



**Downtown Development Review Board
Special Committee on Ordinance Review**

**In-Person Meeting
Wednesday, February 23, 2022, at 10:00 AM**

SPECIAL COMMITTEE MEMBERS

Trevor Lee, Chair
Craig Davisson

Matt Brockelman

***Note:** The City of Jacksonville and the Downtown Investment Authority are committed to making its website compliant with all state and federal laws, as well as accessible to as many people as possible. The City is currently developing a procedure to make all documents posted on the City's website readable via screen reader. In the meantime, public records that are not currently accessible via screen reader will not be posted to the City's website.*

- I. CALL TO ORDER**
- II. DISCUSSION ITEM**
 - A. Ordinance Review
- III. PUBLIC COMMENTS**
- IV. ADJOURNMENT**

MEETING LOCATION

City Hall at St. James Building
117 West Duval Street, 1st Floor
Don Davis Room
Jacksonville, Florida 32202

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

1 **CURRENT CODE SECTION 656.361.6.2. K. Off-Street Parking. 3. Requirements for Form of Parking**
2 **areas.**

3 (a) New parking garages (public or private).

4 (1) Ground floor must contain:

5 (i) Non-parking active use (meaning
6 retail, commercial, residential, or
7 office use that would activate the
8 street) shall represent a minimum of
9 50% of the street frontage, except
10 for entrance into garage; or

11 (ii) Minimum 20' depth, and 25' height of
12 urban open space and art fronting
13 public R/W; or

14 (iii) A combination of non-parking
15 active use and urban open space/art
16 on R/W.

17 (2) To the greatest extent practicable, owners
18 will strive to make 50% of spaces open to
19 the public during non-business hours,
20 of the associated business.

21 (3) The facades of parking structures, and
22 parking structures integrated within
23 a larger building that can be viewed
24 from the street, shall be clad in
25 a material architecturally compatible with
26 the other occupied floors of the building
27 and/or compatible with the material used to
28 cover the exterior of the abutting
29 building. Such material shall effectively
30 and attractively obscure the view to the
31 interior of all parking decks. Plants may
32 be used to augment the screen.

33 (b) New surface, or expansion of existing
34 surface parking:

35 (1) Prohibited in the Central Core;
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1 **PROPOSED CHANGES TO CODE SECTION 656.361.6.2. K. Off-Street Parking. 3. Requirements for Form**
2 **of Parking areas.**

3 (a) New parking garages (public or private).

4 (1) 50% of the total ground floor street
5 frontage must contain not including entrances
6 into the garage must be activated utilizing one
7 of the methods detailed below:

8 (i) Non-parking active use ~~(meaning such~~
9 ~~as retail, commercial, residential, or~~
10 ~~office use that would activate the~~
11 ~~street) shall represent a minimum of~~
12 ~~50% of the street frontage,~~
13 ~~except for entrance into garage; or~~

14 (ii) Urban Open Space with a minimum 20'
15 depth, 20' width and 25' height
16 ~~of urban open space and art fronting~~
17 ~~public R/W; or~~

18 (iii) A combination of non-parking
19 active use and urban open space
20 ~~on R/W.~~

21 (2) The required minimum 50% activation may
22 be achieved in the aggregate but shall not
23 represent less than 25% of each street
24 frontage.

25 (3) Notwithstanding the foregoing, property
26 along the Emerald Trail or within the FAB-
27 REP boundary must provide 100% non-parking
28 active use or Urban Open Space along all
29 such street frontages less garage
30 entrances.

31 (4) To the greatest extent practicable, owners
32 will strive to make 50% of spaces open to
33 the public during non-business hours,
34 of the associated business.

35 (5) The entire vertical height of an
36 exposed facade of a parking structure and
37 including parking structures
38 integrated within a larger building that
39 ~~can be viewed from the street,~~ shall
40 be clad in a material architecturally
41 compatible with the other occupied floors
42 of the building and/or compatible with the

43 material used to cover the exterior of
44 the abutting building. Such material
45 shall effectively and attractively obscure
46 the view to the interior of all parking
47 decks. Plants may be used to augment the
48 screen.

