

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-619-E**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE
6 MAYOR AND CORPORATION SECRETARY TO EXECUTE AND
7 DELIVER, THE SECOND AMENDMENT TO DEVELOPMENT
8 AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND
9 R.L.R. INVESTMENTS, LLC, AS APPROVED BY
10 ORDINANCE 2015-747-E, EXTENDING THE DURATION OF
11 THE DEVELOPMENT AGREEMENT TO MAY 21, 2029,
12 CONCERNING DEVELOPMENT NOW KNOWN AS "PATTILLO -
13 R.L.R. INVESTMENTS" (CCAS NO. 124052.0),
14 CONSISTING OF TWO PARCELS, APPROXIMATELY 22.62±
15 ACRES AND 25.46± ACRES, RESPECTIVELY, LOCATED AT
16 10319 GENERAL AVENUE IN COUNCIL DISTRICT 12,
17 PURSUANT TO PART 2, CHAPTER 655, *ORDINANCE CODE*;
18 PROVIDING AN EFFECTIVE DATE.

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20 **WHEREAS**, Part 2, Chapter 655, *Ordinance Code*, authorizes
21 Development Agreements, subject to the procedures and requirements
22 set forth therein; and

23 **WHEREAS**, on or about September 7, 2001, the City entered into
24 a Development Agreement with Pattillo Industrial Construction Co.,
25 Inc. ("Pattillo"), as approved by Resolution 2001-561-A, concerning
26 the development of approximately 96± acres located on Beaver Street
27 between Blair Road and Morgan Avenue, more particularly described
28 therein (the "Development Agreement"); and

29 **WHEREAS**, the Development Agreement provided Pattillo with
30 development rights for 1,080,000 enclosed square feet of warehouse
31 distribution facilities use and related improvements, for a 10-year

1 term; and

2 **WHEREAS**, on or about January 5, 2005, Pattillo assigned its
3 entire interest in the Development Agreement to R.L.R. Investments,
4 LLC ("R.L.R. Investments"); and

5 **WHEREAS**, on or about August 24, 2011, R.L.R. Investments
6 requested and received an automatic 4-year extension of the
7 Development Agreement pursuant to the Community Planning Act, 2010-
8 147 Laws of Florida; and

9 **WHEREAS**, on or about November 19, 2012, following approval
10 from the City, R.L.R. Investments bifurcated and partially assigned
11 its interest in the Development Agreement to Publix Super Markets,
12 Inc. ("Publix"), so that R.L.R. Investments retained approximately
13 342,528.75± enclosed square feet of development rights and
14 approximately 133,788± enclosed square feet already developed (R.E.
15 No. 006829-9200, approximately 22.62± acres and R.E. No. 006829-9500,
16 approximately 25.46± acres) and Publix received approximately
17 603,683± enclosed square feet of development rights (R.E. No. 006829-
18 9100, approximately 33.95± acres, located on Beaver Street between
19 Blair Road and Wheeler Road); and

20 **WHEREAS**, on or about September 3, 2015, R.L.R. Investments
21 amended and extended the Development Agreement's expiration date as
22 to all parties to September 7, 2020, described in the First Amendment
23 to Development Agreement, as approved by Ordinance 2015-746-E; and

24 **WHEREAS**, R.L.R. Investments' Development Agreement was further
25 extended to May 21, 2024, by operation of Florida law and gubernatorial
26 declarations of emergency; and

27 **WHEREAS**, R.L.R. Investments has submitted its request for a
28 second amendment to the Development Agreement, requesting a five (5)
29 year extension of the duration of the Development Agreement, pursuant
30 to Section 655.205(h), *Ordinance Code*, (the "Second Amendment"); and

31 **WHEREAS**, the Planning and Development Department has recommended

1 approval of the Second Amendment; and

2 **WHEREAS,** R.L.R. Investments has continued to work in good faith
3 towards completing the development contemplated by the Development
4 Agreement and requests a five (5) year extension of the Development
5 Agreement to complete said development; and

6 **WHEREAS,** the required Planning and Development Department
7 informative workshop was held, and the required public hearings were
8 held by the Land Use and Zoning Committee and the City Council, all
9 with public notice provided, pursuant to Section 655.206, *Ordinance*
10 *Code*; now therefore

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

12 **Section 1. Approval of the Second Amendment to Development**
13 **Agreement.** The Second Amendment to the Development Agreement between
14 the City of Jacksonville and R.L.R. Investments, LLC, extending the
15 duration of the Development Agreement to May 21, 2029, regarding a
16 development known as "Pattillo - R.L.R. Investments" (CCAS NO.
17 124052.0), consisting of two parcels, approximately 22.62± acres and
18 25.46± acres, respectively, located at 10319 General Avenue in Council
19 District 12, and more particularly described therein, is hereby
20 approved in substantially the same form as **Exhibit 1, attached hereto.**
21 The Mayor and Corporation Secretary are authorized to execute the
22 Second Amendment to Development Agreement on behalf of the City.

23 **Section 2. Effective Date.** This Ordinance shall become
24 effective upon the signature by the Mayor or upon becoming effective
25 without the Mayor's Signature.

1 Form Approved:

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3 /s/ Terrence L. Harvey

4 Office of General Counsel

5 Legislation Prepared By: Terrence L. Harvey

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