



NOTICE OF PROPOSED CHANGE TO THE BARTRAM PARK DEVELOPMENT OF REGIONAL IMPACT (DRI)

OVERVIEW

ORDINANCE: 2017-487

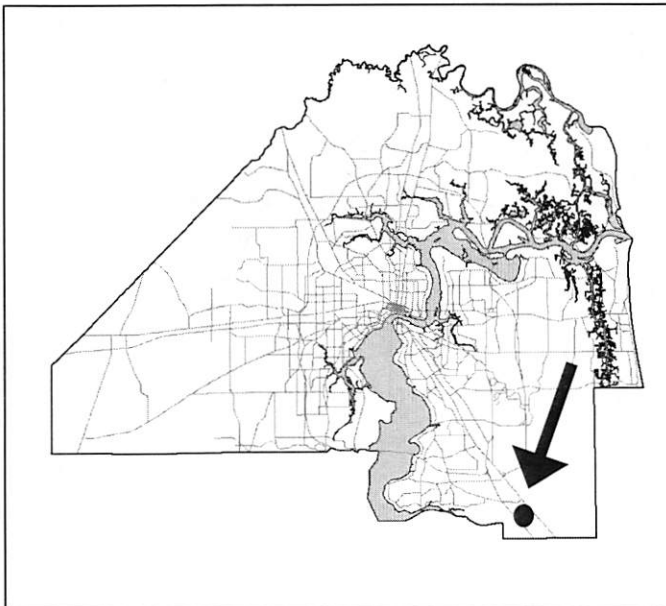
APPLICANT: LINDSEY HAGA, ENGLAND-THIMS & MILLER, INC.

GENERAL LOCATION OF DRI: The DRI is located in both Duval and St. Johns Counties in Southeast Jacksonville north of Racetrack Road and west of Phillips Highway.

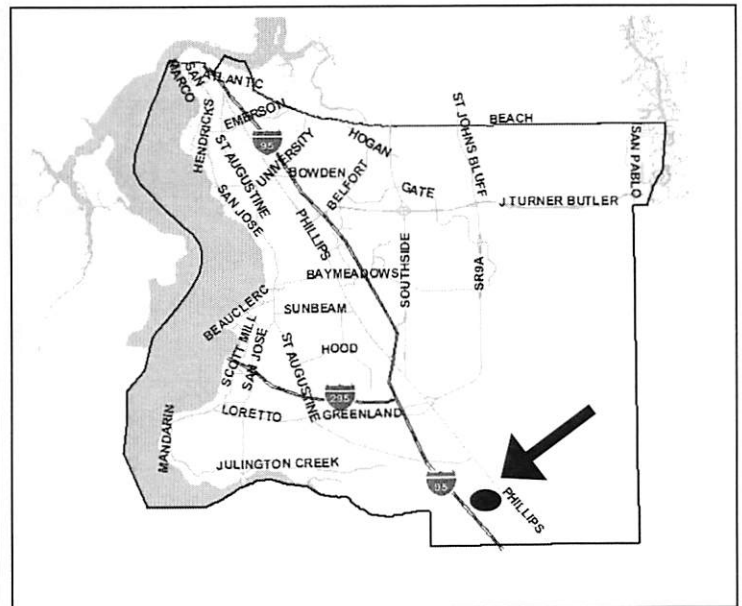
Requested Action: Modify the Map H to allow residential uses on Parcel 45 in the eastern portion of the DRI.

PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL

LOCATION MAPS:

