

1 The Rules Committee offers the following Substitute to File No. 2025-  
2 876:

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4 Introduced by the Council President at the request of the Mayor:  
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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 \$3,044,050.70; 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 \$3,044,050.70; 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 **Second**  
10 **Revised On File** with the Legislative Services Division (the "Purchase  
11 and 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 \$3,044,050.70 (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

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