

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR A FIRST AMENDMENT TO THE DEVELOPMENT

AGREEMENT FOR ORDINANCE 2015-424

AUGUST 4, 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 2015-424**.

Name of Development: Collins Apartments: 1st Amendment

Concurrency CCAS/CRC Numbers: 45941.1 and 71325

Location: Collins Road between Retreat Boulevard and Roosevelt Boulevard.

Real Estate Number: 099143-0100

Current Zoning District: Planned Unit Development (PUD)

Current Land Use Categories: Light Industrial (LI) and Residential Professional & Institutional (RPI)

Planning District: Southwest

City Council District: The Honorable Jim Love, Council District 14

Project Description: 209 multi-family dwelling units.

Applicant/Agent: Greg S. Kupperman
200 First Street, Suite B.
Neptune Beach, Florida 32266

Owner: 4851 Collins Road, LLC.
9045 Ponte Vedra Boulevard
Ponte Vedra Beach, Florida 32082

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for a First Amendment to the Development Agreement for **Ordinance 2015-424** seeks to extend the duration of the Development Agreement for five (5) years until January 29, 2020. The proposed Development Agreement Amendment provides for the reservation of traffic circulation capacity on vicinity roadways to develop 209 multi-family units. The parcel consists of approximately 13.45± acres and was originally approved in 2010. 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 changing market conditions.

The development agreement is subject to a performance schedule and an annual renewal fee, currently calculated at \$8,778, for each year that the agreement is in effect for the remaining undeveloped enclosed area. If approved, the amendment would increase the annual fee to approximately \$13,167 if none of the residential units have been constructed. To date, approximately \$42,218 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 \$212,671. A copy of the mobility fee calculation summary sheet is attached.

SUPPLEMENTAL INFORMATION

Staff has reviewed the application for a 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 a First Amendment to Development Agreement **2015-424** be **APPROVED**.

Exhibit F

Reason for First Amendment

The Development Agreement reserves sufficient traffic circulation capacity to permit development of 209 multifamily dwelling units and expires on January 29, 2015. Collins Road has made numerous attempts to develop the property, position the property for development by a third party, and sell the property outright to a developer since the original Development Agreement approval in 2010. The property has been continually under due diligence assessment by prospective owners, developers and tenants to utilize its locational benefits, active permits and reserved concurrency. Changing market conditions have rendered the original development schedule obsolete. Collins Road requests an extension of the Duration of Agreement to January 29, 2020 to permit, develop and/or sell the property originally described in the Development Agreement.



**CITY OF JACKSONVILLE
URBEMIS MOBILITY FEE CALCULATION**

PROJECT NAME: COLLINS ROAD APARTMENTS
CMMSO #: DA 71325
DATE: June 18, 2015
PLANNING DISTRICT: 4
COUNCIL DISTRICT: 14
MOBILITY ZONE: 7
DEVELOPMENT AREA: SUBURBAN

MOBILITY FEE CALCULATION: A x B x (C - Trip Reduction Adjustments - Existing Use Trips):

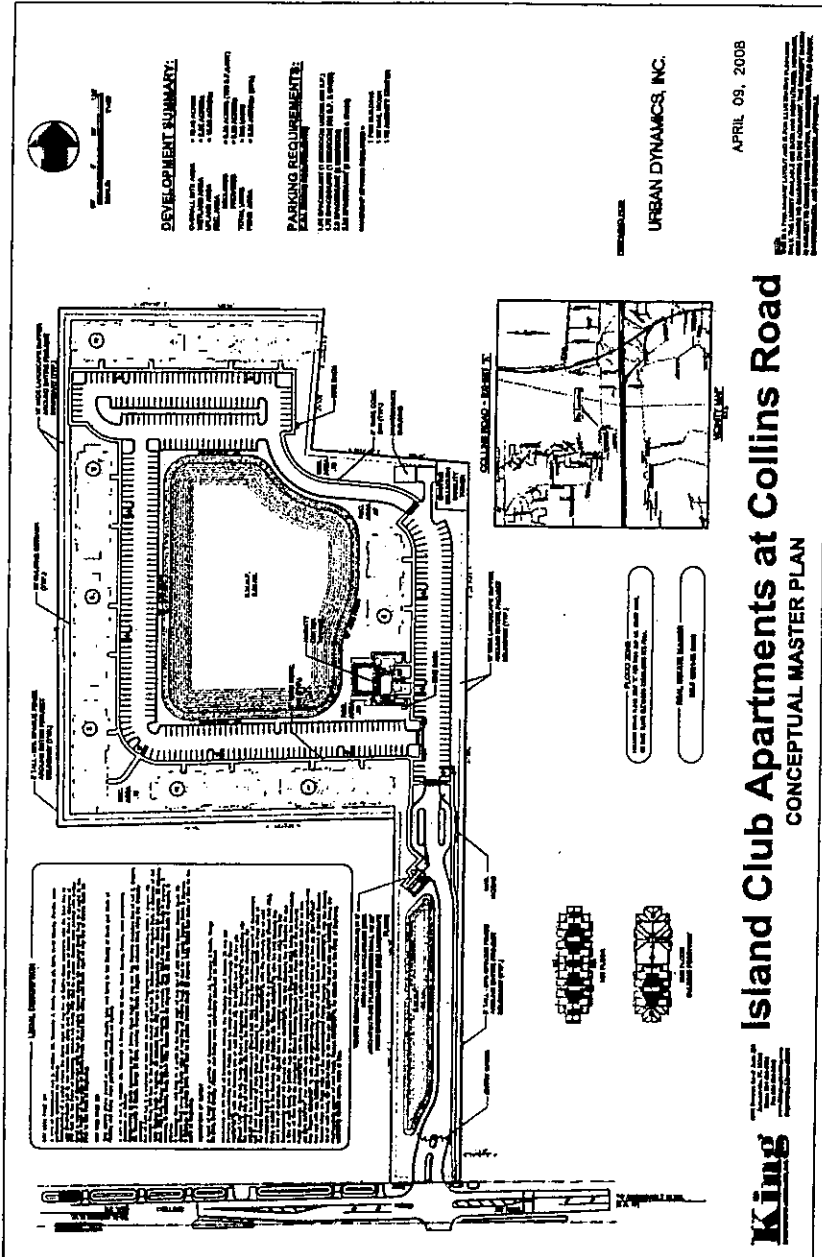
A = COST PER VMT (COUNTYWIDE): \$24.31
 B = AVERAGE VMT PER DEVELOPMENT AREA: 10.28
 C = DEVELOPMENT DAILY VEHICLE TRIPS (NET NEW TRIPS): 851
 URBEMIS TRIPS REDUCTION (%): 30.73%
 EXISTING USE TRIPS REDUCTION: 0
MOBILITY FEE: \$212,671

