
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

***Re: NOPC for Northeast Quadrant (Deerwood Park North) DRI;
Consent of Master Developer***

Dear Mrs. Parola:

Please be advised that GL National, Inc., as Master Developer of the above referenced DRI, hereby consents to the NOPC application dated May 13, 2016 filed by the GuideWell Group, Inc. proposing (1) a change to the Master Development Plan Map H, (2) an increase in the maximum ceiling for Residential dwelling units, and (3) a conversion of existing Office square footage to Residential dwelling units.

Thank you in advance for your assistance in this matter. Please do not hesitate to call me if you have any questions or need any additional information as you process the NOPC.

Sincerely,

GL NATIONAL, INC.

A handwritten signature in black ink, appearing to read "Drew D. Frick", written over a horizontal line.

Drew D. Frick
Vice President

May 31, 2016

City of Jacksonville
City Council / Planning and Development Department
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

Re: Ownership Certification

PROPERTY OWNERSHIP AFFIDAVIT

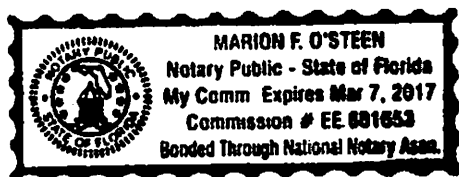
BEFORE ME, the undersigned Notary Public, on the date referenced below, personally appeared CHARLES DIVITA, III ("Affiant") who being by me first duly sworn, deposes and says:

1. That Affiant is over eighteen years of age and is competent to execute this affidavit.
2. That Affiant is the Chief Financial Officer of GuideWell Group, Inc., a Florida corporation (the "Company"), and is duly authorized by the Company to execute this affidavit.
3. That the Company is the owner of the property described on Exhibit A attached hereto and incorporated herein (the "Property"), by virtue of that certain Special Warranty Deed recorded on January 2, 2014 in Official Records Book 16648, page 2151, of the public records of Duval County, Florida.
4. That the Company has submitted to the City of Jacksonville a Notification of a Proposed Change to a Previously Approved Development of Regional Impact (DRI) Subsection 380.06(19), Florida Statutes, with respect to the Northeast Quadrant (Deerwood Park North) development and an Application for Minor Modification to a PUD under tracking number 1142.

Charles Divita, III

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of May, 2016, by Charles Divita, III, who is personally known to me or has produced _____ as identification.



Marion F O'Steen
(Signature of Notary Public)
Marion F O'Steen
(Print Name of Notary Public)
NOTARY PUBLIC, State and County aforesaid
My Commission expires: March 7, 2017
Commission No.: EE 881653

Owner's Affidavit
GuideWell Group, Inc.
#46340150_v1

AGENT AUTHORIZATION

Date: May 12, 2016

City of Jacksonville
City Council / Planning and Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:
West Deer Lake Drive, Northeast Quadrant (Deerwood Park North)
Jacksonville, Duval County, Florida
RE #147981-5640

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit A attached hereto. Said owner hereby authorizes and empowers Melissa S. Turra and Barbara Cocciole of Holland & Knight LLP to act as agent (i) with respect to the previously approved project known as the Northeast Quadrant Development of Regional Impact (the "DRI") and (ii) the previously approved PUD for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

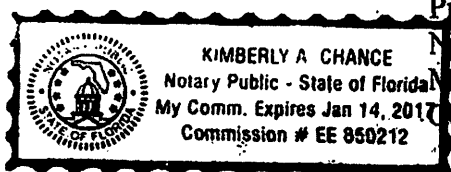
GuideWell Group, Inc., a Florida corporation

