

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2020-346

Introducer/Sponsor(s): LUZ Committee

Date of Introduction: June 23, 2020

Committee(s) of Reference: LUZ

Date of Analysis: June 25, 2020

Type of Action: Amendment of previously-approved DRI

Bill Summary: The bill approves an amendment to the Flagler Center (formerly known as Gran Park at Jacksonville) development of regional impact to increase the maximum number of multi-family residential units permitted from 2,600 to 3,200 via conversion of other uses and determines that the amendment is consistent with the 2030 Comprehensive Plan and the Land Development Regulations.

Background Information: The Gran Park at Jacksonville DRI was originally approved via Resolution 89-821-339 and subsequently amended several times. This amendment proposes to increase the maximum multi-family residential development allowed by the land use conversion minimums and maximums table from 2,600 units to 3,200 units. The developer's application for the amendment says that 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, which is corroborated by a traffic engineering study. It also says that the proposed change does not involve an increase or decrease of development rights or a change to the Master Development Plan Map.

Policy Impact Area: DRI development

Fiscal Impact: The applicant paid an application review fee in the amount of \$2,494.63.

Analyst: Clements