

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2025-0470

**Introducer/Sponsor(s):** Council Member Carrico

**Date of Introduction:** June 24, 2025

**Committee(s) of Reference:** LUZ

**Date of Analysis:** June 23, 2025

**Type of Action:** Incorporating recitals as findings of the City Council; approve and authorize for extension of Final Order by the Downtown Development Review Board (DDRB)

**Bill Summary:** This bill pertains to a final order issued by the DDRB and incorporates recitals as the findings of the City Council. The bill approves and authorizes 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 Daily's Mixed-Use project. The approvals--originally set to expire on August 24, 2024, and subsequently extended by DDRB staff under Section 656.361.7.1, *Ordinance Code*, to expire on August 24, 2025--would have a new expiration date of August 24, 2028.

**Background Information:** First Coast Energy LLP (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, and 60 N. Broad Street. After a multi-phased public process with community meetings, public hearings, and workshops, the DDRB granted a Final order on August 24, 2023, providing all approvals for the Daily's Mixed-Use project. The DDRB staff granted a one-year extension for the Final Order, under Section 656.361.7.1, *Ordinance Code*, which extended the expiration date to August 24, 2025.

The City's Zoning Code does not provide any other mechanism for extension of the Final Order; however, the City Council recognizes the need to support economic development and revitalization efforts downtown, as the area has experienced significant challenges that have hindered the timely progress of permitted efforts. Economic conditions, including inflationary pressures and supply chain disruptions, have also created unforeseen delays in implementing viable commercial projects downtown, including the Daily's Mixed-Use project.

During the past two years, Daily's has worked to refine the architectural elements of its plans to meet the requirements of the project. The extension of the Final Order will provide Daily's additional time to: (1) facilitate final professional design and engineering work, (2) procure and source the necessary and appropriate materials (3) finalize construction plans for the design variations that accompanied the Final Order, (4) finalize business partner components that will serve the establishments within the project, and (5) complete the project in accordance with the Final Order.

**Policy Impact Area:** Downtown development, economic development

**Fiscal Impact:** No direct cost to the City

**Analyst:** Russell