

Introduced by the Council President at the request of the Mayor:

ORDINANCE 2025-876

AN ORDINANCE DECLARING THAT CERTAIN PARCEL OF
REAL PROPERTY LOCATED AT 851 N. MARKET STREET,
JACKSONVILLE, FLORIDA 32202 KNOWN GENERALLY AS
THE ARMORY BUILDING (A PORTION OF R.E. NO.
074384-0100) (THE "PROPERTY") IN COUNCIL
DISTRICT 7, TO BE SURPLUS TO THE NEEDS OF THE
CITY; APPROVING AND AUTHORIZING THE MAYOR OR HER
DESIGNEE AND CORPORATION SECRETARY TO EXECUTE
AND DELIVER A PURCHASE AND SALE AGREEMENT
("AGREEMENT") BETWEEN THE CITY OF JACKSONVILLE
AND ARMORY REDEVELOPMENT ASSOCIATES, LLC
("PURCHASER") AND ALL DEEDS AND CLOSING
DOCUMENTS RELATING THERETO, AND OTHERWISE TAKE
ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES
OF THE AGREEMENT, FOR THE CONVEYANCE OF THE
PROPERTY TO THE PURCHASER FOR A PURCHASE PRICE
OF \$2,890,251.36; WAIVING SECTION 122.424
(DISPOSITION FOR DIRECT SALE), PART 4 (REAL
PROPERTY), CHAPTER 122 (PUBLIC PROPERTY),
ORDINANCE CODE, TO ALLOW FOR CONVEYANCE OF THE
PROPERTY TO THE PURCHASER; WAIVING SECTION
122.425 (DISPOSITION BY AUCTION OR SEALED BID),
PART 4 (REAL PROPERTY), CHAPTER 122 (PUBLIC
PROPERTY), ORDINANCE CODE, TO ALLOW FOR
CONVEYANCE OF THE SUBJECT PROPERTY TO THE
PURCHASER; PROVIDING FOR OVERSIGHT OF THE
TRANSFER OF THE PROPERTY TO PURCHASER BY THE

1 REAL ESTATE DIVISION OF THE PUBLIC WORKS
2 DEPARTMENT IN COORDINATION WITH THE OFFICE OF
3 ECONOMIC DEVELOPMENT; PROVIDING OVERSIGHT OF THE
4 PROPERTY THEREAFTER BY THE OFFICE OF ECONOMIC
5 DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

6

7 **WHEREAS**, the City of Jacksonville owns property located at 851
8 N. Market Street, Jacksonville, Florida 32202 (R.E. No. 074384-0100)
9 in Council District 7 (the "Property"), whereby the southern
10 approximate 2.82 acre portion of the property for sale has an in
11 progress pro-rated assessed value of \$2,510,867.65 as of November 13,
12 2025; and

13 **WHEREAS**, the City of Jacksonville ("City") and Armory
14 Redevelopment Associates, LLC ("Purchaser") had previously entered
15 into that certain Redevelopment Agreement dated December 10, 2020 (as
16 subsequently amended, the "Redevelopment Agreement") and that certain
17 Lease Agreement dated December 10, 2020 (as subsequently amended, the
18 "Lease Agreement", in each case as initially authorized by 2020-591-
19 E, for the Purchaser to renovate the Armory Building into a mixed-
20 use facility, and also to provide an option to purchase additional,
21 adjacent real property owned by the City; and

22 **WHEREAS**, due to certain market conditions Purchaser was unable
23 to obtain the required financing for the project and the RDA and
24 Lease were terminated, and the Purchaser has requested and the City
25 has agreed to convey an approximately 2.82 acre parcel of City-owned
26 real property, inclusive of the Armory Building to the Purchase for
27 a purchase price of \$2,890,251.36; and

28 **WHEREAS**, the City has circulated the Property to determine if
29 there is a public need to retain the Property; and

30 **WHEREAS**, the Property is not eligible to be placed on the
31 affordable housing inventory list in that 1) it does not have a