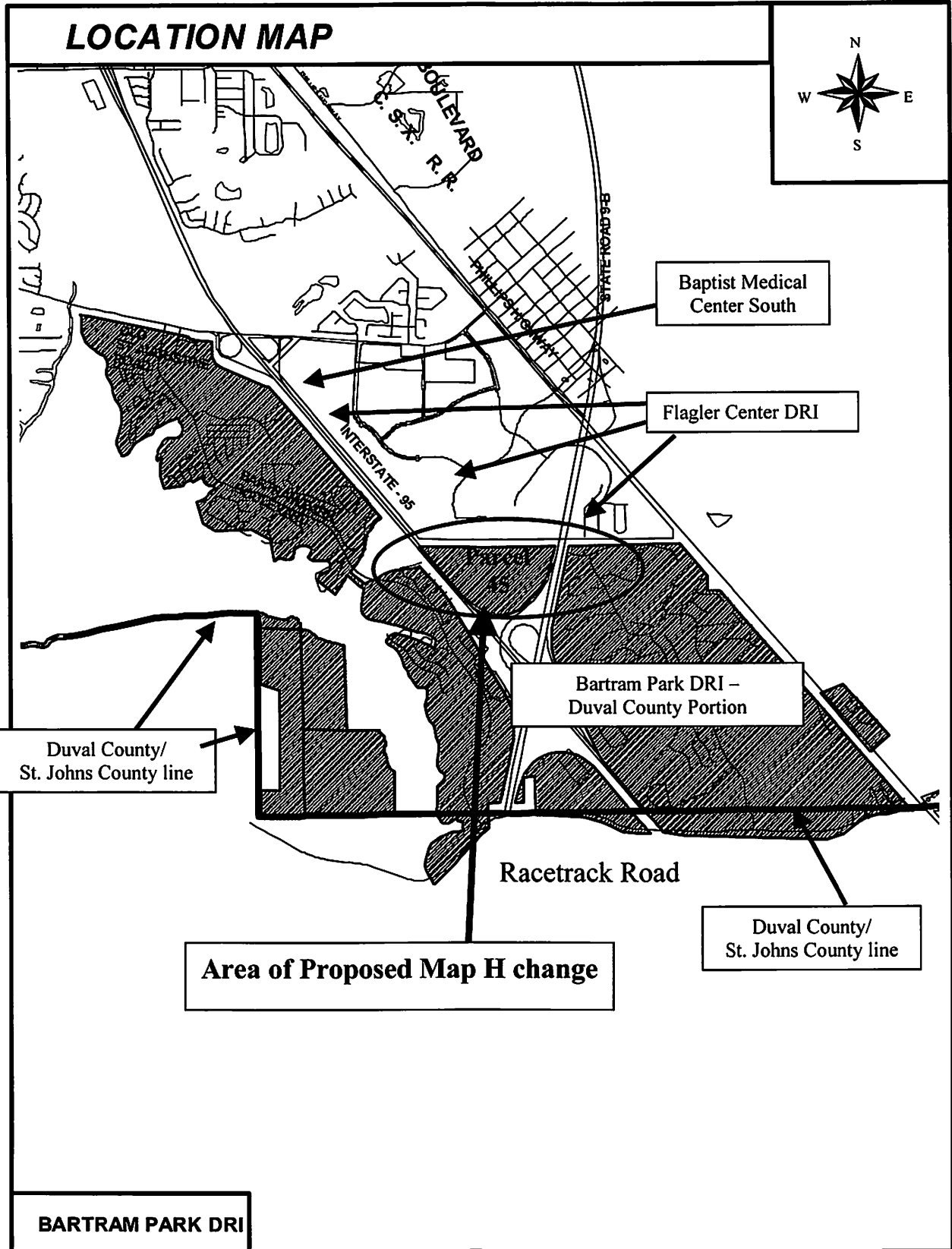


Duval County Location Map



Planning District 3: Location Map

Location/Field Map



Background/APPLICATION SUMMARY

The Bartram Park Development of Regional Impact (DRI) is approximately 2,628 acres in size with 2,500 acres in Duval County and 128 acres in St. Johns County and includes a mix of uses with office, hotel, residential and retail commercial uses. The DRI is bounded by Racetrack Road on the south, St. Augustine Road on the north and Phillips Highway on the east; the Flagler Center DRI is located just west of the subject DRI and encompasses approximately 939 acres with a mix of uses including light industrial and hospital uses (this is the location of Baptist Medical Center South). Nearby and just southeast of the subject DRI is the Nocatee DRI located in both Duval and St. Johns Counties encompassing over 13,000 acres with approximately 1,991 acres in Duval County and a mix of residential, office and retail uses. (See Location/Field Map, page 2) (See Aerial, Attachment A) (See Current Map H, Attachment B)(See Current Land Use, Attachment C)

The proposed change to the DRI requires a Notice of Proposed Change (NOPC) application. The Master Plan Map H for the DRI would be amended to allow residential uses on parcel 45. The Map H for parcel 45 currently allows "Office/Commercial/Hotel" uses. The proposed NOPC would include residential uses on parcel 45 amending the current Map H to allow "Office/Commercial/Residential/Hotel" uses for the development of 464 multi-family dwelling units. (See Attachment B, Current and Proposed Master Plan Map H).

In 2003, a portion of the Bartram Park DRI (Parcel 45) and a portion of the Flagler Center DRI were unified as a single development parcel known as the 'Combined Parcel'. In 2013, a portion of the 'Combined Parcel' within the Flagler Center DRI was amended to the Multi-Use category on the Master Plan Map H in order to allow for Hotel and Residential on the site. However, this change was not made to the Bartram Park DRI portion of the 'Combined Parcel' site. The subject proposed change to the 'Combined Parcel' within the Bartram Park DRI enables continued residential development. (See NOPC Application, Attachment F)

The change proposed in this NOPC requires a Minor Modification to the Planned Unit Development (PUD). The Minor Modification to the PUD has been submitted and will be scheduled for review after the approval of the subject NOPC to the DRI.

The Bartram Park DRI is part of the Multi-Use (MU) Land Use Category of the Future Land Use Element of the 2030 Comprehensive Plan. Parcel 45 of the DRI is located in the MU land use category; the Multi-Use land use category allows for all of the approved uses of the DRI pursuant to Policy 4.3.2 of the Future Land Use Element of the 2030 Comprehensive Plan. The proposed use for residential on parcel 45 is an allowed use of the DRI and therefore, is an allowed use of the MU land use category.(See Current Land Use Map, Attachment C)

Future Land Use Element Policy 4.3.2

The Bartram Park DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), 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), Wetlands and Water consistent with the Multi-Use Land Use Category.

The proposed NOPC does not change the types of uses permitted within the DRI. An increase or decrease in the approved development rights of the DRI is not proposed.

Please see the proposed NOPC application, Attachment F.

REVIEW AND ANALYSIS

COMPREHENSIVE PLAN

Transportation Division of the Planning and Development Department

The Planning and Development Department's Transportation Division reviewed the proposed change to the Master Plan Map H. The use of the property for up to 464 multi-family residential units was found to be consistent with the provisions of the land use exchange table of the DRI Development Order. The Transportation Division recommends approval of the proposed NOPC to the Bartram Park DRI. (See Transportation Division Review, Attachment D)

Vision Plan

The site falls within the boundaries of the Southeast Jacksonville Vision Plan. The Vision Plan describes the surrounding area of the Bartram Park 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 Bartram Park 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.

Land Use Category

The Multi-Use (MU) land use category is intended to accommodate, in a more innovative fashion, development or redevelopment of areas in a larger size and scale. The MU category is also appropriate for areas where the City of Jacksonville sponsors and adopts a community plan and its resulting revised land development regulations in conjunction with adoption of the MU category. The major purposes of this designation are to facilitate mixed-use development with horizontal and vertical land use integration, encourage mass transit and other mobility options, reduce dependence on the automobile, provide incentives for quality development and give definition to urban form. The Bartram Park DRI is a master planned community within the MU land use category that includes a mix of uses guided by the DRI's Development Order.

Objectives and Policies

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

- Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
- Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- Policy 1.1.14 Exempt the internal arrangement of uses within Developments of Regional Impact (DRIs) from the nodal and other locational criteria of the 2030 Comprehensive Plan, subject to required local and regional reviews.
- 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.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents

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 changes facilitate continued development of the Multi-Use DRI by offering an additional allowable location for residential uses within the DRI to a vacant parcel and furthering the project's consistency with Goal 1, Objective 1.1, Objective 3.1, Objective 6.3 and Policies 1.1.14 and 3.4.2 of the Future Land Use Element.

