

**PROPOSED AMENDMENT
TO THE RIVER CITY MARKETPLACE DRI**



OVERVIEW

ORDINANCE: 2016-155

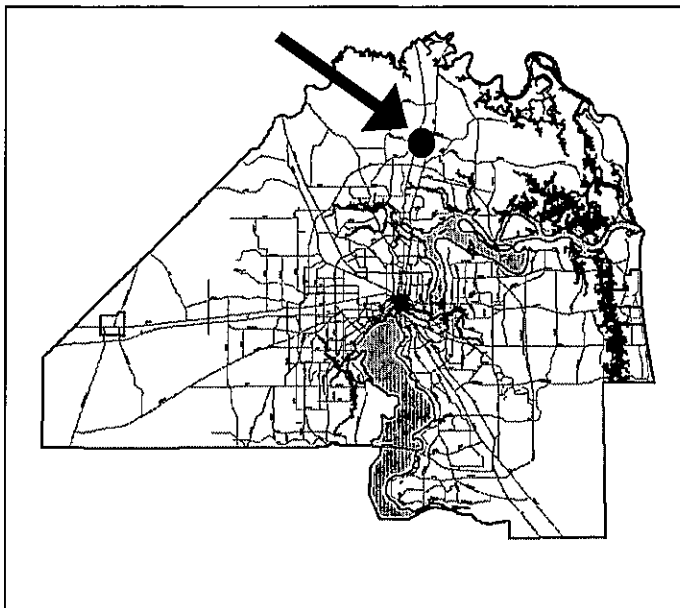
APPLICANT: THOMAS O. INGRAM, ESQ.

GENERAL LOCATION OF DRI: The Development of Regional Impact is located in North Jacksonville East of I-95, South of Max Leggett Parkway and West of US Highway 17.

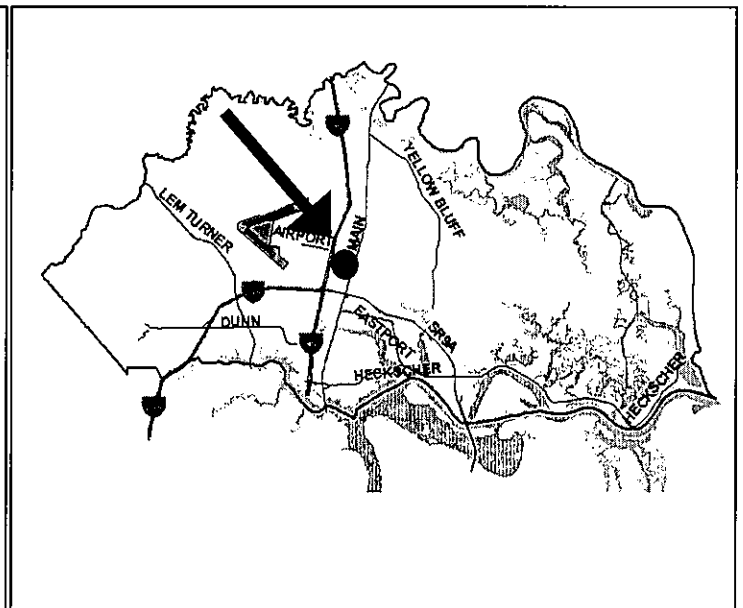
Requested Action: This request would extend the DRI's buildout date for three (3) years from June 28, 2019 to June 28, 2022. No increase or decrease in allowable development rights of the DRI is proposed.

