

Introduced by Council Member Salem and amended by the Neighborhoods,  
Community Services, Public Health and Safety Committee:

**ORDINANCE 2025-135-E**

AN ORDINANCE APPROPRIATING \$8,000,000 FROM  
GENERAL FUND OPERATING - FUND BALANCE TO THE  
UNIVERSITY OF FLORIDA HEALTH AND FINANCIAL  
TECHNOLOGY GRADUATE EDUCATION CENTER ACTIVITY -  
LAND ACQUISITION COST ACCOUNT TO PROVIDE FUNDING  
FOR THE CITY'S ACQUISITION OF A 2.85± ACRE  
IMPROVED PARCEL OF REAL PROPERTY LOCATED AT 801  
W. BAY STREET, JACKSONVILLE, FLORIDA 32204 (R.E.  
NO. 074487-0010) IN COUNCIL DISTRICT 7 (THE  
"PROPERTY") WITH THE INTENT THAT THE FUNDS  
APPROPRIATED HEREIN WILL BE REPLENISHED THROUGH  
AN APPROPRIATION OF FUNDS IN THE FISCAL YEAR  
2025-2026 BUDGET FROM THE JEA CONTRIBUTION MADE  
ANNUALLY PURSUANT TO SECTION 21.07 OF THE  
JACKSONVILLE CITY CHARTER; APPROVING AND  
AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND THE  
CORPORATION SECRETARY TO EXECUTE AND DELIVER A  
REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY  
OF JACKSONVILLE AND 801 BAY ST LLC IN A  
NOT-TO-EXCEED AMOUNT OF \$8,000,000, AND ALL  
CLOSING AND OTHER DOCUMENTS RELATING THERETO,  
AND TO OTHERWISE TAKE ALL NECESSARY ACTION TO  
EFFECTUATE THE PURPOSES OF THIS ORDINANCE TO  
PURCHASE THE SUBJECT PROPERTY; PROVIDING FOR  
OVERSIGHT OF THE ACQUISITION BY THE REAL ESTATE  
DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND

PROVIDING FOR OVERSIGHT OF THE PROPERTY  
THEREAFTER BY THE DOWNTOWN INVESTMENT AUTHORITY;  
PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the University of Florida ("UF") has expressed its intent to make a substantial investment in Downtown Jacksonville through the development of a multi-building campus to house various graduate programs and has identified the LaVilla District as the desired location for the new campus; and

**WHEREAS,** the City seeks to facilitate the assemblage of various properties in the LaVilla area to support this important and significant development; and

**WHEREAS,** 801 Bay St LLC, a Florida limited liability company ("Seller"), is the owner of 2.85± acres of improved real property located at 801 W. Bay Street, Jacksonville, Florida 32204 (R.E. No. 074487-0010) in the LaVilla area of Council District 7 (the "Property"); and

**WHEREAS,** the Property has been identified as a suitable location for UF to establish classrooms to hold initial class sessions as part of the planned campus development; and

**WHEREAS,** the City Council finds it to be in the best interests of the City to purchase the Property to facilitate the development of a higher education campus in Downtown Jacksonville; now therefore

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

**Section 1. Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2. Appropriation.** For the 2024-2025 fiscal year, within the City's budget, there are hereby appropriated the indicated sum(s) from the account(s) listed in subsection (a) to the account(s) listed in subsection (b):

(The account information is attached hereto as **Revised Exhibit 1,**

labeled as "Revised Exhibit 1, Rev B.T., March 17, 2025 - NCSPHS" and incorporated herein by this reference)

(a) Appropriated from:

See **Revised Exhibit 1** \$8,000,000

(b) Appropriated to:

See **Revised Exhibit 1** \$8,000,000

(c) Explanation of Appropriation:

The funding above represents an appropriation of \$8,000,000 from General Fund Operating - Fund Balance to the University of Florida Health and Financial Technology Graduate Education Center Activity - Land Acquisition Cost account for the acquisition of the Property located at 801 W. Bay Street, Jacksonville, Florida 32204.

**Section 3. Purpose.** The purpose of the appropriation in Section 2 is to provide funding for the City's acquisition of the Property with the intent that it be used to facilitate the University of Florida's development of a higher education campus in Downtown Jacksonville beginning in the fall of 2025. This action will also allow a vacant property to be put to immediate and beneficial use. The Council further intends that the funds appropriated herein from General Fund Operating - Fund Balance will be replenished through an appropriation of funds in fiscal year 2025-2026 from the JEA contribution made annually pursuant to Section 21.07 of the Jacksonville City Charter. The intended replenishment would be addressed as part of the 2025-2026 fiscal year budget.

**Section 4. Authorization to Execute Real Estate Purchase Agreement and Closing Documents.** The Mayor, or her designee, and the Corporation Secretary are hereby authorized to execute and deliver, for and on behalf of the City, a Real Estate Purchase Agreement between the City and 801 Bay St LLC, in an amount not-to-exceed \$8,000,000, and all such closing and other documents necessary or

1 appropriate to effectuate the purpose of this Ordinance (with such  
2 "technical" changes as herein authorized).

3 The Real Estate Purchase Agreement, and any and all closing and  
4 other documents related thereto, may include such additions,  
5 deletions, and changes as may be reasonable, necessary, and incidental  
6 for carrying out the purposes thereof, as may be acceptable to the  
7 Mayor, or her designee, with such inclusion and acceptance being  
8 evidenced by execution of the agreement by the Mayor, or her designee;  
9 provided however, no modification to the agreement or related  
10 documents may increase the financial obligations or liability of the  
11 City to an amount in excess of the amount stated in this Ordinance  
12 or decrease the financial obligations or liability of the Seller, and  
13 any such modification shall be technical only and shall be subject  
14 to appropriate legal review and approval by the Office of General  
15 Counsel. For purposes of this Ordinance, the term "technical changes"  
16 is defined as those changes having no financial impact to the City,  
17 including, but not limited to, changes in legal descriptions or  
18 surveys, ingress and egress, easements and rights of way, design  
19 standards, access and site plans, resolution of title defects, if  
20 any, and other non-substantive changes that do not substantively  
21 increase the duties and responsibilities of the City under the  
22 provisions of the Agreement.

23 **Section 5. Oversight.** The Real Estate Division of the  
24 Department of Public Works shall oversee the acquisition of the  
25 Property, and the Downtown Investment Authority shall provide  
26 oversight of the Property thereafter.

27 **Section 6. Effective Date.** This Ordinance shall become  
28 effective upon signature by the Mayor or upon becoming effective  
29 without the Mayor's signature.  
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Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos

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