

Introduced by Council Member Carrico:

**ORDINANCE 2025-470**

AN ORDINANCE PERTAINING TO A FINAL ORDER ISSUED BY THE DOWNTOWN DEVELOPMENT REVIEW BOARD ("DDRB"); INCORPORATING RECITALS AS FINDINGS OF THE CITY COUNCIL; APPROVING AND AUTHORIZING A THREE-YEAR EXTENSION TO THE FINAL ORDER ISSUED BY THE DDRB ON AUGUST 24, 2023, GRANTING FINAL DEVELOPMENT APPROVAL, SPECIAL EXCEPTION APPROVAL, AND DEVIATION APPROVALS FOR DDRB APPLICATION 2023-003, FOR THE PROJECT COMMONLY REFERRED TO AS THE "DAILY'S MIXED-USE PROJECT" (THE "PROJECT"), WITH SAID APPROVALS ORIGINALLY SET TO EXPIRE ON AUGUST 24, 2024, AS SUBSEQUENTLY EXTENDED BY DDRB STAFF PURSUANT TO SECTION 656.361.7.1 (APPLICATION AND REVIEW PROCEDURE TO DDRB AND COUNCIL; APPEALS), *ORDINANCE CODE*, FOR AN ADDITIONAL ONE YEAR PERIOD TO EXPIRE ON AUGUST 24, 2025, TO PROVIDE FOR A NEW EXPIRATION DATE OF AUGUST 24, 2028; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** First Coast Energy LLP, d/b/a "Daily's" (hereinafter referred to as "Daily's"), has plans to develop a mixed-use project on the properties located at 632 W. Forsyth Street, 618 W. Forsyth Street, 0 W. Bay Street, 0 W. Bay Street, and 60 N. Broad Street (R.E. Nos. 074500-0000, 074501-0000, 074497-0000, 074496-0000 and 074498-0010) (collectively, the "Property"); and

**WHEREAS,** after a multi-phased public process that took place

1 over the course of several months in 2023, including several community  
2 meetings, workshops, community outreach meetings, and official public  
3 hearings, the City's Downtown Development Review Board ("DDRB")  
4 granted a Final Order on August 24, 2023, for DDRB Application  
5 2023-003 (the "Final Order"), a copy of which is attached hereto as  
6 **Exhibit 1** and incorporated herein by this reference, providing final  
7 development approval, special exception approval, and deviation  
8 approvals for the project commonly referred to as the "Daily's  
9 Mixed-Use Project" (the "Project"); and

10 **WHEREAS**, DDRB staff subsequently granted a one-year extension  
11 to the Final Order pursuant to Section 656.361.7.1 (Application and  
12 Review Procedure to DDRB and Council; Appeals), *Ordinance Code*, which  
13 extended the Final Order expiration date to August 24, 2025, and a  
14 copy of the Final Order Extension is attached hereto as **Exhibit 2** and  
15 incorporated herein by this reference; and

16 **WHEREAS**, Chapter 656, *Ordinance Code*, otherwise known as the  
17 City's Zoning Code, does not provide any other mechanism for  
18 administrative extension of the Final Order; and

19 **WHEREAS**, the City Council recognizes the need to support  
20 economic development and revitalization efforts in downtown as this  
21 area has, in recent years, experienced significant challenges,  
22 including dilapidated infrastructure and underutilized, vacant, and  
23 abandoned properties which have hindered timely progress of permitted  
24 developments and revitalization of downtown; and

25 **WHEREAS**, economic conditions, including inflationary pressures  
26 and supply chain disruptions, have created unforeseen delays in the  
27 implementation of viable commercial projects downtown, including the  
28 Project; and

29 **WHEREAS**, during the past two years, Daily's has worked on  
30 refining the architectural elements of its plans to comport with the  
31 requirements of the Project, including the procurement and

1 implementation of revised exterior aesthetic and operational  
2 features, and incorporation of considerable architectural design  
3 modifications and functions, in an effort to provide cutting-edge  
4 contemporary designs for a preeminent destination located downtown  
5 that exceeds community expectations; and

6 **WHEREAS,** the extension of the Final Order will provide Daily's  
7 additional time to: (1) facilitate final professional design and  
8 engineering work, (2) procure and source the necessary and appropriate  
9 materials for the various components of the Project, (3) finalize  
10 construction plans for the design variations that accompanied the  
11 Final Order, (4) finalize various business partner components that  
12 will serve the establishments within the Project, and (5) complete  
13 the Project in accordance with the Final Order so that it may  
14 contribute to the economic vitality of downtown; and

15 **WHEREAS,** the Project aligns with the City's goals of promoting  
16 sustainable development, enhancing public safety, and improving the  
17 aesthetic and functional quality of the area of downtown surrounding  
18 the Property; and

19 **WHEREAS,** the City Council finds that extending the expiration  
20 of the Final Order for an additional three-year period to August 24,  
21 2028, is in the best interest of the City and the public and will  
22 facilitate the successful completion of the Project; now therefore

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

24 **Section 1. Incorporation of Recitals.** The above recitals  
25 are true and correct and are incorporated herein by this reference  
26 as the findings of the City Council.

27 **Section 2. Approval and Authorization for Extension of**  
28 **Final Order.** The City Council hereby approves and authorizes an  
29 extension to the Final Order issued by the DDRB, including all  
30 approvals, authorizations and orders contained therein, for a period  
31 of three years to expire on August 24, 2028, with all other terms and

1 conditions of the Final Order remaining in effect. Any deadlines  
2 related to its expiration contained in the Final Order are hereby  
3 also extended for an additional three-year period commensurate with  
4 the action taken herein.

5       **Section 3.       Effective Date.**   This Ordinance shall become  
6 effective upon signature by the Mayor or upon becoming effective  
7 without the Mayor's signature.

8  
9 Form Approved:

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11                 /s/ Mary E. Staffopoulos          

12 Office of General Counsel

13 Legislation Prepared By: Mary E. Staffopoulos

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