

1 Introduced by Council Member Gay and Co-Sponsored by Council Member  
2 White and amended by the Neighborhoods, Community Services, Public  
3 Health and Safety Committee:  
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6 **ORDINANCE 2026-136-E**

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

1           AGREEMENT BETWEEN THE CITY OF JACKSONVILLE AND  
2           DONALD HEATH WILLIAMS FOR THE PURCHASE OF 0 NEW  
3           BERLIN ROAD (R.E. NO: 106536-0235) AND 0 NEW  
4           BERLIN ROAD (R.E. NO: 106536-0210) FOR THE  
5           NEGOTIATED PURCHASE PRICE OF \$958,245, AND REAL  
6           ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE  
7           CITY OF JACKSONVILLE AND NEW CEDAR POINT  
8           PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY  
9           COMPANY, FOR THE PURCHASE OF 3696 NEW BERLIN  
10          ROAD (R.E. NO: 106548-0000), AND 3694 NEW BERLIN  
11          ROAD (R.E. NO: 106548-0050) FOR A NEGOTIATED  
12          PURCHASE PRICE OF \$768,400 (COLLECTIVELY, THE  
13          "AGREEMENTS"), AND ALL CLOSING AND OTHER  
14          DOCUMENTS CONTEMPLATED THEREIN OR RELATING  
15          THERE TO, AND TO OTHERWISE TAKE ALL NECESSARY  
16          ACTION TO EFFECTUATE THE PURPOSES OF THE  
17          AGREEMENTS TO PURCHASE THE SUBJECT PROPERTY AT  
18          A TOTAL NEGOTIATED PURCHASE PRICE, INCLUSIVE OF  
19          CLOSING AND RELATED COSTS, NOT TO EXCEED  
20          \$3,100,000; AMENDING THE 2026-2030 FIVE-YEAR  
21          CAPITAL IMPROVEMENT PROGRAM APPROVED BY  
22          ORDINANCE 2025-505-E TO REFLECT THE  
23          APPROPRIATION OF FUNDS BETWEEN EXPENDITURE TYPES  
24          WITHIN THE PROJECT ENTITLED "NEW BERLIN RD  
25          (CEDAR PT TO STARTR/PULSKY"; PROVIDING FOR  
26          OVERSIGHT BY THE REAL ESTATE DIVISION OF THE  
27          PUBLIC WORKS DEPARTMENT FOR THE ACQUISITION OF  
28          THE PROPERTY AND BY THE DEPARTMENT OF PUBLIC  
29          WORKS, ENGINEERING AND CONSTRUCTION MANAGEMENT  
30          DIVISION THEREAFTER; PROVIDING AN EFFECTIVE  
31          DATE.

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**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., March 16, 2026 - NCSPHS" and incorporated herein by this reference)

(a) Appropriated from:

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

(b) Appropriated to:

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

(c) Explanation of Appropriation:

The funding above represents an appropriation of \$3,100,000 from New Berlin Rd (Cedar Pt to Starrt/Pulsky) - Other Construction Costs Account, for the City's acquisition of the Property as required to complete the New Berlin Road Improvement Project (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 Agreements and Closing Documents.** The Real Estate Purchase and Sale Agreements (the "Agreements") provide for the acquisition of the Property, as described and depicted on **Exhibit 2**, required for the City to complete the Project. There is hereby approved, and the Mayor, or her designee, and the Corporation Secretary are hereby authorized to execute and deliver, for and on behalf of the City, those three (3) certain Real Estate Purchase and Sale Agreements between: (i) the City and Lucy Paret and Jorge Monzon,

1 (ii) the City and Donald Heath Williams, and (iii) the City and New  
2 Cedar Point Properties, LLC, substantially in the forms placed **On**  
3 **File** with the Legislative Services Division, and all such closing and  
4 other documents necessary or appropriate to effectuate the purpose  
5 of this Ordinance (with such "technical" changes as herein  
6 authorized). The purchase price of the Property shall not exceed  
7 \$3,100,000, inclusive of closing and related costs, and is supported  
8 by appraisals obtained by the City. The Agreements do not require a  
9 deposit from the City.

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

31 **Section 4. Capital Improvement Plan Amendment.** Ordinance

1 2025-505-E, adopting the 2026-2030 Five-Year Capital Improvement Plan  
2 (the "CIP") for the City and certain of its independent agencies, is  
3 hereby amended to reflect this appropriation between expenditure  
4 types within the project entitled "New Berlin Rd (Cedar Pt To  
5 Starrt/Pulsky)" (the "Project"), as reflected in the Project  
6 Information Sheet attached hereto as **Exhibit 3** and incorporated herein  
7 by this reference. The City Council finds that the deferral of this  
8 amendment of the CIP until the next annual budget and CIP review will  
9 be detrimental to the best interests of the community because it will  
10 unnecessarily delay purchase of the Property for the Project.

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

18 **Section 5. Oversight.** The Real Estate Division of the  
19 Department of Public Works shall oversee the acquisition of the  
20 Property, and the Department of Public Works, Engineering and  
21 Construction Management Division shall provide oversight of the  
22 Property thereafter.

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

26 Form Approved:

27  
28 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Harry M. Wilson, IV