

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

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

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

5

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

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

11 (The account information is attached hereto as **Revised Exhibit 1**,  
12 labeled as "Revised Exhibit 1, Rev B.T., January 20, 2026 - NCSPHS"  
13 and incorporated herein by this reference)

14 (a) Appropriated from:

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

16 (b) Appropriated to:

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

18 (c) Explanation of Appropriation:

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

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

27 **Section 3. Approval and Authorization to Execute Real**  
28 **Estate Purchase and Sale Agreement and Closing Documents.** The Real  
29 Estate Purchase and Sale Agreement (the "Agreement") provides for the  
30 acquisition of the Property, as described and depicted on **Exhibit 2**,  
31 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.

1 Form Approved:

2  
3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Harry M. Wilson, IV

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