



NOTICE OF PROPOSED CHANGE TO THE FLAGLER CENTER DEVELOPMENT OF REGIONAL IMPACT (DRI)

OVERVIEW

ORDINANCE: 2018-518

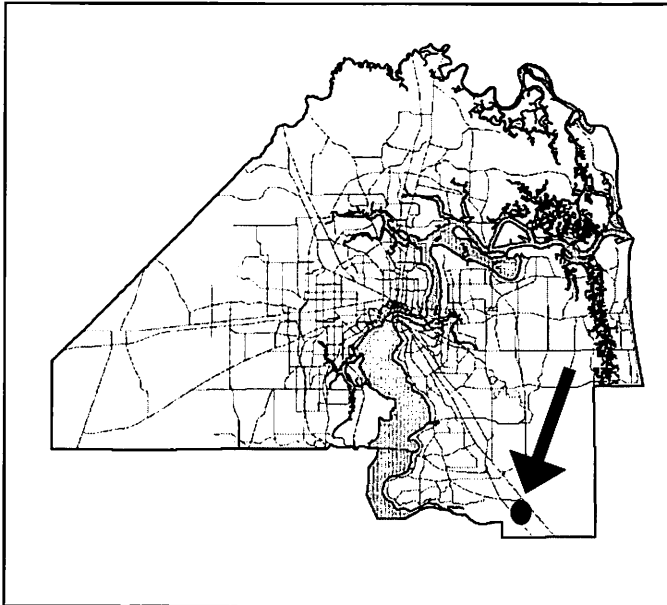
APPLICANT: RAY SPOFFORD, ENGLAND-THIMS & MILLER, INC.

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

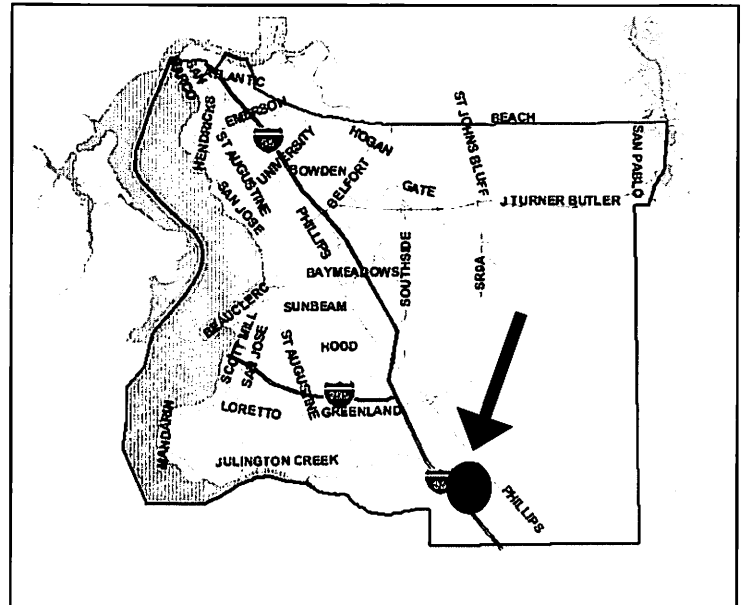
Requested Action: This request would modify the following: the minimum/maximum table of allowable uses would be modified with an increase to the maximum allowable multi-family residential dwelling units; the approved development rights would be modified to incorporate recognized land use conversions; and the Phasing and Build-out dates of the DRI would be modified to incorporate recognized statutory extensions. No increase or decrease in development rights of the DRI is proposed.

PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL

LOCATION MAPS:

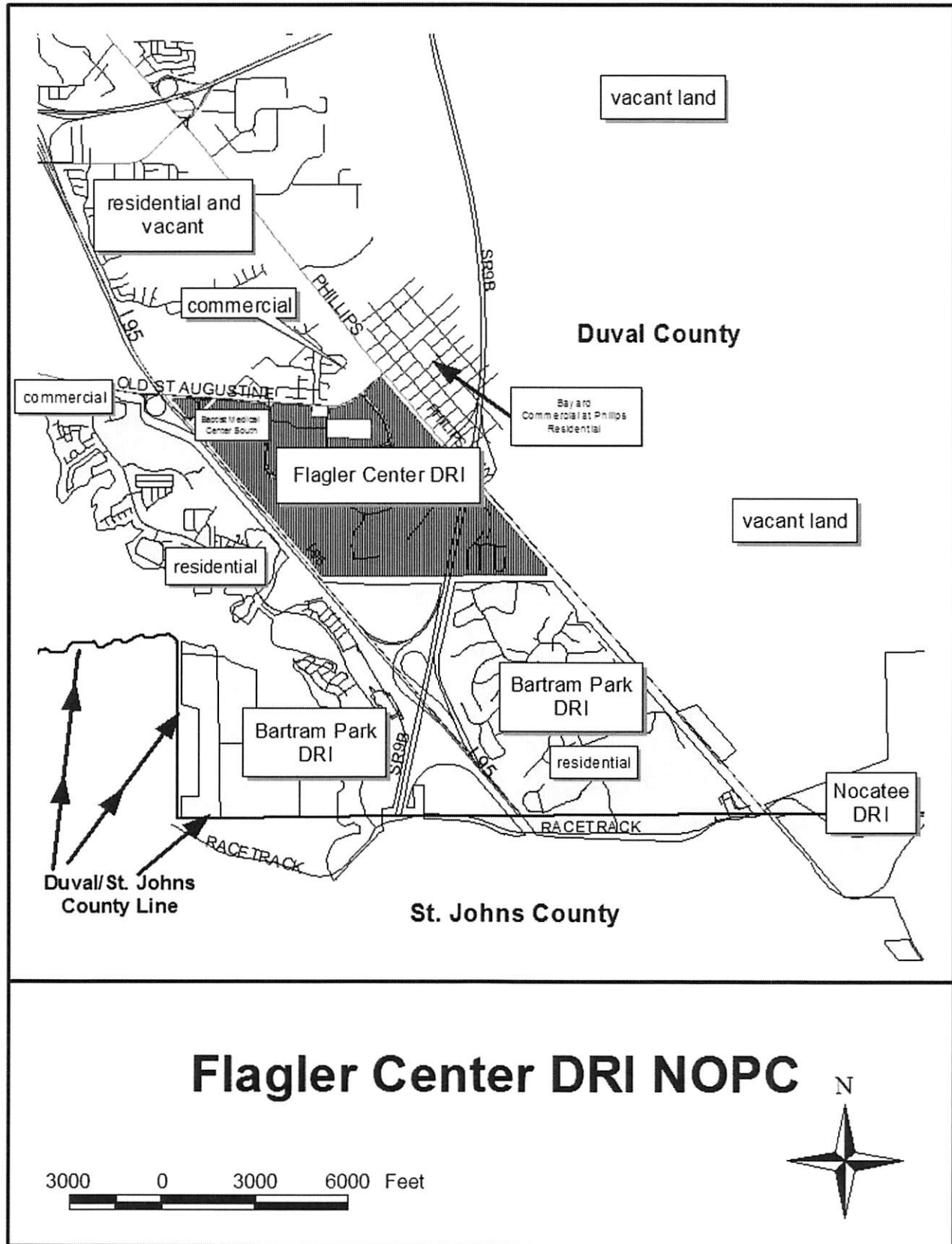


Duval County Location Map



Planning District 3: Location Map

Location/Field Map



Flagler Center DRI NOPC

3000 0 3000 6000 Feet



Background/APPLICATION SUMMARY

The Flagler Center Development of Regional Impact (DRI) is approximately 939 acres in total size with DRI approval received from the City of Jacksonville in 1989. The Flagler Center DRI was originally titled the Gran Park at Bayard DRI and subsequently changed to the Gran Park at Jacksonville DRI before its final name change used today, the Flagler Center DRI. The DRI includes a mix of uses with light industrial, office, commercial, residential, hotel, hospital, senior care and senior housing uses. The DRI is located off of Old St. Augustine Road in the southwest quadrant of Old St. Augustine Road and Philips Highway with Philips Highway and the CSX rail line running along the DRI's eastern boundary. Just west and south of the DRI is the Bartram Park DRI which encompasses approximately 2,628 acres and includes a mix of office, hotel, residential and retail commercial uses. North of the DRI across Old St. Augustine Road is mostly commercial, office, residential and vacant land. East of the DRI across Philips Highway is the Bayard community which includes small commercial businesses and residential uses. This area of Philips Highway also includes large amounts of vacant land however, the current future land use south of the Bayard community and east of Philips Highway allows future potential for residential, commercial and light industrial development. (See Location/Field Map, page 2)(See Aerial, Attachment A, page 8) (See Map H, Attachment B, page 9) (See Current Land Use Map, Attachment C, page 10)

The proposed changes to the DRI require a Notice of Proposed Change (NOPC). This NOPC includes companion Minor Modification to a Planned Unit Development Zoning (MM-2018-23) which has been scheduled for a public hearing with the Planning Commission on September 20, 2018. The changes proposed in the companion Minor Modification are consistent with the changes proposed in the subject NOPC.