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:

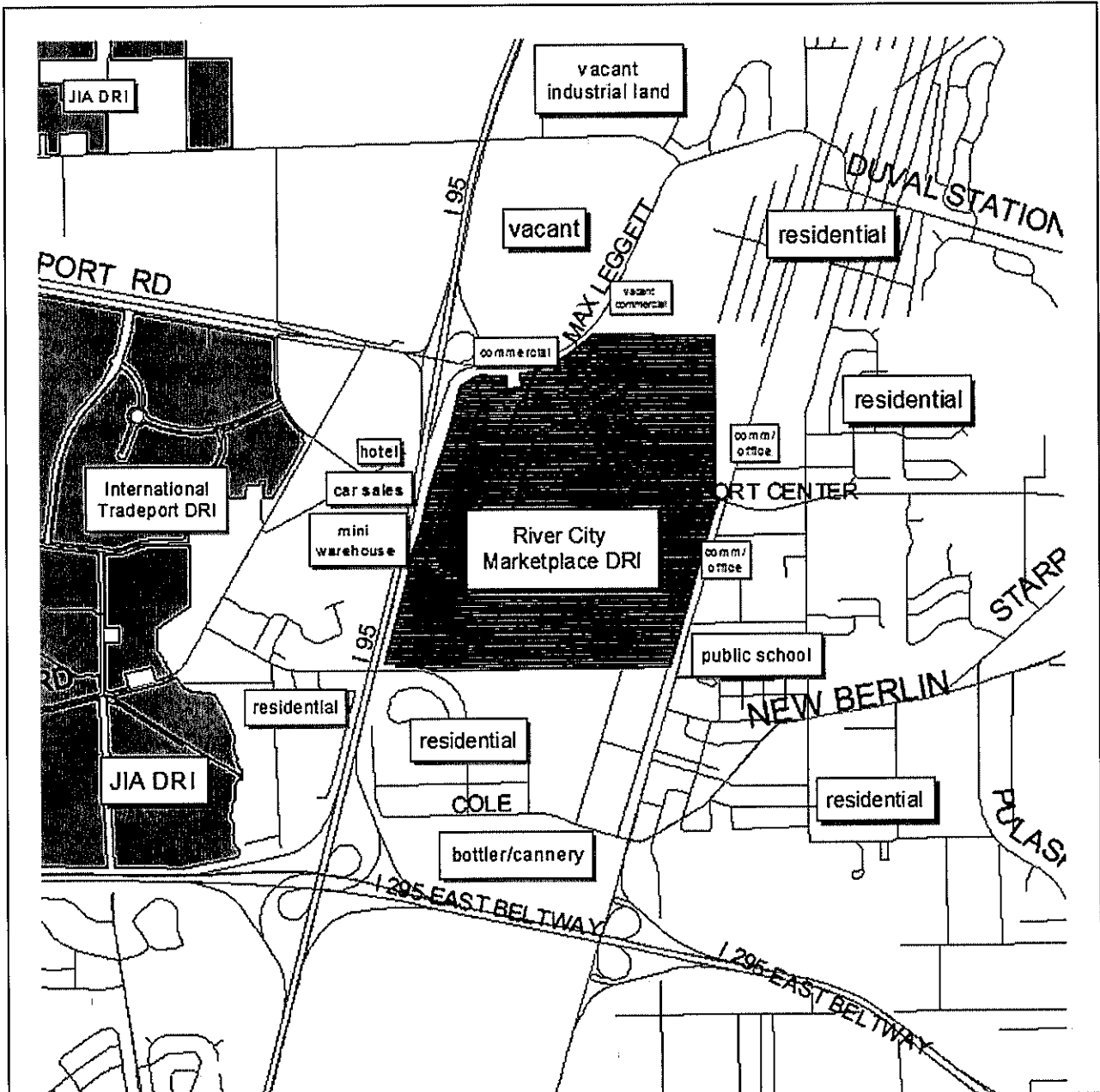


Duval County Location Map



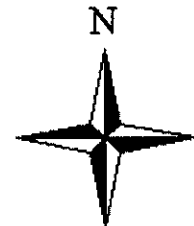
Planning District 6: Location Map

Location/Field Map



River City Marketplace DRI Amendment

2000 0 2000 4000 Feet



Background/APPLICATION SUMMARY

The River City Marketplace Development of Regional Impact (DRI) is approximately 454 acres in size and includes a mix of uses with a large retail component and some industrial, hotel and multi-family residential uses. The DRI is located with Interstate-95 along the western boundary, US Highway 17 along the eastern boundary, Max Leggett Parkway to the North and Interstate-295 to the South; the Jacksonville International Airport DRI and the Jacksonville International Tradeport DRI are located west of the subject DRI encompassing approximately 3700 acres and 615 acres, respectively, each with a mix of non-residential uses. (See Location Map, page 2) (See Aerial, Attachment A, page 6) (See Current Map H, Attachment B, page 7)

