

CITY COUNCIL RESEARCH DIVISION

LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2022-494

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

Date of Introduction: June 28, 2022

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

Date of Analysis: June 29, 2022

Type of Action: Agreement authorization and designation of oversight agency

Bill Summary: This bill authorizes the development agreement between the City of Jacksonville, Windward Jacksonville Beach Owner, LLC and the City of Jacksonville Beach. The Department of Public Works will provide oversight of the Agreement and CIP Project.

Background Information: Windward Jacksonville Beach Owner, LLC. owns an approximately 26.31-acre site at 2315 Beach Boulevard in the City of Jacksonville Beach, which includes a Beach Marine complex (marina, office and retail space, restaurant, and other marine-related uses). The developer is also the owner of approximately 120 acres of unimproved real property located adjacent and intends to redevelop that site with new residential units, new marine support retail and restaurant uses, and other office, commercial and mixed services uses, with an anticipated capital investment of approximately \$45,000,000. The City has a fully funded CIP Project – the 2nd Avenue North Roadway Safety Improvements for certain improvements to 2nd Avenue North, the primary access to the Project Site. The developer has agreed at its own expense to integrate its Project and the CIP Project. This agreement will facilitate the realignment and reconstruction of the intersection of 2nd Avenue North and 20th Street North, 2nd Avenue North from 20th Street to the City-owned boat ramp, and will include related stormwater improvements, wetland mitigation work, and is inclusive of a new bridge.

Policy Impact Area: Redevelopment – Jacksonville Beach

Fiscal Impact: Previous appropriations in the amount of \$11 million are currently in the City's CIP plan in a project titled "2nd Avenue North Roadway Safety Improvements", no additional appropriations are necessary for the completion of this project.

Analyst: Hampsey