

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2019-795**

5 AN ORDINANCE AMENDING RESOLUTION 92-392-489, AS
6 AMENDED, WHICH APPROVED A DEVELOPMENT ORDER FOR
7 THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF
8 REGIONAL IMPACT (DRI), PURSUANT TO THE
9 APPLICATION FOR CHANGES TO A DRI DEVELOPMENT
10 ORDER SUBMITTED BY THE DOWNTOWN INVESTMENT
11 AUTHORITY, DATED OCTOBER 21, 2019, TO CONVERT
12 OFFICE, GOVERNMENT/INSTITUTIONAL AND INDUSTRIAL
13 USES TO MULTI-FAMILY RESIDENTIAL AND HOTEL
14 USES, PURSUANT TO THE PREVIOUSLY APPROVED LAND
15 USE EXCHANGE MATRIX FOR SUCH CONVERSIONS;
16 FINDING THAT THESE CHANGES ARE CONSISTENT WITH
17 THE *2030 COMPREHENSIVE PLAN*, THE CITY OF
18 JACKSONVILLE'S LAND DEVELOPMENT REGULATIONS,
19 AND SECTION 380.06, *FLORIDA STATUTES*; PROVIDING
20 AN EFFECTIVE DATE.
21

22 **WHEREAS**, the Council adopted and approved the Consolidated
23 Downtown DRI Development Order by Resolution 92-392-489, and
24 subsequently, has amended the Development Order by various
25 Ordinances; and

26 **WHEREAS**, the Downtown Investment Authority has submitted an
27 Application for Changes to a DRI Development Order, dated October
28 21, 2019, and **attached hereto** as **Exhibit 1**, to the City of
29 Jacksonville, requesting certain changes to the Consolidated
30 Downtown DRI Development Order; and

31 **WHEREAS**, the Application for Changes to a DRI Development

1 Order, dated October 21, 2019, has been reviewed by the City's
2 Planning and Development Department; and

3 **WHEREAS**, the Planning and Development Department has submitted
4 recommendations concerning the Application for Changes to a DRI
5 Development Order, dated October 21, 2019; and

6 **WHEREAS**, the Land Use and Zoning Committee has reviewed the
7 Application for Changes to a DRI Development Order, dated October
8 21, 2019, and made its recommendation to the Council; and

9 **WHEREAS**, a public hearing was properly noticed and held by the
10 Council pursuant to Section 380.06, *Florida Statutes*; and

11 **WHEREAS**, after such public hearing and in consideration of the
12 recommendations made and submitted to the Council, the Council has
13 made certain findings and determinations; now, therefore

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

15 **Section 1. Development Order Amended.** The Development
16 Order for the Consolidated Downtown DRI is hereby amended to
17 incorporate the proposed changes and modifications contained in the
18 Application for Changes to a DRI Development Order, dated October
19 21, 2019, and **attached hereto** as **Exhibit 1**, which changes are
20 generally described as converting office, government/institutional
21 and industrial uses to multi-family residential and hotel uses
22 pursuant to the previously approved land use exchange matrix for
23 such conversions.

24 **Section 2. Consistency.** The Council hereby finds and
25 determines that the changes and modifications set forth in the
26 Application for Changes to a DRI Development Order, dated October
27 21, 2019, are consistent with the *2030 Comprehensive Plan*, the City
28 of Jacksonville's Land Development Regulations, and Section 380.06,
29 *Florida Statutes*.

30 **Section 3. Notice.** The Legislative Services Division is
31 hereby directed to forward a certified copy of this Ordinance to

1 the following, immediately upon its effective date: Downtown
2 Investment Authority, 117 West Duval Street, Suite 310-B,
3 Jacksonville, Florida 32202.

4 **Section 4. Effective Date.** The enactment of this
5 Ordinance shall be deemed to constitute a quasi-judicial action of
6 the City Council and shall become effective upon signature by the
7 Council President and the Council Secretary.

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9 Form Approved:

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11 /s/ Shannon K. Eller

12 Office of General Counsel

13 Legislation Prepared By: Shannon K. Eller

14 GC-#1318686-v1-Downtown_DRI_-_Conversion_of_Development_Rights