This amendment to the DRI would allow for the extension of the DRI's buildout date for three (3) years from June 28, 2019 to June 28, 2022. The DRI's termination date is June 28, 2022; the proposed amendment would allow the termination date and build-out date to occur at the same time. Downzoning of the property is not allowed until after the DRI's termination date. No increase or decrease of allowable development rights is being proposed.

This application does not include a change in development rights, nor is there a change in the amount of open space or conservation area. Therefore, as stated below under Section 380.06(19)(e)2(k), Florida Statutes, the proposed change is not considered a substantial deviation:

2. The following changes, individually or cumulatively with any previous changes, are not substantial deviations:

k. Changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by sub-subparagraph j.

Since the proposed change is not considered a substantial deviation, a Notice of Proposed Change (NOPC) to the DRI is not required. However, this amendment to the DRI's Development Order requires an adopting ordinance by the City of Jacksonville.

The subject site is located between two significant roads, I-95 to the west and Main Street/US 17 to the east is classified as a four lane arterial road. Max Leggett Parkway to the north of the DRI changes classifications from an arterial to a collector road. The area to the south of the subject site includes single-family residential uses and vacant land in the Low Density Residential (LDR) land use category; further south and just north of I-295, is the Bacardi Bottling Corporation in the Heavy Industrial (HI) land use category. Property to the east of the DRI includes mostly commercial and office uses along Main Street with residential uses just beyond that in the Community/General Commercial (CGC) and LDR land use categories. North of the DRI is mostly vacant land with some commercial uses in the CGC land use category. Immediately west of the DRI across I-95, includes light industrial uses such as mini-warehouses, car sales and similar businesses in the Business Park (BP) and Light Industrial (LI) land use categories. (See Location/Field Map, page 2) (See Current Land Use Map, Attachment C, page 8)

REVIEW AND ANALYSIS

COMPREHENSIVE PLAN

Transportation

The proposed amendment does not include a change to the amount or type of currently approved development rights of the DRI. The proposed extension of the build-out date of the DRI by three (3) years would not impact the external roadway network. (See Transportation Division Review, Attachment D, page 9)

Vision Plan

The site falls within the boundaries of the North Jacksonville Vision Plan. The Vision Plan recognizes the River City Marketplace DRI as a town center area. The DRI and its surroundings are identified as a strong unifying focus and quality image for the North Planning District. The DRI is consistent with the intent of the Plan which emphasizes creating a Town Center to provide higher quality retail and entertainment activities in North Jacksonville.

Objectives and Policies

The proposed amendment is consistent with the following Objective and Policies of the Future Land Use Element of the 2030 Comprehensive Plan.

- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
- Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The subject site is located within the North Planning District where the City is encouraging new development to locate. The extension of the build-out date of the DRI would allow needed time for the large commercial/retail component, along with the other allowed uses within the DRI, to reach its development potential. Therefore, the proposed amendment is consistent with FLUE Objective 3.2 and Policies 1.1.22 and 1.1.24.

Based on the referenced facts and analysis, the proposed extension to the buildout date of the River City Marketplace DRI would not affect the character of the surrounding uses. The internal pattern and operation of this area will not be affected by this extension.

FDOT REVIEW

The Florida Department of Transportation (FDOT) finds that the request does not impact external roads that are state facilities. (See FDOT Review, Attachment E, page 10)

REGIONAL RECOMMENDATION

The Northeast Florida Regional Planning Council finds that the request does not create a substantial deviation and under Section 380.06(19)(e)2(k), Florida Statutes, an NOPC is not required. (See Attachment F, Regional Recommendation, page 11)

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2016-155 be **APPROVED** as set forth in the Amendment to the Development Order, dated July 28, 2016 and revised February 17, 2016.