1 current or planned zoning of AGR (Agricultural), CRO (Commercial
2 Residential Office), RHD (Residential High Density) RLD (Residential
3 Low Density), RMD (Residential Medium Density), RR (Rural
4 Residential), RO (Residential/Office), nor is it located within a
5 Planned Unit Development with residential entitlements pursuant to
6 122.423(a)(5), 2) the property is allocated to the Office of Economic
7 Development pursuant to 122.423(1); and 3) the property is located
8 in Flood Zone AE pursuant to 122.423(a)(7); and

9 **WHEREAS**, City Council finds it to be in the best interest of the
10 public to convey the Property to the purchaser on the terms and
11 conditions as set forth in the Purchase and Sale Agreement to assist
12 in eliminating blight conditions in the area, and provide job
13 opportunities to residents of the area; now, therefore

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

15 **Section 1. Declaration of Surplus.** The City hereby
16 declares an approximate 2.82 acre southern portion of the property
17 located at 851 N. Market Street, Jacksonville, Florida 32202 (a
18 portion of R.E. No. 074384-0100) in Council District 7, as more
19 particularly described and depicted in **Exhibit 1**, attached hereto and
20 incorporated herein by this reference (the "Property"), to be surplus
21 to the needs of the City. A copy of the certificate from the Chief
22 of Real Estate for the surplus of real property, required by Council
23 Rule 3.102(g)(1) (Preparation of Bills), is attached hereto as **Exhibit**
24 **2** and incorporated herein by this reference. In the event there is
25 a need to retain the Property, the Real Estate Certificate will be
26 withdrawn and this ordinance will be amended to waive Section 122.422,
27 *Ordinance Code*.

28 **Section 2. Approval and Authorization.** There is hereby
29 approved and the Mayor, or Her designee, and the Corporation
30 Secretary, are hereby authorized to execute and deliver on behalf of
31 the City the Purchase and Sale Agreement between the City of

1 Jacksonville and Purchaser, in substantially the form placed **On File**
2 with the Legislative Services Division (the "Purchase and Sale
3 Agreement"), and all such other documents necessary or appropriate
4 to effectuate the purpose of this Ordinance (with such "technical"
5 changes as herein authorized). The Purchase and Sale Agreement
6 provides the Purchaser with the right to purchase the Property for
7 the sum of \$2,890,251.36 (the "Purchase Price").

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

28 **Section 3. Waiving Section 122.424 (Disposition by direct**
29 **sale), Ordinance Code.** The provisions of Chapter 122.424 (Disposition
30 by direct sale), Part 4 (Real Property), Chapter 122 (Public
31 Property), *Ordinance Code*, are hereby waived to allow the Property

1 to be conveyed to Purchaser for the Purchase Price instead of being
2 disposed of through a negotiated sale to an adjacent landowner.

3 **Section 4. Waiving Section 122.425 (Disposition by auction**
4 **or sealed bid), Ordinance Code.** The provisions of Chapter 122.425
5 (Disposition by auction or sealed bid), Part 4 (Real Property),
6 Chapter 122 (Public Property), *Ordinance Code*, are hereby waived to
7 allow for conveyance of the Property to Purchaser for the Purchase
8 Price rather than by auction or sealed bid. Purchaser previously
9 entered into a redevelopment agreement regarding the Property and
10 desires to obtain fee simple title to the Property for redevelopment.

11 **Section 5. Oversight.** The Department of Public Works,
12 Real Estate Division, in coordination with the Office of Economic
13 Development, shall provide oversight of the transfer of the property
14 to purchaser; providing oversight of the property thereafter by the
15 Office of Economic Development.

16 **Section 6. Effective Date.** This Ordinance shall become
17 effective upon signature by the Mayor or upon becoming effective
18 without the Mayor's signature.

19

20 Form Approved:

21

22 /S/ John Sawyer

23 Office of General Counsel

24 Legislation Prepared By: John Sawyer

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