



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

City Hall at St. James Building
117 W. Duval Street, 1st Floor, Lynwood Roberts Room
Jacksonville, Florida 32202
Wednesday, April 17, 2019 – 2:00 P.M.

MEMBERS:

James Bailey, Chairman
Craig Gibbs, Esq. Vice Chairman
Ron Moody, Secretary
Oliver Barakat, Board Member
Carol Worsham, Board Member

Dane Grey, Board Member
Todd Froats, Board Member
Marc Padgett, Board Member
Braxton Gillam, Esq. Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. March 20, 2019 Community Redevelopment Agency Meeting Minutes*
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. March 20, 2019 Downtown Investment Authority Meeting Minutes*
	B. Resolution 2019-04-02*
IV.	PRESENTATIONS
V.	CHIEF EXECUTIVE OFFICER REPORT
VI.	CHAIRMAN REPORT
VII.	DDRB BRIEFING
VIII.	OLD BUSINESS
IX.	NEW BUSINESS
X.	PUBLIC COMMENTS
XI.	ADJOURN

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board Meeting
City Hall at St. James, 117 W. Duval Street
First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202

Wednesday, April 17, 2019 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman, Craig Gibbs, Esq., Vice Chairman; Ron Moody, Secretary; Oliver Barakat; Todd Froats; Dane Grey; and Marc Padgett

Board Members Absent: Braxton Gillam, Esq.; and Carol Worsham

Council Members: Lori Boyer and Council Member elect Matt Carlucci

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

DIA Staff: Brian Hughes, Interim Chief Executive Officer; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:00 p.m.

I. CALL TO ORDER

Chairman Bailey called the CRA meeting to order.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. MARCH 20, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER MOODY APPROVING THE MARCH 20, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

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III. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

Occurs post-closing of Community Redevelopment Agency Meeting.

IV. CEO REPORT

Occurs post-closing of Community Redevelopment Agency Meeting.

V. DDRB BRIEFING

Occurs post-closing of Community Redevelopment Agency Meeting.

VI. OLD BUSINESS

Occurs post-closing of Community Redevelopment Agency Meeting.

VII. NEW BUSINESS

Occurs post-closing of Community Redevelopment Agency Meeting.

VIII. PUBLIC COMMENTS

None

IX. ADJOURNMENT

There being no further business, Chairman Bailey adjourned the CRA meeting at approximately 2:05 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@coj.net.



Downtown Investment Authority
City Hall at St. James Building,
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Wednesday, April 17, 2019 – 2:05 p.m.

Downtown Investment Authority
MEETING MINUTES

Board Members Present: Jim Bailey, Chairman; Craig Gibbs, Esq., Vice Chairman; Ron Moody, Secretary; Oliver Barakat; Todd Froats; Dane Grey and Marc Padgett

Board Members Absent: Braxton Gillam, Esq; and Carol Worsham

Council Members: Lori Boyer, Esq., District 5 and Council Member-elect Matt Carlucci

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

DIA Staff: Brian Hughes, Office of the Mayor Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; and Karen Underwood-Eiland, Executive Assistant.

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:05 p.m.

I. CALL TO ORDER

Chairman Bailey called the DIA meeting to order at 2:05 p.m.

II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

A. APPROVAL OF THE MARCH 20, 2019 DIA REGULAR MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER PADGETT APPROVING THE MARCH 20, 2019 DIA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. RESOLUTION 2019-04-02: RECOMMENDING CITY COUNCIL TO ADOPT ORDINANCE 2019-0195 AND ORDINANCE 2019-0196

RESOLUTION 2019-04-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING TO CITY COUNCIL THAT THEY ADOPT ORDINANCES 2019-0195 AND 2019-0196; FINDING THAT THE ORDINANCES ARE CONSISTENT WITH AND IN FURTHERANCE OF THE NORTH BANK AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLANS; PROVIDING FOR AN EFFECTIVE DATE.

Guy Parola brought forth Resolution 2019-04-02.

Council Member Boyer provided a presentation explaining the difference between the three bills.

Chairman Bailey commented as having served on the DDRB, he really appreciates this and it really assists us with understanding the roles of how the DDRB and the DIA work together.

A MOTION WAS MADE BY BOARD MEMBER PADGETT AND SECONDED BY BOARD MEMBER MOODY APPROVING RESOLUTION 2019-04-02 RECOMMENDING CITY COUNCIL TO ADOPT ORDINANCE 2019-0195 AND ORDINANCE 2019-0196.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

III. PRESENTATIONS

NONE

IV. CHIEF EXECUTIVE OFFICER REPORT

NONE

V. CHAIRMAN’S REPORT

Vice Chairman Gibbs reported that Mr. Hughes, Mr. Parola and Oliver Barakat and himself attended the NAIOP Award Gala Honoring the Best of 2018 on March 7, 2019 at the Prime Osborn Convention Center. Aundra Wallace was presented the Klechek Award.

