

1 The Neighborhoods, Community Services, Public Health and Safety
2 Committee offers the following Substitute to File No. 2025-876:

3
4 Introduced by the Council President at the request of the Mayor:
5
6

7 **ORDINANCE 2025-876**

8 AN ORDINANCE DECLARING THAT CERTAIN PARCEL OF
9 REAL PROPERTY LOCATED AT 851 N. MARKET STREET,
10 JACKSONVILLE, FLORIDA 32202 KNOWN GENERALLY AS
11 THE ARMORY BUILDING (A PORTION OF R.E. NO.
12 074384-0100) (THE "PROPERTY") IN COUNCIL
13 DISTRICT 7, TO BE SURPLUS TO THE NEEDS OF THE
14 CITY; APPROVING AND AUTHORIZING THE MAYOR OR HER
15 DESIGNEE AND CORPORATION SECRETARY TO EXECUTE
16 AND DELIVER A PURCHASE AND SALE AGREEMENT
17 ("AGREEMENT") BETWEEN THE CITY OF JACKSONVILLE
18 AND ARMORY REDEVELOPMENT ASSOCIATES, LLC
19 ("PURCHASER") AND ALL DEEDS AND CLOSING
20 DOCUMENTS RELATING THERETO, AND OTHERWISE TAKE
21 ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES
22 OF THE AGREEMENT, FOR THE CONVEYANCE OF THE
23 PROPERTY TO THE PURCHASER FOR A PURCHASE PRICE
24 OF \$2,547,513.60; WAIVING SECTION 122.424
25 (DISPOSITION BY DIRECT SALE), PART 4 (REAL
26 PROPERTY), CHAPTER 122 (PUBLIC PROPERTY),
27 *ORDINANCE CODE*, TO ALLOW FOR CONVEYANCE OF THE
28 PROPERTY TO THE PURCHASER; WAIVING SECTION
29 122.425 (DISPOSITION BY AUCTION OR SEALED BID),
30 PART 4 (REAL PROPERTY), CHAPTER 122 (PUBLIC
31 PROPERTY), *ORDINANCE CODE*, TO ALLOW FOR

1 CONVEYANCE OF THE SUBJECT PROPERTY TO THE
2 PURCHASER; WAIVING SUBSECTION 122.421(I)
3 (GENERAL PROVISIONS; DELEGATION OF AUTHORITY),
4 PART 4 (REAL PROPERTY), CHAPTER 122 (PUBLIC
5 PROPERTY), *ORDINANCE CODE*, TO ALLOW A PORTION OF
6 THE PURCHASE PRICE TO BE DEPOSITED IN THE
7 COMMUNITY DEVELOPMENT BLOCK GRANT FUND;
8 PROVIDING FOR OVERSIGHT OF THE TRANSFER OF THE
9 PROPERTY TO PURCHASER BY THE REAL ESTATE
10 DIVISION OF THE PUBLIC WORKS DEPARTMENT IN
11 COORDINATION WITH THE OFFICE OF ECONOMIC
12 DEVELOPMENT; PROVIDING OVERSIGHT OF THE PROPERTY
13 THEREAFTER BY THE OFFICE OF ECONOMIC
14 DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

15
16 **WHEREAS**, the City of Jacksonville owns property located at 851
17 N. Market Street, Jacksonville, Florida 32202 (R.E. No. 074384-0100)
18 in Council District 7 (the "Property"), whereby the southern
19 approximate 2.49 acre portion of the property for sale has an in
20 progress pro-rated assessed value of \$3,217,874.20 as of December 30,
21 2025; and

22 **WHEREAS**, the City of Jacksonville ("City") and Armory
23 Redevelopment Associates, LLC ("Purchaser") had previously entered
24 into that certain Redevelopment Agreement dated December 10, 2020 (as
25 subsequently amended, the "Redevelopment Agreement") and that certain
26 Lease Agreement dated December 10, 2020 (as subsequently amended, the
27 "Lease Agreement"), in each case as initially authorized by Ordinance
28 2020-591-E, for the Purchaser to renovate the Armory Building into a
29 mixed-use facility, and also to provide an option to purchase
30 additional, adjacent real property owned by the City; and

31 **WHEREAS**, due to certain market conditions Purchaser was unable

1 to obtain the required financing for the project and the Redevelopment
2 Agreement and Lease were terminated, and the Purchaser has requested
3 and the City has agreed to convey an approximately 2.49 acre parcel
4 of City-owned real property, inclusive of the Armory Building, to the
5 Purchaser for a purchase price of \$2,547,513.60; and

6 **WHEREAS,** the City has circulated the Property to determine if
7 there is a public need to retain the Property; and

8 **WHEREAS,** the Property is not eligible to be placed on the
9 affordable housing inventory list in that 1) it does not have a
10 current or planned zoning of AGR (Agricultural), CRO (Commercial
11 Residential Office), RHD (Residential High Density) RLD (Residential
12 Low Density), RMD (Residential Medium Density), RR (Rural
13 Residential), or RO (Residential/Office), nor is it located within a
14 Planned Unit Development with residential entitlements pursuant to
15 Section 122.423(a) (5), *Ordinance Code*, 2) the property is allocated
16 to the Office of Economic Development pursuant to Section 122.423(1),
17 *Ordinance Code*; and 3) the property is located in Flood Zone AE
18 pursuant to Section 122.423(a) (7), *Ordinance Code*; and