Additionally, the changes in the allowable location of residential land use within the DRI continue the original plan to provide a mix of uses to serve the area. 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.

NORTHEAST FLORIDA REGIONAL COUNCIL RECOMMENDATION

The Northeast Florida Regional Planning Council finds that the requested changes do not violate any condition in the Bartram Park Development Order, do not exceed thresholds established in Section 380.06(19), Florida Statutes, and do not cause impacts to regional resources or facilities that were not previously reviewed. (See Attachment E, Northeast Florida Regional Council Review)

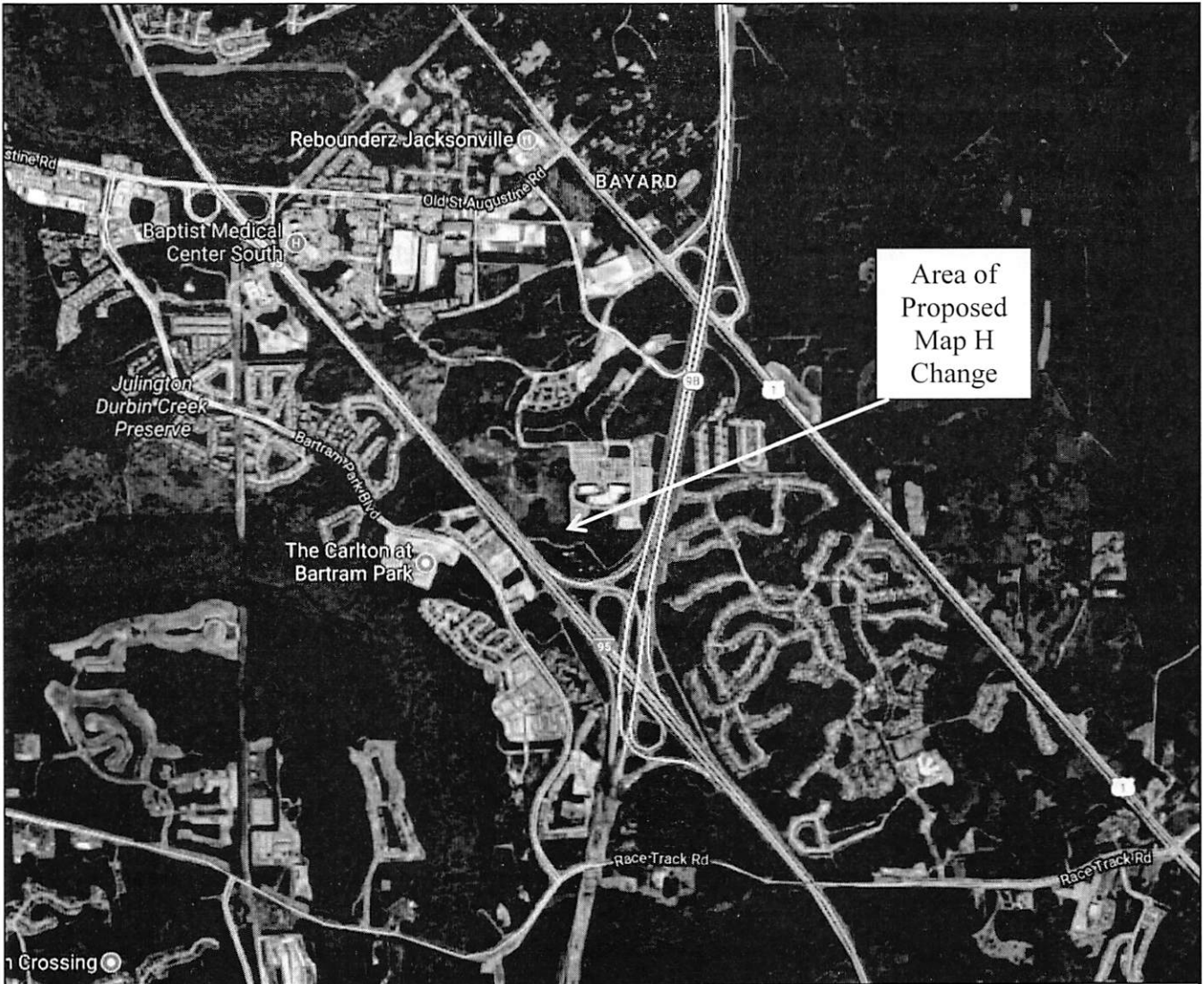
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2017-487 be **APPROVED** as set forth in the NOPC to the Development Order, dated June 21, 2017.

ATTACHMENTS

- A. DRI AERIAL MAP, PAGE 7
- B. CURRENT AND PROPOSED MAPS H, PAGES 8-9
- C. CURRENT LAND USE MAP, PAGE 10
- D. TRANSPORTATION DIVISION REVIEW, PAGE 11
- E. NORTHEAST FLORIDA REGIONAL COUNCIL REVIEW, PAGE 12-14
- F. NOPC APPLICATION , PAGE 15

