

1 Introduced by Council Member White:
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4 **ORDINANCE 2025-897**

5 AN ORDINANCE APPROPRIATING \$1,460,000 FROM JAX
6 RECREATION & ENVIRONMENTAL LAND ACQUISITION -
7 FUND BALANCE TO PROVIDE FUNDING FOR THE CITY'S
8 ACQUISITION OF AN APPROXIMATELY 8.42 ACRE
9 UNIMPROVED PARCEL LOCATED AT 0 JONES ROAD,
10 JACKSONVILLE, FLORIDA (R.E. NO. 003355-0000) IN
11 COUNCIL DISTRICT 12 (THE "PROPERTY"), TO BE USED
12 AS A PUBLIC PARK; APPROVING AND AUTHORIZING THE
13 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
14 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
15 REAL ESTATE PURCHASE AND SALE AGREEMENT (THE
16 "AGREEMENT") BETWEEN THE CITY OF JACKSONVILLE
17 AND CHAD DEVELOPMENT, LLC, A FLORIDA LIMITED
18 LIABILITY COMPANY, AND ALL CLOSING AND OTHER
19 DOCUMENTS CONTEMPLATED THEREIN OR RELATING
20 THERETO, AND TO OTHERWISE TAKE ALL NECESSARY
21 ACTION TO EFFECTUATE THE PURPOSES OF THE
22 AGREEMENT TO PURCHASE THE SUBJECT PROPERTY AT A
23 NEGOTIATED PURCHASE PRICE NOT TO EXCEED
24 \$1,450,000; PROVIDING FOR OVERSIGHT BY THE REAL
25 ESTATE DIVISION OF THE PUBLIC WORKS DEPARTMENT
26 FOR THE ACQUISITION OF THE PROPERTY AND BY THE
27 PARKS, RECREATION, AND COMMUNITY SERVICES
28 DEPARTMENT THEREAFTER; PROVIDING AN EFFECTIVE
29 DATE.
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31 **BE IT ORDAINED** by the Council of the City of Jacksonville:

1 purchase price of the Property shall not exceed \$1,450,000 and is
2 supported by an appraisal obtained by the City. The Agreement does
3 not require a deposit from the City.

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

25 **Section 4. Oversight.** The Real Estate Division of the
26 Department of Public Works shall oversee the acquisition of the
27 Property, and the Department of Parks, Recreation, and Community
28 Services shall provide oversight of the Property thereafter.

29 **Section 5. Effective Date.** This Ordinance shall become
30 effective upon signature by the Mayor or upon becoming effective
31 without the Mayor's signature.

Form Approved:

/s/ Harry M. Wilson, IV

Office of General Counsel

Legislation Prepared By: Harry M. Wilson, IV

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