

# CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



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**Bill Type and Number:** Ordinance 2023-657

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

**Date of Introduction:** September 26, 2023

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

**Date of Analysis:** September 28, 2023

**Type of Action:** Approving mobility fee and credit contract; designation of oversight agencies

**Bill Summary:** The bill authorizes execution of a mobility fee and credit contract between the City and Eisenhower Property Group, LLC to grant mobility fee credits in exchange for conveyance by the developer, at no cost to the City, of land for the right-of-way of a new road to be known as Braddock Road East and of additional land along the existing Braddock Road as may be needed for intersection improvements, and for construction by the developer of the first 2 lanes of the new road. The Planning and Development Department is designated as the oversight agency for the mobility fee credits; the Real Estate Division of the Public Works Department is designated as the oversight agency for the acquisition/acceptance of the land conveyance; and the Stormwater Maintenance Division is designated as the oversight agency for the right-of-way after construction of the road.

**Note:** See companion ordinances 2023-656 and 2023-658.

**Background Information:** The developer plans to rezone approximately 2,232 acres of agricultural land west of the Jacksonville International Airport to PUD and construct a mixed-use community consisting of up to 2,350 residential units and 700,000 square feet of commercial development. This bill provides for the donation by the developer of property sufficient to provide for the extension of the existing Braddock Road northeastward from its current intersection with Lem Turner Road with a right-of-way width of approximately 200 feet. The developer will construct the first two lanes of the eventual 4-lane arterial road with landscaped median, multi-use path, sidewalks, and drainage. The mobility fee calculation on the project is \$10,003,367. Pursuant to Section 655.507, Ordinance Code, the developer is eligible for credit against the mobility fee in an amount equal to the value of the property conveyed for the Improvements, and the cost of the planning, design, surveying, construction inspection, permitting and construction of the agreed-upon Improvements. The property value will be determined by the average of 2 appraisals made by appraisers, one chosen by each party, and the construction costs will be determined by the then-current FDOT Construction Cost Indicator Report, as to the cost of the planning, design, surveying, construction inspection, permitting and construction of the improvements, plus receipts for actual work performed.

**Policy Impact Area:** Mobility fee credit

**Fiscal Impact:** The credit will be determined by the value of the property being conveyed to the City and by the cost of the constructed improvements.

**Analyst:** Clements