

Report of the Jacksonville Planning and Development Department

**Application for Change (AFC) to the
Bartram Park Development of Regional Impact (DRI)**

Ordinance No.: 2021-304

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.

Planning District: District 3, Southeast

City Council District: District 11

Development Area: Suburban

Applicant: Emily Pierce, Esquire, Rogers Towers, P.A.

Requested Action: This request would expand the boundaries of the DRI to incorporate 9.42 acres abutting the southern boundary of the Bartram Park DRI, just north of Racetrack Road. The site would be identified on the Master Plan Map H to the DRI as Parcel 55 for "Office /Commercial /Residential /Hotel" uses. No increase or decrease in development rights or to the land use conversion minimums and maximums table of the DRI is proposed.

RECOMMENDATION: APPROVE

APPLICANT'S JUSTIFICATION FOR THE APPLICATION FOR CHANGE TO THE DRI

The property will be added to the existing DRI, increasing the size of the DRI from 3773.95 acres to 3784.85 acres. No new entitlements are being requested for proposed Parcel 55. Instead, existing multi-family development rights will be allocated to Parcel 55. Therefore there will be no increase in intensity or density of the DRI.

BACKGROUND

The Bartram Park Development of Regional Impact (DRI) is approximately 3,773 acres with the majority 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 north and east 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.

The change to the DRI expands the boundaries of the Bartram Park DRI to incorporate a 9.42 acre site abutting the southern boundary of the DRI, along the north side of Racetrack Road. The site would be identified on the Master Plan Map H to the DRI as Parcel 55 for "Office /Commercial /Residential /Hotel" uses. The Map H uses identified for proposed Parcel 55 are consistent with those of abutting DRI uses.

Special Condition VII of the DRI development order requires the widening of Racetrack Road from Bartram Park Boulevard east to the entrance of Bartram Springs Boulevard/ Parkway. According to the applicant, the addition of the subject parcels to the DRI will provide the associated right-of-way needed for the widening of Racetrack Road and therefore, fulfill Special Condition VII.

The proposed change to expand the boundary of the DRI requires an application adopted through local legislation. Companion Ordinance 2021-303 proposes a future land use map amendment from Agriculture-4 (AGR-4) and Neighborhood Commercial (NC) to Multi-Use (MU) in the Suburban Development Area to allow for multi-family residential development. The proposed MU land use designation is subject to Future Land Use Element (FLUE) Site Specific Policy 4.3.2 for the Bartram Park DRI Multi-Use Area. Additionally, companion Ordinance 2021-305 would rezone the site to PUD limiting allowed uses consistent with the residential land use categories. The proposed land use and zoning changes are consistent with the changes proposed in the subject application.

Future Land Use Policy 4.3.2 for the Bartram Park DRI Multi-Use Area identifies the land use categories allowed in the DRI.

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 expansion of the DRI boundaries does not change the current types of uses within the DRI. Additionally, no increase or decrease in development rights or to the land use conversion minimums and maximums table of the DRI is proposed.

CONSISTENCY EVALUATION

The subject DRI change will spread the existing development entitlements from the current boundaries of the Bartram Park DRI to the proposed boundaries of the Bartram Park DRI which includes the addition of 9.42 acres, Parcel 55. Therefore, there will be no increase in entitlements and no affect in impacts to the surrounding area.

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

A companion Land Use Amendment, Ordinance 2021-303, for the proposed Parcel 55 9.42 acre site would change the land use category to Multi-Use (MU), subject to FLUE Site Specific Policy 4.3.2 for the Bartram Park DRI Multi-Use Area. 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 AFC to the DRI is consistent with the following Objective and Policies of the **Future Land Use Element** of the 2030 Comprehensive Plan.

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

development phasing, programming and appropriate oversizing of public facilities, and zoning and subdivision regulations.