By: [Signature]
Name: Charles Divita, III
Title: CFO

STATE OF FLORIDA
COUNTY OF Duval

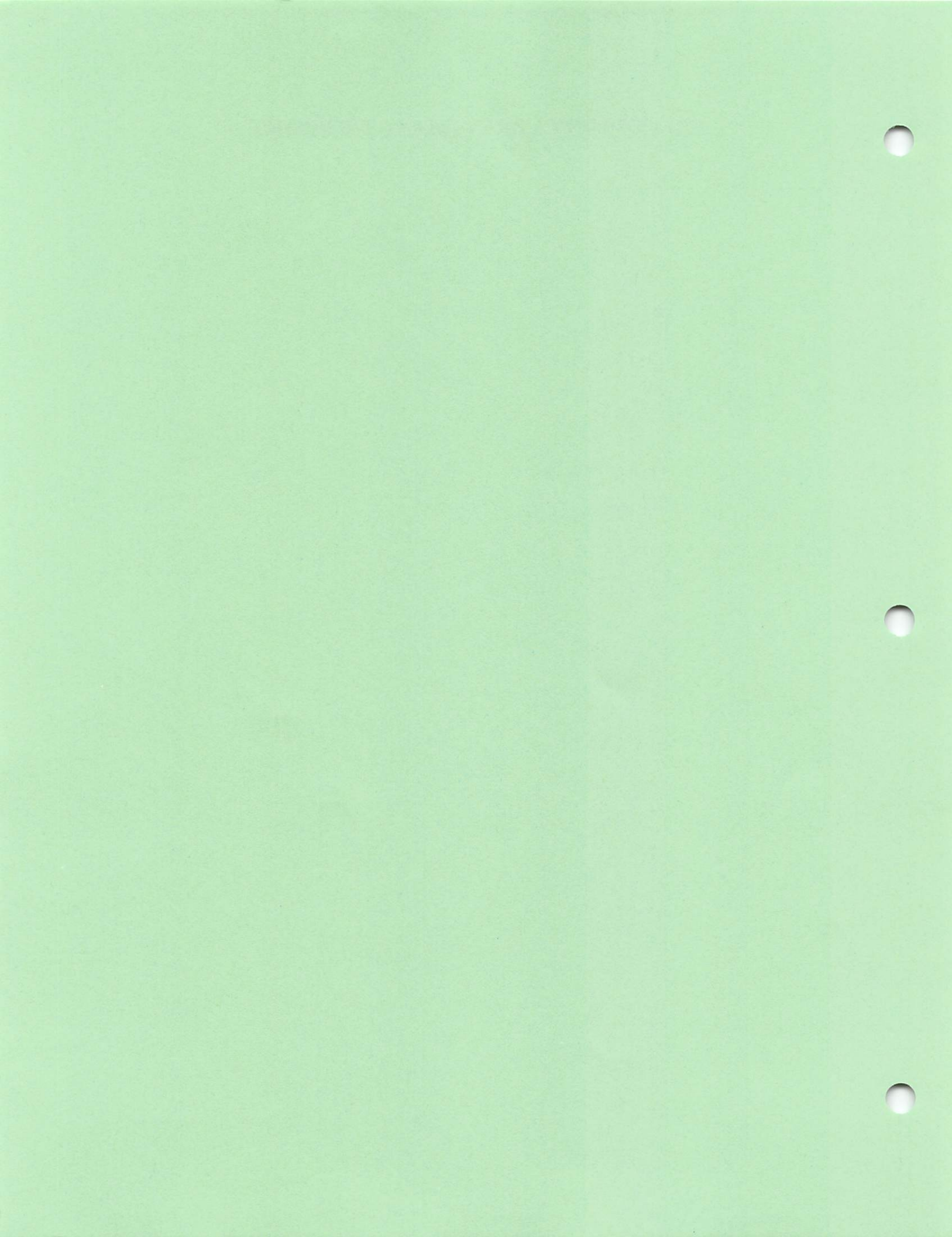
The foregoing authorization was acknowledge before me on May 12, 2016, by Charles Divita III, as CFO of GuideWell Group, Inc., a Florida corporation, on behalf of the corporation. S/He is personally known to me or has produced _____ as identification.

