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Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties

***Bringing Communities Together***

## MEMORANDUM

**DATE:** OCTOBER 4, 2017

**TO:** NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

**FROM:** BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

**RE:** BARTRAM PARK DRI NOTICE OF PROPOSED CHANGE DEVELOPMENT ORDER

The Northeast Florida Regional Council Executive Committee, at their July 2017 meeting, voted unanimously to approve the attached staff report. The Executive Committee found that no additional mitigation would be necessary from the Notice of Proposed Change (NOPC).

On October 2, 2017 the City of Jacksonville adopted Ordinance 2017-487-E amending the Bartram Park Development Order consistent with the NOPC previously reviewed by the NEFRC.

### Recommendation

Staff respectfully recommends the Northeast Florida Regional Council Board of Directors consider and approve the following motion:

**“The Northeast Florida Regional Council does not recommend that the Florida Department of Economic Opportunity appeal City of Jacksonville Ordinance 2017-487-E”**

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Northeast Florida Regional Council  
Review of  
Bartram Park Development of Regional Impact  
Notice of Proposed Change

**Background**

The Bartram Park Development of Regional Impact (DRI) is located in both Duval and St. Johns Counties. This Notice of Proposed Change affects only the Duval County portion of the DRI. The Bartram Park DRI is immediately south of and adjacent to the Flagler Center DRI. The Bartram Park DRI was approved by the City of Jacksonville on August 4, 2000 and has been modified 11 times since.

The original DRI contained approximately 2,773 acres located on both sides of Interstate 10 south of St. Augustine Road and north of Racetrack Road. The plan of development provided for 1,488,099 sq. ft. retail/commercial, 4,144,652 sq. ft. office, and 5,288 dwelling units (Attachment 1).

In 2003, a portion of Bartram Park DRI north of SR9B and a portion of Flagler Center DRI were unified as a single development parcel known as the 'Combined Parcel'. The 2003 NOPC allocated office development rights to Flagler Center for the Citicorps office campus on a portion of the "Combined Parcel". Then in 2013, a Mixed Use category was added to a portion of the Combined Parcel in Flagler Center DRI to permit Hotel and Residential uses. However, the Bartram Park portion of the Combined Parcel was not similarly designated. This change enables the remnant portion within the Bartram Park Combined Parcel to be developed with multifamily units. Existing multi-family development rights from the Flagler Center DRI will be used within the portion of the Combined Parcel that is the subject of this NOPC.

**Proposed Change**

The applicant is proposing to change the DRI's Map H (land use) to reflect the addition of residential land use on the Bartram DRI's portion of the "Combined Parcel" (Attachments 2 and 3) in order to construct 464 multi-family dwelling units.

**Review**

There are three review standards that are applicable to proposed changes in DRIs:

1. Consistency with the DRI's Development Order Conditions.
2. Consistency with the numerical thresholds in Subsection 380.06(19), Florida Statutes.
3. Impacts to Regional resources and facilities not previously reviewed.

**Consistency with the DRI's Development Order Conditions**

The proposed change does not violate any condition in the Bartram Park Development order and therefore additional mitigation is not recommended under this review standard.

**Consistency with the numerical thresholds in Subsection 380.06(19), Florida Statutes**

This proposed change does not exceed thresholds established in Section 380.06(19), Florida Statutes.

**Impacts to Regional resources and facilities not previously reviewed**

Since the proposed development is utilizing the land use exchange table in the Development Order to assure external vehicle trip neutrality no additional trips will be generated by the project. Additionally, no other changes are proposed that would cause impacts to regional resources or facilities that were not previously reviewed. No additional mitigation is recommended under this review standard.