

1 Introduced by the Council President at the request of JEA:  
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4 **ORDINANCE 2026-388-E**

5 AN ORDINANCE APPROVING AND AUTHORIZING JEA  
6 ("SELLER") TO SELL ITS FORMER HEADQUARTERS SITE  
7 LOCATED GENERALLY AT 21 W. CHURCH STREET AND 421  
8 LAURA STREET, JACKSONVILLE, FLORIDA 32202 (R.E.  
9 NOS. 073863-0000 AND 073720-0000)  
10 (COLLECTIVELY, THE "PROPERTY"), WITHIN COUNCIL  
11 DISTRICT 7, FOR LESS THAN THE APPRAISED VALUE,  
12 AT A PURCHASE PRICE OF \$1,000,000, TO THE JEWEL  
13 AT 21 WEST, LLC, PURSUANT TO THAT CERTAIN  
14 PURCHASE AGREEMENT (THE "AGREEMENT") BETWEEN  
15 SELLER AND PURCHASER; PROVIDING AN EFFECTIVE  
16 DATE.  
17

18 **WHEREAS**, JEA owns approximately 2.47± acres of real property,  
19 inclusive of two office buildings and a parking garage, located at  
20 21 West Church Street and 421 Laura Street, Jacksonville, Florida  
21 32202 (R.E. Nos. 073863-0000 and 073720-0000) (collectively, the  
22 "Property"), which formerly served as JEA's headquarters, within  
23 Council District 7; and

24 **WHEREAS**, on or about August 27, 2024, the JEA Board of  
25 Directors (the "Board") declared the Property to be surplus, finding  
26 that it is no longer needed or useful for JEA's operations, and that  
27 its disposition of the Property is in the best interest of JEA; and

28 **WHEREAS**, JEA circulated the Property to the City of  
29 Jacksonville ("City") and other governmental agencies, and no agency  
30 declared a need for the Property; and

31 **WHEREAS**, on or about February 18, 2025, JEA issued JEA

1 Solicitation Number 1411940446, Solicitation for the Purchase of the  
2 Property ("RFP") seeking proposals for the purchase and redevelopment  
3 of the Property; and

4 **WHEREAS,** on or about February 24, 2026, in a publicly noticed  
5 meeting, the Board ranked The Jewel at 21 West, LLC ("Purchaser") as  
6 the highest ranked respondent to the RFP, based on its own application  
7 of the criteria set forth in the RFP, including but not limited to  
8 the best interest of JEA and of the public, and

9 **WHEREAS,** the Board authorized and approved the sale of the  
10 Property to the Purchaser pursuant to the Purchase Agreement placed  
11 **On File** with the Legislative Services Division, as authorized by JEA  
12 Board Resolution 2026-04, dated February 24, 2026, attached hereto  
13 as **Exhibit 1**; and

14 **WHEREAS,** the Property has an assessed value of \$29,973,246,  
15 and an MAI appraised value dated February of 2025 of \$14,975,000; and

16 **WHEREAS,** Section 21.04(b) of the Charter of the City of  
17 Jacksonville, any JEA real property that exceeds an assessed or just  
18 market value of \$50,000 as determined by the property appraiser, JEA  
19 may not sell such real property for less than the appraised value as  
20 certified by an MAI certified appraiser, unless approved by City  
21 Council; and

22 **WHEREAS,** JEA desires to enter into the Agreement with Purchaser  
23 for the sale of the Property to Purchaser pursuant to the terms of  
24 the Agreement, and requests City Council consent to sell the Property  
25 below the MAI appraised value; now therefore

26 **BE IT ORDAINED** by the Council of the City of Jacksonville:

27 **Section 1. Approval and Authorization.** City Council does  
28 hereby approve the sale of the Property by JEA below the MAI appraised  
29 value, substantially in accordance with the terms and conditions of  
30 the Agreement placed **On File** with the Legislative Services Division.  
31 The Agreement authorizes the conveyance of the Property for \$1,000,000

1 subject to certain restrictions on the sale or transfer of the  
2 Property as outlined in the Agreement.

3 **Section 2. Effective Date.** This Ordinance shall become  
4 effective upon signature by the Mayor or upon becoming effective  
5 without the Mayor's signature.

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7 Form Approved:

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9 /s/ Mary E. Staffopoulos

10 Office of General Counsel

11 Legislation Prepared By: John Sawyer

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