

1 Introduced by Council President at the request of the Downtown
2 Investment Authority and amended by the Neighborhoods, Community
3 Services, Public Health and Safety Committee:
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6 **ORDINANCE 2025-613-E**

7 AN ORDINANCE MAKING CERTAIN FINDINGS, AND
8 APPROVING AND AUTHORIZING THE CHIEF EXECUTIVE
9 OFFICER OF THE DOWNTOWN INVESTMENT AUTHORITY, OR
10 HIS DESIGNEE, TO EXECUTE: (1) A REDEVELOPMENT
11 AGREEMENT ("AGREEMENT") BY AND AMONG THE CITY OF
12 JACKSONVILLE ("CITY"), THE DOWNTOWN INVESTMENT
13 AUTHORITY ("DIA") AND DUVAL 212, LLC
14 ("DEVELOPER"), TO SUPPORT THE ACQUISITION AND
15 REDEVELOPMENT BY DEVELOPER OF APPROXIMATELY 0.56
16 ACRES OF REAL PROPERTY ("PROJECT"), INCLUDING
17 0.21 ACRES OF VACANT AND IMPROVED REAL PROPERTY
18 OWNED BY THE CITY AND LOCATED AT 216 E. DUVAL
19 STREET, 222 E. DUVAL STREET AND 228 EAST DUVAL
20 STREET (COLLECTIVELY, "CITY PARCEL"), AND 0.35
21 ACRES OF REAL PROPERTY THAT IS ON THE CORNER OF
22 N. NEWNAN STREET AND EAST DUVAL STREET AND
23 ADJACENT TO THE CITY PARCEL, AND THAT IS OWNED
24 OR WILL BE OWNED BY DEVELOPER ("DEVELOPER
25 PARCEL" AND TOGETHER WITH THE CITY PARCEL,
26 "PROJECT PARCEL"), (2) A PURCHASE AND SALE
27 AGREEMENT, INCLUDING A QUITCLAIM DEED WITH A
28 RIGHT OF REVERTER CONVEYING THE CITY PARCEL TO
29 THE DEVELOPER, AND (3) RELATED AGREEMENTS AS
30 DESCRIBED IN THE REDEVELOPMENT AGREEMENT, FOR
31 THE CONVEYANCE OF THE CITY PARCEL TO THE

DEVELOPER, AND THE REDEVELOPMENT OF THE PROJECT PARCEL INCLUDING THE CONSTRUCTION OF AN APPROXIMATELY SEVEN-STORY, INTEGRATED MIXED-INCOME RESIDENTIAL AND COMMERCIAL/RETAIL BUILDING CONTAINING APPROXIMATELY EIGHTY-FIVE (85) RESIDENTIAL UNITS, INCLUDING A MINIMUM OF SEVENTY-FIVE (75) UNITS FOR AFFORDABLE HOUSING AND APPROXIMATELY TEN (10) MARKET-RATE UNITS; DESIGNATING THE DIA AS CONTRACT MONITOR FOR THE AGREEMENT; PROVIDING FOR CITY OVERSIGHT OF THE PROJECT BY THE DIA; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS RELATING TO THE ABOVE AGREEMENT AND TRANSACTIONS, AND AUTHORIZING TECHNICAL CHANGES TO THE DOCUMENTS; TIMELINE FOR EXECUTION OF AGREEMENT BY THE DEVELOPER; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Duval 212, LLC (the "Developer") owns or will own approximately 0.35 acres of real property located at the corner of N. Newnan Street and E. Duval Street ("Developer Parcel") which is adjacent to approximately 0.21 acres of vacant and improved real property owned by the City of Jacksonville ("City") located at 216 E. Duval Street, 222 E. Duval Street and 228 East Duval Street ("City Parcel" and, together with the Developer Parcel, the "Project Parcel"); and

WHEREAS, Developer intends to construct on the Project Parcel an approximately seven-story, integrated mixed-income residential and commercial/retail building (the "Building"); and

WHEREAS, the improvements to be constructed as part of the Building, as further detailed in the Agreement, include approximately eighty-five (85) units of mixed-income housing including a minimum

1 of seventy-five (75) affordable units designated for households
2 earning at or below 80% of the Area Median Income (AMI) and
3 approximately ten (10) market-rate units, a structured parking garage
4 on the first two levels of the Building with approximately ninety
5 (90) covered parking spaces, including approximately one dedicated
6 parking space per residential unit of the Building with available
7 parking spaces for the Building's commercial tenants and property
8 management staff, and approximately 1,200 square feet of ground-floor
9 leasable commercial/retail space (the "Improvements" and, together
10 with all other obligations set forth in the Agreement, the "Project");
11 and

12 **WHEREAS**, the DIA approved Resolutions 2025-04-13 and 2025-06-01
13 (the "Resolutions") to enter into the Agreement, convey the City
14 Parcel to Developer, and provide a \$610,000 Affordable Housing Support
15 Loan payable from the Northbank Downtown Community Redevelopment Area
16 Trust Fund in support of the Project with such Loan repayment to be
17 deposited in the Northbank Downtown Community Redevelopment Area
18 Trust Fund, said Resolutions being attached hereto as **Exhibit 1**; and

19 **WHEREAS**, it has been determined to be in the interest of the
20 City to enter into the Agreement and approve of and adopt the matters
21 set forth in this Ordinance; now, therefore,

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

23 **Section 1. Findings.** It is hereby ascertained, determined,
24 found and declared as follows:

25 (a) The recitals set forth herein are true and correct.