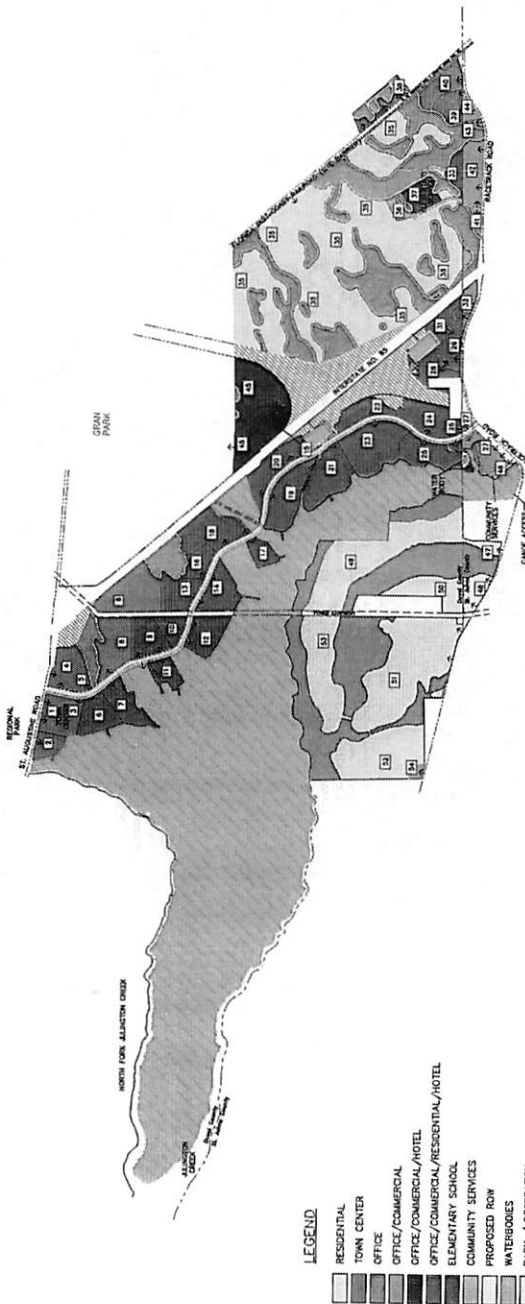
ATTACHMENT A
Aerial Map



Bartram Park DRI
NOPC Ordinance 2017-487
Aerial

ATTACHMENT B Current Master Plan Map H

BARTRAM PARK

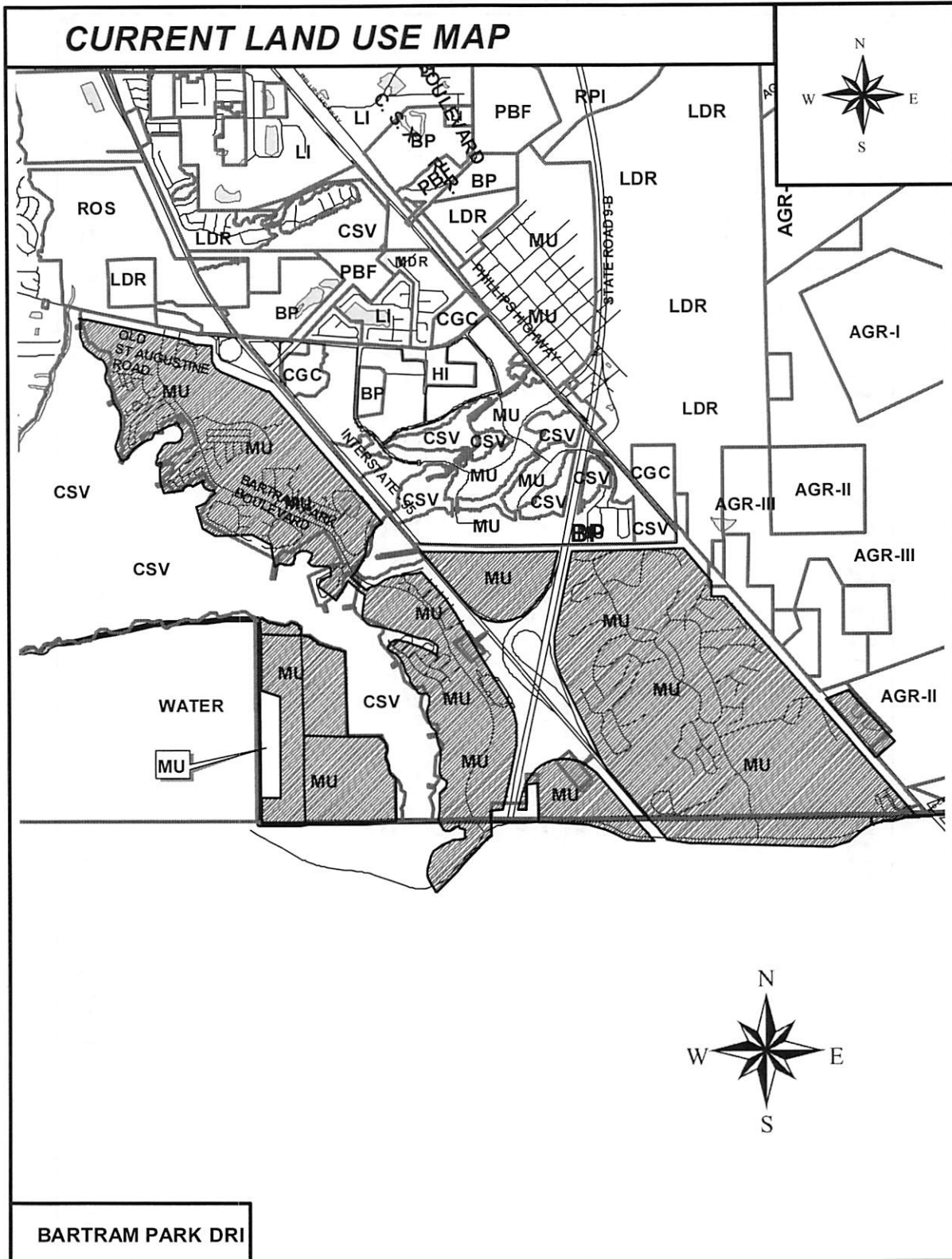


LAND USE	ACRES	UNITS	SQ. FT.	ADDITIONAL
OFFICE / COMMERCIAL	174.15	-	1,408,591	-
OFFICE	24.08	-	-	234
HOTEL	11.75	11.75	-	-
RESIDENTIAL	1,132	1,132	2,068,234	234
COMMUNITY FACILITIES	28.81	-	-	-
WATERBODIES	117.93	-	-	-
WATERBODIES	144.32	-	-	-
TOTAL	3773.89	8,132	3,068,234	234

REVISED: 05/18/06

MAP H - DEVELOPMENT PLAN

ATTACHMENT C
Current Land Use Map



ATTACHMENT D
Transportation Division Review



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

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

MEMORANDUM

DATE: August 1, 2017

TO: Helena Parola
Community Planning Division

FROM: Lurise Bannister
Transportation Division

SUBJECT: Transportation Review: Bartram Park DRI
Notice of Proposed Change

The Transportation Planning Division staff has reviewed the Notice of Proposed Change (NOPC) for the Bartram Park DRI. The NOPC proposes to amend the Master Plan Map H to reflect the addition of residential land use previously approved in 2013 but was not designated on the map. The proposed change is needed to allow for the development of 464 multi-family dwelling units.

