



ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

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**JAX North Apartments Owner, LLC**  
**14670 Duval Road**  
**PROJECT SUMMARY**  
**March 23, 2021**

**Company:**

Aventon Companies

**Background:** The developer, Jax North Apartments Owner, LLC, a subsidiary of Aventon Companies, is seeking assistance for the construction of proposed infrastructure supporting Aventon JAX North redevelopment project within the JIA CRA boundary.

The developer is proposing the development of a multifamily garden apartment project located at 14670 Duval Road utilizing 18.88 acres in the JIA CRA boundary area. The project will consist of 3-story buildings with 324, one, two and three bedroom apartment homes and detached parking. This type of product, the first of its level in this underserved area, includes high-end amenities such as a resort size pool, cabanas, activity lawn with outdoor yoga/fitness space, dog park and pet spa, boardwalk and trail, electric car charging, remote workstations and a state of the art fitness center. Construction start is estimated during the second quarter of 2021.

**Project Location:** At Duval and Ranch Roads in Council District: 7/Councilmember Reggie Gaffney

**Project Description:**

The improvements to Ranch Road will include removing the existing asphalt and base material, and installing a new road base material and asphalt, with a 1' wide concrete ribbon installed on either side of the roadway. Additionally, the slopes of drainage ditches will be dressed and sodded, and the bellies of the ditches will be re-graded to improve drainage flow. Finally, vegetation will be removed to open the view corridor along the road. Overall, the improvements will bring this section of Ranch Road to City standards, improve the appearance of the roadway and surrounding areas, and improve the safety and functionality of the roadway.

**Project Incentives:**

The city will be providing a TID Infrastructure Development grant of \$250,000, to be disbursed once the project infrastructure is complete. This program is designed to attract economic development to CRA areas of the city by providing infrastructure improvements to create opportunities for businesses that will generate new jobs and increase the tax base within the CRA.

**Project Budget:**

Civil Engineering Design	\$8,500
Landscape Architect	\$3,000
Site Prep, Mobilization & MOT	\$67,200
Erosion and Sediment Control & SWPPP	\$9,600
Roadway w/Concrete Ribbon Curb (Base & Asphalt)	\$96,250
Machine Dress & Sod	\$10,500
Close Out and Clean Up	\$2,500
Material Testing & Inspections	\$3,500
Tree Pruning & Misc. Landscape Improvements	\$25,000
<b>Subtotal</b>	<b>\$226,050</b>
Supervision & Overhead	\$12,082
GC Fee	\$11,868
<b>Total</b>	<b>\$250,000</b>

**Project Rationale & Benefits:**

The Aventon Companies will make a significant private capital investment of \$52 million and reduce the amount of vacant land within the CRA, adding to the City’s commercial tax base for years to come. As stated in the

Redevelopment Plan, low-medium density housing along with new units is needed to accommodate future growth in and around existing neighborhoods. The purpose of such development is to provide a mix of permanent residences in low to moderate densities within a close proximity to commercial, service and open space areas. The purpose is to allow employees of the JIA and surrounding commercial development the option to live closer to their employment base, further reducing the impact on the City’s traffic circulation, and subsequently improving the overall quality of life in the JIA CRA.

**Compliance with JIA Community Redevelopment Plan:**

This project meets the goals and objectives of the CRA Plan

- Strengthen the tax base of Jacksonville through new development in the CRA area;
- Improve the surrounding environment and replace, through new construction, deteriorated or obsolete buildings within the project area;
- Increase Jacksonville’s penetration of the economic activity generated by the growth of the JIA area of Jacksonville by developing additional commercial, residential, transportation and open space used in the redevelopment area;
- Provide a strong visual image for the project area through consistently high quality of building design, open space plaza and park areas and landscape treatment;
- Enhance the image of the JIA area, the northside and Jacksonville area in general through the redevelopment of the area

**JIA CRA Advisory Board Action:**

On February 11, 2021, the project was reviewed by the JIA CRA Advisory Board and they voted 4-1 to approve the project recommending consideration by the JIA Agency Board.

Please contact Karen Nasrallah at 255-5449, if you have any questions on this project.