26 (b) The Project will greatly enhance the City and otherwise
27 promote and further the municipal purposes of the City.

28 (c) The City's assistance for the Project will enable and
29 facilitate the Project, the Project will enhance and increase the
30 City's tax base and revenues, and the Project will improve the quality
31 of life necessary to encourage and attract business expansion in the

1 City.

2 (d) Enhancement of the City's tax base and revenues are matters
3 of State and City concern.

4 (e) The Developer is qualified to carry out the Project.

5 (f) The authorizations provided by this Ordinance are for
6 public uses and purposes for which the City may use its powers as a
7 municipality and as a political subdivision of the State of Florida
8 and may expend public funds, and the necessity in the public interest
9 for the provisions herein enacted is hereby declared as a matter of
10 legislative determination.

11 (g) This Ordinance is adopted pursuant to the provisions of
12 Chapters 163, 166 and 125, Florida Statutes, as amended, the City's
13 Charter, and other applicable provisions of law.

14 **Section 2. Redevelopment Agreement and Related Documents**
15 **Approved and Execution Authorized.** There is hereby approved, and the
16 Chief Executive Officer of the DIA, or his designee, is hereby
17 authorized to execute and deliver the Redevelopment Agreement and the
18 purchase and sale agreement, quitclaim deed and other related
19 documents referenced therein (collectively, the "Agreements")
20 substantially in the form placed **Revised On File** with the Legislative
21 Services Division (with such "technical" changes as herein
22 authorized), for the purpose of implementing the recommendations of
23 the DIA as further described in the Agreements.

24 The Agreements may include such additions, deletions and changes
25 as may be reasonable, necessary and incidental for carrying out the
26 purposes thereof, as may be acceptable to the Chief Executive Officer
27 of the DIA, or his designee, with such inclusion and acceptance being
28 evidenced by execution of the Agreements by the Chief Executive
29 Officer of the DIA, or his designee. No modification to the Agreements
30 may increase the financial obligations or the liability of the City
31 or DIA and any such modification shall be technical only and shall be

1 subject to appropriate legal review and approval of the General
2 Counsel, or his or her designee, and all other appropriate action
3 required by law. "Technical" is herein defined as including, but not
4 limited to, changes in legal descriptions and surveys, descriptions
5 of infrastructure improvements and/or any road project, ingress and
6 egress, easements and rights of way, performance schedule extensions
7 of up to six (6) months in the discretion of the CEO of the DIA,
8 design standards, access and site plan, which have no financial
9 impact.

10 **Section 3. Designation of Authorized Official and DIA as**
11 **Contract Monitor.** The Chief Executive Officer of the DIA is
12 designated as the authorized official of the City for the purpose of
13 executing and delivering the Agreements and is further designated as
14 the authorized official of the City for the purpose of executing any
15 additional contracts and documents and furnishing such information,
16 data and documents for the Agreements and related documents as may
17 be required and otherwise to act as the authorized official of the
18 City in connection with the Agreements, and take or cause to be taken
19 such action as may be necessary to enable the City to implement the
20 Agreements according to its terms. The DIA is hereby further required
21 to administer and monitor the Agreements and to handle the City's
22 responsibilities thereunder, including the City's responsibilities
23 under such Agreements working with and supported by all relevant City
24 departments.

25 **Section 4. Oversight Department.** The Downtown Investment
26 Authority shall oversee the Project described herein.

27 **Section 5. Further Authorizations.** The Chief Executive
28 Officer of the DIA, or his designee, is hereby authorized to execute
29 the Agreements and otherwise take all necessary action in connection
30 therewith and herewith. The Chief Executive Officer of the DIA is
31 further authorized to negotiate and execute all necessary changes and

1 amendments to the Agreements and any other contracts and documents
2 to effectuate the purposes of this Ordinance, without further Council
3 action, provided such changes and amendments to the Agreements are
4 limited to amendments that are technical in nature (as described in
5 Section 2 hereof), and further provided that all such amendments
6 shall be subject to appropriate legal review and approval by the
7 General Counsel, or his or her designee, and take all other
8 appropriate official action required by law.

9 **Section 6. Execution of the Agreement.** If the Agreement
10 approved by this Ordinance has not been executed by the Developer
11 within thirty (30) days after the effective date of this Ordinance,
12 then the City Council approval of, and authorization for, the Chief
13 Executive Officer of the DIA to execute the Agreement are
14 automatically revoked, provided however, that the Chief Executive
15 Officer of the DIA shall have the authority to extend such thirty
16 (30) day period in writing at his or her discretion for up to an
17 additional thirty (30) days.

18 **Section 7. Effective Date.** This Ordinance shall become
19 effective upon signature by the Mayor or upon becoming effective
20 without the Mayor's signature.

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22 Form Approved:

23
24 /s/Mary E. Staffopoulos

25 Office of General Counsel

26 Legislation Prepared By: Joelle J. Dillard

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