

**Report of the Jacksonville Planning and Development Department**

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

**Ordinance No.:** 2022-341

**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:** Staci Rewis, Esquire

**Requested Action:** This request would expand the boundaries of the DRI to incorporate 11.40 acres in the interior of the DRI that is currently used as a stormwater pond, just north of Racetrack Road. The site would be incorporated into Parcel 31 and identified on the Master Plan Map H 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 DRI Parcel 31. The property will be designated Office/Commercial/Residential/Hotel as depicted on the revised Map H, and the legal description will be updated to ensure the DRI includes the property. No new entitlements are being requested to be added to the DRI for the property or project. Instead, existing DRI multi-family development rights will be allocated for development of the project. Therefore there will be no increase in intensity or density of the DRI.

**BACKGROUND**

The Bartram Park Development of Regional Impact (DRI) is approximately 3,783 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, residential 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 an 11.40 acre site located in the interior of the DRI that is currently used as a stormwater pond, just north of Racetrack Road. The site would be incorporated into Parcel 31 of the DRI and identified on the Master Plan Map H for "Office /Commercial /Residential /Hotel" uses. The Map H uses identified of Parcel 31 are consistent with those of abutting DRI uses.

The proposed change to expand the boundary of the DRI requires an application adopted through local legislation. Companion Ordinance 2022-339 proposes a future land use map amendment from Agriculture-4 (AGR-4) 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 2022-340 incorporates the site into a larger PUD to allow for the anticipated multi-family development. 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 11.40 acres to the existing Parcel 31. 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

The companion Land Use Amendment, Ordinance 2022-339, for the proposed 11.40 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.

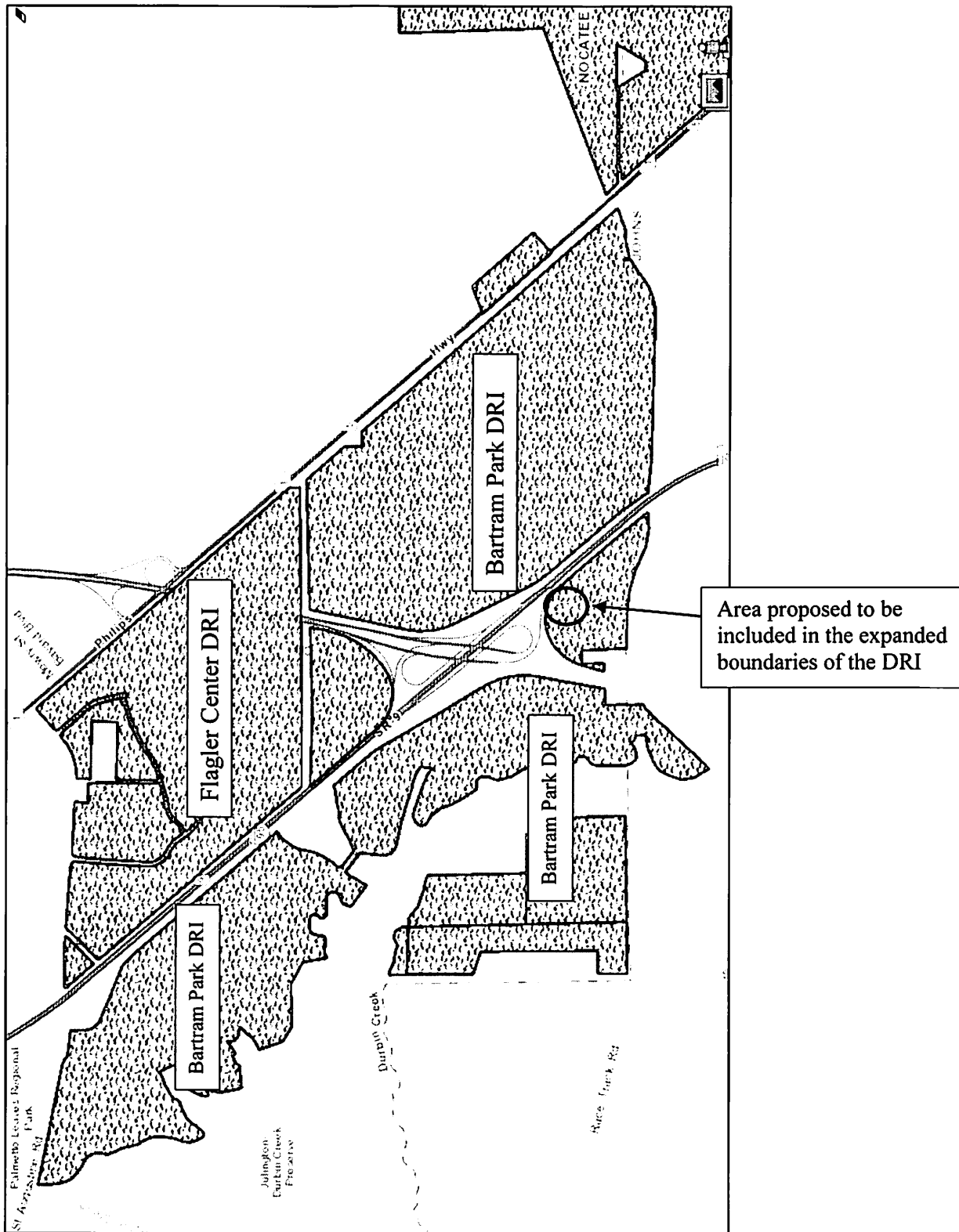
**Policy 3.4.2** The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