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

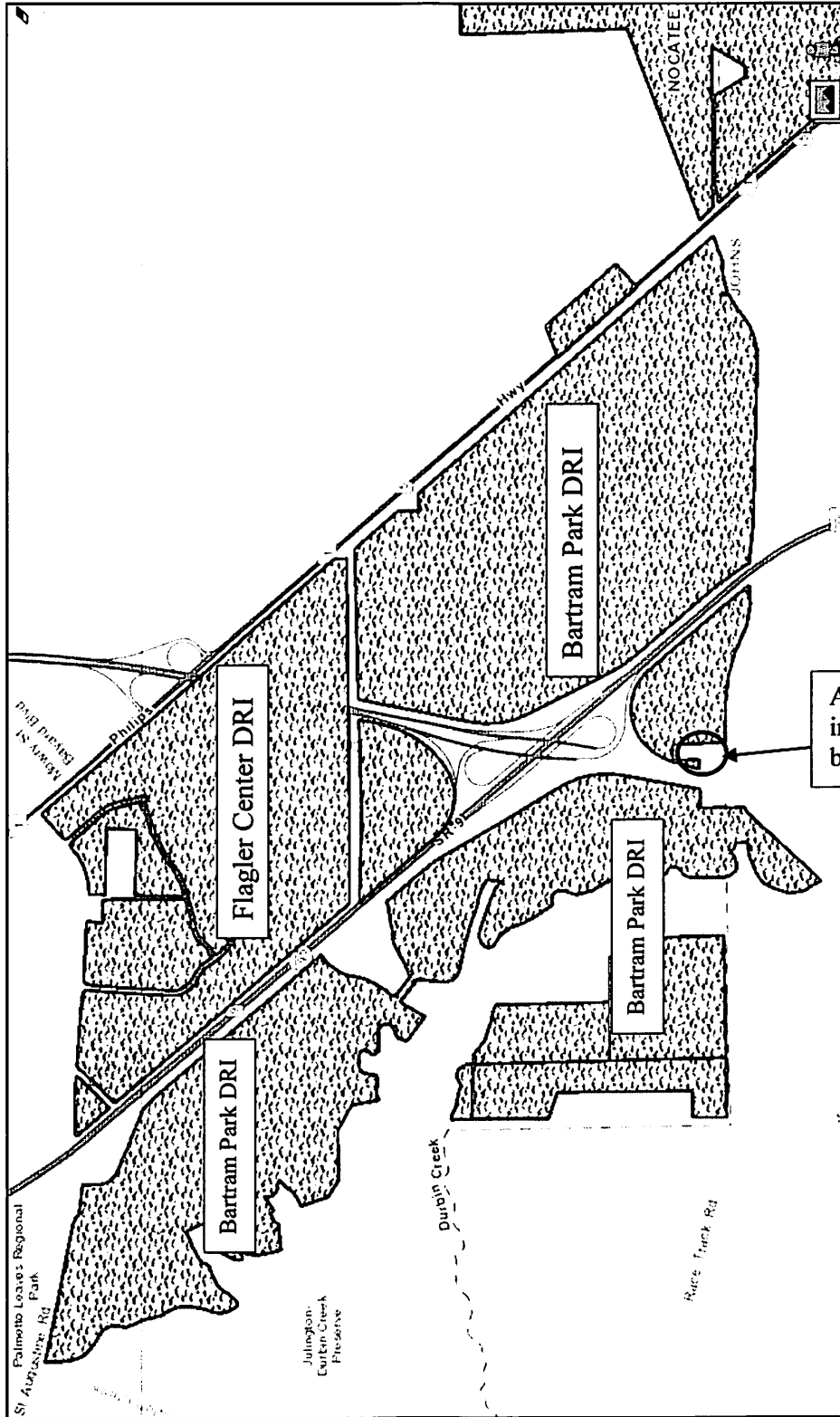
Policy 3.4.2 The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

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.

