

Report of the Jacksonville Planning and Development Department

**Application for Change to the
Nocatee Development of Regional Impact (DRI) – November 26, 2019**

Ordinance: 2019-794

General Location of DRI: The DRI is located in both Duval and St. Johns Counties, north and south of Nocatee Parkway between US Highway 1 on the west and the Intracoastal Waterway on the east.

Planning District: District 3, Southeast

City Council District: The Honorable Danny Becton, District 11

Applicant: City of Jacksonville

Requested Action: **This request would modify Section 28. Police and Fire Protection, of the development order, to allow for a mutually acceptable location for a fire station site.**

RECOMMENDATION: ***APPROVE***

BACKGROUND/SUMMARY

The Nocatee Development of Regional Impact (DRI) is approximately 13,323 acres in total size of which approximately 1,991 acres are located in southeastern Jacksonville and approximately 11,332 acres are located in northeastern St. Johns County. The DRI includes a mix of uses with office, retail commercial, residential, assisted living and hotel uses in the Jacksonville portion of the development. The DRI is located off of Philips Highway/US 1 with the Bartram Park DRI and the Flagler Center DRI, both mixed use developments, just west and northwest of the property encompassing 2,628 acres and 939.7 acres, respectively. Mostly vacant land is located to the north, however, the current future land use designations north of the DRI and east of Philips Highway allows for residential, commercial and light industrial development.

The Nocatee DRI is in the Multi-Use Land Use Category which is incorporated in the Future Land Use Element of the 2030 Comprehensive Plan with Policy 4.3.3 that delineates all land uses allowed in this specific Multi-Use Land Use Category:

4.3.3

The Nocatee DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR),

Medium Density Residential (MDR), 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), consistent with the Multi-Use Land Use Category.

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

The modification to the Nocatee DRI would include a change to Section 28. Police and Fire Protection, of the DRI Development Order (D.O.). Section 28 of the D.O. requires that “up to two (2) net developable acres shall be conveyed to the City of Jacksonville” for a fire station or Sherriff’s Office site. Currently, the D.O. specifically requires the fire station or Sherriff’s Office site to be located within the Town Center Village of the DRI. The modification would remove the site specific location for the Town Center Village and require that the fire station or Sherriff’s Office site be located at a “mutually acceptable location to address the impacts of the DRI”.

Changes to the language of the D.O., Section 28. Police and Fire Protection, is shown below:

Section 28. Police and Fire Protection. Up to two (2) net developable acres shall be conveyed to the City of Jacksonville free and clear of liens and encumbrances at a mutually acceptable location ~~within the Town Center Village~~ to address impacts of the DRI for a fire station and/or a Jacksonville Sheriff’s Office "stop" station. This site shall be donated to the City of Jacksonville after commencement of Phase III or thereafter. For this site, the Developer will either provide stormwater treatment through a centralized stormwater treatment system located off-site or will convey additional acreage upon which sufficiently sized stormwater treatment areas for the site may be located.

Review and Analysis

Fire and Rescue Department

The Jacksonville Fire and Rescue Department reviewed the proposed changes and found the proposed revisions to the development order acceptable. The review and correspondence is included at the back of the recommendation report.

Vision Plan

The site is located within the boundaries of the Southeast Jacksonville Vision Plan. The Vision Plan describes the surrounding area of the Nocatee 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 and protection of conservation areas. As a mixed use master planned community, the Nocatee 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. While the proposed change involving the location of a fire station site is not addressed, the change to the location of a fire station site does not conflict with the Vision Plan.

2030 Comprehensive Plan

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.
- 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 4.3.3 The Nocatee DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), Medium Density Residential (MDR), 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), consistent with the Multi-Use Land Use Category.

The change for the location of the Fire Station or Sheriff's Office site would allow more flexibility in the site location. The change would better allow the future site to be located in an area that would serve the most people while continuing to address the impacts of the DRI. Additionally, the change permits continued development of the Multi-Use DRI while allowing for flexibility in the site location for a fire station or Sherriff's Office to serve the DRI. Therefore, the proposed DRI D.O. change is consistent with FLUE Policies 1.2.1, 3.4.2 and 4.3.3.