Itemized ITE Code Mobility Fee Summary

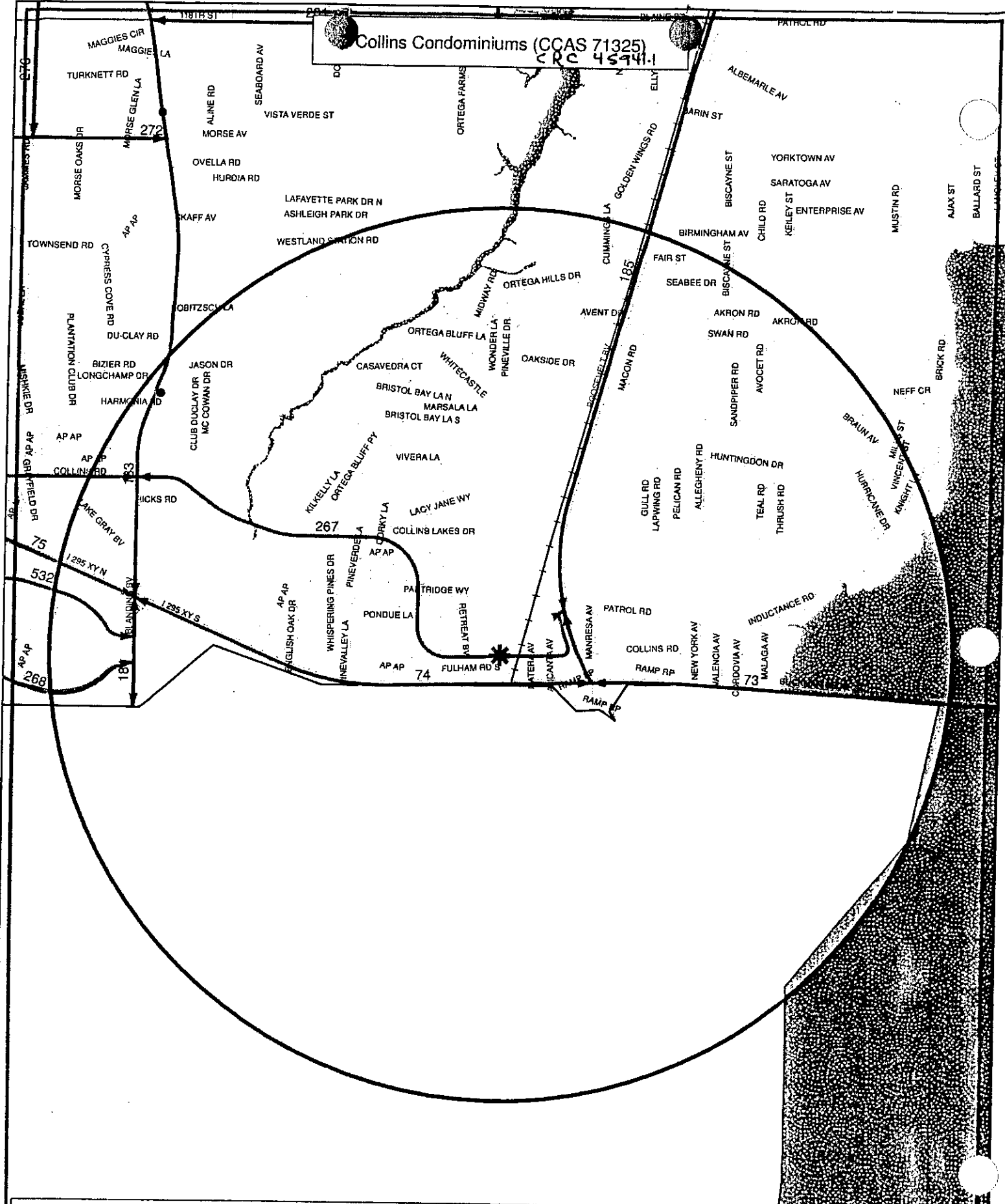
ITE Code	Units	Net Daily Trips	Mobility fee
220	17 DUs	78	\$19,569
230	192 DUs	773	\$193,101
		851	\$ 212,671

Exhibit A

Approved Site Development Plan



Collins Condominiums (CCAS 71325)
CRC 45941-1



Developed by City of Jacksonville
Planning and Development Department
GIS Section

