

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2025-320

Introducer/Sponsor(s): Council President at the request of the Office General Counsel

Date of Introduction: May 13, 2025

Committee(s) of Reference: NCSPHS, F, TEU

Date of Analysis: May 12, 2025

Type of Action: Brownfield redevelopment

Bill Summary: This bill approves the assignment and assumption of, and the First Amendment to, the Brownfield Site Rehabilitation Agreement pursuant to Section 376.80(5), Florida Statutes, for the former manufactured gas plant located in and around what is now Springfield Park. The bill authorizes the Mayor or her designee, and the Corporation Secretary to execute the First Amendment and associated agreements and releases on behalf of the City. It also authorizes further action necessary to carry out the terms of the agreement. Oversight is provided by the Solid Waste Division.

Background Information: Over 100 years ago, a private manufactured gas plant (MGP) operated on property adjacent to present-day Springfield Park. Hazardous substances from this operation were later found in the soil, water, and sediment of the area. In response, the City entered into a Brownfield Site Rehabilitation Agreement (BSRA) with other parties, approved by Ordinance 2018-542-E, to remediate the contamination. This legislation authorizes changes to those agreements, including: (1) the assignment of rights and responsibilities from Jacksonville Hospitality Holdings, L.P., and Southport Financial Real Estate, LLC to Dozier Prestige Worldwide, LLC (2) the assignment from Shoppes of Lakeside, Inc. to Ollivanders Downtown, LLC; and (3) the addition of Continental Holdings, LLC to the BSRA. The ordinance consolidates these actions into a single assignment and assumption agreement and first amendment to the BSRA.

Policy Impact Area: Environmental remediation

Fiscal Impact: No fiscal impact.

Analyst: Jimenez