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

4.3.9

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

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

The modifications to the City's Flagler Center 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 with changes in the maximum allowable development potential of multi-family residential land uses. The maximum allowable multi-family residential dwelling units would increase from 2,150 dwelling units to 2,350 dwelling units. An increase in the multi-family residential development rights would only be allowed by a land use conversion utilizing the development order's approved conversion ratios for the DRI.

According to the applicant, the change is requested to respond to the multi-family residential development potential within the Flagler Center DRI. Further, the applicant explains, the increase in the "potential for multi-family dwelling units will allow for housing options in close proximity to employees within the DRI without any increase in off-site traffic impacts."

Upon request, the applicant provided a traffic review to determine if there would be "any increase in off-site traffic associated with the proposed increase in the maximum number of multi-family units." The traffic review looked at two different conversion scenarios for the continued development and mix of uses of the DRI. In both scenarios, the analysis showed that any increase in residential uses will help maximize the potential for internal traffic in addition to having the potential to decrease the net external traffic. (See Attachment E, Transportation Analysis Provided by the Applicant, pages 13-20) (See Attachment H, the Proposed NOPC Application, page 27)

Approved Development Rights Modified to Incorporate Recognized Land Use Conversions

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

Build-out and Phasing Statutory Extensions Acknowledged

The development order would also be modified to incorporate Executive Order extensions granted for the DRI's phasing, build-out, termination and downzoning protection dates. The Phase II, build-out date has been extended to May 21, 2028. The termination and downzoning protection date of the Flagler Center DRI Development Order has been extended to May 23, 2033. These extensions were acknowledged in a letter dated November 10, 2016 with the P&DD files updated

accordingly; the proposed changes to the expiration dates within the development order are consistent with the acknowledged extensions.

Please see the proposed NOPC application, Attachment H, page 27.

REVIEW AND ANALYSIS

COMPREHENSIVE PLAN

Transportation Division of the Planning and Development Department

The application does not include a change to the currently approved development rights of the DRI. However, the Transportation Division reviewed the application's proposal to ensure the change to increase the maximum allowable development potential of the Multi-Family residential land uses would not negatively affect external traffic to the DRI. The applicant submitted a traffic analysis dated July 12, 2018 to address these concerns. The traffic analysis looked at two different conversion scenarios for the continued development and mix of uses of the DRI. In both scenarios, the analysis showed a decrease in number of external trips when converting either office or retail space to allow for additional multi-family residential units. After reviewing the Applicant's traffic analysis and supporting documentation, the Transportation Division was satisfied that the analysis supports the NOPC and the changes will not negatively affect external traffic. The Transportation Division had no objections to the proposed changes. (See P&DD's Transportation Division Review, Attachment D, pages 11-12) (See Attachment E, Transportation Analysis Provided by the Applicant, pages 13-20)

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 made additional comments outlining solutions they could implement to accommodate the increase in student generation as a result of the proposed change (See Attachment F, Duval County Public Schools Review, pages 21-22).

Emergency Preparedness Division of the Fire and Rescue Department

The Emergency Preparedness Division of the Fire and Rescue Department provided a review of the proposed NOPC. The proposed development is not located within the floodplain, any special flood hazard areas, or an evacuation zone. The Emergency Preparedness Division found that "the changes proposed through the Flagler Center Notice of Proposed Change (NOPC) DRI Development Order (DO) Amendment should have a minimal impact, if any, on evacuation timing or evacuation shelter populations within Duval County." (See Attachment G, Emergency Preparedness Division Review, pages 23-26)

Vision Plan

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

Plan which emphasizes compact mixed-use contiguous development in the “New Areas” of the Southeast District with a strong emphasis on maintaining conservation areas.

Objectives and Policies

The proposed 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.

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

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

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

create a net effect of zero traffic impacts because any increase in one use would be accompanied by a proportional decrease in another. Therefore, the proposed DRI changes are consistent with FLUE Policies 1.2.1, 3.4.2 and 4.3.9.

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

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2018-518 be **APPROVED** as set forth in the NOPC to the Development Order, dated June 12, 2018 and revised July 12, 2018.

ATTACHMENTS

- A.....DRI AERIAL MAP, PAGE 8
- B.....CURRENT MAP H, PAGE 9
- C.....CURRENT LAND USE MAP, PAGE 10
- D.....TRANSPORTATION DIVISION REVIEW, PAGES 11-12
- E.....TRANSPORTATION ANALYSIS PROVIDED BY THE APPLICANT, PAGES 13-20
- F.....DUVAL COUNTY PUBLIC SCHOOLS REVIEW, PAGES 21-22
- G.....EMERGENCY PREPAREDNESS DIVISION REVIEW, PAGES 23-26
- H.....NOPC TO THE DRI APPLICATION , PAGE 27