19 **WHEREAS,** City Council finds it to be in the best interest of the
20 public to convey the Property to the Purchaser on the terms and
21 conditions as set forth in the Purchase and Sale Agreement to assist
22 in eliminating blight conditions in the area, and provide job
23 opportunities to residents of the area; now, therefore

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

25 **Section 1. Declaration of Surplus.** The City hereby
26 declares an approximate 2.49 acre southern portion of the property
27 located at 851 N. Market Street, Jacksonville, Florida 32202 (a
28 portion of R.E. No. 074384-0100) in Council District 7, as more
29 particularly described and depicted in **Revised Exhibit 1**, attached
30 hereto and incorporated herein by this reference (the "Property"),
31 to be surplus to the needs of the City. A copy of the certificate

1 from the Chief of Real Estate for the surplus of real property,
2 required by Council Rule 3.102(g)(1) (Preparation of Bills), is
3 attached hereto as **Revised Exhibit 2** and incorporated herein by this
4 reference.

5 **Section 2. Approval and Authorization.** There is hereby
6 approved and the Mayor, or her designee, and the Corporation
7 Secretary, are hereby authorized to execute and deliver on behalf of
8 the City the Purchase and Sale Agreement between the City of
9 Jacksonville and Purchaser, in substantially the form placed **Revised**
10 **On File** with the Legislative Services Division (the "Purchase and
11 Sale Agreement"), and all such other documents necessary or
12 appropriate to effectuate the purpose of this Ordinance (with such
13 "technical" changes as herein authorized). The Purchase and Sale
14 Agreement provides the Purchaser with the right to purchase the
15 Property for the sum of \$2,547,513.60 (the "Purchase Price") subject
16 to certain restrictions on the sale or transfer of the Property as
17 outlined in the Purchase and Sale Agreement.

18 The Purchase and Sale Agreement and related documents may
19 include such additions, deletions and changes as may be reasonable,
20 necessary and incidental for carrying out the purposes thereof, as
21 may be acceptable to the Mayor, or her designee, with such inclusion
22 and acceptance being evidenced by execution of the Purchase and Sale
23 Agreement by the Mayor, or her designee; provided however, no
24 modification to the Purchase and Sale Agreement may increase the
25 financial obligations or liability of the City to an amount in excess
26 of the amount stated in the Purchase and Sale Agreement or decrease
27 the financial obligations or liability of the Purchaser, and any such
28 modification shall be technical only and shall be subject to
29 appropriate legal review and approval by the Office of General
30 Counsel. For purposes of this Ordinance, the term "technical changes"
31 is defined as those changes having no financial impact to the City,

1 including, but not limited to, changes in legal descriptions or
2 surveys, ingress and egress, easements and rights of way, design
3 standards, access and site plan, resolution of title defects, if any,
4 and other non-substantive changes that do not substantively increase
5 the duties and responsibilities of the City under the provisions of
6 the Purchase and Sale Agreement and related documents.

7 **Section 3. Waiving Section 122.424 (Disposition by direct**
8 **sale), Ordinance Code.** The provisions of Section 122.424 (Disposition
9 by direct sale), Part 4 (Real Property), Chapter 122 (Public
10 Property), *Ordinance Code*, are hereby waived to allow the Property
11 to be conveyed to Purchaser for the Purchase Price instead of being
12 disposed of through a negotiated sale to an adjacent landowner.

13 **Section 4. Waiving Section 122.425 (Disposition by auction**
14 **or sealed bid), Ordinance Code.** The provisions of Section 122.425
15 (Disposition by auction or sealed bid), Part 4 (Real Property),
16 Chapter 122 (Public Property), *Ordinance Code*, are hereby waived to
17 allow for conveyance of the Property to Purchaser for the Purchase
18 Price rather than by auction or sealed bid. Purchaser previously
19 entered into a redevelopment agreement regarding the Property and
20 desires to obtain fee simple title to the Property for redevelopment.

21 **Section 5. Waiving Subsection 122.421(i) (General**
22 **provisions; delegations of authority), Ordinance Code.** The
23 provisions of subsection 122.421(i) (General provisions; delegations
24 of authority), Part 4 (Real Property), Chapter 122 (Public Property),
25 *Ordinance Code*, are hereby waived to allow a portion of the Purchase
26 Price to be deposited in the Community Development Block Grant
27 ("CDBG") Fund instead of the Jacksonville Recreational and
28 Environmental Land Acquisition Fund. Pursuant to Ordinance 2020-246-
29 E, the Purchaser was previously awarded CDBG funds for various repairs
30 to the Armory building located on the Property and a total of
31 \$496,537.10 in CDBG funds were disbursed to the Purchaser. Due to

1 the termination of the previous Redevelopment Agreement and Lease,
2 the CDBG funds must be repaid to the City as the project no longer
3 qualifies for CDBG funding. This waiver is necessary to allow a
4 total of \$496,537.10 of the Purchase Price to be deposited in the
5 CDBG Fund rather than the Jacksonville Recreational and Environmental
6 Land Acquisition Fund to reimburse the City for the previously
7 disbursed CDBG funds.

8 **Section 6. Oversight.** The Department of Public Works,
9 Real Estate Division, in coordination with the Office of Economic
10 Development, shall provide oversight of the transfer of the property
11 to purchaser; providing oversight of the property thereafter by the
12 Office of Economic Development.

13 **Section 7. Effective Date.** This Ordinance shall become
14 effective upon signature by the Mayor or upon becoming effective
15 without the Mayor's signature.

16
17 Form Approved:

18
19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: John Sawyer

22 GC-#1729837-v1-2025-876_NCSPHS_Sub.docx