

1 Introduced by the Council President at the request of the DIA and  
2 amended by the Neighborhoods, Community Services, Public Health and  
3 Safety Committee:  
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6 **ORDINANCE 2026-381-E**

7 AN ORDINANCE MAKING CERTAIN FINDINGS, AND  
8 APPROVING AND AUTHORIZING THE MAYOR, OR HER  
9 DESIGNEE, AND CORPORATION SECRETARY TO EXECUTE  
10 A MEMORANDUM OF OPTION RELATING TO THE  
11 CONVEYANCE OF AN APPROXIMATELY 2.04 ACRES OF  
12 CITY-OWNED PROPERTY IDENTIFIED BY DUVAL COUNTY  
13 TAX PARCEL NUMBER 074888-0100 AND PARTIALLY  
14 IMPROVED BY A SURFACE PARKING LOT (THE  
15 "ADDITIONAL CONVENTION CENTER PARCEL") TO THE  
16 UNIVERSITY OF FLORIDA (THE "DEVELOPER");  
17 AUTHORIZING THE EXECUTION OF ALL DOCUMENTS  
18 RELATING TO THE ABOVE AGREEMENT AND TRANSACTION,  
19 AND AUTHORIZING TECHNICAL CHANGES TO THE  
20 DOCUMENTS; PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, the City, the DIA, and the Developer have previously  
23 entered into that certain Redevelopment Agreement dated August 8,  
24 2025, as authorized by Ordinance 2025-396-E (the "Redevelopment  
25 Agreement"), which provides in part for the development of a higher  
26 education level campus in Downtown Jacksonville, including  
27 development of the Prime F. Osborn III Convention Center Site (the  
28 "Convention Center Parcel"); and

29 **WHEREAS**, subsequent to the execution of the Redevelopment  
30 Agreement, and as set forth in the Redevelopment Agreement, the City  
31 acquired approximately 2.04 acres of real property which is identified

1 by Duval County Tax Parcel Number RE# 074888-0100 within the Northbank  
2 CRA which is bounded on three sides by the Convention Center Parcel  
3 (the "Additional Convention Center Parcel") through a property  
4 exchange with VC Cathedral, LLC, authorized pursuant to Ordinance  
5 2025-783-E; and

6 **WHEREAS**, DIA entered negotiation with University of Florida  
7 regarding the terms of the disposition and redevelopment in accordance  
8 with DIA's approved negotiated disposition process; and

9 **WHEREAS**, to determine fair value for the Additional Convention  
10 Center Parcel, and in accordance with the requirements of Section  
11 163.380(2), Florida Statutes, and Section 122.432, *Ordinance Code*,  
12 the DIA has engaged an appraiser to appraise the Additional Convention  
13 Center Parcel; and

14 **WHEREAS**, on March 18, 2026, the DIA Board approved Resolution  
15 2026-03-03 (i) determining that the Additional Convention Center  
16 Parcel should be developed alongside the Convention Center Parcel for  
17 use as a University of Florida Campus in accordance with the terms  
18 and conditions provided in the Resolution; (ii) instructing the Chief  
19 Executive Officer of the DIA to take all action necessary to  
20 effectuate the thirty-day Notice of Disposition for the Additional  
21 Convention Center Parcel in accordance with the DIA's Negotiated  
22 Notice of Disposition Process; and (iii) if no alternative responsive  
23 and qualified proposals were received to finalize negotiations with  
24 the University of Florida to facilitate the disposition, said  
25 Resolution being attached hereto as **Exhibit 1**; and

26 **WHEREAS**, DIA did not receive any alternative responsive and  
27 qualified proposals to the Notice of Disposition; and

28 **WHEREAS**, it has been determined to be in the interest of the  
29 City to execute a Memorandum of Option with the Developer for the  
30 purchase of the Additional Convention Center Parcel in accordance  
31 with the Redevelopment Agreement and approve of and adopt the matters

1 set forth in this Ordinance; now therefore

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

3 **Section 1. Findings.** It is hereby ascertained, determined,  
4 found, and declared as follows:

5 (a) The recitals set forth herein are true and correct.

6 (b) The Project will greatly enhance the City and otherwise  
7 promote and further the municipal purposes of the City.

8 (c) The conveyance of the Additional Convention Center Parcel  
9 to the Developer will enable and facilitate the Project, and the  
10 Project will improve the quality of life necessary to encourage and  
11 attract business expansion in the City.

12 (d) The Developer is qualified to carry out the Project.

13 (e) The authorizations provided by this Ordinance are for  
14 public uses and purposes for which the City may use its powers as a  
15 municipality and as a political subdivision of the State of Florida,  
16 and the necessity in the public interest for the provisions herein  
17 enacted is hereby declared as a matter of legislative determination.

18 (f) This Ordinance is adopted pursuant to the provisions of  
19 Chapters 163, 166, and 125, Florida Statutes, as amended, the City's  
20 Charter, and other applicable provisions of law.

21 **Section 2. Execution of Agreements.** There is hereby  
22 approved, and the Mayor, or her designee, is hereby authorized to  
23 execute and deliver the Memorandum of Option substantially in the  
24 form as attached hereto as **Exhibit 2** (with such "technical" changes  
25 as herein authorized), for the purpose of implementing the  
26 recommendations of the DIA as further described in the Agreements.  
27 "Technical" is herein defined as those changes having no financial  
28 impact to the City, including, but not limited to, changes in legal  
29 descriptions or surveys, ingress and egress, easements and rights-  
30 of-way, design standards, access and site plan, resolution of title  
31 defects, if any, and other non-substantive changes that do not

1 substantively increase the duties and responsibilities of the City  
2 under the provisions of the Memorandum of Option and related  
3 documents.

4       **Section 3. Authorizing Conveyance of the Additional**  
5 **Convention Center Parcel to Developer.** The City is hereby authorized  
6 to convey the Additional Convention Center Parcel to the Developer  
7 subject to the terms and conditions as set forth in the Redevelopment  
8 Agreement.

9       **Section 4. Designation of Authorized Official and DIA as**  
10 **Contract Monitor.** The Mayor, or her designee, is designated as the  
11 authorized official of the City for the purpose of exercising any of  
12 the foregoing authorizations and to furnish or cause to be furnished  
13 such information and take or cause to be taken such action as may be  
14 necessary to engage the City to implement the Memorandum of Option  
15 according to its terms. The DIA is hereby required to administer and  
16 monitor the Agreements and any related agreements referenced therein  
17 and to handle the City's responsibilities thereunder, including the  
18 City's responsibilities under such agreements working with and  
19 supported by all relevant City departments.

20       **Section 5. Oversight Department.** The DIA shall oversee the  
21 Project described herein.

22       **Section 6. Further Authorizations.** The Mayor, or her  
23 designee, is hereby authorized to execute the Agreement(s)  
24 contemplated herein, and all other contracts and documents and  
25 otherwise take all necessary action in connection therewith and  
26 herewith. The Chief Executive Officer of the DIA, as contract  
27 administrator, is authorized to negotiate and execute all necessary  
28 changes and amendments to the Agreement(s) and other contracts and  
29 documents, to effectuate the purposes of this Ordinance, without  
30 further Council action, provided such changes and amendments are  
31 limited to amendments that are technical in nature (as described in

1 Section 2 hereof), and further provided that all such amendments  
2 shall be subject to appropriate legal review and approval by the  
3 General Counsel, or his or her designee, and all other appropriate  
4 official action required by law.

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

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9 Form Approved:

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11 /s/ Mary E. Staffopoulos

12 Office of General Counsel

13 Legislation Prepared By: Rebecca Lavie

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