

# Palms Fish Camp developer sues city over contract

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JACKSONVILLE — A development group has filed suit against the city of Jacksonville for breach of contract relating to an agreement to operate a new Palms Fish Camp on Jacksonville's Northside.

The suit, filed in November, states that the city terminated its agreement with The Palms Partnership LLC after the developer completed 95 percent of the work on the project. Now, Attorney Chris Cobb said, the managing director of the partnership, Paul Rohan, just wants

back the \$700,000 he's invested in the project.

"The city has received a building that can pretty much be occupied," said Cobb, a partner with Jimerson & Cobb PA.

According to public records, the city bought the 2-acre property at 6359 Heckscher Drive that includes a boat dock, ramp and kayak launch in 2002 for more than \$550,000.

The purchase was part of the Preservation Project Jacksonville, a land acquisition program created under the John Delaney administration designed to, among other things, manage growth and provide public access

to the city's natural resources. The city demolished the building that was the former Palms Fish Camp in 2005, with plans to build a new restaurant operated through a management agreement with a developer, according to the lawsuit.

Rohan, who is also the managing partner of Planet Five Development Group LLC based in Jacksonville, signed a restaurant management agreement with the city on Nov. 3, 2005, that stated the developer would renovate, equip and operate the new Palms Fish Camp. Rohan agreed to rebuild the restaurant at his own expense and lease the space

from the city to earn back his investment. The developer also agreed to pay 5 percent of the restaurant's gross revenue to the city as a form of rent.

Carol Mirando, an assistant general counsel for the city of Jacksonville, said the city has been served with the lawsuit and will file a response within the next month.

City officials declined further comment on the lawsuit, but public records show that the city extended the construction deadline five times between the original deadline in 2006 and 2011. The

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