(SEAL)



Kimberly A Chance
Print Name: Kimberly A Chance
NOTARY PUBLIC, State of Florida at Large.
My Commission Expires: Jan. 14, 2017
Commission No.: EE 850212

TRANSPORTATION IMPACT REPORT





13901 Sutton Park Drive South, Suite 200
 Jacksonville, Florida 32224-0119
 p 904.739.3655 f 904.730.3413
 www.prosserinc.com

May 13, 2016

Brian Clancy, Project Manager
 Blue Cross and Blue Shield
 P.O. Box 1798
 Jacksonville, Florida 32231-0014

RE: Northeast Quadrant DRI NOPC

Dear Mr. Clancy:

Per your request to analyze the transportation impact of modifying the Northeast Quadrant DRI to allow 400 additional residential dwelling units while reducing office development rights, please see the following analysis.

Current Development Rights:

The current development rights are set forth by Ordinance 2011-207-E. These include:

- 3,882,696 square feet office
- 496,443 square feet commercial
- 2,544 residential dwelling units
- 583 rooms hotel

The current exchange tables maximum and minimums were set in Ordinance 2008-378-E and revised in Ordinance 2010-348-E and 2011-207-E as:

	<u>Minimum</u>	<u>Maximum</u>
Office	2,000,000 s.f	4,000,000 s.f.
Commercial	200,000 s.f	550,000 s.f.
Residential	1,000 d.u.	2,600 d.u.
Hotel	250 rooms	1,070 rooms

Proposed Development Rights:

The applicant is proposing adding 400 dwelling units of development rights to the currently allowable development rights and modifying the exchange table to allow the additional dwelling units. The applicant has reviewed the transportation impacts of increasing the residential units and simultaneously decreasing the maximum allowable development rights by 166,400 square feet of office uses.

Evaluation Methodology:

The applicant has reviewed the trip generation methodologies in both Ordinance 2008-378-E and 2011-206-E. Consistent with these studies, the applicant has recalculated the trip generation and internal capture for the existing and proposed development rights. Table 1 shows the existing development rights net external trip generation as 7,115. Table 2 shows the proposed development rights net external trip generation as 7,139. Table 3 shows the existing development rights internal capture as 6.59%. Table 4 shows the proposed development rights internal capture as 6.63%. The applicant's analysis shows there is an increase of 24 net external PM peak hour trips or an increase in 0.34% peak hour trips.

Summary:

The proposed increase of 400 dwelling units and simultaneous reduction of 166,400 square feet of office uses will only slightly increase the net external trip generation of the Northeast Quadrant DRI. This change in development rights will also necessitate the change in maximum residential dwelling units to 3,000.

Thank you,



Austin Chapman

**Table 1: Currently Approved Development (Ordinances 2011-206-E and 2011-207-E)
Trip Generation Estimates**

Land Use	ITE Code	Scale	ITE Units	P.M. Peak Hour Trip Generation Potential					
				ITE Trip Generation Equation	Total Pk Hr Trips (1)	% Internal Capture (2)	IC Trips (2)	Pass-by Trips (3)	Total Net External Trips
General Office Building	710	3882.698	ksf	$T=1.12(X)+78.81$	4427	1.55%	69	0	4358
Shopping Center	820	0	ksf	$\ln(T)=0.67\ln(X)+3.37$	0	0.00%	0	0	0
Commercial	820	496.443	ksf	$\ln(T)=0.67\ln(X)+3.37$	1861	13.04%	243	397	1221
Residential	270	2544	du	$\ln(T)=0.90\ln(X)+0.27$	1521	12.42%	189	0	1332
All Suites Hotel	311	583	rms	$T=0.4(X)$	233	12.42%	29	0	204
Movie Theatre	444	0	ksf	$T=1.95(X)$	0	0.00%	0	0	0
Hotel	310	0	rms	$T=0.59(X)$	0	0.00%	0	0	0
TOTAL					8042	6.59%	530	397	7116

**Table 2: Proposed Development with Addition of 400 Dwelling Units & Reduction of 166,400 SF Office
Trip Generation Estimates**

