

RESOLUTION 2023-10-07

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) IN SUPPORT OF THOSE AMENDMENTS TO THE ORDINANCE CODE IDENTIFIED IN EXHIBIT ‘A’ TO THIS RESOLUTION; RECOMMENDING THAT CITY COUNCIL ADOPT AMENDMENTS TO THE ORDINANCE CODE SUBSTANTIALLY SIMILAR TO THOSE AMENDMENTS IDENTIFIED IN EXHIBIT ‘A’ TO THIS RESOLUTION; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTIONS, INCLUDING THE FILING OF LEGISLATION ON DIA’S BEHALF, NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as part of Mayor Deegan’s Economic Development Transition Committee, opportunities for permitting and development review efficiencies were prioritized; and

WHEREAS, in reporting to the Economic Development Transition Committee, DIA and DDRB staff identified several opportunities for development review efficiencies as they relate to Downtown Development; and

WHEREAS, particular to DDRB and changes in process that require amendment of the Ordinance Code, these recommendations are identified in Exhibit ‘A’ to this Resolution; and

WHEREAS, the DDRB has reviewed and is in support of the recommendations for Ordinance Code amendments identified in Exhibit ‘A’; and

WHEREAS, the DIA requests that City Council amend the Ordinance Code in a substantially similar manner to Exhibit ‘A’,

NOW THEREFORE, BE IT RESOLVED, by the Downtown Development Review Board:

Section 1. The DIA supports the amendments to the Ordinance Code identified in Exhibit ‘A.’

Section 2. The DIA recommends that City Council adopt amendments to the Ordinance Code substantially similar to those amendments identified in Exhibit ‘A.’

Section 3. The DIA authorizes its Chief Executive Officer to take all necessary action, including the filing of legislation on DIA’s behalf, necessary to effectuate the purposes of this Resolution.

Section 4. This Resolution 2023-10-01 shall become effective on the date it is signed by the Chair of the DIA.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY




James Citrano, Chairman

10/18/23
Date

VOTE: In Favor: 8 Opposed: 0 Abstained: 0

**EXHIBIT A REVISED FOR COMMITTEE
RESOLUTION 2023-10-07**

Amendment #1

Challenge: Certain items that require DDRB approval by Code are straightforward and Board approval is an unnecessary step in the process.

Amend Sec. 656.361.7.1 to add to "staff review only" projects such as replacement signs and tenant signs, when such signs do not require a deviation or they otherwise meet the ordinance code; landscape, hardscape and street furnishing only projects not requiring a deviation; and vehicle use area only projects not requiring a deviation.

Amendment #2

Challenge: Lack of clarity on whether DDRB approval required, particularly to City right-of-way, riverwalk and parks projects.

Amend Section 656.361.7.1 to (a) identify projects, such as public parks and roadway projects, that are of a size and scale to warrant conceptual approval at the DDRB level with staff review only at final, and (b) codify the process.

Amendment #3

Challenge: Zoning Code requires workshops for all deviations, an additional procedural step. To reduce time, some deviations should be incorporated into the normal Conceptual – Final Approval process.

Amend Section 656.361.6.8 to eliminate workshop requirement for select deviations for properties not fronting the St. Johns River, Hogans Creek or McCoys Creek. The select categories are:

- Existing buildings (when not expanding the nonconformity)
- Building entrance criteria for new construction
- Rooftop criteria for new construction

Amendment #4

Challenge: Some projects require approvals from more than one agency, adding time to the process, and essentially limiting scope of DDRB review. The normal conceptual/final approval process is unnecessary in this case.

Amend Section 656.361.7.1 so that buildings subject to historic review would require one DDRB review only after issuance of Certificate of Appropriateness by the Historic Preservation Section.