Staff finds the NOPC to be consistent with the conditions and the land use exchange table presented in the DRI Development Order, and this proposed change would not exceed the threshold established in Section 380.06(19), Florida Statutes.

The Transportation Planning Division recommends approval of the Bartram Park DRI NOPC and has no further comments at this time.

ATTACHMENT E
Northeast Florida Regional Council (NEFRC) Review



100 Festival Park Avenue
Jacksonville, FL 32202
☎ (904) 279-0880
☎ (904) 279-0881
🌐 www.nefrc.org
✉ info@nefrc.org


Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties

Bringing Communities Together

MEMORANDUM

DATE: JUNE 26, 2017

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: BRIAN TEEPLE, CHIEF EXECUTIVE OFFICER 

RE: **BARTRAM PARK DEVELOPMENT OF REGIONAL IMPACT NOTICE OF PROPOSED CHANGE**

The Bartram Park DRI is immediately south of and adjacent to the Flagler Center DRI. In 2003, a portion of Bartram Park DRI north of SR9B and a portion of Flagler Center DRI were unified as a single development parcel known as the 'Combined Parcel'. The applicant is proposing to change the DRI's Map H (land use) to reflect the addition of residential land use on the Bartram DRI's portion of the "Combined Parcel" in order to construct 464 multi-family dwelling units.

Recommendation

Staff respectfully recommends the Northeast Florida Regional Council Executive Committee approve this staff report.

Follow Us.



EQUAL OPPORTUNITY EMPLOYER

ATTACHMENT E (continued)
Northeast Florida Regional Council (NEFRC) Review

Northeast Florida Regional Council
Review of
Bartram Park Development of Regional Impact
Notice of Proposed Change

Background

The Bartram Park Development of Regional Impact (DRI) is located in both Duval and St. Johns Counties. This Notice of Proposed Change affects only the Duval County portion of the DRI. The Bartram Park DRI is immediately south of and adjacent to the Flagler Center DRI. The Bartram Park DRI was approved by the City of Jacksonville on August 4, 2000 and has been modified 11 times since.

The original DRI contained approximately 2,773 acres located on both sides of Interstate 10 south of St. Augustine Road and north of Racetrack Road. The plan of development provided for 1,488,099 sq. ft. retail/commercial, 4,144,652 sq. ft. office, and 5,288 dwelling units (Attachment 1).

In 2003, a portion of Bartram Park DRI north of SR9B and a portion of Flagler Center DRI were unified as a single development parcel known as the 'Combined Parcel'. The 2003 NOPC allocated office development rights to Flagler Center for the Citicorps office campus on a portion of the "Combined Parcel". Then in 2013, a Mixed Use category was added to a portion of the Combined Parcel in Flagler Center DRI to permit Hotel and Residential uses. However, the Bartram Park portion of the Combined Parcel was not similarly designated. This change enables the remnant portion within the Bartram Park Combined Parcel to be developed with multifamily units. Existing multi-family development rights from the Flagler Center DRI will be used within the portion of the Combined Parcel that is the subject of this NOPC.

Proposed Change

The applicant is proposing to change the DRI's Map H (land use) to reflect the addition of residential land use on the Bartram DRI's portion of the "Combined Parcel" (Attachments 2 and 3) in order to construct 464 multi-family dwelling units.

Review

There are three review standards that are applicable to proposed changes in DRIs:

1. Consistency with the DRI's Development Order Conditions.
2. Consistency with the numerical thresholds in Subsection 380.06(19), Florida Statutes.
3. Impacts to Regional resources and facilities not previously reviewed.

Consistency with the DRI's Development Order Conditions

The proposed change does not violate any condition in the Bartram Park Development Order and therefore additional mitigation is not recommended under this review standard.

ATTACHMENT E (continued)
Northeast Florida Regional Council (NEFRC) Review

Consistency with the numerical thresholds in Subsection 380.06(19), Florida Statutes

This proposed change does not exceed thresholds established in Section 380.06(19), Florida Statutes.

Impacts to Regional resources and facilities not previously reviewed

Since the proposed development is utilizing the land use exchange table in the Development Order to assure external vehicle trip neutrality no additional trips will be generated by the project. Additionally, no other changes are proposed that would cause impacts to regional resources or facilities that were not previously reviewed. No additional mitigation is recommended under this review standard.

ATTACHMENT F
NOPC Application
(see following pages)



www.etminc.com

tel 904-642-8990 • fax 904-646-9485

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Ms. Helena Parola
Planning and Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

June 22, 2017

RE: Bartram Park DRI Notice of Proposed Change, ETM No. 17-157

Dear Helena:

Please find enclosed an original and four (4) copies of a Notification of a Proposed Change to a Previously Approved Development of Regional Impact (DRI) for Bartram Park, including a current and proposed Master Map H. Also enclosed is a check in the amount of \$5,275 which represents the application fee. As we discussed last week, this change adds Residential to Parcel 45 on Map H without an increase in density or intensity to the development program.