Given the surrounding MU land use categories subject to FLUE Site Specific Policy 4.3.2 and the Bartram Park DRI, the proposed expansion of the DRI boundaries is a logical extension of the Multi-Use Area resulting in a compatible and appropriate transition of use for the area. Proposed Parcel 55 allows Office /Commercial /Residential /Hotel uses encouraging development of the site while incorporating the project into the larger mixed use area, meeting FLUE Objective 3.1 and Policies 1.2.1, 3.4.2 and 4.3.2.

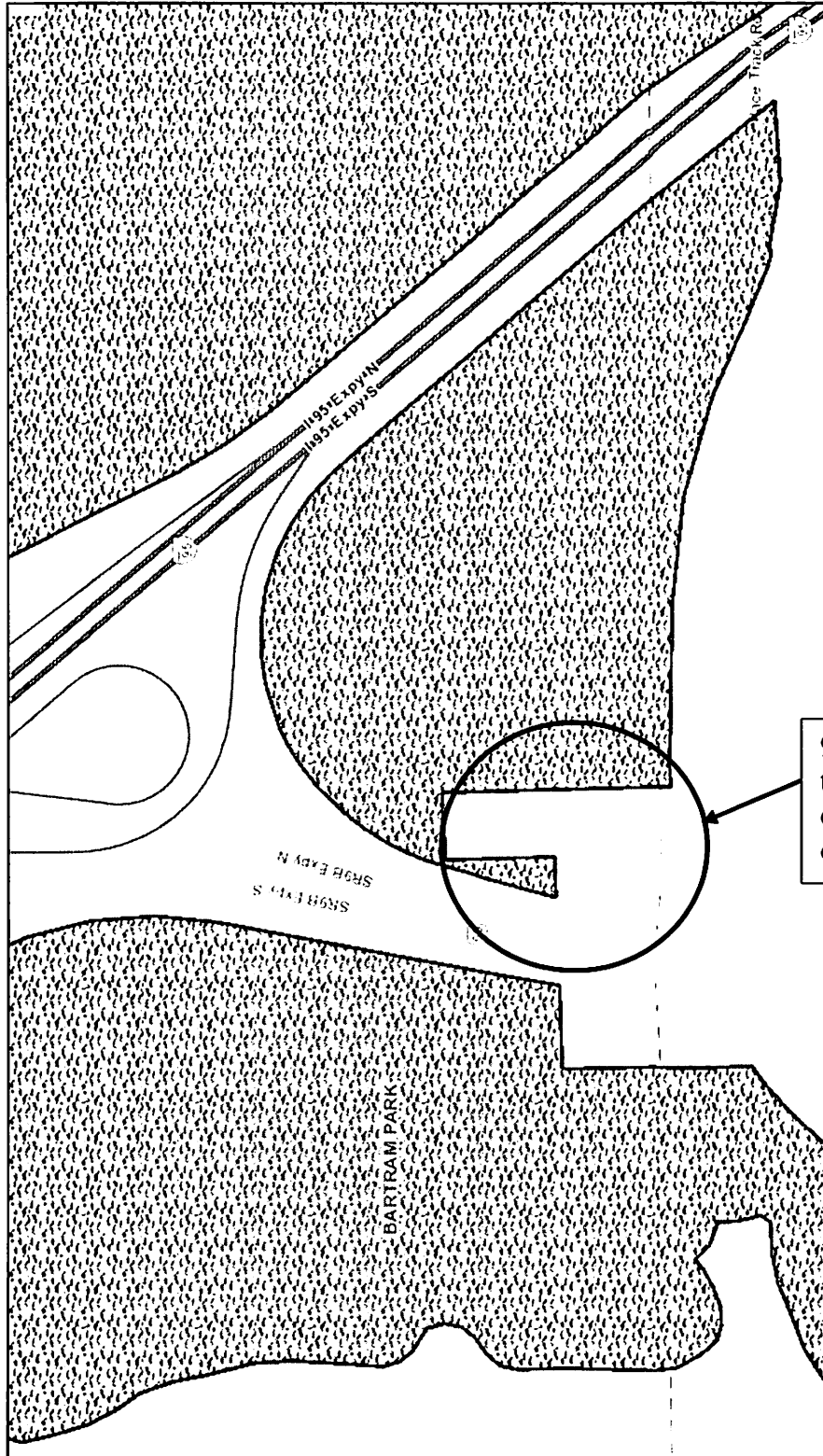
The proposed modification does not change the current types of uses within the DRI. Additionally, no increase or decrease in development rights or to the land use conversion minimums and maximums table of the DRI is proposed. Any changes to the set amount of approved development rights of the DRI would 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.

