

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2021-497

**Introducer/Sponsor(s):** Council Member Becton

**Date of Introduction:** July 27, 2021

**Committee(s) of Reference:** LUZ

**Date of Analysis:** July 29, 2021

**Type of Action:** Authorizing development agreement; closing and abandoning right-of-way; terminating a drainage and utility easement; approving stormwater easement; Ordinance Code amendment

**Bill Summary:** The bill authorizes execution of a development agreement between the City and PG Investco, LLC for a land donation by, and assistance from the company with, the development of an active public park that will benefit the many residents living on A. C. Skinner Parkway and the surrounding region. The agreement requires: 1) the developer's contribution to the City of 15.24 acres of land for a park site; 2) payment by the developer of the cost of base engineering and permitting for the park; 3) donation of \$1 million toward the construction of the park; and 4) payment of an annual development agreement renewal fee. The bill amends Ordinance Code Chapter 111 – Special Revenue and Trust Accounts – to add a new Section 111.113 – A. C. Skinner Parkway Park Trust Fund – to receive and expend monies for the purpose of making capital improvements to the park. It approves the abandonment of a 40-foot unnamed right-of way through the property and the termination of a drainage and utility easement on the site and approves an alternative stormwater easement.

**Background Information:** PG Investco proposes to acquire 42.56 acres of undeveloped land and construct 1,003 multifamily residential units in three phases on 27.32 acres of that land south of J. Turner Butler Boulevard and north of A. C. Skinner Parkway on the Southside (see companion land use change and rezoning ordinances 2021-517 and -518). The developer proposes to donate the remaining 15.24 acres of the parcel being acquired for the project to the City for development of a park, to pay for the basic engineering and permitting expenses for the park development (City 10-set plan permits, SJRWMD permit, Army Corps of Engineers permit, JEA approvals, FFDEP water and wastewater system permits) and to contribute \$1 million toward its construction cost. In consideration of the developer's agreement to donate the park land, satisfy the permitting requirements, and provide the monetary contribution for the park improvements, the City agrees to grant various easements for utilities and drainage benefitting the project in a location and form to be agreed upon by the developer and the City. The preliminary design for the park shows an artificial turf field, several grass playing fields, a playground, pavilions with restrooms and grills, a fitness/nature trail, basketball or pickleball courts, sand volleyball court, and walking trails.

**Policy Impact Area:** Parkland donation and development

**Fiscal Impact:** The project developer will donate the land at no cost, pay for the costs of basic project design and permitting, and donate \$1 million toward the park's construction cost.

**Analyst:** Clements