ATTACHMENTS

- A.....DRI AERIAL MAP, PAGE 6
- B.....CURRENT MAP H, PAGE 7
- C.....CURRENT LAND USE MAP, PAGE 8
- D.....TRANSPORTATION DIVISION REVIEW, PAGE 9
- E.....FDOT REVIEW, PAGE 10
- F.....REGIONAL RECOMMENDATION, PAGE 11
- G.....AMENDMENT TO THE DRI APPLICATION, PAGE 12

ATTACHMENT A
Aerial



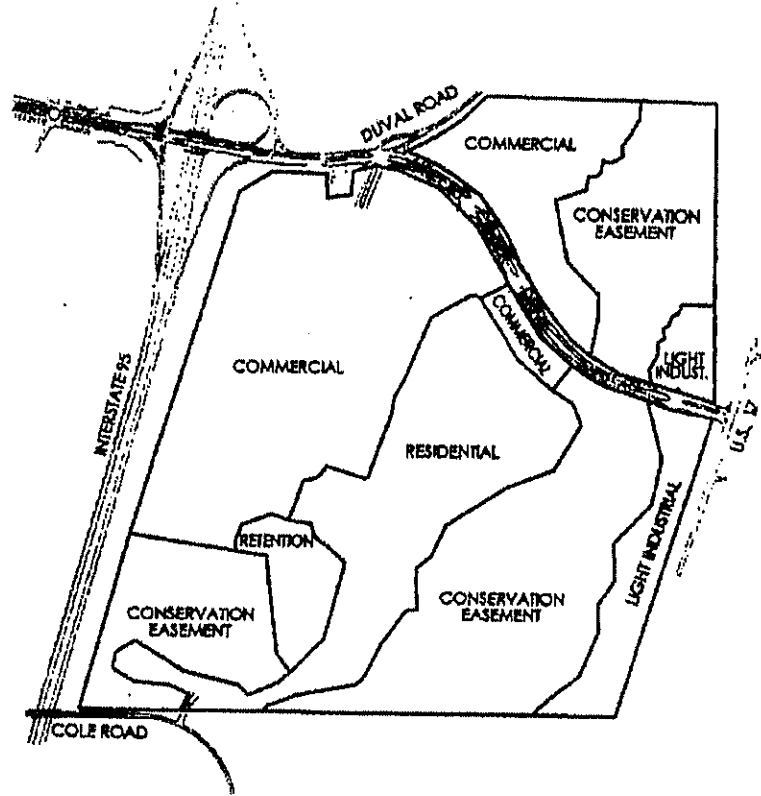
Aerial
River City Marketplace DRI
Amendment 2016-155

1000 0 1000 Feet

A horizontal scale bar with three segments. The left segment is labeled "1000", the middle segment is labeled "0", and the right segment is labeled "1000 Feet".

