

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

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5 **ORDINANCE 2025-897-E**

6 AN ORDINANCE APPROPRIATING \$1,460,000 FROM JAX
7 RECREATION & ENVIRONMENTAL LAND ACQUISITION -
8 CISCO GARDENS PARK EXPANSION - GAIN-LOSS SALE
9 REAL PROPERTY ACCOUNT TO PROVIDE FUNDING FOR THE
10 CITY'S ACQUISITION OF AN APPROXIMATELY 8.42 ACRE
11 UNIMPROVED PARCEL LOCATED AT 0 JONES ROAD,
12 JACKSONVILLE, FLORIDA (R.E. NO. 003355-0000) IN
13 COUNCIL DISTRICT 12 (THE "PROPERTY"), TO BE USED
14 AS A PUBLIC PARK; APPROVING AND AUTHORIZING THE
15 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
16 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
17 REAL ESTATE PURCHASE AND SALE AGREEMENT (THE
18 "AGREEMENT") BETWEEN THE CITY OF JACKSONVILLE
19 AND CHAD DEVELOPMENT, LLC, A FLORIDA LIMITED
20 LIABILITY COMPANY, AND ALL CLOSING AND OTHER
21 DOCUMENTS CONTEMPLATED THEREIN OR RELATING
22 THERETO, AND TO OTHERWISE TAKE ALL NECESSARY
23 ACTION TO EFFECTUATE THE PURPOSES OF THE
24 AGREEMENT TO PURCHASE THE SUBJECT PROPERTY AT A
25 NEGOTIATED PURCHASE PRICE NOT TO EXCEED
26 \$1,450,000; AMENDING THE 2026-2030 FIVE-YEAR
27 CAPITAL IMPROVEMENT PLAN APPROVED BY ORDINANCE
28 2025-505-E TO REFLECT THIS APPROPRIATION OF
29 FUNDS TO A NEW PROJECT ENTITLED "CISCO GARDENS
30 PARK EXPANSION"; PROVIDING FOR OVERSIGHT BY THE
31 REAL ESTATE DIVISION OF THE PUBLIC WORKS

DEPARTMENT FOR THE ACQUISITION OF THE PROPERTY
AND BY THE PARKS, RECREATION, AND COMMUNITY
SERVICES DEPARTMENT THEREAFTER; PROVIDING AN
EFFECTIVE DATE.

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

Section 1. Appropriation. For the 2025-2026 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., January 20, 2026 - NCSPHS"
and incorporated herein by this reference)

(a) Appropriated from:

See **Revised Exhibit 1** \$1,460,000

(b) Appropriated to:

See **Revised Exhibit 1** \$1,460,000

(c) Explanation of Appropriation:

The funding above represents an appropriation of \$1,460,000
from the Jax Recreation & Environmental Land Acquisition -
Cisco Gardens Park Expansion - Gain-Loss Sale Real Property
account for the acquisition of the Property for the City's
use as an expansion of Cisco Gardens Park (the "Project").

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

**Section 3. Approval and Authorization to Execute Real
Estate Purchase and Sale Agreement and Closing Documents.** The Real
Estate Purchase and Sale Agreement (the "Agreement") provides for the
acquisition of the Property, as described and depicted on **Exhibit 2**,
for the City's use as a public park. There is hereby approved, and

1 the Mayor, or her designee, and the Corporation Secretary are hereby
2 authorized to execute and deliver, for and on behalf of the City,
3 that certain Real Estate Purchase and Sale Agreement between the City
4 and Seller, substantially in the form placed **On File** with the
5 Legislative Services Division, and all such closing and other
6 documents necessary or appropriate to effectuate the purpose of this
7 Ordinance (with such "technical" changes as herein authorized). The
8 purchase price of the Property shall not exceed \$1,450,000 and is
9 supported by an appraisal obtained by the City. The Agreement does
10 not require a deposit from the City.

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

1 **Section 4. Capital Improvement Plan Amendment.** Ordinance
2 2025-505-E, adopting the 2026-2030 Five-Year Capital Improvement Plan
3 (the "CIP") for the City and certain of its independent agencies, is
4 hereby amended to create a new CIP project entitled "Cisco Gardens
5 Park Expansion" and to reflect this appropriation of funds to the
6 Project as more fully described in the Project Information Sheet
7 attached hereto as **Exhibit 3** and incorporated herein by this
8 reference. The City Council finds that the deferral of this amendment
9 of the CIP until the next annual budget and CIP review will be
10 detrimental to the best interests of the community because such
11 deferral could result in loss of the opportunity to purchase the
12 Property and an inability to proceed with the expansion of Cisco
13 Gardens Park.

14 Pursuant to Section 122.605(c), *Ordinance Code*, enactment of
15 this Ordinance requires the affirmative vote of two-thirds of the
16 City Council members present at the meeting because of the CIP
17 amendment set forth in this section. This Ordinance shall constitute
18 an amendment to Ordinance 2025-505-E. In all other respects, the
19 Five-Year Capital Improvement Plan approved by Ordinance 2025-505-E
20 shall remain unchanged and continue in full force and effect.

21 **Section 5. Oversight.** The Real Estate Division of the
22 Department of Public Works shall oversee the acquisition of the
23 Property, and the Department of Parks, Recreation, and Community
24 Services shall provide oversight of the Property thereafter.

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

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Harry M. Wilson, IV

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