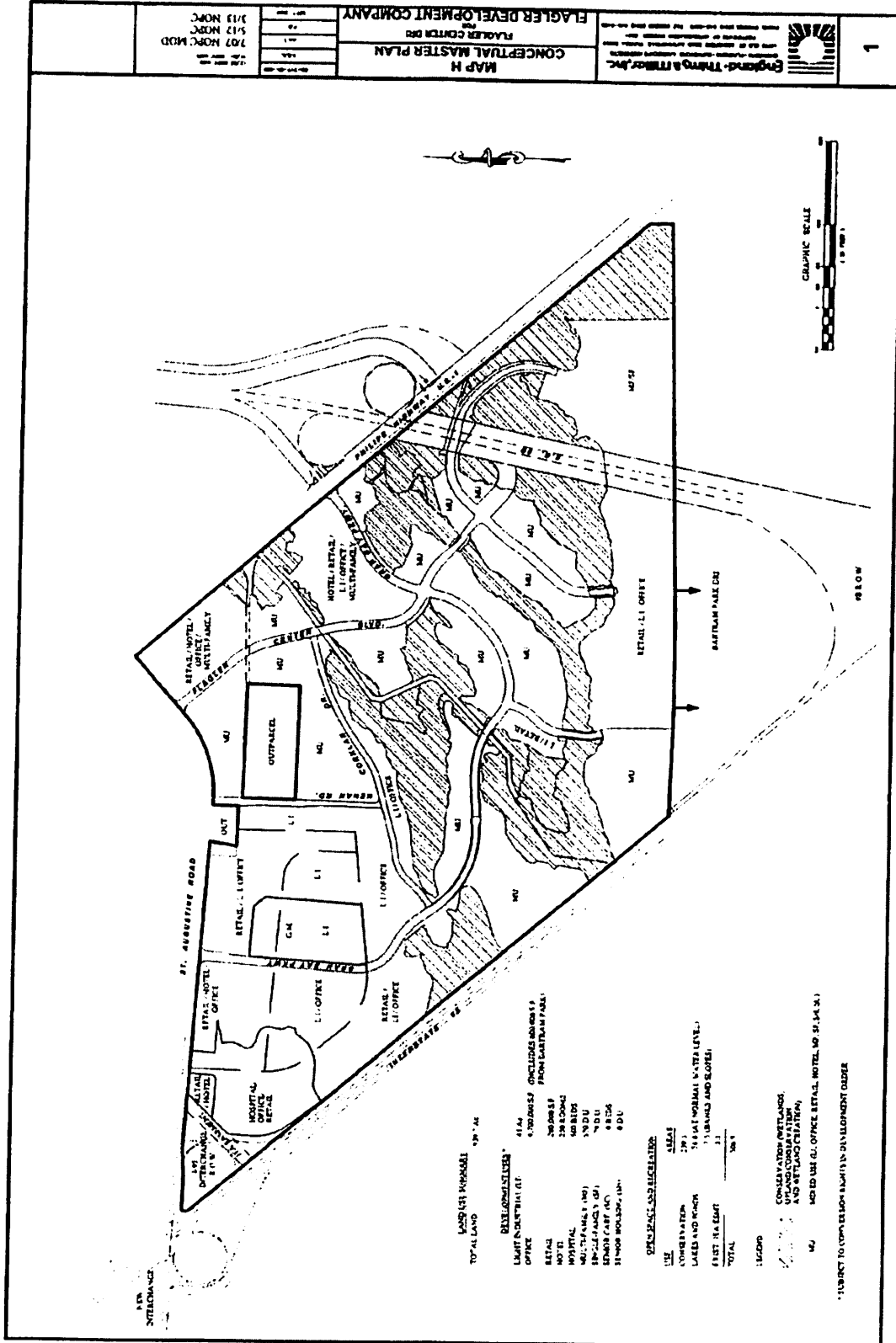
ATTACHMENT A
Aerial



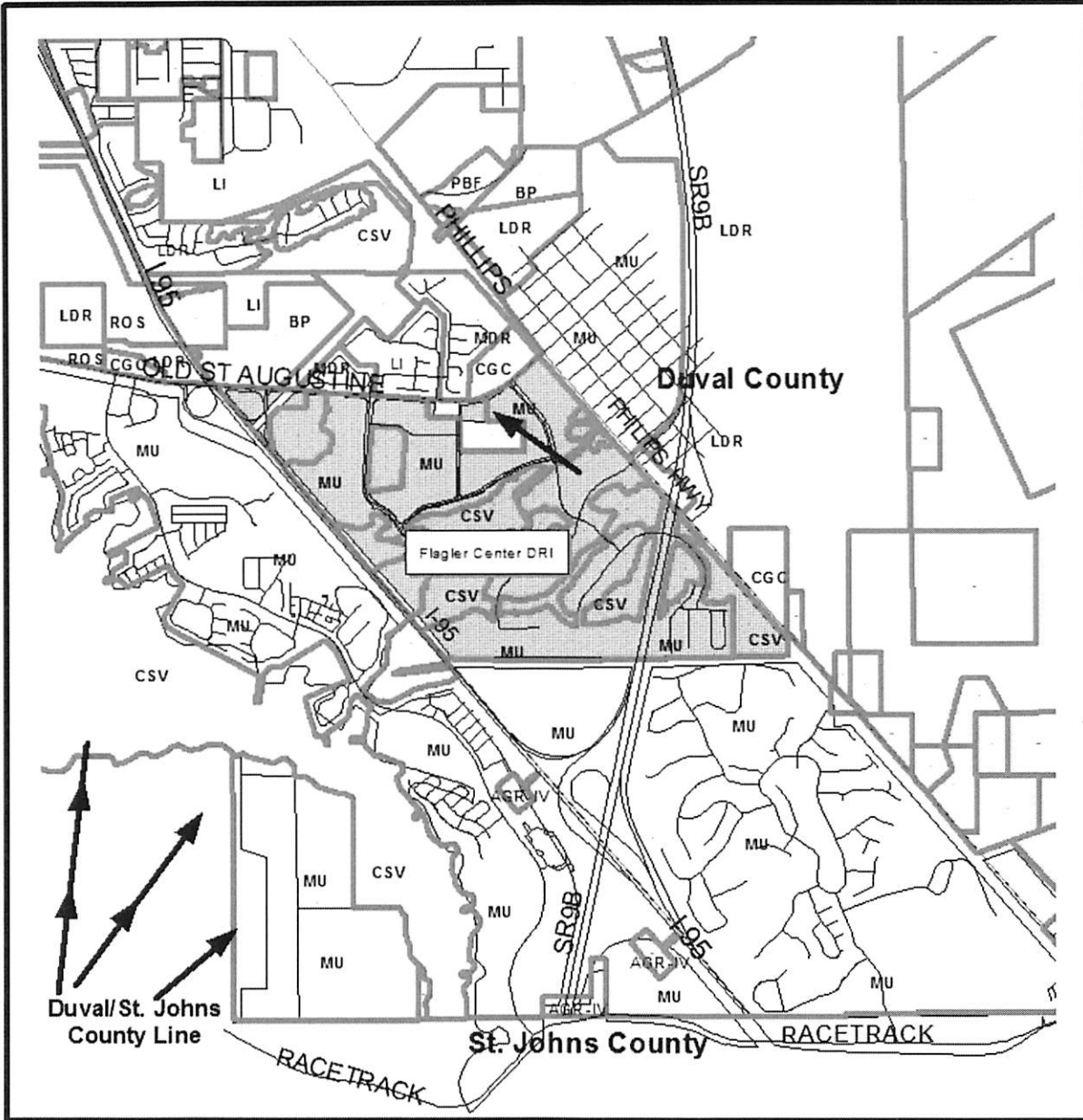
Flagler Center DRI
NOPC Ordinance 2018-518
Aerial

ATTACHMENT B

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



ATTACHMENT C
Current Land Use Map



Current Land Use Map
Flagler Center DRI
NOPC Ordinance 2018-518

3000 0 3000 6000 Feet



ATTACHMENT D
Transportation Division Review



ONE CITY, ONE
JACKSONVILLE

City of Jacksonville, Florida

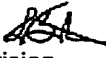
Lenny Curry, Mayor

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

MEMORANDUM

DATE: August 8, 2018

TO: Krista Fogarty
Community Planning Division

FROM: Lurise Bannister 
Transportation Division

SUBJECT: Transportation Review: Flagler Center DRI Modification Application

Transportation Planning Division staff has reviewed the DRI Amendment Application for the Flagler Center DRI. The application is to allow for the conversion of office and/or commercial land uses in order to increase the maximum allowable number of multi-family dwelling units from 2,150 to 2,350. The modification to the DRI does not include an increase or decrease of the approved development rights or changes to the Master Development Plan Map H.

The applicant has provided trip generation calculations based on *Trip Generation*, 10th Edition by the Institute of Transportation Engineers (ITE) dated July 12, 2018. Tables 2 and 3 shows the reduction for the office and commercial land use square foot equivalency to allow for the additional 200 multi-family land use conversion.

- Table 1 – trip generation calculation of net external trips for approved uses;
- Table 2 Scenario – trip generation calculation of net trips to include the reduction of office use by 83,200 SF (conversion rate of 1MF = 416 SF of office space) for the additional 200 multi-family dwelling units;
- Table 3 Scenario – trip generation calculation of net trips to include the reduction of commercial use by 33,000 SF (conversion rate of 1MF = 165 SF of commercial space) for the additional 200 multi-family dwelling units;

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

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

| Land Use | ITE Land Use Code | Size (Number of Units) | Independent Variable (Units) | Daily Estimation Method (Rate or Equation) | Gross Daily Trip Ends | PM Peak Hour Estimation Method (Rate or Equation) | Gross P.M. Peak Hour Trip Ends | Internal P.M. Peak Hour Trip Ends | Net New PM Peak Hour Trips |
|---------------|-------------------|------------------------|------------------------------|--|-----------------------|---|---|-----------------------------------|----------------------------|
| Industrial | 110 | 937,500 | Acres | $T = 3.79x + 57.96$ | 3,611 | $\ln(T) = 0.69 \cdot \ln(x) + 0.43$ | 173 | 0 | 173 |
| Single Family | 210 | 79 | DUs | $\ln(T) = 0.92 \cdot \ln(x) + 2.71$ | 837 | $\ln(T) = 0.96 \cdot \ln(x) + 0.20$ | 81 | 9 | 72 |
| Multi Family | 220 | 2,350 | DUs | $T = 7.56x - 40.86$ | 17,725 | $\ln(T) = 0.89 \cdot \ln(x) - 0.02$ | 981 | 108 | 873 |
| Hotel | 310 | 250 | Rooms | $T = 11.29x - 426.97$ | 2,396 | $T = 0.75x - 26.02$ | 161 | 71 | 90 |
| Hospital | 610 | 500 | Beds | $T = 12.30x + 3096.68$ | 9,247 | $T = 2.08x - 104.00$ | 936 | 0 | 936 |
| Office | 710 | 3,898,896 | Sq. Ft. | $\ln(T) = 0.97 \cdot \ln(x) + 2.50$ | 37,064 | $\ln(T) = 0.95 \cdot \ln(x) + 0.36$ | 3,696 | 81 | 3,615 |
| Retail | 820 | 167,000 | Sq. Ft. | $\ln(T) = 0.68 \cdot \ln(x) + 5.57$ | 8,521 | $\ln(T) = 0.74 \cdot \ln(x) + 2.89$ | 794 | 122 | 672 |
| | | | | | | | | | |
| | | | | | | | Total Net New PM Peak Hour Trips | | 6,431 |
| | | | | | | | | Net Change | -21 |

Reference: ITE Trip Generation, 10th Edition, 2017.

