

1 Introduced by Council Member Gay:
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4 **ORDINANCE 2026-136**

5 AN ORDINANCE APPROPRIATING \$3,100,000 FROM NEW
6 BERLIN RD (CEDAR PT TO STARRT/PULSKY) - OTHER
7 CONSTRUCTION COSTS ACCOUNT, TO PROVIDE FUNDING
8 FOR THE CITY'S ACQUISITION OF FIVE (5) PARCELS
9 OF LAND, ALL LOCATED IN JACKSONVILLE, FLORIDA,
10 IN COUNCIL DISTRICTS 2 AND 8, AS REQUIRED FOR
11 THE COMPLETION OF THE NEW BERLIN ROAD
12 IMPROVEMENT PROJECT, WITH SUCH PARCELS
13 IDENTIFIED AS FOLLOWS: 12630 YELLOW BLUFF ROAD
14 (R.E. NO: 106930-0030), 0 NEW BERLIN ROAD (R.E.
15 NO: 106536-0235), 0 NEW BERLIN ROAD (R.E. NO:
16 106536-0210), 3696 NEW BERLIN ROAD (R.E. NO:
17 106548-0000), AND 3694 NEW BERLIN ROAD (R.E. NO:
18 106548-0050) (COLLECTIVELY, THE "PROPERTY");
19 APPROVING AND AUTHORIZING THE MAYOR, OR HER
20 DESIGNEE, AND THE CORPORATION SECRETARY TO
21 EXECUTE AND DELIVER THOSE CERTAIN REAL ESTATE
22 PURCHASE AND SALE AGREEMENTS REQUIRED FOR THE
23 CITY TO EFFECTUATE ITS ACQUISITION OF THE
24 PROPERTY, AS FOLLOWS: REAL ESTATE PURCHASE AND
25 SALE AGREEMENT BETWEEN THE CITY OF JACKSONVILLE
26 AND LUCY PARET AND JORGE MONZON FOR THE PURCHASE
27 OF 12630 YELLOW BLUFF ROAD (R.E. NO:
28 106930-0030) FOR THE NEGOTIATED PURCHASE PRICE
29 OF \$1,190,000, REAL ESTATE PURCHASE AND SALE
30 AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND
31 DONALD HEATH WILLIAMS FOR THE PURCHASE OF 0 NEW

1 BERLIN ROAD (R.E. NO: 106536-0235) AND 0 NEW
2 BERLIN ROAD (R.E. NO: 106536-0210) FOR THE
3 NEGOTIATED PURCHASE PRICE OF \$958,245, AND REAL
4 ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE
5 CITY OF JACKSONVILLE AND NEW CEDAR POINT
6 PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY
7 COMPANY, FOR THE PURCHASE OF 3696 NEW BERLIN
8 ROAD (R.E. NO: 106548-0000), AND 3694 NEW BERLIN
9 ROAD (R.E. NO: 106548-0050) FOR A NEGOTIATED
10 PURCHASE PRICE OF \$768,400 (COLLECTIVELY, THE
11 "AGREEMENTS"), AND ALL CLOSING AND OTHER
12 DOCUMENTS CONTEMPLATED THEREIN OR RELATING
13 THERETO, AND TO OTHERWISE TAKE ALL NECESSARY
14 ACTION TO EFFECTUATE THE PURPOSES OF THE
15 AGREEMENTS TO PURCHASE THE SUBJECT PROPERTY AT
16 A TOTAL NEGOTIATED PURCHASE PRICE, INCLUSIVE OF
17 CLOSING AND RELATED COSTS, NOT TO EXCEED
18 \$3,100,000; PROVIDING FOR OVERSIGHT BY THE REAL
19 ESTATE DIVISION OF THE PUBLIC WORKS DEPARTMENT
20 FOR THE ACQUISITION OF THE PROPERTY AND BY THE
21 DEPARTMENT OF PUBLIC WORKS, ENGINEERING AND
22 CONSTRUCTION MANAGEMENT DIVISION THEREAFTER;
23 PROVIDING AN EFFECTIVE DATE.

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

26 **Section 1. Appropriation.** For the 2025-2026 fiscal year,
27 within the City's budget, there are hereby appropriated the indicated
28 sum(s) from the account(s) listed in subsection (a) to the account(s)
29 listed in subsection (b):

30 (The account information is attached hereto as **Exhibit 1** and
31 incorporated herein by this reference)

1 (a) Appropriated from:

2 See **Exhibit 1** \$3,100,000

3 (b) Appropriated to:

4 See **Exhibit 1** \$3,100,000

5 (c) Explanation of Appropriation:

6 The funding above represents an appropriation of \$3,100,000
7 from New Berlin Rd (Cedar Pt to Starrt/Pulsky) - Other
8 Construction Costs Account, for the City's acquisition of
9 the Property as required to complete the New Berlin Road
10 Improvement Project (the "Project").

11 **Section 2. Purpose.** The purpose of the appropriation in
12 Section 1 is to provide funding for the acquisition of the Property
13 for the Project.

14 **Section 3. Approval and Authorization to Execute Real**
15 **Estate Purchase and Sale Agreements and Closing Documents.** The Real
16 Estate Purchase and Sale Agreements (the "Agreements") provide for
17 the acquisition of the Property, as described and depicted on **Exhibit**
18 **2**, required for the City to complete the Project. There is hereby
19 approved, and the Mayor, or her designee, and the Corporation
20 Secretary are hereby authorized to execute and deliver, for and on
21 behalf of the City, those three (3) certain Real Estate Purchase and
22 Sale Agreements between: (i) the City and Lucy Paret and Jorge Monzon,
23 (ii) the City and Donald Heath Williams, and (iii) the City and New
24 Cedar Point Properties, LLC, substantially in the forms placed **On**
25 **File** with the Legislative Services Division, and all such closing and
26 other documents necessary or appropriate to effectuate the purpose
27 of this Ordinance (with such "technical" changes as herein
28 authorized). The purchase price of the Property shall not exceed
29 \$3,100,000, inclusive of closing and related costs, and is supported
30 by appraisals obtained by the City. The Agreements do not require a
31 deposit from the City.

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

22 **Section 4. Oversight.** The Real Estate Division of the
23 Department of Public Works shall oversee the acquisition of the
24 Property, and the Department of Public Works, Engineering and
25 Construction Management Division shall provide oversight of the
26 Property thereafter.

27 **Section 5. 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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1 Form Approved:

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3 /s/ Harry M. Wilson, IV

4 Office of General Counsel

5 Legislation Prepared By: Harry M. Wilson, IV

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