

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR A FIRST AMENDMENT TO THE DEVELOPMENT
AGREEMENT FOR ORDINANCE 2015-285

JUNE 2, 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 2015-285**.

Name of Development: New Horizon: 1st Amendment

Concurrency CCAS/CRC Number: 70917

Location: Philips Highway between Philips Industrial Boulevard and Business Park Boulevard.

Real Estate Numbers: 168070-0000

Current Zoning District: Industrial Light (IL)

Current Land Use Categories: Light Industrial (LI)

Planning District: Southeast

City Council District: The Honorable Bill Gulliford, Council District 13

Project Description: Includes 180,000 enclosed square feet of warehouse use and 78,000 enclosed square feet of general office use.

Applicant/Agent: W. Randall Gallup
Concurrency Management Consultants, Inc.
P.O. Box 8883
Jacksonville, Florida 32239

Owner: New Horizon Place, Inc.
8711-11 Perimeter Park Blvd.
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for a First Amendment to the Development Agreement for **Ordinance 2015-285** seeks to extend the duration of the Development Agreement for three (3) years until April 8, 2018. The parcel consists of approximately 8.48± acres and was originally approved in 2010 for development of 180,000 enclosed square feet of warehouse use and 78,000 enclosed square feet of general office use. No development has occurred to date.

According to the application and the attached Exhibit F, since the Development Agreement was entered into, the sale and development of the property has been negatively affected by adverse market conditions and the availability of financing.

The development agreement is subject to a performance schedule and an annual renewal fee, currently at \$8,772, each year that the agreement is in effect for the remaining undeveloped enclosed area. To date, approximately \$41,796 has been paid in annual fees.

Additionally, it should be noted that staff completed a mobility fee calculation for the same amount of development rights held under the development agreement. The mobility fee was calculated to be \$227,415. 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 of 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 **2015-285** be **APPROVED**.

EXHIBIT "F"
TO
REQUEST FOR
AMENDMENT TO DEVELOPMENT AGREEMENT

REASONS FOR PROPOSED
AMENDMENT TO DEVELOPMENT AGREEMENT

The Owner is requesting the Amendment to Development Agreement in order to extend the Duration Period, as set forth in the Development Agreement, for an additional (3) three years from the current expiration date, until April 8, 2018. Due to adverse market conditions and the availability of financing, the additional time will allow the owner to complete the development of the New Horizon project and to continue its ongoing good faith efforts to develop the lands described on Exhibit A.