

RESOLUTION 2015-04-04

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY REGARDING ELENA FLATS, LOCATED AT 122 EAST DUVAL STREET IN DOWNTOWN JACKSONVILLE, SUPPORTING ALTERNATIVES TO THE DEMOLITION OF THE BUILDING, REQUESTING THE DIA STAFF TO WORK WITH CHURCHES IN THE AREA FOR ALTERNATIVE PARKING SOLUTIONS, AND REQUESTING THE LAND USE AND ZONING COMMITTEE OF THE CITY COUNCIL FOR AT LEAST A ONE CYCLE DEFERRAL OF THE MATTER (2015-170) TO ALLOW FOR THE PURSUIT OF THE SOLUTIONS.

WHEREAS, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency (“CRA”) for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E, and further granted authorities via Ordinance 2014-560; and

WHEREAS, it is the desire of the City of Jacksonville to create a vibrant and dynamic Downtown; and

WHEREAS, the City of Jacksonville 2030 Comprehensive Plan and the DIA’s BID Plan both discourage the use of surface parking lots; and

WHEREAS, the City of Jacksonville 2030 Comprehensive Plan and the DIA’s BID Plan both encourage the conservation of historic buildings within downtown; and

WHEREAS, an application for demolition of 122 East Duval Street, also known as the Elena Flats Building, was made by the property owner; and

WHEREAS, the prospective purchasers of the property intend to demolish the building and create a surface parking lot; and

WHEREAS, because the building was eligible for listing on the National Register of Historic Places said request for demolition was referred to the Jacksonville Historic Preservation Commission (JHPC) for approval; and

WHEREAS, the JHPC denied the application for demolition and instead sponsored an application for the structure to be declared a local landmark; and

WHEREAS, the staff of the Jacksonville Historic Preservation Division staff prepared the application for a local landmark (LM-15-01) and determined that the structure met 4 of the 7 criteria required for designating the structure as an historic landmark; and

WHEREAS, in order to declare a structure a landmark over the objections of the current owner, the structure must meet 4 of the 7 criteria; and

WHEREAS, the City Council is now considering whether to declare the structure a local landmark; and

WHEREAS, pursuant to the Ordinance Code, if the structure is not designated as a landmark, or the request for demolition is withdrawn, a demolition permit will immediately issue; and

WHEREAS, the DIA staff and others have been attempting to contact and meet with the owner as well as others to find a solution to parking and other issues raised by neighboring property owners, now therefore

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA requests that the DIA staff work with the property owner and adjacent property owners for a solution to the parking and other issues, to determine the feasibility of renovating the property, and that the Land Use and Zoning Committee of the City Council grant a deferral of this matter for at least one cycle in order for these negotiations to take place.

Section 3. This resolution shall become effective upon its approval by the DIA this 30th day of April, 2015.

WITNESS:

Downtown Investment Authority


Oliver Barakat, Chairman

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