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

² 200 Multi-Family units equals 33,000 sf of retail space (200 x 165 = 33,000)

ATTACHMENT E
Transportation Analysis Provided by the Applicant

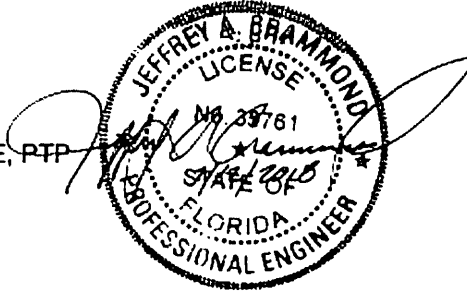
MEMORANDUM

To: Ray Spofford, AICP

From: Jeffrey A. Crammond, PE, PTOE, PTP

Date: July 12, 2018

Re: **Flagler Center – 2018 NOPC**



As requested, I have reviewed the proposed change in the development rights to determine if there will be any increase in off-site traffic associated with the proposed increase in the maximum number of multi-family units. The land use conversion table was established to allow the conversion between land uses on a trip neutral basis. However, the conversion table was based on gross trip and not net new trip leaving the property. Based on the existing and proposed minimum and maximums I developed a series of three tables illustrating the calculation of net new external trips based on the procedures and methodologies contained in the 10th edition of the Trip Generation Manual and 3rd edition of the Trip Generation Handbook. The first table calculates daily and pm peak hour trips based on the approved land uses. The second (Scenario B) converts office space to achieve the additional 200 multi-family units. Scenario C converts retail uses to multi-family.

Table 1 illustrates the calculation of net external traffic associated with the approved uses. As stated previously, there are three uses that have a significant impact on the number of internal trips. These include multi-family, office and retail uses. The Flagler Center DRI is primarily a non-residential development with significantly more potential for internal trips associated with the non-residential uses than the corresponding potential internal trips associated with the residential uses. Therefore, any increase in residential uses will help maximize the potential for internal traffic. Table 2 illustrates the trip generation for Scenario B where the office uses are decreased by 83,200 square feet and the number of multi-family units is increased by 200. The resulting number of external trips decreases by 6 when compared to the approved uses.

The last scenario (Scenario C) assumes that the retail uses are decreased by 33,000 square

England-Thims & Miller, Inc.

ATTACHMENT E (cont.)
Transportation Analysis Provided by the Applicant

MEMORANDUM

feet and the number of multi-family units is increased by 200. The resulting number of external trips decreases by 21 when compared to the approved uses.

In summary, if we reduce retail or if we decrease office space to obtain the additional multi-family units, external traffic is expected to decrease slightly. Based on this analysis, the increase in the maximum number of multi-family units has the potential to decrease the net external traffic and therefore the impacts associated with the Flagler Center DRI.

England-Thims & Miller, Inc.

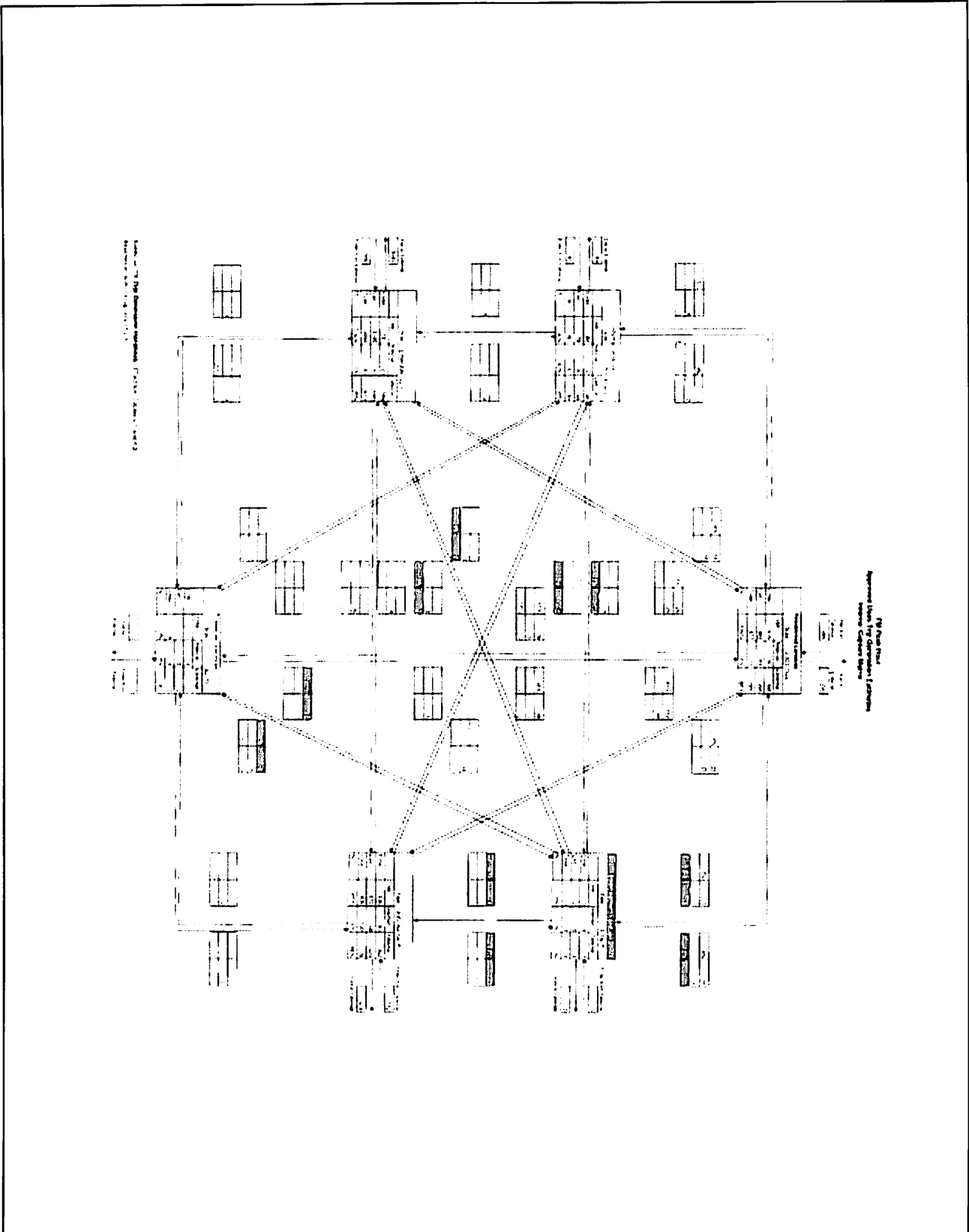
ATTACHMENT E (cont.)
Transportation Analysis Provided by the Applicant

Table 2
Flagler Center (Gran Park at Bayard)
Scenario B Trip Generation Estimates