In 2003, a portion of Bartram Park DRI north of SR9B and a portion of Flagler Center DRI were unified as a single development parcel known as the 'Combined Parcel'. The 2003 NOPC allocated office development rights to Flagler Center for the Citicorps office campus on a portion of the "Combined Parcel". Then in 2013, a Mixed Use category was added to a portion of the Combined Parcel in Flagler Center DRI to permit Hotel and Residential uses. However, the Bartram Park portion of the Combined Parcel was not similarly designated. This change enables the remnant portion within the Bartram Park Combined Parcel to be developed with multifamily units. Existing multi-family development rights from the Flagler Center DRI will be used within the portion of the Combined Parcel owned by FDG.

Please contact me with any questions. I may be reached by phone at 904-642-8990 or by email hagal@etminc.com.

Very truly yours,

ENGLAND-THIMS & MILLER, INC.

Lindsay Haga, AICP, Senior Planner

Cc: Tom Dodson (via email)
Art Lancaster (via email)
Adam Furstein (via email)

Attachments:

- A. Map H Existing and Proposed
- B. Combined Parcel Map Existing and Proposed
- C. Parcel Reference Table Existing and Proposed

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
Jacksonville • Lake Mary • Palm Coast
CA-00002584 LC-0000316

Notice of Proposed Change

Bartram Park DRI

Transmittal Letter

Exhibits

- A. Application
- B. Map H – Existing and Proposed
- C. Combined Parcel Map – Existing and Proposed
- D. Parcel Reference Table – Existing and Proposed

Prepared for:

Florida East Coast Industries, LLC

Submitted by:

England-Thims & Miller Inc.

Contact:

Lindsay Haga, AICP, Senior Planner
Phone: (904) 642-8990

June 21, 2017

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, **J. Thomas Dodson**, the undersigned owner/authorized representative of **Bartram Park, Ltd** (developer), **Bartram Park Associates, LLC** and **Winslow Farms, Ltd.**, 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 **Bartram Park DRI** (original and current project names) 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 **City of Jacksonville** (local government), to the **Northeast Florida Regional Council** and to the Bureau of State Planning, the **Department of Economic Opportunity**.

June 27, 2017
Date

J. Thomas Dodson
Signature

2. Applicant (name, address, phone): *J. Thomas Dodson
Bartram Park, Ltd.
Bartram Park Associates, LLC
Winslow Farms, Ltd.
700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, Florida 32082
904-280-7100*
3. Authorized Agent (name, address, phone): *Lindsay Haga, AICP, Senior Planner
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990*
4. Location: *Portions of Sections 21, 22, 23, 24, 25, 26,27 and 28, Township 4 South, Range 28 East, Jacksonville Florida, Duval County, Florida.*
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.

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.

We are requesting an amendment to Map H. The Map H Master Plan is revised to permit multi-family development on Parcel 45 in Duval County, which previously did not provide this specific use.

This change does not trip the substantial deviation threshold. The change meets Section 380.06(19)e.2 which provides that any of the listed changes, either individually or cumulatively, with previous changes do not constitute a substantial deviation. Subsection k reads "a change that does not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by sub-subparagraph j.

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.
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?

- A. *Ordinance 2000-451-E approved the DRI effective August 4, 2000 (Duval County).*
- B. *Resolution No 139 approved the DRI September 27, 2000 (St. Johns County).*
- C. *Ordinance 2000-1210-E Corrects scrivener's errors in the original DRI ordinance and to achieve consistency to the Regional Report; provides means for demining when each parcel meets transportation mitigation requirements.*
- D. *Resolution 2001-93 Amends phasing in St. Johns County lands, revised Master Plan, revises Transportation Condition relating to improvements to Racetrack Road; revises Transportation Condition relating to payment required by the Additional Transportation Condition.*
- E. *Ordinance 2003-594-E provides mechanism for development of Parcel 45 which is to be combined with an adjacent parcel in the Grand Park DRI as an office parcel, specific which terms and conditions of the DRI would apply to the combined parcel.*
- F. *Ordinance 2004-426-E revises min/max land use table and Map H to permit multifamily on certain parcels.*
- G. *Ordinance 2005-267-E timeframes for Bartram Park Boulevard and Transportation conditions with credit and Map amendment, including approving wetland impacts associated with Racetrack Road improvements.*
- H. *Ordinance 2005-843-E amended Map H to add commercial, hotel, and hospital to Parcel 8, revised land use conversion table and the minimum/maximum for residential, commercial, and office.*
- I. *Ordinance 2006-505-E added 322 acres in Duval and 636 in St. Johns County, amending Map H, removing parcel specific transportation conditions, revising minimum and maximum land use thresholds and donating land in St. Johns County.*
- J. *Ordinance 2006-684-E addressed elementary school site donation and acceptance.*
- K. *Ordinance 2007-1140-E extended build out, termination and expiration dates, increased maximum office square footage and modified certain transportation conditions.*
- L. *Ordinance 2009-351-E changed the phasing schedule for residential, hotel, office and commercial, replacing transportation by parcel, revising min/max thresholds, revised the construction schedule for Racetrack Road to allow proportionate share contributions.*
- M. *Ordinance 2013 – 349 replace requirement to four-lane the west section of Racetrack Road with an obligation to make payments to St. Johns County and allow development on Parcel 49 and 50.*

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 X NO _____

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. *Yes, see attached 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:
- 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.

Master Development Plan Map H and Parcel table change only.

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE	
Attraction/Recreation	# Parking Spaces		No change		
	# Spectators		No change		
	# Seats		No change		
	Site locational changes		No change		
	Acreage, including drainage, ROW, easements, etc.		No change		
	External Vehicle Trips		No change		
	D.O. Conditions		No change		
	ADA Representations		No change		
Airports	Runway (length)		No change		
	Runway (strength)		No change		
	Terminal (gross square feet)		No change		
	# Parking Spaces		No change		
	# Gates		No change		
	Apron Area (gross square feet)		No change		
	Site locational changes		No change		
	Airport Acreage, including drainage, ROW, easements, etc.		No change		

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.

