

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



**JEFFREY R. CLEMENTS**  
Chief of Research  
(904) 255-5137

117 West Duval Street  
City Hall, Suite 425  
Jacksonville, FL 32202  
FAX (904) 255-5229

**Bill Type and Number:** Ordinance 2024-378

**Introducer/Sponsor(s):** LUZ Committee

**Date of Introduction:** May 14, 2024

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

**Date of Analysis:** May 16, 2024

**Type of Action:** Authorization to execute second amended development agreement

**Bill Summary:** The bill authorizes execution of a second amended development agreement between the City and Publix Super Markets Inc. to extend the agreement for reservation of roadway traffic capacity for an additional 7 years to September 28, 2031 pending the construction of a Publix warehouse/distribution facility on West Beaver Street.

**Background Information:** In 2001 the City entered into a 10-year development agreement with Patillo Industrial Construction Inc. for reservation of road capacity to develop a 1,080,000 sq. ft. warehouse on a 96-acre parcel on West Beaver Street. Patillo later assigned its development rights to R.L.R. Investments, LLC which subsequently conveyed a portion of those rights to Publix Super Markets. Publix's rights were subsequently extended via a first amendment to the development agreement in 2015 and again by virtue of Florida law and a gubernatorial declaration of emergency during the COVID pandemic. Publix intends to construct a 369,780 square foot cold storage facility, similar to and adjacent to its existing warehouse between Beaver Street and I-10 on the Westside.

**Policy Impact Area:** Economic development; roadway concurrency

**Fiscal Impact:** None

**Analyst:** Clements