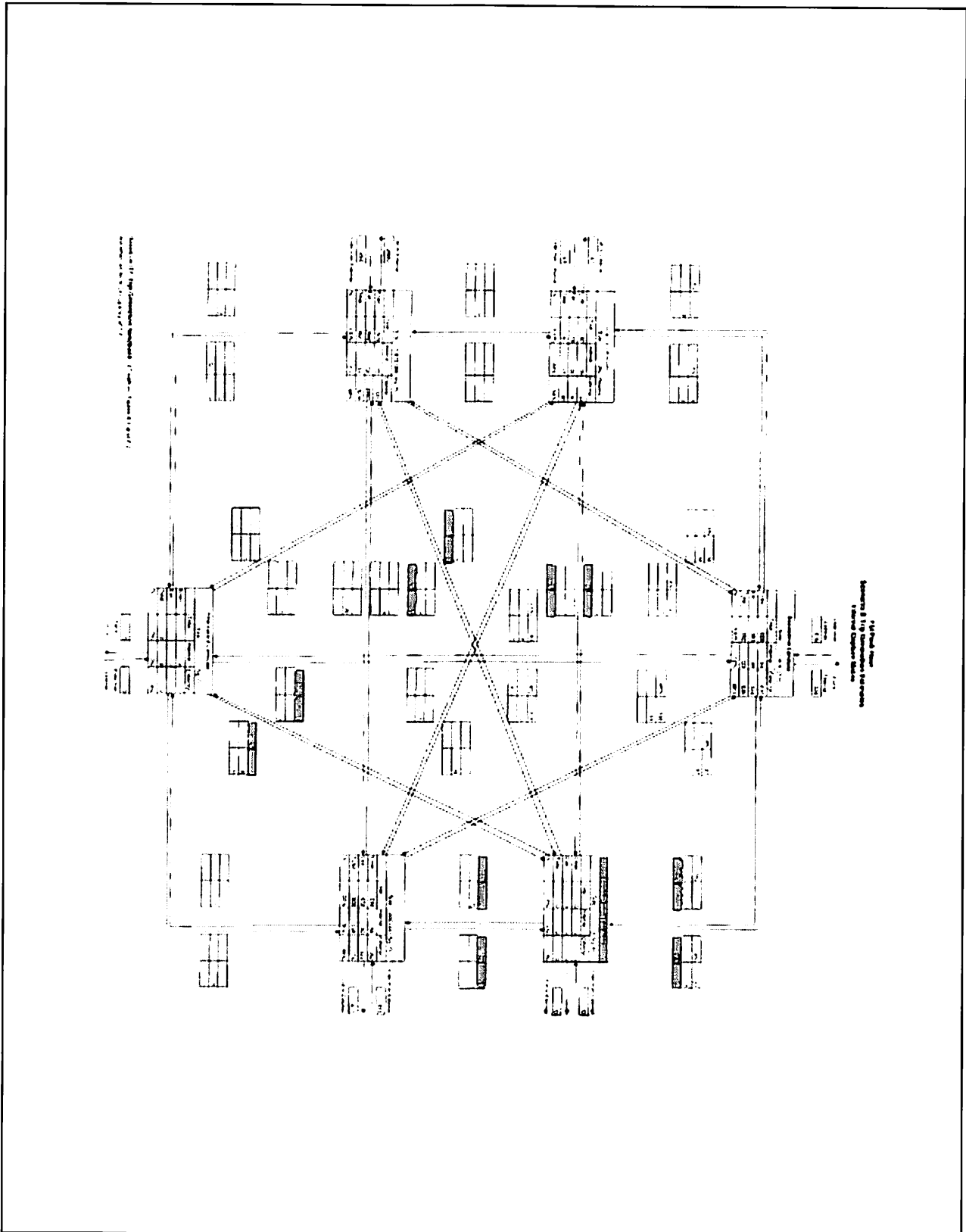
| Land Use | ITE Land Use Code | Size (Number of Units) | Independent Variable (Units) | Daily Estimation Method (Rate or Coefficient) | Gross Daily Trip Ends | P.M. Peak Hour Estimation Method (Rate at Equilibrium) | Gross P.M. Peak Hour Trip Ends | Inbound P.M. Peak Hour Trip Ends | Net New P.M. Peak Hour Trips |
|---------------|-------------------|------------------------|------------------------------|---|-----------------------|--|---|----------------------------------|------------------------------|
| Industrial | 110 | 537,503 | Acres | $T = 3.79x + 37.95$ | 3,811 | $L_{p}(T) = 0.60 \cdot L_{d}(T) + 0.43$ | 173 | 0 | 173 |
| Single Family | 210 | 79 | DUs | $L_{p}(T) = 0.92 \cdot L_{d}(T) - 2.71$ | 837 | $L_{p}(T) = 0.95 \cdot L_{d}(T) + 0.20$ | 81 | 9 | 72 |
| MLO Family | 220 | 2,150 | DUs | $T = 7.56x + 40.86$ | 17,725 | $L_{p}(T) = 0.68 \cdot L_{d}(T) - 0.02$ | 981 | 114 | 867 |
| Hotel | 310 | 250 | Rooms | $T = 11.29x + 476.97$ | 2,398 | $T = 0.75x + 26.02$ | 161 | 71 | 90 |
| Residential | 610 | 500 | Bees | $T = 12.30x + 3086.66$ | 9,247 | $T = 2.08x + 104.00$ | 938 | 0 | 938 |
| Office | 710 | 3,615,696 | Sq. Ft. | $L_{p}(T) = 0.97 \cdot L_{d}(T) + 2.50$ | 36,296 | $L_{p}(T) = 0.95 \cdot L_{d}(T) + 0.36$ | 3,621 | 87 | 3,534 |
| Retail | 820 | 200,000 | Sq. Ft. | $L_{p}(T) = 0.68 \cdot L_{d}(T) + 5.57$ | 9,632 | $L_{p}(T) = 0.74 \cdot L_{d}(T) + 2.89$ | 909 | 134 | 774 |
| | | | | | | | Total Net New P.M. Peak Hour Trips | | 6,446 |
| | | | | | | | Net Change | | 6 |

Reference: ITE Trip Generation, 9th Edition, 2012.

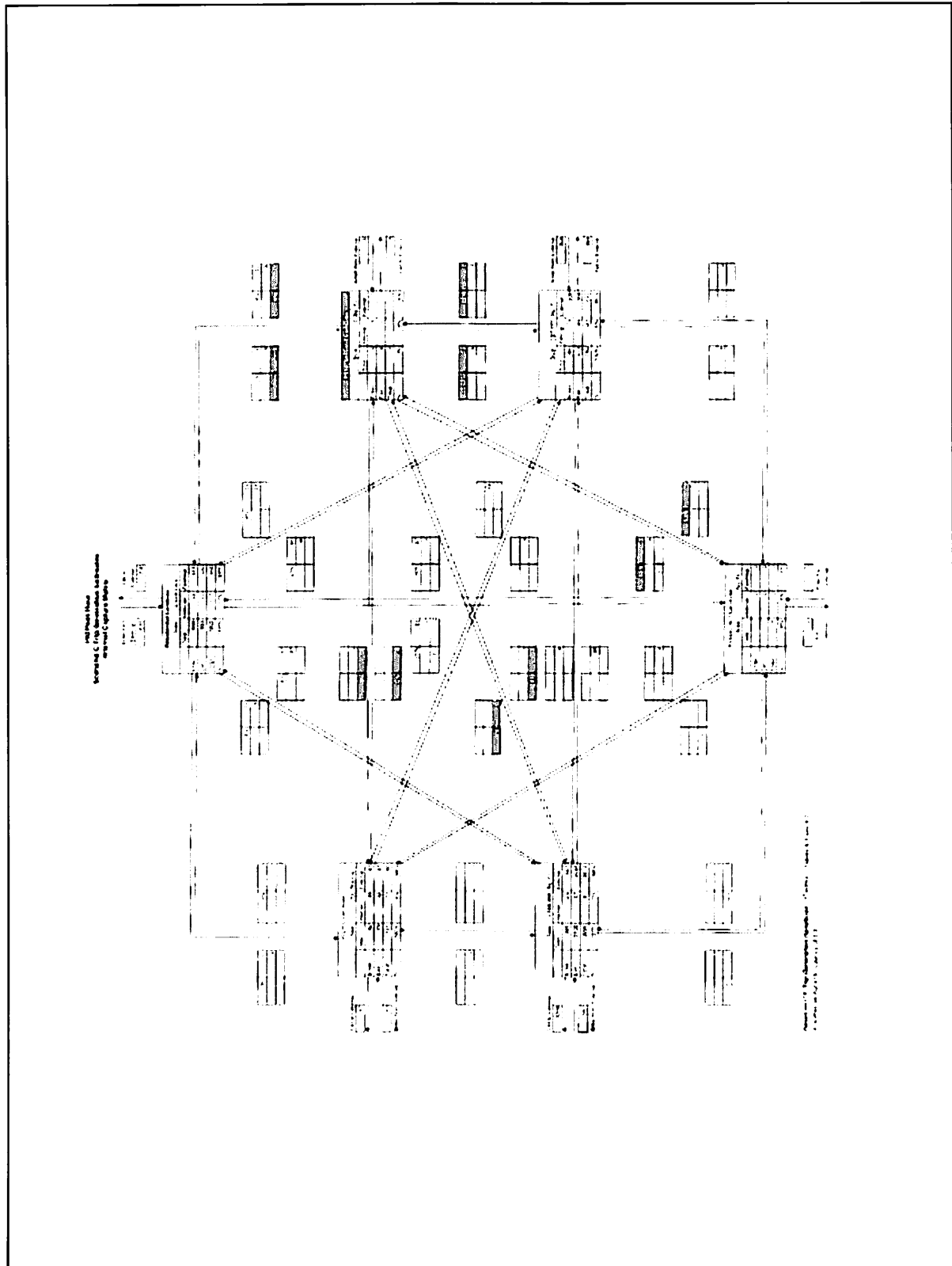
ATTACHMENT E (cont.)
Transportation Analysis Provided by the Applicant



ATTACHMENT E (cont.)
Transportation Analysis Provided by the Applicant



ATTACHMENT E (cont.)
Transportation Analysis Provided by the Applicant



ATTACHMENT F

Review of Duval County Public Schools

Fogarty, Krista

From: Gallup, William R. <GallupW@duvalschools.org>
Sent: Wednesday, August 01, 2018 8:23 AM
To: Parola, Helena
Subject: RE: Review Request for amendment to Flagler Center DRI

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Helena,

Good morning, for the additional 200 units, I have calculated the following:

| SCHOOL | CONCURRENCY SERVICE AREA | STUDENTS GENERATED | SCHOOL CAPACITY (Permanent/Portables) | CURRENT ENROLLMENT 20 Day Count (2017/18) | % OCCUPIED | 4 YEAR PROJECTION |
|------------------------|--------------------------|--------------------|---------------------------------------|---|------------|-------------------|
| Greenland Pines ES | 5 | 33 | 957 | 799 | 83% | 102% |
| Twin Lakes MS #253 | 5 | 15 | 1,462 | 1,212 | 83% | 103% |
| Atlantic Coast HS #268 | 5 | 19 | 2,443 | 2,354 | 96% | 100% |

- Does not include ESE & room exclusions

This would be in addition to the previous calculation provided by Mr. Loehnert on July 14, 2015 for 2,150 units.

