

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 2020-740

Introducer/Sponsor(s): Council Member White

Date of Introduction: November 24, 2020

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

Date of Analysis: November 25, 2020

Type of Action: Authorization of cost sharing and mobility fee credit agreement; Ordinance Code waivers; designation of oversight agencies

Bill Summary: The bill authorizes the execution of a cost sharing and mobility fee credit agreement between the City and Oakleaf Investors, LLC, the developer of the Copper Ridge PUD near Cecil Commerce Center, to allow the developer to design and construct a 4-lane road on behalf of the City, with a City funding contribution, and to be granted mobility fee credits for a portion of the project cost. The bill waives an Ordinance Code provision to allow mobility fee credit to be provided, and credit calculated, for a transportation benefit to the City other than for the construction of a transportation improvement project funded entirely by the developer as normally required. It waives another Code provision to allow the mobility fee credit contract to originate and contain exhibits other than those prescribed in Section 655.508 (the proposed land uses or development uses permitted on the land; the Future Land Use Map series designation; and the written description of the intended plan of development or the site development plan for the land subject to the Mobility Fee Contract). The Engineering and Construction Management Division of the Public Works Department is designated as the oversight agency for the road construction, and the Planning and Development Department is designated as the oversight agency for the mobility fee credits.

Background Information: The Copper Ridge PUD approved in 2017 included a requirement that the developer dedicate a minimum 100 foot wide right-of-way through the PUD from its southern border on Branan Field Road Extension to its northern border, which is shared by the Jacksonville Aviation Authority and contains Cecil Commerce Center. The City had planned to construct a Cecil Field Connector Road as part of the Better Jacksonville Plan, but the road was never designed or constructed. The developer needs to utilize the southern part of that right-of-way for a 2-lane road to access its PUD, but has agreed to enter into a cost-sharing agreement with the City to construct a full 4-lane boulevard for the entire length from Branan Field Road to Cecil Commerce Center. The developer has already designed, engineered and permitted the southern portion of the road needed for its use, so the agreement provides that mobility fee credits up to a maximum of \$731,227 will be granted to the developer as the City's contribution toward that portion of the project. Several Ordinance Code waivers regarding the award of mobility fee credits are needed to accommodate this non-standard, though beneficial, use of the credits.

Policy Impact Area: Transportation improvements; mobility fee credit use

Fiscal Impact: The City will grant mobility fee credits of \$731,227 for design work already performed by the developer and will pay the remaining cost of the roadway project's design and construction.

Analyst: Clements