

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2020-0110

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: February 11, 2020

Committee(s) of Reference: F, LUZ, TEU

Date of Analysis: February 11, 2020

Type of Action: Establishing a Mobility Fee Credit Contract; establishing oversight

Bill Summary: The bill authorizes the Director of the Planning and Development Department to execute and deliver a Mobility Fee Credit Contract between the DIA and the City. The Department of Planning and Development will oversee the project.

Background Information: A "Mobility Fee Credit Contract" is being sought between the Downtown Investment Authority, now functioning as the Master Developer for the Consolidated Downtown Development of Regional Impact (DRI), and the City of Jacksonville. The DIA has been working with the Planning and Development Department, the Office of General Counsel and DIA's consultant team for the abandonment of the Downtown DRI in a manner that preserves mitigated transportation impacts. The mechanism to preserve these development rights that also eliminates the limitations currently caused by identifying quantities of a specific use, is a "Mobility Fee Credit Contract." DIA's consultant team, in coordination with the Planning and Development Department, have identified \$32,834,388.39 in mobility fee credits within Downtown, including both the North and South banks. This represents the value of the available Phase I development rights of the existing DRI, which is further based on the capacity of transportation infrastructure (i.e. roadways) to accommodate additional development. The mobility fee credits shall be used by the DIA as an incentive tool in a substantively similar way as the current distribution of Phase I development rights system. The noted benefit being that there are no pre-determined limitations on the quantity of uses, a shortcoming of the current DRI.

Policy Impact Area: Downtown development

Fiscal Impact: There is no appropriation of funds associated with this legislation. Rather, the dollar value of the credits is a representation of existing capacity within the Downtown, from a transportation perspective, to accommodate additional development without the need for additional capacity projects.

Analyst: Baltiero