

RESOLUTION 2018-12-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) SUPPORTING THE ADOPTION BY THE CITY COUNCIL OF CITY COUNCIL BILL NUMBER 2018-771, WHICH BILL AMENDS THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) DEVELOPMENT ORDER TO EXPAND THE GEOGRAPHIC BOUNDARY DESCRIPTION OF THE PROPERTY IDENTIFIED WITHIN THE DRI DEVELOPMENT ORDER TO INCLUDE THAT PROPERTY KNOWN AS METROPOLITAN PARK AND ALSO THAT PARCEL OF LAND COMMONLY REFERRED TO AS “LOT J” LOCATED ADJACENT TO AND WESTERLY OF TIAA BANK FIELD; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE ALL DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has adopted a Development Order, as from time to time amended, for the Consolidated Downtown DRI; and

WHEREAS, the City Council may, from time to time, amend the Consolidated Downtown DRI Development Order; and

WHEREAS, that property known as the Shipyards is currently entitled with 400 marina slips, 662 residential units, 100,000 square feet of commercial/retail, 1,000,000 square feet of office, and 350 hotel rooms of Phase I Development Rights from the Northside East Component Area of the Consolidated Downtown DRI; and

WHEREAS, the City owns Metropolitan Park and that property known as Lot “J” adjacent to TIAA Bank Field; and

WHEREAS, legislation for the amendment of the Consolidated Downtown DRI Development Order has been filed to extend the existing development rights for that property known as the Shipyards to include Metropolitan Park and that property known as Lot “J” of TIAA Bank Field; and

WHEREAS, pursuant to Ordinance 2014-560-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

WHEREAS, the extension of the development rights to include Metropolitan Park and Lot “J” does not allocate or otherwise grant development rights to a third party; and

WHEREAS, a separate action by the DIA as the Master Developer for the Consolidated Downtown DRI will be required for any allocation of those development rights associated with this Resolution and City Council Bill number 2018-771; and

WHEREAS, the extension of development rights does not decrease the unencumbered Phase I development rights nor decrease the DIA's ability to allocate those unencumbered Phase I development rights; and

WHEREAS, the DIA recognizes that by extending the development rights to include the Metropolitan Park and Lot "J" promotes flexibility in master planning and redevelopment within this area of Downtown, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA recommends that City Council adopt Ordinance 2018-771, effectuating the amendment of the Consolidated Downtown DRI Development Order substantively as follows:

Section B. "General Conditions"

Northside East Component Area Table A

Note: ~~That property known as the Shipyards, a~~ An approximately ~~44.7-94~~ acre area ~~located between Metropolitan Park and Berkman Plaza~~ comprised of those riverfront properties commonly referred to as the "Shipyards" and "Metropolitan Park" together with property commonly referred to as Lot J and located on the north side of Gator Boulevard west of the Daily's Place Amphitheatre, shall be allowed to be developed with the following Phase I development rights at any time ~~through December 31, 2018,~~ notwithstanding any limitations in this Development Order regarding phasing, buildout dates, or termination dates: 400 marina boat slips plus such additional amounts which may be approved without the need for modification of the DRI under Section 380.06(24)(k), Florida Statutes, 662 residential units, 100,000 square feet of commercial space, 1,000,000 square feet of office, 350 hotel rooms, 3,915 on-site parking spaces, and 4,160 offsite parking spaces. Such rights may be converted by the ~~JEDC~~ Downtown Investment Authority or its designated successor (which may include the developer of the Shipyards site) using Table 1 below (which is based on the ITE Trip Generation Manual, 7th Edition (see Table 2) by notifying the City, ~~the DCA and the NEFRC~~ of the conversion in writing, without a Notice to Proposed Change or other approval.

Section C. "Specific Conditions"

Subsection 4. "Vegetation and Wildlife"

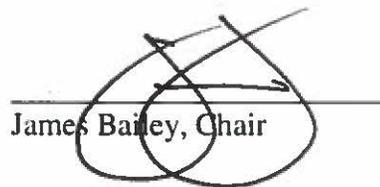
e. ~~The Shipyards Marina consisting of a~~ A 400-slip docking facility for use on riverfront property the boundaries of which are the western boundary of the Shipyards and the eastern boundary of Metropolitan Park is herein incorporated into the Consolidated Downtown DRI Development Order. The approval of the 400-slip docking facility is contingent on ~~the Shipyards (Tri-Legacy Group, LLC)~~ securing all Federal, State, and Local permits and approvals from applicable regulatory agencies and, to the extent that ~~Tri-Legacy Group, LLC does not have~~ there is not title to the submerged land under the docking facility, any necessary consent of use or submerged land lease by the Trustees of the Internal Improvement Trust Fund. All approvals associated with the required permits and approvals and subsequent renewals will comply with the Boat Facility Siting Plan ~~apply including compliance 16 with the Duval County Manatee Protection Plan~~. These 400-slips are in addition to the approved and constructed 70-slip transient facility existing at Metropolitan Park. ~~The location of the Shipyards Marina is depicted on Map 18 H 1 attached to this Ordinance.~~

Section 3. The Chief Executive Officer is hereby authorized to execute any agreements or documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 4. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY



James Bailey, Chair

12/12/2018
Date

VOTE: In Favor: 7 Opposed: 0 Abstained: 0

