

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2024-378

Introducer/Sponsor(s): LUZ Committee

Date of Introduction: May 14, 2024

Committee(s) of Reference: LUZ

Date of Analysis: May 16, 2024

Type of Action: Authorization to execute second amended development agreement

Bill Summary: The bill authorizes execution of a second amended development agreement between the City and Publix Super Markets Inc. to extend the agreement for reservation of roadway traffic capacity for an additional 7 years to September 28, 2031 pending the construction of a Publix warehouse/distribution facility on West Beaver Street.

Background Information: In 2001 the City entered into a 10-year development agreement with Patillo Industrial Construction Inc. for reservation of road capacity to develop a 1,080,000 sq. ft. warehouse on a 96-acre parcel on West Beaver Street. Patillo later assigned its development rights to R.L.R. Investments, LLC which subsequently conveyed a portion of those rights to Publix Super Markets. Publix's rights were subsequently extended via a first amendment to the development agreement in 2015 and again by virtue of Florida law and a gubernatorial declaration of emergency during the COVID pandemic. Publix intends to construct a 369,780 square foot cold storage facility, similar to and adjacent to its existing warehouse between Beaver Street and I-10 on the Westside.

Policy Impact Area: Economic development; roadway concurrency

Fiscal Impact: None

Analyst: Clements