DRI LOCATION MAP



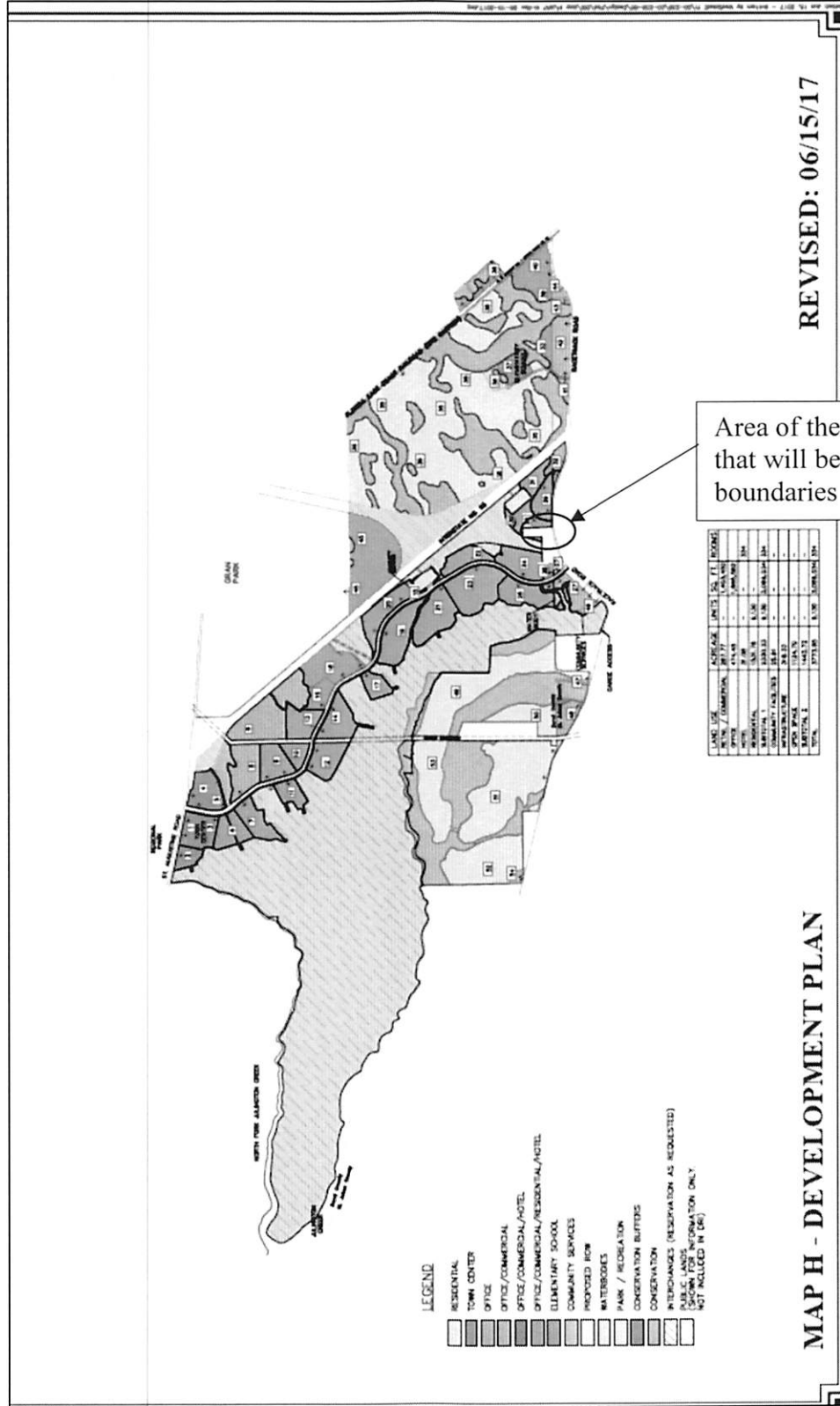
Area proposed to be included in the expanded boundaries of the DRI