**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.

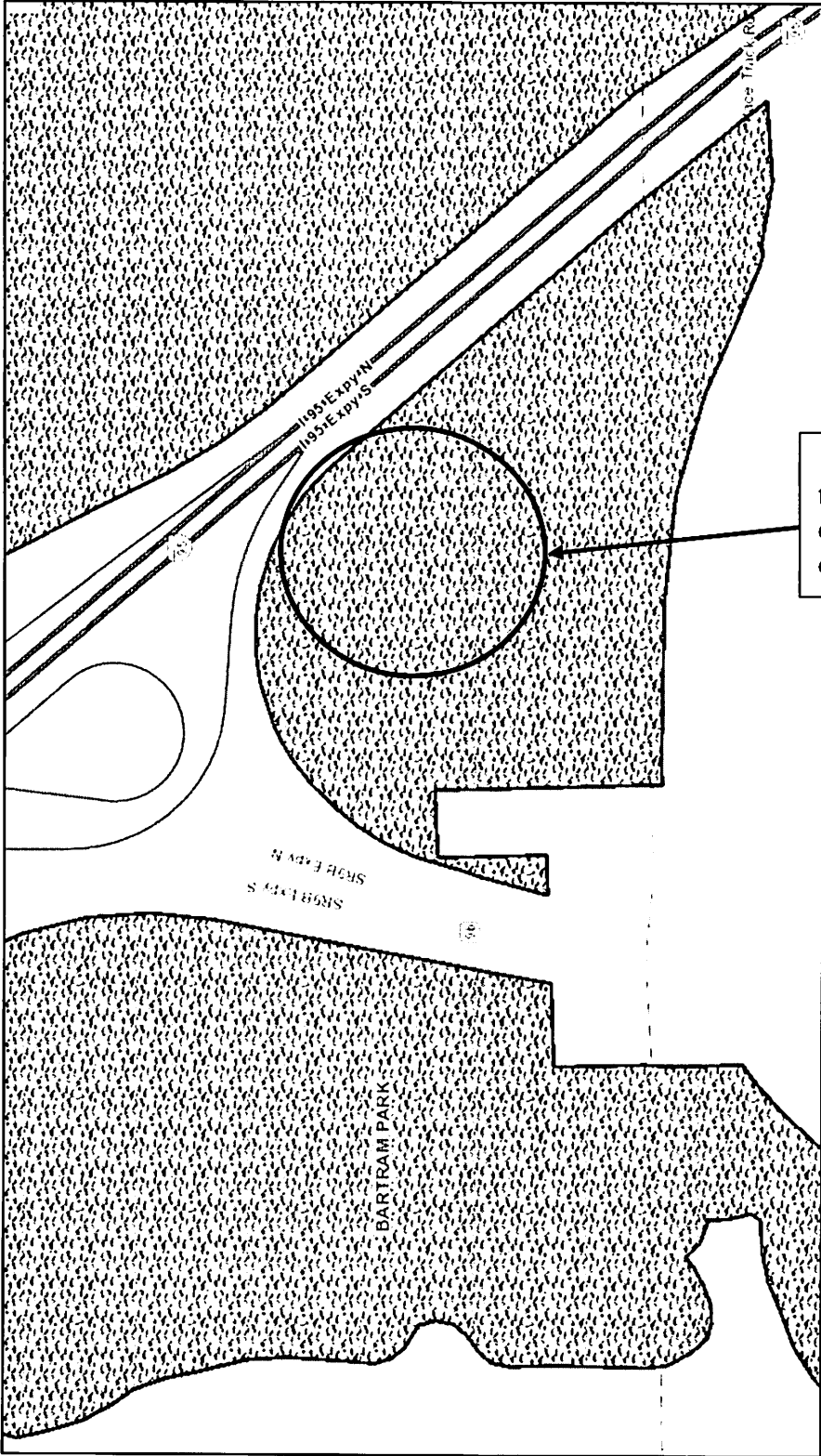
Given the surrounding MU land use categories subject to FLUE Site Specific Policy 4.3.2 and the Bartram Park DRI, the proposed expansion of the DRI boundaries is a logical extension of the Multi-Use Area resulting in a compatible and appropriate transition of use for the area. Parcel 31 with the subject 11.40 acre addition, 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 4.3.2.