Airports (cont.)	# External Vehicle Trips		No change		
	D.O. Conditions		No change		
	ADA representations		No change		
Hospitals	# Beds		No change		
	# Parking Spaces		No change		
	Building (gross square feet)		No change		
	Site locational changes		No change		
	Acreage, including drainage, ROW, easements, etc.		No change		
	External Vehicle Trips		No change		
	D.O. conditions		No change		
	ADA representations		No change		
Industrial	Acreage, including drainage, ROW, easements, etc.		No change		
	# Parking spaces		No change		
	Building (gross square feet)		No change		
	# Employees		No change		
	chemical storage (barrels and pounds)		No change		
	Site locational changes		No change		

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.

Industrial (cont.)	# External vehicle trips		No change		
	D.O. Conditions		No change		
	ADA representations		No change		
Mining Operations	Acreage mined (year)		No change		
	Water withdrawal (gal/day)		No change		
	Size of mine (acres), including drainage, ROW, easements, etc.		No change		
	Site locational changes		No change		
	# External vehicle trips		No change		
	D.O. Conditions		No change		
	ADA representations		No change		
Office	Acreage, including drainage, ROW, easements, etc.		No change		
	Building (gross square feet)		No change		
	# Parking Spaces		No change		
	# Employees		No change		
	Site locational changes		No change		
	# External vehicle trips		No change		
	D.O. Conditions		No change		

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.

Office (cont.)	ADA representations		No change		
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)		No change		
	Distance to Navigable Waters (feet)		No change		
	Site locations changes		No change		
	Facility Acreage, including drainage, ROW, easements, ect.		No change		
	# External vehicle trips		No change		
	D.O. Conditions		No change		
	ADA representations		No change		
Ports (Marinas)	# Boats, wet storage		No change		
	# Boats, dry storage		No change		
	Dredge and fill (cu. yds.)		No change		
	Petroleum storage (gals.)		No change		
	Site locational changes		No change		
	Port Acreage, including drainage, ROW, easements, etc.		No change		
	# External vehicle trips		No change		
	D.O. Conditions		No change		
	ADA representations		No change		

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.

)

)

)

Residential	# Dwelling units		No change	
	Type of dwelling units		No change	
	# of lots		No change	
	Acreage, including drainage, ROW, easements, etc.		No change	
	Site locational changes	Parcel 45 add use		
	# External vehicle trips		No change	
	D.O. Conditions		No change	
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.		No change	
	Floor Space (gross square feet)		No change	
	# Parking Spaces		No change	
	# Employees		No change	
	Site locational changes		No change	
	# External vehicle trips		No change	
	D.O. Conditions		No change	
	ADA representations		No change	

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.

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

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.

)

)

)

Open Space (All natural and vegetated non-impervious surfaces)	Acreage		No change	
	Site locational changes		No change	
	Type of open space		No change	
	D.O. Conditions		No change	
	ADA representations		No change	
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage		No change	
	Site locational changes		No change	
	Development of site proposed		No change	
	D.O. Conditions		No change	
	ADA representations		No change	

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 B - Agent Authorization Affidavit- Property Owner

Date: June 29, 2017

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

Re: Agent Authorization for the following site location: Bartram Park DRI

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers England - Thims & Miller, Inc. to act as agent to file application(s) for DRI Notice of Proposed Change 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.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

WINSLOW FARMS, LTD.

By _____

By J. Thomas Dodson

Print Name: _____

Print Name: J. THOMAS DODSON

Its: PRESIDENT

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

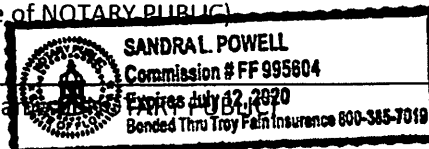
STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ St. Johns

Sworn to and subscribed and acknowledged before me this 5th day of July
2017 ~~2014~~, by J. Thomas Dodson, who is personally known to me or who has
produced N/A as identification and who took an oath.

Sandra L. Powell

(Signature of NOTARY PUBLIC)

(Printed name)



State of Florida at Large.

