

**RESOLUTION 2019-02-03**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A SCOPE OF SERVICES, ATTACHED HERETO AS EXHIBIT ‘A’, FOR THE SOLICITATION OF A PROFESSIONAL SERVICES CONSULTANT FOR ABANDONMENT OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”), PRESERVATION AND VESTING OF DEVELOPMENT RIGHTS, AND AMENDMENT OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; AUTHORIZING THE DIA BOARD CHAIR TO APPOINT ONE BOARD MEMBER TO PARTICIPATE IN THE SOLICITATION SELECTION PROCESS; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO PARTICIPATE IN THE SOLICITATION SELECTION PROCESS AND OTHERWISE EXECUTE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.**

**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**, via the adoption of Resolutions 82-802-378, Resolution 85-1508-549 and Resolution 91-208-93 the City created the Southside DRI, Northside West DRI and Northside Ease DRI, respectively; and

**WHEREAS**, via the adoption of Ordinance 92-392-489, the City consolidated the three separated DRIs into a single DRI; and

**WHEREAS**, pursuant to Section 380.0651, Florida Statutes, as a Dense Urban Land Area City of Jacksonville is exempted from the DRI processes; and

**WHEREAS**, the Consolidated Downtown DRI contains antiquated requirements and an imbalance in vested development rights that, if not addressed, will restrict the redevelopment of Downtown Jacksonville; and

**WHEREAS**, as the Master Developer for the Consolidated Downtown DRI, the DIA desires to abandon the Consolidated Downtown DRI; retain the vested development rights; and ensure that DIA’s function as the Downtown Master Developer is preserved through amendment of the City’s Comprehensive Plan and Land Development Regulations, **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 approves the general Scope of Services and Evaluation Matrix to be incorporated into a solicitation for a professional services consultant in substantially the form attached hereto as Exhibit "A."

**Section 3.** The DIA authorizes its Chief Executive Officer to make modifications to the Scope of Services as may be necessary to effectuate the purpose of this Resolution.

**Section 4.** The DIA authorizes its Chair to appoint one board member to participate in the solicitation selection process; and the DIA Staff to act on the Board's behalf during the solicitation selection process.

**Section 5.** The DIA authorizes its CEO to participate in the selection process and otherwise execute contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

**Section 6.** The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

  
Craig Gibbs, Vice Chairman

2/20/2019  
Date

VOTE: In Favor: 6 Opposed: 0 Abstained: 0

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EXHIBIT A

**TASK 1. ABANDONMENT OF D.R.I.**

Shepherd through both State and local governmental bodies their respective application and processes for the abandonment of the DRI and the rescinding of the DRI Development Order, which is to be construed to mean completing the application and all of its components, including the analysis it may take to fill out certain aspects including the addressing of each DRI condition area; attend all public hearings or meetings in conjunction with these applications and processes; and assemble all data necessary for these applications and processes. Note: assume amendments to the City of Jacksonville Comprehensive Plan and Land Development Regulations will be required as part of this task.

**TASK 2. PRESERVATION OF TRANSPORTATION AND NON-TRANSPORTATION VESTED DEVELOPMENT RIGHTS**

The Downtown DRI's Phase I development rights are fully mitigated. There remain unencumbered development rights, and the potential for additional development rights, within various phases of the DRI that have been mitigated from both transportation a non-transportation perspectives. The intent of Task 2 is to preserve these mitigated and unencumbered development rights for future use or allocation by the DIA. To that end, it will be required of a consultant to update the remaining development rights to the current ITE Trip Generation Manual's most recent edition; create a new conversion factor table to ensure that any new proposed development does not exceed the external trip generation that has been mitigated for from a transportation perspective; create a process by which the development rights may be utilized by the DIA to incentivize development; and shepherd through both State and local governmental bodies, as applicable, any amendments or changes to the Comprehensive Plan or the Land Development Regulations necessary to effectuate the intent of Task 2.

**TASK 3. COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS**

Residential density and non-residential development potential within the Central Business District ("CBD") Land Use Category are currently governed per the DRI. The intent of Task 3 is to ensure that the there remains no pre-determined maximum density or non-residential development potential within the CBD Land Use Category. To that end, it will be required of a consultant to identify, recommend and shepherd through both State and local governmental bodies, as applicable, any amendments or changes to the Comprehensive Plan or the Land Development Regulations necessary to effectuate the intent of Task 3.