# DRI LOCATION MAP

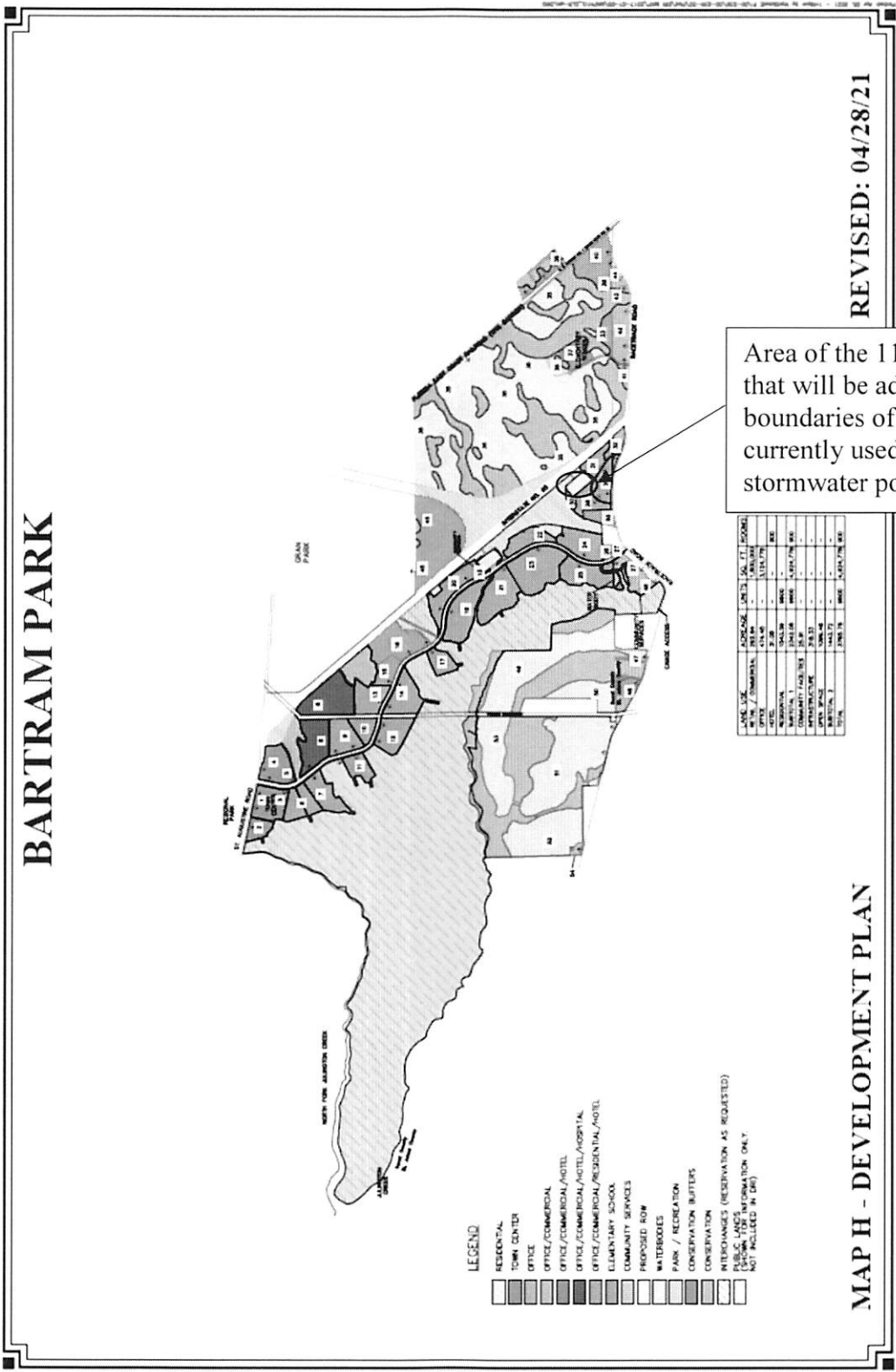


**DRI LOCATION MAP- CLOSE UP OF EXPANSION AREA**



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

# CURRENT MASTER PLAN MAP H



**PROPOSED MASTER PLAN MAP H**

