

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
DEVELOPMENT AGREEMENT ORDINANCE 2022-494

JULY 28, 2023

The Planning and Development Department hereby forwards to the City Council its comments and recommendation regarding Application for Development Agreement **Ordinance 2022-494**.

This bill authorizes an agreement between the City of Jacksonville, Windward Jacksonville Beach Owner, LLC and the City of Jacksonville Beach. 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 a portion of that site with new residential units, new marine support retail and restaurant uses, and other office, commercial and mixed uses.

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. Developer has agreed at its own expense to provide the plans and specifications for the Project and CIP Project and thereafter assign the CIP Project plans to the City, and the City will then construct the CIP Project in coordination with the Developer’s 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.

City of Jacksonville Beach and the Developer have agreed to convey certain real property to the City as necessary for the 2nd Avenue CIP Project, to enter into use agreements for the shared use of parking facilities, and the Developer has also agreed to convey approximately 105 acres of the Undeveloped Property to the City at no cost, which the City intends to use as a passive recreational facility open to the public, with all such conveyances being a precondition to the City’s commencement of the CIP Project.

COMMENTS

Staff has reviewed the application for the Development Agreement for compliance with Part 2, Chapter 655 Ordinance Code.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Development Agreement **Ordinance 2022-494** be **APPROVED**.