

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR A FIRST AMENDMENT TO THE DEVELOPMENT**  
**AGREEMENT FOR ORDINANCE 2015-66**

**MARCH 3, 2015**

The Planning and Development Department hereby forwards to the Land Use and Zoning Committee and City Council its comments and recommendation regarding the First Amendment to the Development Agreement for **Ordinance 2015-66**.

***Name of Development:*** Fiddler's Reef: 1<sup>st</sup> Amendment

***Concurrency CCAS/CRC Number:*** 48811 & 49994

***Location:*** Mayport Road between Pioneer Drive and Americas Cup Drive.

***Real Estate Numbers:*** 168355-0000, 168355-0020, 168366-0010

***Current Zoning District:*** Planned Unit Development (PUD 2011-110-E)

***Current Land Use Categories:*** Community/General Commercial (CGC) and Medium Density Residential (MDR)

***Planning District:*** Greater Arlington/Beaches

***City Council District:*** The Honorable Ray Holt, Council District 11

***Project Description:*** Provides for the continued reservation of traffic circulation capacity to develop 576 multi-family residential units.

***Applicant/Agent:*** Emily G. Pierce, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** JDB, LLC.  
Smith, Gambrell & Russell, LLP  
50 North Laura Street, Suite 2600  
Jacksonville, Florida 32207

***Staff Recommendation:*** **APPROVE**

### GENERAL INFORMATION

Application for the First Amendment to the Development Agreement for **Ordinance 2015-66** seeks to extend the duration of the Development Agreement for five (5) years until July 30, 2019. The parcel consists of approximately 40.19± acres and was originally approved in August 2009 for development of 576 multi-family residential units and 18,000 square feet of enclosed shopping center use. No development has occurred to date, and the applicant has elected to remove the 18,000 enclosed square feet of shopping center use from the Development Agreement.

According to the application, since the Development Agreement was entered into, the sale and development of the property has been adversely affected by the lengthy worldwide recession which hindered the development for a significant period of time. Also, the application indicates that the previous owner of a portion of the property was involved in a protracted legal action over title to the property resulting in a cloud to the title and making a portion of the property unmarketable during that time.

The development agreement is subject to a performance schedule and an annual renewal fee, currently at \$22,520, each year that the agreement is in effect for the remaining undeveloped enclosed area. To date, approximately \$107,308 has been paid in annual fees.

Additionally, it should be noted that an application for an Expedited Mobility Fee Calculation Certificate (#886542.0) was applied for by the applicant. The mobility fee was calculated to be \$836,438 for the same amount of residential development rights (576 multi-family units) currently held under the Development Agreement. A copy of the mobility fee calculation summary sheet is attached.