ATTACHMENT B
Master Plan Map H – No Changes Proposed

MASTER DEVELOPMENT PLAN
RIVER CITY MARKETPLACE



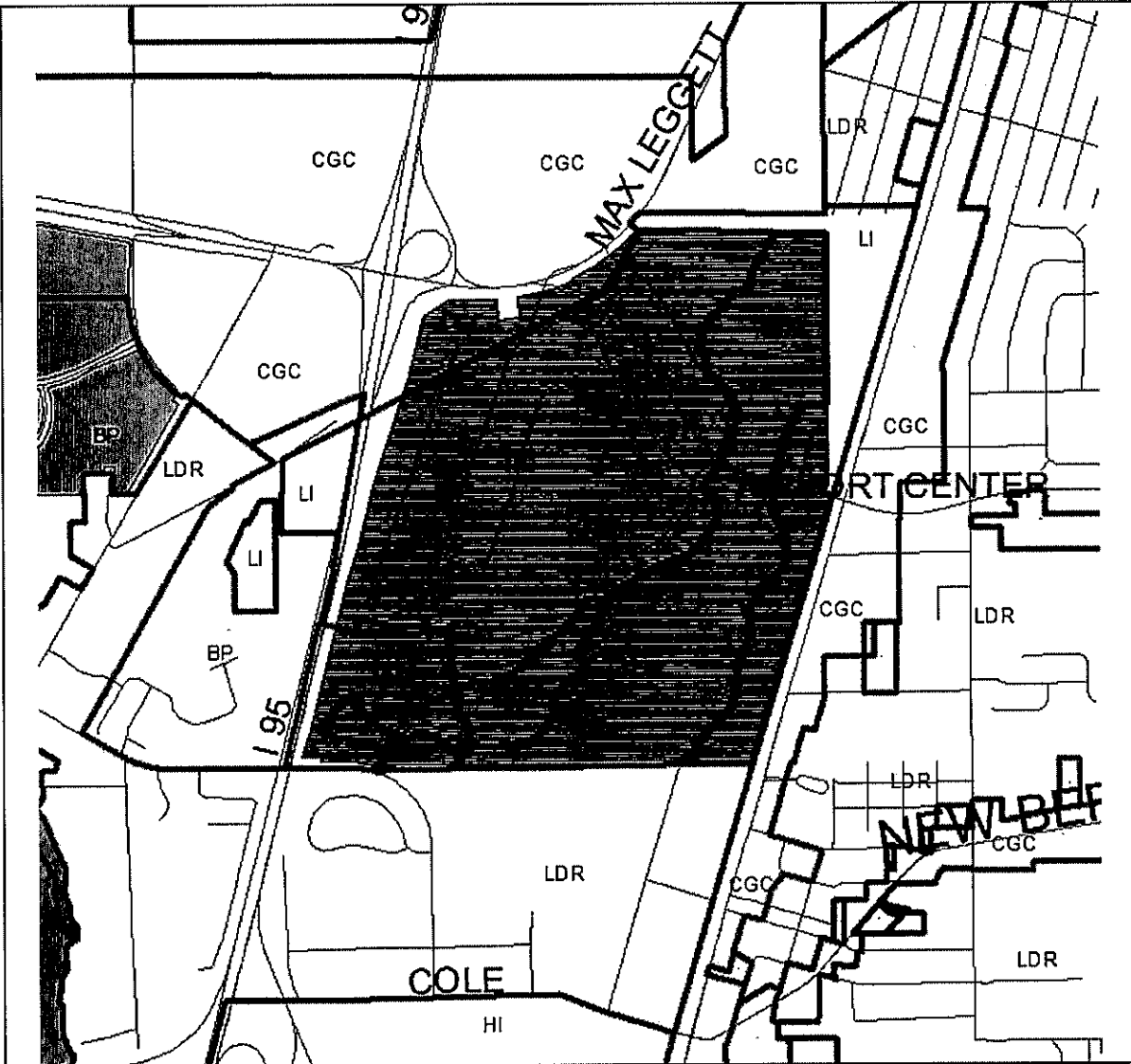
NOTE: UP TO 35% OF THE LIGHT INDUSTRIAL LAND AREA MAY BE USED FOR COMMERCIAL USES. ADDITIONAL ENTRANCES TO INDIVIDUAL PARCELS ON DUVAL ROAD AND AIRPORT CENTER DRIVE ARE ALLOWED TO THE EXTENT THAT SUCH ARE CONSISTENT WITH ZONING AND LOCAL GOVERNMENT ENGINEERING STANDARDS.



MAPH

SCALE: 1" = 1000'
DATE: OCTOBER 22, 2003

ATTACHMENT C
Current Land Use Map for River City Marketplace DRI



Current Land Use Map
River City Marketplace DRI
Amendment 2016-155



ATTACHMENT D
Transportation Division Review

Parola, Helena

From: Bannister, Lurise
Sent: Friday, March 04, 2016 9:17 AM
To: Parola, Helena
Subject: RE: L- H Parola re DRI Application 1.28.16.PDF

Helena,

The Transportation Division has reviewed the information provided for the River City Marketplace DRI amendment. It appears that the applicant has satisfied all the required transportation improvements identified in the development agreement. Based on the statutory requirements, the proposed amendment for the 3-year extension of the agreement would not adversely impact the external roadway network.

