



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

July 18, 2024

The Honorable Randy White
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2024-478**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **8-0**

| | |
|-------------------------|--------|
| Charles Garrison, Chair | Aye |
| Tina Meskel, Vice Chair | Aye |
| Mark McGowan, Secretary | Aye |
| Lamonte Carter | Aye |
| Amy Fu | Aye |
| Julius Harden | Aye |
| Mon'e Holder | Aye |
| Ali Marar | Absent |

Jack Meeks

Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being more prominent.

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
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DOWNTOWN INVESTMENT AUTHORITY

117 West Duval Street #310, Jacksonville, Florida 32202
(904) 255-5302 | <https://dia.coj.net/>

July 18, 2024

The Honorable Charles Garrison, Chair
And Members of the Planning Commission
214 North Hogan Street
Jacksonville, Florida 32202

RE: Downtown Development Review Board Recommendation for Ordinance 2024-478

Dear Honorable Commission Chair Garrison and Honorable Members of the Planning Commission:

Pursuant to the provisions of Section 656.129 *Advisory recommendation on amendment to Zoning Code or rezoning of land* of the Zoning Code, the Downtown Development Review Board (DDRB) voted to recommend **approval** of Ordinance 2024-478, at their meeting on July 11, 2024.

Downtown Development Review Board Recommendation: **Approve**

Downtown Development Review Board Commentary: No Board comments, and no public comment.

Downtown Development Review Board Vote: 7-0

| | |
|-------------------------|--------|
| Matt Brockelman, Chair | Aye |
| Linzee Ott, Vice Chair | Absent |
| Gary Monahan, Secretary | Aye |
| Joana Berling | Aye |
| Ennis Davis | Aye |
| Carl Dawson | Aye |
| Fred Jones | Aye |
| Trevor Lee | Aye |
| Joseph Loretta | Absent |

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

Susan Kelly, AICP
Redevelopment Coordinator
City of Jacksonville – Downtown Investment Authority
117 West Duval Street, Suite 310 | Jacksonville, FL 32202
(904) 255-5307 | ksusan@coj.net

**JOINT STAFF REPORT
OF THE PLANNING AND DEVELOPMENT DEPARTMENT
AND THE DOWNTOWN INVESTMENT AUTHORITY**

July 11, 2024

The Planning and Development Department and the Downtown Investment Authority staff hereby forward to the Downtown Development Review Board (DDRB); Planning Commission (PC); Land Use and Zoning Committee (LUZ); and City Council its comments and recommendations on:

ORDINANCE 2024-0478

AN ORDINANCE AMENDING SECTION 656.361.5.1 (USES PERMITTED GENERALLY-APPLICABLE TO ALL OVERLAY DISTRICTS ZONED CCBD), SECTION 656.361.5 (USE REGULATIONS), SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND FORM REGULATIONS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO AUTHORIZE TEMPORARY PARKING FOR NO LONGER THAN FOUR YEARS ON A SITE THAT IS USED PRIMARILY FOR GOVERNMENT USES OR FOR NATIONAL FOOTBALL LEAGUE (NFL) GAMES OR OTHER SPECIAL EVENTS OCCURRING AT THE STADIUM AND/OR DAILY'S PLACE INCLUDING SECONDARY PRIVATE USE WHEN NOT REQUIRED FOR GOVERNMENTAL USES OR EVENT PARKING; PROVIDING CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

This legislation serves as a companion bill to Ordinance 2024-0904 (which authorizes a Stadium Development Agreement, an Amended and Restated Stadium Lease Agreement, and a Community Benefits Agreement, among other items).

Ordinance 2024-0478 amends Section 653.361.5.1 (Uses Permitted Generally – Applicable to all Overlay Districts Zoned CCBD) of the Ordinance Code. It adds an additional criterion through which temporary parking would be allowed for any Downtown parcel designated as Commercial Central Business District (CCBD); the criterion states that temporary parking would be allowed for “no longer than four years on a site that is used primarily for government use or to satisfy the parking needs for National Football League games or other special events hosted at the Stadium and/or Daily’s Place, which may include subordinate private use when not required for governmental uses or event parking.”

II. EVALUATION

Per Section 656.129(d), the Department has studied and considered the following, with staff findings provided below.