VI. DDRB BRIEFING

Guy Parola provided a summary of the DDRB April 11th meeting. The next meeting will be held Thursday, May 9, 2019 at 2:00 p.m. on the third floor in Conference Room C.

VII. OLD BUSINESS

NONE

VIII. NEW BUSINESS

NONE

IX. PUBLIC COMMENTS

Council Member-elect Matt Carlucci commented about the Jacksonville Landing and thanked Council Member Boyer for cleaning up the downtown plan. He recommended having a charrette that involved people and public participation input for the Jacksonville Landing. He provided a handout to the Board Members.

Ed Malesky, President of the Art Center a commented about the Jacksonville Landing. He has managed the two galleries at the Landing for three-and-a-half years. He pointed out that 27 small businesses will have to relocate outside of downtown and recommended someone to publish a timeline.

Ronnie Dean provided ideas for the Jacksonville Landing. He suggested naming this location the River City Music Park. He provided a draft handout of his idea for the plans to the Board Members.

There being no further business, Chairman Bailey adjourned the DIA meeting at approximately 3:13 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@coj.net.



Downtown Investment Authority

MEMORANDUM

TO: Downtown Investment Authority Governing Board

THROUGH: Mr. Jim Bailey

FROM: Guy Parola, Operations Manager

RE: Resolution 2019-04-02: Ordinances 2019-0195 and 2019-0196

DATE: April 17, 2019

The Downtown Investment Authority (“DIA”), in addition to functioning as the Community Redevelopment Agency and Economic Development arm of the City for Downtown, has additional responsibilities that include updates to the Downtown’s Design Guidelines, and by extension recommending to City Council updates to the Downtown Development Regulations contained within Jacksonville’s Zoning Code.

Resolution 2019-04-02 recommends that the City Council adopt Ordinances 2019-0195 and 2019-0196. These Ordinances function together to accomplish the following: Amend the 2030 Comprehensive Plan to support the changes to the Downtown Development Regulations proffered by Ordinance 2019-0196. The following provides a further summary of each legislation.

Ordinance 2019-0195

Amends certain portions of the 2030 Comprehensive Plan’s Transportation Element necessary to ensure that the changes to the Downtown Development Standards to be adopted as part of Ordinance 2019-0196 are consistent with the 2030 Comprehensive Plan. These amendments to the 2030 Comprehensive Plan’s Transportation Element include:

- Removing reference to the obsolete street classification system, and supporting the Public Realm standards for roadways, which is comprised of: (a) the Pedestrian Zone, which is further divided into the Pedestrian Clear Area (i.e., sidewalk), the Amenity Area (i.e. the location for street furniture, lighting, etc.), and the Frontage Area adjacent to buildings;
- Removing reference to the now obsolete “FDOT Interstate 95 Master Plan”;
- Referencing the revised Downtown Overlay Districts; and
- Removing references to the now obsolete Downtown Master Plan and its elements;

RESOLUTION 2019-04-02
SUMMARY MEMORANDUM
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Ordinance 2019-0196

Effectuates updates to the Downtown Development Regulations (see attached summary powerpoint; previously, a draft of the updates to the Downtown Development Regulations was provided to the Board).

Note: There is a third companion piece of legislation, Ordinance 2019-0197, which effectuates the Rezoning of approximately 980 acres to CCBD. Not being Rezoned are existing CCBD properties and PUDs. DIA is not being requested to incorporate support into a resolution because the Downtown Development Review Board is specifically identified as the Planning Commission for Downtown.

*Attachments: DIA Resolution 2019-04-02
Ordinance 2019-0195
Ordinance 2019-0196*

RESOLUTION 2019-04-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING TO CITY COUNCIL THAT THEY ADOPT ORDINANCES 2019-0195 AND 2019-0196; FINDING THAT THE ORDINANCES ARE CONSISTENT WITH AND IN FURTHERANCE OF THE NORTH BANK AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLANS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the DIA, in addition to functioning as the Community Redevelopment Agency and Economic Development arm of the City for Downtown, has additional responsibilities that include updates to the Downtown’s Design Guidelines, and by extension recommending to City Council updates to the Downtown Development Regulations contained within Jacksonville’s Zoning Code

WHEREAS, the DIA is responsible for ensuring that development and redevelopment within Downtown are consistent with and in furtherance of with Downtown’s Business Investment Plan, which includes the North Bank and Southside Community Redevelopment Area Plans; and

WHEREAS, the DIA finds that Ordinances 2019-0195 and 2019-0196 are consistent with and in furtherance of the North Bank and Southside Community Redevelopment Area Plans, and more specifically with the following Redevelopment Goals: and

Redevelopment Goal No. 1

Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment.

Redevelopment Goal No. 3

Simplify the approval process for downtown development and improve departmental and agency coordination.

Redevelopment Goal No. 4

Improve walkability/bikeability and connectivity to adjacent neighborhoods and the St. Johns River while creating highly walkable nodes.