W. Randall Gallup, Supervisor
 Facilities Planning
 Duval County Public Schools
 1701 Prudential Drive, Rm 526
 Jacksonville, Florida 32207
 904-390-2358
 904-390-2265 (fax)
gallupw@duvalschools.org

ATTACHMENT F
Review of Duval County Public Schools

Parola, Helena

From: Gallup, William R. <GallupW@duvalschools.org>
Sent: Wednesday, August 1, 2018 9:48 AM
To: Parola, Helena
Cc: Fogarty, Krista
Subject: RE: Review Request for amendment to Flagler Center DRI

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

DCPS currently has a K-8 planned along R.G. Skinner Pkwy near Atlantic Coast HS. However it is presently in year five of our capital plan and funding is not currently available. We also have the ability to temporarily move portables on to a school site if we see enrollment exceeding the permanent facilities. Lastly, the School Board could look into possible boundary changes if all other options are unavailable.

Best Regards,

W. Randall Gallup, Supervisor
Facilities Planning
Duval County Public Schools
1701 Prudential Drive, Rm 526
Jacksonville, Florida 32207
904-390-2358
904-390-2265 (fax)
gallupw@duvalschools.org



DUVAL COUNTY
PUBLIC SCHOOLS
EVERY SCHOOL. EVERY CLASSROOM. EVERY STUDENT. EVERY DAY

ATTACHMENT G
Review of Emergency Preparedness Division



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



WWW.JAXREADY.COM

Date: August 15, 2018

To: Krista Fogarty, City Planner I, Planning and Development Department

From: Noah Ray, Program Administrator, Emergency Preparedness Division

RE: Requested Review of Flagler Center Notice of Proposed Change (NOPC) DRI Development Order (DO) Amendment

Ms. Fogarty,

The Emergency Preparedness Division has reviewed the notice of proposed amendment for the Flagler Center Duval County, on behalf of the Division of Emergency Preparedness and the Jacksonville Fire and Rescue Department (JFRD). Please note that no individual address has been provided for review, therefore this review shall apply generally to the entirety of the Flagler Center development.

The Division has the following comments:

Flood Hazard Zones

The developed portions of the Flagler Center are not located within the floodplain or any special flood hazard area. Figure 1 illustrates the 100 and 500 year flood plains graphically represented at the property locations. The northern perimeter of the Flagler Center is bordered by Big Davis Creek, and the southern perimeter is bordered by Corklan Branch. Any new development in close proximity to either water source should be reviewed to ensure there will be no alteration to the floodplain or the dynamics of flooding in the location.

ATTACHMENT G (cont.)
Review of Emergency Preparedness Division



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



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Figure 1: Flood Hazard Layer



Source: <http://maps.coi.net/DuvalProperty/#; Flood Zones Layer>

ATTACHMENT G (cont.)
Review of Emergency Preparedness Division



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



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Evacuation Zones and Routes

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

Figure 2: Evacuation Zones



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

The primary evacuation routes for areas west of the beaches are the major highways Interstate 95 and Interstate 10, which allow for evacuation to the North and West respectively. A secondary route exists via Normandy Boulevard (eastbound). Interstate 95, which will provide access to Northbound Traffic, is located no more than approximately 2.5 miles of any point within the development. Figure 3 illustrates the evacuation routes which are located nearest in proximity to the development.

ATTACHMENT G (cont.)

Review of Emergency Preparedness Division

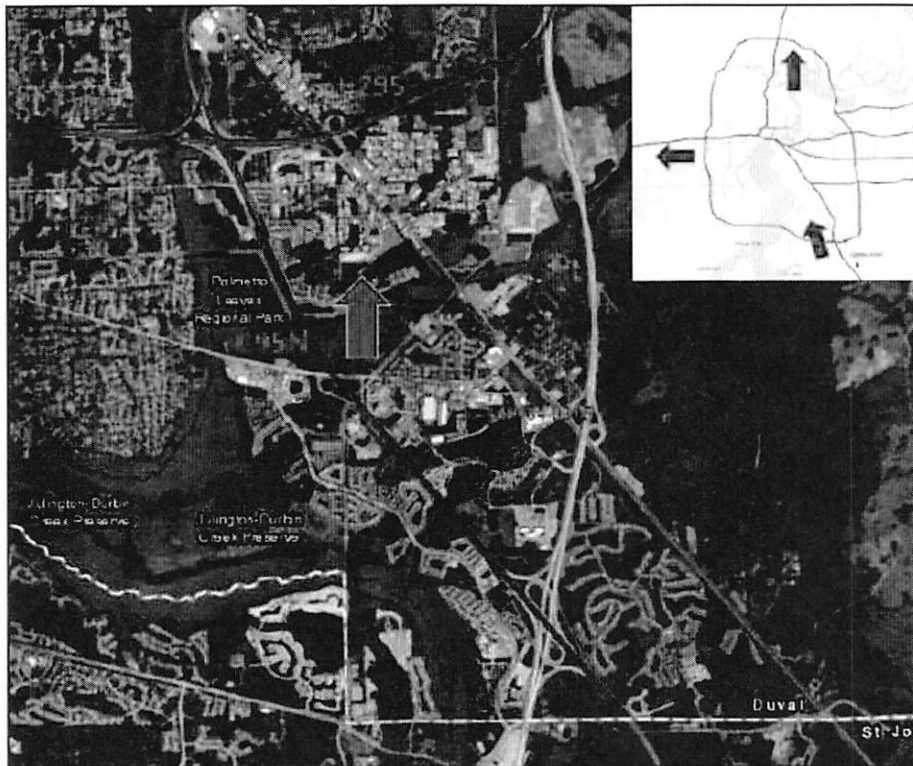


JACKSONVILLE FIRE & RESCUE
EMERGENCY PREPAREDNESS DIVISION
515 NORTH JULIA STREET
JACKSONVILLE, FL 32202



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Figure 3: Evacuation Routes



Source: <http://maps.coi.net/DuvalProperty/#; Evacuation Route Layer>

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

The changes proposed through the Flagler Center Notice of Proposed Change (NOPC) DRI Development Order (DO) Amendment should have a minimal impact, if any, on evacuation timing or evacuation shelter populations within Duval County.

ATTACHMENT H

**Application dated June 12, 2018 and revised July 12, 2018
(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, Raymond J. Spofford, the undersigned owner/authorized representative of FDG Flagler Center Land, LLC, hereby give notice of a proposed change (developer)

to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Flagler Center (f.k.a. Gran Park at Jacksonville) development, which (original & current project names)

information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to Duval County, (local government)

to the Northeast Florida Regional Planning Council, and to the Bureau of Community Planning, Department of Economic Opportunity.

6/12/18
Date

Raymond J. Spofford
Authorized Agent for FDG Flagler Center
Land, LLC

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

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts. **There is no proposed change to Map H Conceptual Master Plan.**

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

| | |
|--|------------------------------|
| <p>Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.</p> | |
| <p>YES _____</p> | <p>NO <u> X </u> _____</p> |

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates. **No.**

11. Will the proposed change require an amendment to the local government comprehensive plan? **No.**

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

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions. **There is no proposed change to Map H Conceptual Master Plan. See attached NOPC Description.**

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;
- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;
- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;
- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;
- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and
- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.

See attached NOPC Description and Exhibit A.

FLAGLER CENTER
Notice of Proposed Change (NOPC) Description
June 12, 2018
Revised July 12, 2018

1. **Applicant**

England-Thims & Miller, Inc.
Raymond J. Spofford, AICP
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Phone: (904) 642-8990
E-mail: spoffordr@etminc.com

2. **Owner**

FDG Flagler Center Land, LLC
Kolleen O.P. Cobb
Vice President
2855 South LeJeune Road, 4th Floor
Coral Gables, Florida 33134
Phone: (305) 520-2300
E-mail: Alex.Vargas@Feci.com

3. **Tax Parcel Numbers**

Note that the companion PUD application includes only one parcel of land owned by FDG Flagler Center Land, LLC, parcel no. 168084 0305.

4. **Proposed Changes**

This application for a Notice of Proposed Change (“NOPC Application”) to the Flagler Center DRI is submitted on behalf of FDG Flagler Center Land, LLC (“Flagler”). This NOPC application consists of a completed State of Florida Department of Economic Opportunity, Bureau of Community Planning Form DEO-BCP-PROPCHANGE-1 and this NOPC Description, as well as all referenced exhibits, including the specific, proposed ordinance changes to the Flagler Center DRI attached as Exhibit A to this NOPC application.