Please let me know if you have further questions.

Thanks,

Lurise Bannister

From: Parola, Helena
Sent: Tuesday, February 23, 2016 9:16 AM
To: Bannister, Lurise
Subject: FW: L- H Parola re DRI Application 1.28.16.PDF

Lurise – this is the River City Marketplace Amendment beginning legislation under Ord. 2016-155 that you already reviewed. See below to refresh your memory.

This is just a reminder that I still need a little something from Transportation with your findings as to whether it meets Section 380.06(19)(e)2(k), F.S.

I have attached the email from the RC saying they agree it meets this criteria. I have also attached an email with Laurie when she asked for additional information. I know that we had concluded that they have met their transportation conditions. The final report is due March 7th. Can I get something from you by **March 3rd**?

Thank you ☺

Helena

Helena Atalla Parola
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202
(904) 255-7842 - phone
HParola@coj.net

ATTACHMENT E
FDOT Review

Parola, Helena

From: Bannister, Lurise
Sent: Friday, March 04, 2016 8:29 AM
To: Parola, Helena
Subject: FW: L- H Parola re DRI Application 1.28.16.PDF

FYI

Lurise Bannister

From: Sayeed, Ameera [mailto:Ameera.Sayeed@dot.state.fl.us]
Sent: Thursday, March 03, 2016 5:33 PM
To: Bannister, Lurise
Subject: RE: L- H Parola re DRI Application 1.28.16.PDF

The Department has reviewed the attached documents and the subject DRI transportation impacts. Based on the statutory requirements, this DRI has a 3 year extension that is being requested which is below the 5 -7 year cumulative threshold. Consequently the extension request does not impact external roads that are state facilities. In addition it appears mitigation for state facilities has been adequately addressed or satisfied. Thank you for the City coordinating the review of the application.

If you have any concerns or questions please do not hesitate to contact me. My contact information is below.

Ameera F. Sayeed AICP, GISP
District Growth and Development/Modeling Supervisor

FDOT District Two
Jacksonville Urban Office
2198 Edison Avenue MS 2806
Jacksonville, Florida 32204
Office: 904 360 5647
Cell: 386 623 6733

From: Bannister, Lurise
Sent: 2/29/2016 2:58 PM
To: Sayeed, Ameera
Subject: FW: L- H Parola re DRI Application 1.28.16.PDF

Hi Ameera,

I wasn't certain if RPC requested any comments from you since this is just an amendment to the DRI; but I was wondering if the 3-year extension would have any external impacts on any the surrounding state facilities.

ATTACHMENT F
Regional Recommendation

Parola, Helena

From: Lindsay Haga <LHaga@nefrc.org>
Sent: Wednesday, February 03, 2016 10:57 AM
To: Parola, Helena
Cc: Teeple, Brian
Subject: RE: L- H Parola re DRI Application 1.28.16.PDF

Good Morning Helena,

Thank you for calling in on this letter. I spoke with Brian last week about this proposed change and we both agree Section 380.06(19)(e)2(k) may be applied to this build out date extension because the request seeks 3 years. Although build out date changes are not specifically listed in this portion of the Sub Deviations to DRI section of 380.06, the application of increased trip generation is connected to phasing. I would also agree with you that the change still requires LG approval.

I would mention/ask if the dates in the cover letter are correct? The letter reads the extension will match the termination date. It does by year (2022), but does the applicant also mean by day (22nd vs 28th)?

Let me know if you have any other questions.