Redevelopment Goal No. 5

Establish a waterfront design framework to ensure a unique experience and sense of place, NOW THEREFORE

BE IT RESOLVED by the Downtown Investment Authority:

Section 1. The DIA affirms that the aforementioned recitals are true and correct.

Section 2. The DIA recommends that the Jacksonville City Council adopt Ordinance 2019-0195.

Section 3. The DIA recommends that the Jacksonville City Council adopt Ordinance 2019-0196.

Section 4. The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the Downtown Investment Authority.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Bailey, Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

1 Introduced by Council Member Boyer:
2
3

4 **ORDINANCE 2019-195**

5 AN ORDINANCE APPROVING THE PROPOSED 2019B SERIES
6 TEXT AMENDMENT TO THE TRANSPORTATION ELEMENT OF
7 THE 2030 COMPREHENSIVE PLAN OF THE CITY OF
8 JACKSONVILLE TO AMEND VARIOUS OBJECTIVES AND
9 POLICIES WITHIN THE TRANSPORTATION ELEMENT OF THE
10 COMPREHENSIVE PLAN RELATED TO THE DOWNTOWN
11 OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS OF
12 THE ZONING CODE, FOR TRANSMITTAL TO THE STATE OF
13 FLORIDA'S VARIOUS AGENCIES FOR REVIEW; PROVIDING
14 A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
17 DATE.
18

19 **WHEREAS**, the Planning and Development Department has initiated
20 certain revisions and modifications to the text of the *2030*
21 *Comprehensive Plan* in accordance with the procedures and requirements
22 set forth in Chapter 650, Part 4, *Ordinance Code*, to amend various
23 objectives and policies within the Transportation Element of the
24 Comprehensive Plan related to the Downtown Overlay Zone and Downtown
25 District Regulations of the Zoning Code, and has provided the necessary
26 supporting data and analysis to support and justify the amendments
27 determined to be required, and accordingly, has proposed certain
28 revisions and modifications which are more particularly set forth in
29 **Exhibit 1, attached hereto**, dated March 11, 2019, and incorporated
30 herein by reference; and

31 **WHEREAS**, the Jacksonville Planning Commission, as the Local

1 Planning Agency, held a public hearing on this proposed amendment to
2 the *2030 Comprehensive Plan*, with due public notice having been
3 provided, and reviewed and considered all comments received during the
4 public hearing, and made a recommendation to the City Council; and

5 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
6 hearing on this proposed amendment pursuant to Chapter 650, Part 4,
7 *Ordinance Code*, and having considered all written and oral comments
8 received during the public hearing, has made its recommendation to the
9 Council; and

10 **WHEREAS**, the City Council held a public hearing on this proposed
11 amendment with public notice having been provided, pursuant to Section
12 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code*,
13 and having considered all written and oral comments received during the
14 public hearing, the recommendations of the Planning and Development
15 Department, the Planning Commission and the LUZ Committee, desires to
16 transmit this proposed amendment through the State's expedited state
17 review process to the Florida Department of Economic Opportunity, as
18 the State Land Planning Agency, the Northeast Florida Regional Council,
19 the Florida Department of Transportation, the St. Johns River Water
20 Management District, the Florida Department of Environmental
21 Protection, the Florida Fish and Wildlife Conservation Commission, the
22 Department of State's Bureau of Historic Preservation, the Florida
23 Department of Education, and the Department of Agriculture and Consumer
24 Affairs; now, therefore

25 **BE IT ORDAINED** by the Council for the City of Jacksonville:

26 **Section 1. Approval of Amendment for Transmittal Purposes.** The
27 Council hereby approves the proposed 2019B Series Text Amendment to the
28 Transportation Element of the *2030 Comprehensive Plan* as set forth in
29 **Exhibit 1, attached hereto**, dated March 11, 2019, for transmittal to
30 Florida's various required State Agencies for review.

31 **Section 2. Disclaimer.** The amendment granted herein shall

1 **not** be construed as an exemption from any other applicable local,
2 state, or federal laws, regulations, requirements, permits or
3 approvals. All other applicable local, state or federal permits or
4 approvals shall be obtained before commencement of the development or
5 use and issuance of this amendment is based upon acknowledgement,
6 representation and confirmation made by the applicant(s), owner(s),
7 developer(s) and/or any authorized agent(s) or designee(s) that the
8 subject business, development and/or use will be operated in strict
9 compliance with all laws. Issuance of this amendment does **not** approve,
10 promote or condone any practice or act that is prohibited or restricted
11 by any federal, state or local laws.

12 **Section 3. Effective Date.** This ordinance shall become
13 effective upon the signature by the Mayor or upon becoming effective
14 without the Mayor's signature.

15
16 Form Approved:

17
18
19 /s/ Shannon K. Eller

20 Office of General Counsel

21 Legislation Prepared By: Helena Parola

22 GC-#1268763-v1-TX_AMD_TRANS_-_TE_-_Boyer