DRI LOCATION MAP- CLOSE UP OF EXPANSION AREA

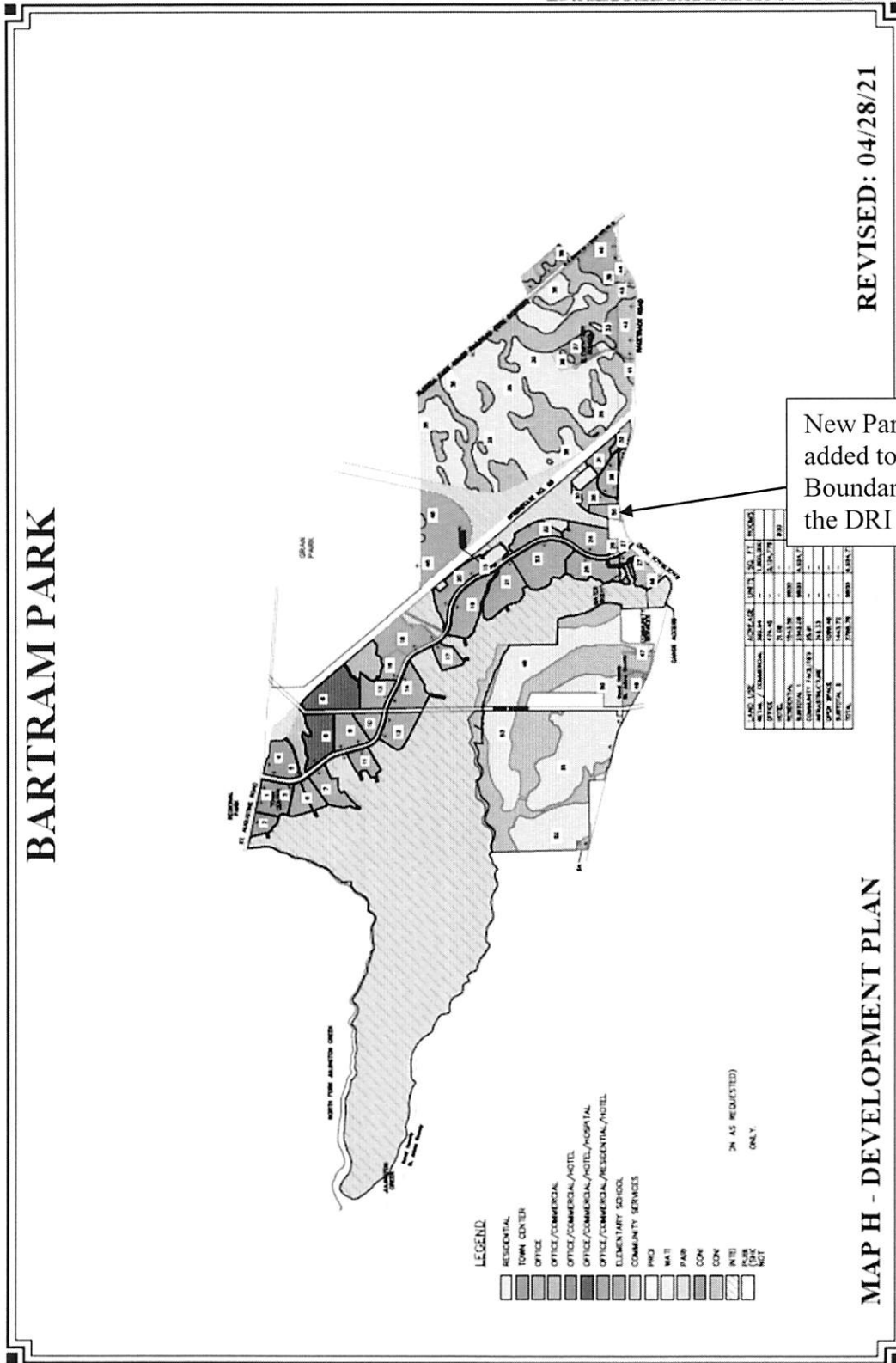


9.42 Acres proposed to be included in the expanded boundaries of the DRI

CURRENT MASTER PLAN MAP H



PROPOSED MASTER PLAN MAP H



**APPLICATION FOR CHANGES TO A
DEVELOPMENT OF REGIONAL IMPACT (DRI)
UNDER SECTION 380.06(7), FLORIDA STATUTES**

**City of Jacksonville
Planning and Development Department**

1. **DRI Name:** The Bartram Park DRI
2. **Date of Application:** April 19, 2021
3. **Applicants (name, address, email, phone).**

Master Developer:

Arthur E. Lancaster, Vice President
Winslow Farms Ltd.
700 Ponte Vedra Lakes Blvd
Ponte Vedra Beach, FL 32082-1260

Developer of Parcel 55:

Matthew Marshall, Vice President of Development
RISE Properties, LLC
129 North Patterson Street
Valdosta, Georgia 31601

Additional Property Owners:

Carolyn Keen
5255 Racetrack Road Lot 1
Jacksonville, FL 32259

New Era Development Co., Inc.
c/o Siamic Mashod
2217 Alicia Lane
Atlantic Beach, FL 32233

The George L. Waldoch Trust, Dated March 12, 2007
3718 Marbon Road
Jacksonville, FL 32223-3228

4. Authorized Agents (name, address, email, phone).

Emily G. Pierce, Esq.
Rogers Towers
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207
epierce@rtlaw.com
(904) 398-3911

Ray Spofford, AICP
Vice President, Director of Planning
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Spofford@etminc.com
(904) 265-3189

5. Location of approved DRI and proposed amendment. (Include RE# and Address along with other location identifiers)