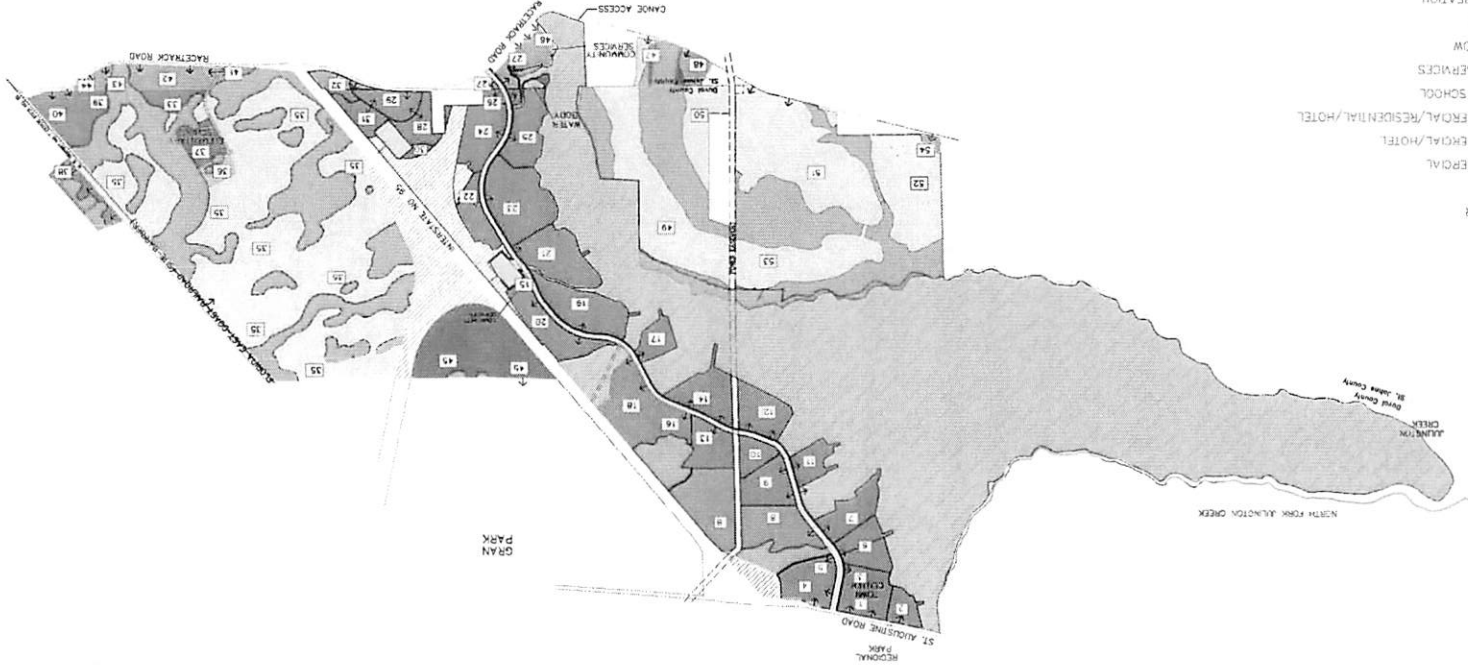
My commission expires: _____

Exhibit A

Map H – Existing and Proposed

EXISTING BARTRAM PARK

Planned Unit Development



LEGEND

- RESIDENTIAL
- TOWN CENTER
- OFFICE
- OFFICE/COMMERCIAL
- OFFICE/COMMERCIAL/HOTEL
- OFFICE/COMMERCIAL/HOTEL
- ELEMENTARY SCHOOL
- COMMUNITY SERVICES
- PROPOSED ROW
- WATERBODIES
- PARK / RECREATION
- CONSERVATION BUFFERS
- CONSERVATION
- INTERCHANGES (RESERVATION AS REQUESTED)
- PUBLIC LANDS (SHOWN FOR INFORMATION ONLY)
- NOT INCLUDED IN DRI

MAP H - DEVELOPMENT PLAN

LAND USE	ACREAGE	UNITS SQ. FT. PROGRAMS
RETAIL / COMMERCIAL	267.27	1,403,452
OFFICE	474.45	1,663,592
HOTEL	31.08	334
RESIDENTIAL	9,130	235,781
COMMUNITY FACILITIES	23.91	235,781
RECREATION	1,124.70	1,124,700
OPEN SPACE	1,124.70	1,124,700
UTILITIES	318.33	318,330
STREET	1,443.72	1,443,720
TOTAL	3,773.55	3,069,024,334

REVISED: 06/15/17

PROPOSED BARTRAM PARK



LAND USE	ACREAGE	UNITS	SQ. FT.	ROOMS
RETAIL / COMMERCIAL	287.77	--	1,403,452	--
OFFICE	474.45	--	1,665,582	--
HOTEL	31.08	--	--	334
RESIDENTIAL	1531.76	9,130	--	--
SUBTOTAL 1	2330.23	9,130	3,068,034	334
COMMUNITY FACILITIES	25.91	--	--	--
INFRASTRUCTURE	318.33	--	--	--
OPEN SPACE	1124.70	--	--	--
SUBTOTAL 2	1443.72	--	--	--
TOTAL	3773.95	9,130	3,068,034	334

MAP H - DEVELOPMENT PLAN

REVISED: 06/15/17

Exhibit B

Combined Parcel Map- Existing and Proposed

Exhibit C

Parcel Reference Table – Existing and Proposed

**BARTRAM PARK
MAP H**

April 21, 2000

PARCEL ID	LAND USE
1.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
2.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
3.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
4.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
5.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
6.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
7.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
8.	OFFICE
9.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
10.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
11.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
12.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
13.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
14.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
15.	COMMUNITY SERVICES/OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
16.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
17.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
18.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
19.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
20.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
21.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
22.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
23.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
24.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
25.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
26.	OFFICE/COMMERCIAL/MULTI-FAMILY
27.	COMMERCIAL/OFFICE
28.	COMMERCIAL/OFFICE
29.	PARK
30.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
31.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
32.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
33.	OFFICE/COMMERCIAL/HOTEL
34.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
35.	SINGLE-FAMILY/MULTI-FAMILY
36.	PARK
37.	ELEMENTARY SCHOOL
38.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
39.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
40.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
41.	COMMERCIAL/OFFICE
42.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
43.	OFFICE/COMMERCIAL/HOTEL
44.	OFFICE/COMMERCIAL/HOTEL
45.	OFFICE/COMMERCIAL/HOTEL
46.	COMMUNITY SERVICES

**BARTRAM PARK
MAP H**

April 21, 2000 June 21, 2017

PARCEL ID	LAND USE
1.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
2.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
3.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
4.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
5.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
6.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
7.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
8.	OFFICE
9.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
10.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
11.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
12.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
13.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
14.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
15.	COMMUNITY SERVICES/OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
16.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
17.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
18.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
19.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
20.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
21.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
22.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
23.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
24.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
25.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
26.	OFFICE/COMMERCIAL/MULTI-FAMILY
27.	COMMERCIAL/OFFICE
28.	COMMERCIAL/OFFICE
29.	PARK
30.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
31.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
32.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
33.	OFFICE/COMMERCIAL/HOTEL
34.	OFFICE/COMMERCIAL/HOTEL/MULTI-FAMILY
35.	SINGLE-FAMILY/MULTI-FAMILY
36.	PARK
37.	ELEMENTARY SCHOOL
38.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
39.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
40.	OFFICE/COMMERCIAL/MULTI-FAMILY/HOTEL
41.	COMMERCIAL/OFFICE
42.	(TOWN CENTER) COMMERCIAL/OFFICE/MULTI-FAMILY/HOTEL
43.	OFFICE/COMMERCIAL/HOTEL
44.	OFFICE/COMMERCIAL/HOTEL
45.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
46.	COMMUNITY SERVICES