Recommendation

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2019-794 be **APPROVED**.

Current Master Plan Map H to the Nocatee DRI



Fire and Rescue Department Review and Correspondence

Parola, Helena

From: Powers, Keith
Sent: Friday, November 15, 2019 11:58 AM
To: Killingsworth, William
Cc: Reed, Kristen; Parola, Helena; Eller, Shannon
Subject: Re: Ord. 2019-794 - Nocatee DRI Amendment to Police and Fire Protection Section - Review Requested

Bill,

Thank you for the quick response. I am good with it as long as you are comfortable.

Thanks,
Keith

Keith Powers
Interim Director Fire Chief
Jacksonville Fire and Rescue Department
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Jacksonville, Florida 32202
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904-237-9807 Mobile

> On Nov 15, 2019, at 11:19 AM, Killingsworth, William <BILLK@coj.net> wrote:

Parola, Helena

From: Killingsworth, William
Sent: Friday, November 15, 2019 11:20 AM
To: Powers, Keith
Cc: Reed, Kristen; Parola, Helena; Eller, Shannon
Subject: RE: Ord. 2019-794 - Nocatee DRI Amendment to Police and Fire Protection Section - Review Requested

Director,

I've consulted with OGC on your questions. Please see below:

Does "for a fire station and/or a Jacksonville Sheriff's Office "stop" station" mean we need to consult with JSO?

The land is to be conveyed to the City of Jacksonville. So, the city may determine the use as long as the use is a fire station or a stop station. It's our choice.

My other question would be, have they started Phase III? They can convey earlier just not later than. If you want to place a time certain we can talk to the developer.

Bill

From: Parola, Helena <HParola@coj.net>
Sent: Friday, November 15, 2019 8:34 AM
To: Killingsworth, William <BILLK@coj.net>; Eller, Shannon <SEller@coj.net>
Cc: Reed, Kristen <KReed@coj.net>
Subject: FW: Ord. 2019-794 - Nocatee DRI Amendment to Police and Fire Protection Section - Review Requested

Bill-Shannon – please see Keith Powers remarks below. We just started Phase II of Nocatee (August 17, 2019 through August 15, 2024). Phase III begins August16, 2024.

From: Powers, Keith <KPowers@coj.net>
Sent: Thursday, November 14, 2019 3:01 PM
To: Parola, Helena <HParola@coj.net>
Subject: RE: Ord. 2019-794 - Nocatee DRI Amendment to Police and Fire Protection Section - Review Requested

Helena,

Does "for a fire station and/or a Jacksonville Sheriff's Office "stop" station" mean we need to consult with JSO? Or does that mean we just make it a fire station? My other question would be, have they started Phase III? It says this will

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be conveyed after the commencement of Phase III. The developer and the City are looking to open a fire station in e-Town by summer 2020. If they are not in Phase III, we may need to change that language as well.

Let me know if you need anything else.

Keith

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From: Parola, Helena
Sent: Tuesday, November 12, 2019 11:57 AM
To: Powers, Keith
Cc: Reed, Kristen
Subject: Ord. 2019-794 - Nocatee DRI Amendment to Police and Fire Protection Section - Review Requested

Chief Powers,

Attached is Ordinance 2019-794 which proposes a change to the Police and Fire Protection condition of the Nocatee DRI Development Order. Specifically, the change allows for the Fire Station site to be located at a mutually acceptable location to address the impacts of the DRI and removes the language that the Fire Station site be located within the Town Center Village of the DRI. See below and attached Ordinance for the exact language.

The Planning and Development Department must provide City Council with a staff report regarding the proposed changes. Can you please provide a review of the proposed changes by November 20th? We will include the Fire Department's review with our staff report.

Please let me know if you have any questions.

Thank you,

Helena