Winslow Farms, Ltd., the Master Developer, and RISE Properties, LLC, the Applicant, are requesting an amendment to Map H to add approximately 10.895 acres of property located at the northeast quadrant of State Road 9B North and Racetrack Road to the Bartram Park Development of Regional Impact (the "DRI") to permit the development of an apartment complex and related amenities. The parcels being added to the DRI include RE #: 168141-0000 (5255 Racetrack Road), 168142-0025 (5237 Racetrack Road) and a portion of 168142-0000 (0 Racetrack Road) (together, the "Property"). A revised legal description of the overall DRI labeled **Exhibit "1"**, along with a revised Map H dated April 6, 2021, labeled **Exhibit "2"**, are attached hereto; both of which reflect the addition of the Property.

6. Description of the proposed change/s. 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 the development order.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Planning and Development Department to clarify the nature of the change or resulting impacts.

The Property will be added to the existing DRI, increasing the size of the DRI from 3773.95 acres to 3784.85 acres. The Property, plus approximately 1.4 acres of property already located within the existing DRI (RE # 168139-0300), will now be designated as new Parcel 55 on the revised Map H, attached hereto, and the uses permitted within this parcel will be identified on the revised

Land Use Parcel Table, dated April 2, 2021, also attached hereto as **Exhibit "3."** No new entitlements are being requested for Parcel 55. Instead, existing multi-family development rights will be allocated to Parcel 55. Therefore, there will be no increase in intensity or density of the DRI.