49 (b) New surface, or expansion of existing
50 surface parking:

51 (1) Prohibited in the Central Core, Sports
52 and Entertainment and Southbank
53 Districts;

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1 **CURRENT CODE SECTION 656.361.6.2.M. Demolition and Vacant Lot**
2 **Regulations.**

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4 M. Demolition and Vacant Lot Regulations

5 1.Purpose and Intent: The demolition of structures not only
6 causes a disruption in fabric of the built environment, but
7 can also cause blight and a public nuisance. The following
8 regulations seek to ensure that the demolition of
9 structures is only done when necessary, and once done is
10 replaced by a level site as aesthetically pleasing as
11 possible until future development is accomplished on the
12 site.

13 2.Requirements:

14 (a) Prior to January 1, 2014, all undeveloped lots were to
15 have met minimum standards including: removal of
16 rubbish and debris; leveling the site by the removal of
17 brick or concrete foundations, etc. and changes in grade;
18 replacement of landscaping removed; and sodding as
19 required by Part 4 of Chapter 320. If a vacant lot
20 has not been brought into compliance with this
21 requirement, it is subject to immediate Code Enforcement
22 action.

23 (b) If a lot has a building, structure or use that requires
24 demolition, the lot shall also meet the minimum
25 standards as identified below:

26 (1) Demolition of any structure downtown must comply with
27 the criteria set out in Chapter 320 for demolitions,
28 including consideration of the historic nature of the
29 structure, and the compliance with the BID Plan.
30 Compliance with the BID Plan shall be determined by the
31 DDRB. Demolition must be approved by both the DDRB and
32 the Building Inspection Division ("BID").

33 (2) Upon the approval by DDRB and BID of the demolition,
34 issuance of a city demolition permit, completion of the
35 authorized demolition, and removal of the materials,
36 debris and rubbish from the site, the site shall be
37 restored in accordance with this Section.

1 **PROPOSED CHANGES TO CODE SECTION 656.361.6.2.M. Demolition and Vacant Lot Regulations.**

2 M. Demolition and Vacant Lot Regulations

3 1. Purpose and Intent: The demolition of structures not only
4 causes a disruption in fabric of the built environment but
5 can also cause blight and a public nuisance. The following
6 regulations seek to ensure that the demolition of structures
7 is only done when necessary, and once done is replaced by a
8 level site as aesthetically pleasing as possible until future
9 development is accomplished on the site.

10 2. Requirements:

11 (a) Prior to January 1, 2014, all undeveloped lots were to
12 have met minimum standards including: removal of rubbish
13 and debris; leveling the site by the removal of brick or
14 concrete foundations, etc. and changes in grade;
15 replacement of landscaping removed; and sodding as
16 required by Part 4 of Chapter 320. If a vacant lot has
17 not been brought into compliance with this requirement,
18 it is subject to immediate Code Enforcement action.

19 (b) If a lot has a building or structure ~~that requires~~
20 demolition to be demolished, the lot shall also meet the
21 minimum standards as identified below:

22 (1) Demolition of any building or structure downtown must
23 comply with the criteria set out in Chapter 320 ~~for~~
24 demolitions.

25 (2) Prior to the issuance of a demolition permit for a
26 building or structure that is listed on the National
27 Register of Historic Places, a contributing structure
28 within Downtown's historic district, or designated as a
29 landmark;

30 (a) The Jacksonville Historic Preservation Commission
31 shall have reviewed and approved the demolition
32 permit;

33 (b) The DDRB shall review the request for compliance
34 with the BID and CRA Plan and there shall be a
35 plan for redevelopment of the property as
36 demonstrated by obtaining both Conceptual and
37 Final Approval by the DDRB.

38 (3) Upon the approval by DDRB and the BID Building Inspection
39 Division of the demolition, issuance of a city demolition
40 permit, completion of the authorized demolition, and

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removal of the materials, debris and rubbish from the site,
the site shall be restored in accordance with this Section.