The Flagler Center DRI Development Order was adopted by the Jacksonville City Council by Resolution 89-821-339 on September 26, 1989 and was subsequently amended by Ordinance 2001-497-E, adopted June 26, 2001, Ordinance 2001-1156-E, adopted December 11, 2001, Ordinance 2003-596-E, adopted June 10, 2003, Ordinance 2005-87-E adopted February 8, 2005, Ordinance 2007-1347-E adopted January 22, 2008, Ordinance

2012-455-E adopted August 28, 2012, Ordinance 2013-307-E adopted June 25, 2013, and Ordinance 2015-548-E adopted September 8, 2015.

Flagler Center DRI has developed into a mixed use development consisting of light industrial, office, residential, hotel, retail and hospital uses. The proposed change to the Flagler Center DRI Development Order is to increase the maximum allowed multi-family residential development allowed by the land use conversion minimums and maximums table. Increasing the potential for multi-family dwelling units will allow for housing options in proximity to employees within the DRI without any increase in off-site traffic impacts.

This Notice of Proposed Change does not involve an increase or decrease of development rights or a change to the Master Development Plan Map H. The current uses allowed within the Flagler Center DRI, with conversions made to date, are as follows:

| | |
|--------------------------------|--|
| Industrial | 75 acres |
| Office | 3,898,896 sq. ft. (including 600,000 sq. ft. from Bartram Park) |
| Commercial | 200,000 sq. ft. |
| Hospital | 500 Beds |
| Hotel | 250 Rooms |
| Multi-Family Residential (MF) | 2,124 Dwelling Units |
| Single Family Residential (SF) | 79 Dwelling Units |
| Senior Care | 30 Beds |
| Senior Housing | 0 Dwelling Units |

The proposed change would increase the maximum multi-family residential development allowed by the land use conversion minimums and maximums table. The current DRI Development Order approved land use minimums and maximums are listed below with the proposed change in a strikethrough and underline format:

| | <u>Minimum</u> | <u>Maximum</u> |
|--------------------------------|--------------------|--|
| Industrial | 45 acres | 150 acres |
| Office | 2,500,000 sq. ft. | 4,700,000 sq. ft. (including 600,000 sq. ft. from Bartram Park) |
| Commercial | 80,000 sq. ft. | 220,000 sq. ft. |
| Hospital | 250 Beds | 500 Beds |
| Hotel | 150 Rooms | 300 Rooms |
| Multi-Family Residential (MF) | 400 Dwelling Units | 2,150 <u>2,350</u> Dwelling Units |
| Single Family Residential (SF) | 0 Dwelling Units | 150 Dwelling Units |
| Senior Care (SC) | 0 Beds | 350 Beds |
| Senior Housing (SH) | 0 Dwelling Units | 500 Dwelling Units |

Exhibit List

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

Exhibit A

Section 1. On page 6 of Exhibit B of Resolution 89-821-339 (Specific Conditions: Land Use) as subsequently amended, this section is hereby amended as follows:

The total amount of development, subject to limited conversion rights, is ~~69~~ 75 acres of Light Industrial development, ~~4,545,100~~, 3,898,896 square feet of Office development, 200,000 square feet of Commercial development, 500 Hospital Beds, 250 Hotel Rooms, ~~670~~ 2,124 Multi-Family Residential Dwelling Units, 79 Single Family Residential Dwelling Units, 0, 30 Senior Care Beds, and 0 Senior Adult Dwelling Units.

The Applicant shall be allowed to interchange land use types at a conversion ratio of:

| | |
|--------------------------|-------------------------------------|
| 1 acre Lt. Industrial | =6,100 Sq. Ft. Office |
| 1 acre Lt. Industrial | =795 Sq. Ft. Commercial |
| 1 acre Lt. Industrial | =5.95 Hospital Beds |
| 1 acre Lt. Industrial | = 33.0 Senior Care Bed |
| 1 acre Lt. Industrial | = 26.889 Senior Adult Dwelling Unit |
| 1,000 Sq. Ft. Commercial | =7,673 Sq. Ft. Office |
| 1,000 Sq. Ft. Commercial | =1.25 acre Light Industrial |
| 1,000 Sq. Ft. Commercial | =4.48 Hospital Beds |
| 1,000 Sq. Ft. Commercial | =6.048 Multi-Family Dwellings |
| 1,000 Sq. Ft. Commercial | =6.356 Hotel Rooms |
| 1,000 Sq. Ft. Commercial | =3.693 Single Family Dwellings |
| 1,000 Sq. Ft. Commercial | =16.955 Senior Care Bed |
| 1,000 Sq. Ft. Commercial | =13.815 Senior Adult Dwelling Unit |
| 1,000 Sq. Ft. Office | =130 Sq. Ft. Commercial |
| 1,000 Sq. Ft. Office | =0.164 acre Light Industrial |
| 1,000 Sq. Ft. Office | =1.22 Hospital Beds |
| 1,000 Sq. Ft. Office | =2.403 Multi-Family Dwellings |
| 1,000 Sq. Ft. Office | =2.525 Hotel Rooms |
| 1,000 Sq. Ft. Office | =1.475 Single Family Dwellings |
| 1,000 Sq. Ft. Office | =6.773 Senior Care Bed |
| 1,000 Sq. Ft. Office | =5.519 Senior Adult Dwelling Unit |
| 1 Hospital Bed | =0.168 acre Light Industrial |
| 1 Hospital Bed | =819 Sq. Ft. Office |
| 1 Hospital Bed | =223 Sq. Ft. Commercial |
| 1 Hospital Bed | =1.968 Multi-Family Dwelling |
| 1 Hospital Bed | =2.068 Hotel Rooms |
| 1 Hospital Bed | =1.297 Single Family Dwelling |
| 1 Hospital Bed | =5.955 Senior Care Bed |
| 1 Hospital Bed | =4.852 Senior Adult Dwelling Unit |
| 1 Multi-Family Dwelling | =165 Sq. Ft. Commercial |
| 1 Multi-Family Dwelling | =416 Sq. Ft. Office |

| | |
|------------------------------|-----------------------------------|
| 1 Multi-Family Dwelling | =0.51 Hospital Beds |
| 1 Multi-Family Dwelling | =0.085 acre Light Industrial |
| 1 Multi-Family Dwelling | =1.05 Hotel Rooms |
| 1 Multi-Family Dwelling | =0.614 Single Family Dwelling |
| 1 Multi-Family Dwelling | =2.818 Senior Care Bed |
| 1 Multi-Family Dwelling | =2.296 Senior Adult Dwelling Unit |
| 1 Hotel Room | =157 Sq. Ft. Commercial |
| 1 Hotel Room | =395 Sq. Ft. Office |
| 1 Hotel Room | =0.484 Hospital Beds |
| 1 Hotel Room | =0.081 acre Light Industrial |
| 1 Hotel Room | =0.952 Multi-Family Dwelling |
| 1 Hotel Room | =0.584 Single Family Dwelling |
| 1 Hotel Room | =2.682 Senior Care Bed |
| 1 Hotel Room | =2.185 Senior Adult Dwelling Unit |
| 1 Single Family Dwelling | =271 Sq. Ft. Commercial |
| 1 Single Family Dwelling | =678 Sq. Ft. Office |
| 1 Single Family Dwelling | =0.771 Hospital Beds |
| 1 Single Family Dwelling | =0.139 acre Light Industrial |
| 1 Single Family Dwelling | =1.712 Hotel Rooms |
| 1 Single Family Dwelling | =1.629 Multi-Family Dwellings |
| 1 Single Family Dwelling | =4.591 Senior Care Bed |
| 1 Single Family Dwelling | =3.741 Senior Adult Dwelling Unit |
| 1 Senior Care Bed | =59 Sq. Ft. Commercial |
| 1 Senior Care Bed | =148 Sq. Ft. Office |
| 1 Senior Care Bed | =0.168 Hospital Beds |
| 1 Senior Care Bed | =0.03 acre Light Industrial |
| 1 Senior Care Bed | =0.355 Multi-Family Dwelling |
| 1 Senior Care Bed | =0.218 Single Family Dwelling |
| 1 Senior Care Bed | =0.373 Hotel Rooms |
| 1 Senior Care Bed | =0.815 Senior Adult Dwelling Unit |
| 1 Senior Adult Dwelling Unit | =72 Sq. Ft. Commercial |
| 1 Senior Adult Dwelling Unit | =181 Sq. Ft. Office |
| 1 Senior Adult Dwelling Unit | =0.206 Hospital Beds |
| 1 Senior Adult Dwelling Unit | =0.037 acre Light Industrial |
| 1 Senior Adult Dwelling Unit | =0.435 Multi-Family Dwelling |
| 1 Senior Adult Dwelling Unit | =0.267 Single Family Dwelling |
| 1 Senior Adult Dwelling Unit | =0.458 Hotel Rooms |
| 1 Senior Adult Dwelling Unit | =1.227 Senior Care Bed |