Pursuant to Ordinance 2013-349-E, DRI Development Order Special Condition VII, relating to Transportation, was modified to require the widening of Racetrack Road from Bartram Park Boulevard east to the entrance of Bartram Springs Boulevard/Parkway, including the I-95 flyover, prior to the release of Parcels 28, 29, 30 and 31 for construction. However, two segments of Racetrack Road immediately east of State Road 9B were not part of the DRI (a portion of RE # 168142-0000 and 168142-0025 – the "Non-DRI Parcels"). The missing segments are critical to the fulfillment of Special Condition VII; without them, Racetrack Road cannot be widened. While approximately 1.4 acres (consisting of RE # 168139-0300) of the current Parcel 28 are being incorporated into the new Parcel 55, this DRI change, along with a related FLUM amendment and PUD rezoning, will add the Non-DRI Parcels, and the associated right-of-way needed for the widening of Racetrack Road, to the DRI. Thus, the approval of this DRI change will permit the Master Developer to fulfill DO Special Condition VII, i.e., the widening of the eastern portion of Racetrack Road.

Development of new Parcel 55, including that portion of the property that was formerly part of Parcel 28, will not trigger Special Condition VII.

There are no changes to the commencement date, build-out date, development order conditions and requirements or the representations contained in the development order.

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 and provide a brief description of the previous changes.

- 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 corrected scrivener's errors in the original DRI ordinance and achieved consistency to the Regional Report; provided means for determining when each parcel meets transportation mitigation requirements.
- D. Resolution 2001-93 amended phasing in St. Johns County lands; revised Master Plan; revised Transportation Condition relating to improvements to Racetrack Road; revised Transportation Condition relating to payment required by the Additional Transportation Condition.
- E. Ordinance 2003-594-E provided mechanism for development of Parcel 45 which is to be combined with an adjacent parcel in the Grand Park DRI as an office parcel; specified which terms and conditions of the DRI would apply to the combined parcel.
- F. Ordinance 2004-426-E revised minimum/maximum 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 and 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 minimum/maximum thresholds, revised the construction schedule for Racetrack Road to allow proportionate share contributions.
- M. Ordinance 2013-349-E replaced requirement to four-lane the west section of Racetrack Road with an obligation to make payments to St. Johns County and allow development on Parcels 49 and 50.
- N. Ordinance 2017-487-E amended Map H to permit multi-family residential uses on Parcel 45 in Duval County.

8. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the DRI or development order conditions.

Revised Map H dated April 6, 2021 is attached hereto as **Exhibit "1."**

9. Include the precise language that is being proposed to be deleted or added as an amendment to the development order.

The amendment includes the following:

- The Revised Map H dated April 6, 2021 (**Exhibit "1"**)
- The Revised Legal Description (**Exhibit "2"**)
- The Revised Land Use Parcel Table dated April 2, 2021 (**Exhibit "3"**)

There are no amendments to the language of the DRI Development Order.

10. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization (see attached forms)

See **Exhibit "4"** attached hereto.

BARTRAM PARK



LEGEND

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

LAND USE	ACREAGE	UNITS	SQ. FT.	ROOMS
RETAIL / COMMERCIAL	292.84	-	1,800,000	-
OFFICE	474.45	-	3,124,778	-
HOTEL	31.08	-	-	900
RESIDENTIAL	1543.59	9600	4,924,778	900
SUBTOTAL	2,544.06	9600	9,749,556	900
CONSERVATION	1099.48	-	-	-
INFRASTRUCTURE	318.33	-	-	-
OPEN SPACE	1099.48	-	-	-
SUBTOTAL 2	1443.72	-	-	-
TOTAL	3785.78	9600	4,924,778	900

MAP H - DEVELOPMENT PLAN

REVISED: 04/28/21

**BARTRAM PARK
MAP H**

June 21, 2017 April 2, 2021

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