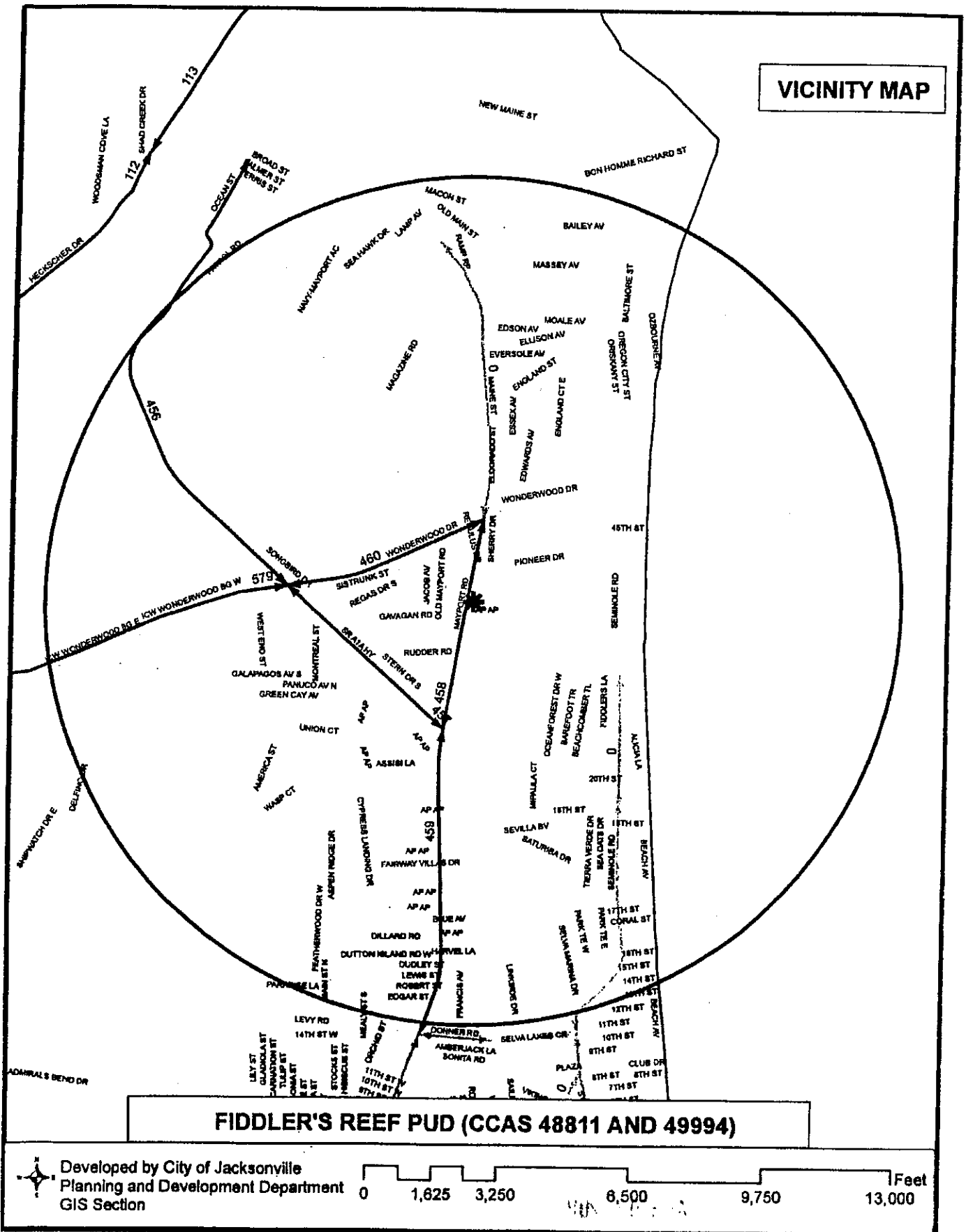
### SUPPLEMENTAL INFORMATION

Staff has reviewed the application for the First Amendment to the Development Agreement for compliance with Part 2, Chapter 655 Ordinance Code. Also attached to this report is a site plan and location map of the Amendment Property.

### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for the First Amendment to Development Agreement 2015-66 be **APPROVED**.







CITY OF JACKSONVILLE  
EXPEDITED MOBILITY FEE CALCULATION

---

PROJECT NAME: FIDDLER'S REEF - RESIDENTIAL CONDOS  
CMMSO #: 86542  
DATE: August 27, 2014  
PLANNING DISTRICT: 2  
COUNCIL DISTRICT: 11  
MOBILITY ZONE: 2  
DEVELOPMENT AREA: SUBURBAN

---

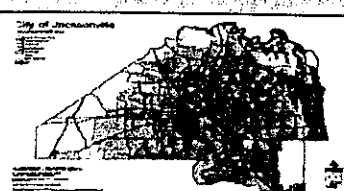
MOBILITY FEE CALCULATION: A x B x C:

A = COST PER VMT (COUNTYWIDE): \$24.31  
B = AVERAGE VMT PER DEVELOPMENT AREA: 10.28  
C = DEVELOPMENT DAILY VEHICLE TRIPS: 3,347  
GROSS MOBILITY FEE: \$836,438

**City of Jacksonville  
Mobility Fee Worksheet**

<b>Project Name:</b>	<b>FIDDLER'S REEF - RESIDENTIAL CONDOS</b>
<b>Project Number:</b>	<b>86542</b>
<b>Mobility Zone:</b>	<b>2</b>
<b>Date:</b>	<b>August 27, 2014</b>

**Required Data**

Project Location (Development Area)	Data Provided by JPPD	
	Choose From Below	Average Trip Length
	1 Downtown Development Area	9.09
	2 Urban Priority Area	9.24
	3 Urban Development Area	9.46
	4 Suburban Development Area	10.28
	5 Rural Development Area	12.27

Land Use ("R" Residential or "N" Non-Residential)	<b>R</b>
---	----------

**Mobility Fee Eligible Trip Calculation**

<b>A. Gross Vehicle Trips</b> (Average daily trips from trip generation worksheet)	<b>3,347</b>
<b>B. Existing Trip Credit</b> (Average daily trips from current use)	<b>0</b>
<b>C. Adjusted Gross Vehicle Trips (A-B)</b>	<b>3,347</b>
<b>D. Internal Trips</b> (from internal capture worksheet)	<b>0</b>
<b>E. Gross External Trips = (C-D)</b>	<b>3,347</b>
<b>F. Pass-By Trips</b> (from trip generation worksheet)	<b>0</b>
<b>G. Net External Trips = (E-F)</b>	<b>3,347</b>
<b>H. Net New Trips (Mobility Fee Eligible trips)</b>	<b>3,347</b>
<b>I. Cost per VMT (County Wide)</b>	<b>\$24.31</b>
<b>J. Average Trip Length in Project Development Area</b>	<b>10.28</b>
<b>K. Mobility Fee = (H * I * J)</b>	<b>\$836,438.06</b>

Source: URBEMIS2007 for Windows Users' Guide Appendix D - URBEMIS2007 Mobile Source Mitigation Component, Version 9.2 November 2007