Provided, however that the allowable land uses as converted, shall be within the following minimum and maximum amounts:

| | Minimum | Maximum |
|--------------------------------|--------------------|--|
| Industrial | 45 acres | 150 acres |
| Office | 2,500,000 sq. ft. | 4,700,000 sq. ft. (including 600,000 sq. ft. from Bartram Park) |
| Commercial | 80,000 sq. ft. | 220,000 sq. ft. |
| Hospital | 250 Beds | 500 Beds |
| Hotel | 150 Rooms | 300 Rooms |
| Multi-Family_Residential (MF) | 400 Dwelling Units | 2,150 <u>2,350</u> Dwelling Units |
| Single Family_Residential (SF) | 0 Dwelling Units | 150 Dwelling Units |
| Senior Care (SC) | 0 Beds | 350 Beds |
| Senior Housing (SH) | 0 Dwelling Units | 500 Dwelling Units |

Section 2. The phase II, and build out, ~~termination and downzoning protection~~ dates of the Flagler Center DRI Development Order is ~~March 24, 2025~~ May 21, 2028 for all lands within the DRI other than the Combined Parcel. The buildout date for the Combined Parcel is November 24, 2023 and the expiration date for the Combined Parcel is March 25, 2030. The termination and downzoning protection date of the Flagler Center DRI Development Order is May 23, 2033.

Section 3. The Council has reviewed the proposed change to the Flagler Center DRI and has determined that such changes do not constitute a substantial deviation as such term is defined in Section 380.06(19), Florida Statutes.

Section 4. This Ordinance supersedes any conflicting provisions of the previously approved development order, the application for development approval and any amendments, supplements or interpretations thereof previously issued by or on behalf of the City.

Section 5. This Ordinance shall become effective upon signature of the Mayor or upon becoming effective without the Mayor's signature.

Exhibit B

Substantial Deviation Determination Chart

SUBSTANTIAL DEVIATION DETERMINATION CHART

| 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. | | | |

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

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

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SUBSTANTIAL DEVIATION DETERMINATION CHART

| | | | | |
|------------------|---|-----------|-----------|---|
| Airports (cont.) | # External Vehicle Trips | | | |
| | D.O. Conditions | | | |
| | ADA representations | | | |
| Hospitals | # Beds | No change | 0 | 250 beds (Ord. 2001-1156-E 500 beds (Ord. 2007-1347)) |
| | # Parking Spaces | | | |
| | Building (gross square feet) | | | |
| | Site locational changes | | | |
| | Acreage, including drainage, ROW, easements, etc. | | | |
| | External Vehicle Trips | | | |
| | D.O. conditions | | | |
| | ADA representations | | | |
| Industrial | Acreage, including drainage, ROW, easements, etc. | No change | 558 acres | 449.98 acres (4-29-02); 363.094 acres (3-21-03); 50 acres (Ord. 2005-87-E) 46 acres (Ord. 2007-1347-E) 45 acres (Ord. 2012-455-E) 69 acres (4-7-14) 75 acres (11-15-16) |
| | # Parking spaces | | | |
| | Building (gross square feet) | | | |
| | # Employees | | | |
| | chemical storage (barrels and pounds) | | | |

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

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

SUBSTANTIAL DEVIATION DETERMINATION CHART

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

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

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

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SUBSTANTIAL DEVIATION DETERMINATION CHART

| | | | | |
|----------------------------|--|-----------|-----------------|---|
| | Building (gross square feet) | No change | 500,000 sq. ft. | 750,000 sq. ft. (See 4-17-01 NOPC Application); 902,500 sq. ft. (4-29-02) 1,432,500 sq. ft. (3-21-03) 2,032,500 sq. ft. (6-25-03) ¹ ; 4,200,000 sq. ft. (2-11-05) ¹ 4,400,000 sq. ft. (Ord. 2007-1347) ¹ 4,700,000 sq. ft. (Ord. 2012-455) 4,553,600 sq. ft. (4-7-14) 4,545,100 sq. ft. (11-7-14) 4,357,600 sq. ft. (12-9-15) 4,251,936 sq. ft. (6-14-16) 4,247,496 sq. ft. (8-19-16) 4,210,896 sq. ft. (11-15-16) 4,022,032 sq. ft. (10-20-17) 3,898,896 sq. ft. (11-22-17) |
| | # Parking Spaces | | | |
| | # Employees | | | |
| | Site locational changes | | | |
| | # External vehicle trips | | | |
| | D.O. Conditions | | | |
| Office (cont.) | ADA representations | | | |
| Petroleum/Chemical Storage | Storage Capacity (barrels and/or pounds) | | | |
| | Distance to Navigable Waters (feet) | | | |
| | Site locations changes | | | |
| | Facility Acreage, including drainage, ROW, easements, etc. | | | |

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

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

SUBSTANTIAL DEVIATION DETERMINATION CHART

| | | | | |
|-----------------|--|-----------|---|--|
| | # External vehicle trips | | | |
| | D.O. Conditions | | | |
| | ADA representations | | | |
| Ports (Marinas) | # Boats, wet storage | | | |
| | # Boats, dry storage | | | |
| | Dredge and fill (cu. yds.) | | | |
| | Petroleum storage (gals.) | | | |
| | Site locational changes | | | |
| | Port Acreage, including drainage, ROW, easements, etc. | | | |
| | # External vehicle trips | | | |
| | D.O. Conditions | | | |
| | ADA representations | | | |
| Residential | # Dwelling units | No change | 0 | 500 multi family units (2-11-05) 79 single family units (8-28-12) |
| | Type of dwelling units | | | 650 MF (Ord. 2007-1347-E) 79 SF (Ord. 2012-455-E) 670 MF (11-7-14) 1,120 MF (12-9-15) 1,374 MF (6-14-16) 1,828 MF (10-20-17) 2,124 MF (11-22-17) |
| | # of lots | | | |
| | Acreage, including drainage, ROW, easements, etc. | | | |

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

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

SUBSTANTIAL DEVIATION DETERMINATION CHART

| | | | | |
|----------------------------|---|-----------|----------------|--|
| | Site locational changes | | | |
| | # External vehicle trips | | | |
| | D.O. Conditions | | | |
| Wholesale, Retail, Service | Acreage, including drainage, ROW, easements, etc. | | | |
| | Floor Space (gross square feet) | No change | 80,000 sq. ft. | 170,000 sq. ft. (2-11-05) 200,000 sq. ft. (Ord. 2012-455) |
| | # Parking Spaces | | | |
| | # Employees | | | |
| | Site locational changes | | | |
| | # External vehicle trips | | | |
| | D.O. Conditions | | | |
| | ADA representations | | | |

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

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

SUBSTANTIAL DEVIATION DETERMINATION CHART

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

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

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

SUBSTANTIAL DEVIATION DETERMINATION CHART

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

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

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

Exhibit C

Authorization Letter

FDG FLAGLER CENTER LAND, LLC
2855 LeJeune Road, 4th Floor
Coral Gables, FL 33134

June 4, 2018

TO WHOM IT MAY CONCERN:

The undersigned, **FDG Flagler Center Land, LLC** (f/k/a Flagler Development Company, LLC) a Florida limited liability company (the "Developer"), is the developer of the real property located in Jacksonville, Duval County, Florida, located within the Flagler Center Development of Regional Impact (the "DRI"). The Developer hereby authorizes **ENGLAND-THIMS & MILLER, INC.**, and such authorized agents they may appoint from time to time, to act as agents on behalf of the Developer, and to submit such applications, papers, documents, requests and other matters necessary to submit for and obtain land use approvals and development permits as to the DRI and Flagler Center Planned Unit Development. Such approvals, permits and related applications may include, but are not limited to, amendments to a Development of Regional Impact Development Order under chapter 380, Florida Statutes, rezoning applications, minor modifications, and any other related land use approvals and development permits for such property.

**FDG FLAGLER CENTER LAND,
LLC**, a Florida limited liability company

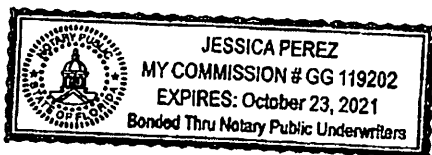
By: _____

Kolleen O.P. Cobb
Kolleen O.P. Cobb
As its Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 12th day of JUNE 2018, by Kolleen O.P. Cobb, the Vice President of **FDG FLAGLER CENTER LAND, LLC**, a Florida limited liability company, on behalf of the company. She is personally known to me.



Jessica Perez

NOTARY PUBLIC

State of Florida