Best,
Lindsay

Lindsay Haga, AICP
Planning Program Director
Northeast Florida Regional Council
P: 904-279-0885 x 151
E: lhaga@nefrc.org



From: Parola, Helena [<mailto:HParola@coj.net>]
Sent: Thursday, January 28, 2016 11:50 AM
To: Lindsay Haga
Subject: FW: L- H Parola re DRI Application 1.28.16.PDF

Hi Lindsey! I hope you are doing well☺

When you have had a chance to look this over – please let me know your thoughts on if this Buildout date extension falls under 380.06(19)(e)2(k).

In my first look at the request, I think it would fall under this provision. It will still require an enactment of the City Council under legislation – but I need to make sure the RC agrees with this interpretation before filing it.

Thank you!

Helena

ATTACHMENT G
Amendment Application
(see following pages)

Application for Amendment to Development of Regional Impact
under section 380.06(19)(e)2, Florida Statutes (2015)

River City Marketplace DRI (the "DRI")
January 28, 2016 (revised 2-17-16)

1. Applicant:

*Ramco Gershenson, Inc.
attn: Frederick A. Zantello, Executive Vice President
31500 Northwestern Highway, Suite 300
Farmington Hills, MI 48334
Phone: (248) 350-9900
fzantello@rgpt.com*

2. Authorized Agent:

*Thomas O. Ingram, Esq.
Akerman LLP
50 North Laura Street
Suite 3100
Jacksonville, FL 32202
(904) 798-3700
thomas.ingram@akerman.com*

3. Location (City, County, Township/Range/Section) of approved DRI and proposed amendment.

The approved DRI is located in the following:

City of Jacksonville, Duval County, Florida: A portion of Section 30, together with a portion of Section 6 and 7 of the Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East.

4. Description of Proposed Amendment.

The proposed amendment would extend the DRI's buildout date for three (3) years from June 28, 2019, to June 28, 2022. The DRI's termination date is currently June 28, 2022, so the proposed amendment would allow the termination date and buildout date to occur at the same time.

Section 380.06(19)(e)2(k), Florida Statutes, provides that "[c]hanges that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by sub-subparagraph j ... do not require the filing of a

notice of proposed change but require[] an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order." This request would not change the approved amount of development or the areas designated for development. Accordingly, this proposed amendment is made under Section 380.06(19)(e)2(k), Florida Statutes, as the proposed changes would neither increase the number of external peak hour trips nor reduce open space and conserved areas within the DRI.

5. Development Order and Previous Amendments.

The Development Order and previous amendments are as follows:

City of Jacksonville:

The DRI was originally established by Ordinance 88-355-327 (Enacted June 28, 1988).

The DRI was amended several times between 1988 and 2003, when the Development Order was amended and restated pursuant to Ordinance 2003-1534-E in 2004 by the current master developer.

The DRI was subsequently amended as follows:

Ord. 2007-42-E (enacted Feb. 13, 2007)(adding Office as a primary use, adopting a use conversion table, and permitting up to 35% of Light Industrial land as Commercial use);

Ord. 2007-479-E (enacted May 22, 2007)(adopting use conversion table to convert Commercial uses to Hotel uses);

Ord. 2007-802-E (enacted Sept. 11, 2007)(to permit conversion of Commercial uses to additional Hotel uses);

Ord. 2008-1061-E (enacted Jan. 27, 2009)(removing 2.5 acres from the DRI);

Notice of 4 Year Extension of DRI (dated Aug. 25, 2011);

Notices of Conversion (dated May 24, 2012)(converting 110 hotel rooms to 13,447 square feet of Commercial use);

Notice of Conversion (dated Nov. 20, 2012)(converting 100 hotel rooms to 12,224 square feet of Commercial use);

Application for Amendment to Development of Regional Impact
under section 380.06(19)(e)2, Florida Statutes (2015)
River City Marketplace DRI
January 28, 2016
Page 3

Notice of Conversion (dated Oct. 18, 2013)(converting 3,780 square feet of Commercial use to 6,486 square feet of Office use.)

Notice of Extension due to Tropical Storm Erika (dated Nov. 3, 2015)(extending the buildout date to June 28, 2019, and the termination date to June 28, 2022)

6. *There has been no change in local government jurisdiction.*