Land Use	ITE Code	Scale	ITE Units	P.M. Peak Hour Trip Generation Potential					
				ITE Trip Generation Equation	Total Pk Hr Trips (1)	% Internal Capture (2)	IC Trips (2)	Pass-by Trips (3)	Total Net External Trips
General Office Building	710	3716.296	ksf	$T=1.12(X)+78.81$	4241	1.68%	71	0	4170
Shopping Center	820	0	ksf	$\ln(T)=0.67\ln(X)+3.37$	0	0.00%	0	0	0
Commercial	820	496.443	ksf	$\ln(T)=0.67\ln(X)+3.37$	1861	13.04%	243	397	1221
Residential	270	2944	du	$\ln(T)=0.90\ln(X)+0.27$	1735	11.21%	194	0	1541
All Suites Hotel	311	583	rms	$T=0.4(X)$	233	11.21%	26	0	207
Movie Theatre	444	0	ksf	$T=1.95(X)$	0	0.00%	0	0	0
Hotel	310	0	rms	$T=0.59(X)$	0	0.00%	0	0	0
TOTAL					8070	6.62%	534	397	7139

Cumulative Change in Peak Hour External Trips from Current Proposal	24
Percent Change in Peak Hour External Trips from Currently Approved	0.34%

(1) Based on ITE Trip Generation (8th Edition), 2008.

P: 115064.01

(2) Based on ITE Trip Generation Handbook, 8th Edition, Internal Capture rates from Tables 7.1 and 7.2.

(3) Based on ITE Trip Generation Handbook, March 2004, Figure 5.5 Shopping Center (820), Average Pass-By Trip Percentations Equation

**Table 3: Currently Approved Development (Ordinance 2011-207-E)
Internal/External Peak Hour Trip Split**

Land Use	Enter															Internal Exit					
	Residential 1,094			Industrial 0			Recreational 0			Public Buildings 0			Office 753				Retail 912				
Residential	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	53%	9%	82	82		
660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350	0	82			
Industrial	2%	2%	0	0%	0%	0%	6%	0%	0%	6%	0%	0%	6%	45%	0%	2%	18	0			
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Recreational	0%	0%	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0		0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Public Buildings	2%	2%	0	6%	0%	0%	0%	0%	0%	6%	0%	0%	6%	45%	0%	2%	18	0			
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Office	2%	2%	0	6%	0%	0%	0%	0%	0%	6%	0%	0%	6%	0%	0%	2%	18	40			
3,574	73	22	37	0	0	0	36.74	0	0	0	0	0	0	0	0	845	18				
Retail	12%	31%	339	3%	31%	0	0%	0%	0%	3%	31%	0	3%	31%	233	0	18	142			
949	114	114	28	0	0	0	28.47	0	0	28	28	0	28	28	0	0	0				
Internal Enter	136			0			0			0			28			100			265	Total	
Summary	Residential			Industrial			Recreational			Public Buildings			Office			Retail			Total		
Enter	1,094	136	958	0	0	0	0	0	0	0	0	0	753	28	725	912	100	812	2,759	265	2,494
Exit	660	82	578	0	0	0	0	0	0	0	0	0	3,674	40	3,634	949	142	807	5,283	265	5,018
Total	1,754	218	1,536	0	0	0	0	0	0	0	0	0	4,427	69	4,358	1,861	243	1,618	8,042	529	7,513
%	100.0%	12.42%	87.58%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.0%	1.55%	98.45%	100.0%	13.04%	86.96%	100.0%	6.58%	93.42%

Source: Based on ITR, Trip Generation Handbook, October 1998.

P: 115064.01

All cells reference this area.

Table 4: Proposed Development with Addition of 400 DU & Reduction of 166,400 SF Office
Internal/External Peak Hour Trip Split

Land Use	Enter														Internal Exit			
	Residential		Industrial		Recreational		Public Buildings		Office		Retail		Total					
Residential	735	82	653	0	0	0	0	0	0	3,520	43	3,477	949	142	807	5,204	267	4,937
Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recreational	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Internal Enter	139	82	653	0	0	0	0	0	0	28	43	3,477	224	142	807	2,966	267	2,599
Total	735	82	653	0	0	0	0	0	0	3,520	43	3,477	949	142	807	5,204	267	4,937
%	100.0%	11.21%	88.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.0%	1.68%	98.32%	100.0%	13.04%	86.96%	100.0%	6.63%	93.37%

Source: Based on ITE, Trip Generation Handbook, October 1998.

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All cells reference this area.