A. *The need and justification for the change.*

The proposed amendment is needed as a companion to Ordinance 2024-0904 (Stadium Agreement), specifically with regards to the Stadium Parking Agreement. The agreement identifies the location, number, and operation of parking spaces. Per the agreement, specified parcels may be used for parking. Currently, “temporary parking” is only permitted for governmental use (no longer than two years); City or DIA authorized special events that last no longer than three days; and approved construction staging lots. As such, the amendment is needed to allow temporary parking within the former shipyards area to satisfy the parking needs for National Football League games or other special events hosted at the Stadium and/or Daily’s Place.

B. The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department, with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.

The proposed ordinance is consistent with the *2045 Comprehensive Plan* as the amendment provides an opportunity to strengthen the Central Business District (CBD) as a regional center for sports and entertainment activities within Northeast Florida.

III. RECOMMENDATION

The Planning and Development Department and Downtown Investment Authority staff recommend that **Ordinance 2024-0478 be approved.**

Introduced by Council President at the request of the Mayor:

ORDINANCE 2024-478

AN ORDINANCE AMENDING SECTION 656.361.5.1 (USES PERMITTED GENERALLY-APPLICABLE TO ALL OVERLAY DISTRICTS ZONED CCBD), SECTION 656.361.5 (USE REGULATIONS), SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND FORM REGULATIONS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO AUTHORIZE TEMPORARY PARKING FOR NO LONGER THAN FOUR YEARS ON A SITE THAT IS USED PRIMARILY FOR GOVERNMENT USES OR FOR NATIONAL FOOTBALL LEAGUE (NFL) GAMES OR OTHER SPECIAL EVENTS OCCURRING AT THE STADIUM AND/OR DAILY'S PLACE INCLUDING SECONDARY PRIVATE USE WHEN NOT REQUIRED FOR GOVERNMENTAL USES OR EVENT PARKING; PROVIDING CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Amending Section 656.361.5.1 (Uses Permitted Generally-Applicable to all Overlay Districts Zoned CCBD), Section 656.361.5 (Use Regulations), Subpart H (Downtown Overlay Zone and Downtown District Use and Form Regulations), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code.
Section 656.361.5.1 (Uses Permitted Generally-Applicable to all Overlay Districts Zoned CCBD), Section 656.361.5 (Use Regulations), Subpart H (Downtown Overlay Zone and Downtown District Use and Form Regulations), Part 3 (Schedule of District Regulations), Chapter 656

(Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

CHAPTER 656 - ZONING CODE

*** * ***

PART 3. - SCHEDULE OF DISTRICT REGULATIONS

*** * ***

**SUBPART H. - DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND
FORM REGULATIONS**

*** * ***

Sec. 656.361.5. - Use Regulations

**Sec. 656.361.5.1. - Uses Permitted Generally-Applicable to all
Overlay Districts Zoned CCBD.**

The use provisions in the various Overlay Districts are exclusive and a use not included under permitted or permissible uses shall be prohibited in the District. The following uses are permitted throughout Downtown (in all Overlay Districts) for parcels zoned CCBD:

*** * ***

Z. Temporary parking for:

1. No longer than two years entirely for governmental uses on the site of the government use;
2. No longer than four years on a site that is used primarily for government use or to satisfy the parking needs for National Football League games or other special events hosted at the Stadium and/or Daily's Place, which may include subordinate private use when not required for governmental uses or event parking;

- ~~3.2.~~ Special Event parking approved in advance by the Office of Special Events, for special events such as sporting events, concerts, theatrical performances, boat shows, car sales, or other City and DIA authorized special events that last no longer than three days in duration; or

1 ~~4.3.~~ Construction Staging lots approved by DDRB that last no
2 longer than the schedule of construction for the
3 buildings/structures or two years, whichever is less, and which
4 are properly maintained for the duration of the authorized
5 period.

6 * * *

7 **Section 2. Codification Instructions.** The Codifier and the
8 Office of General Counsel are authorized to make all chapter and
9 division "table of contents" consistent with the changes set forth
10 herein. Such editorial changes and any other necessary changes to
11 make the *Ordinance Code* consistent with the intent of this legislation
12 are approved and directed herein, and the changes to the *Ordinance*
13 *Code* shall be made forthwith and when inconsistencies are discovered.

14 **Section 3. Effective Date.** This Ordinance shall become
15 effective upon signature by the Mayor or upon becoming effective
16 without the Mayor's signature.

17
18 Form Approved:

19
20 _____/s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: John Sawyer

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