

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2019-522-E**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE  
6 MAYOR OR HIS DESIGNEE AND CORPORATION  
7 SECRETARY TO EXECUTE AND DELIVER THE  
8 CORRECTIVE QUIT CLAIM DEED BETWEEN VYSTAR  
9 CREDIT UNION ("VYSTAR") AND THE CITY OF  
10 JACKSONVILLE TO PROPERLY REFLECT VYSTAR'S  
11 OWNERSHIP OF A PARCEL AT CECIL COMMERCE  
12 CENTER; PROVIDING FOR OVERSIGHT BY THE OFFICE  
13 OF ECONOMIC DEVELOPMENT; PROVIDING AN  
14 EFFECTIVE DATE.  
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16 **BE IT ORDAINED** by the Council of the City of Jacksonville:

17 **Section 1. Background.** On October 27, 1999, the U. S.  
18 Navy ("Navy") conveyed an approximately 1.1 acre parcel of land on  
19 the south end of Cecil Commerce Center (the "Subject Parcel") to  
20 Jax Navy Federal Credit Union, now VyStar Credit Union ("VyStar")  
21 for a branch building and a parking lot. On September 7, 2000, the  
22 Navy executed a corrective quitclaim deed (the "Corrective Deed")  
23 to correct an error in the legal description of the Subject Parcel.  
24 However, the Corrective Deed also had an incorrect legal  
25 description which inaccurately described the Subject Parcel,  
26 causing it to be located within the lands the Navy subsequently  
27 conveyed to the City on September 12, 2000. Upon discovering the  
28 error, the Navy executed and recorded a second corrective quitclaim  
29 deed to rectify the error ("Second Corrective Deed"). A copy of the  
30 Second Corrective Deed between the Navy and VyStar is attached  
31 hereto as **Exhibit 1** and incorporated herein by this reference.

1 Since the City of Jacksonville is now the owner of the property at  
2 Cecil Commerce Center, and in order to clear title, the City also  
3 needs to execute a quitclaim deed to VyStar to properly vest  
4 marketable title of the Subject Parcel in VyStar.

5 **Section 2. Approval and authorization.** There is hereby  
6 approved, and the Mayor, or his designee, and the Corporation  
7 Secretary are hereby authorized to execute and deliver on behalf of  
8 the City, the Corrective Quit Claim Deed between VyStar Credit  
9 Union and the City of Jacksonville, in substantially the form  
10 attached hereto as **Exhibit 2** and incorporated herein by this  
11 reference, and other closing documents as necessary to effectuate  
12 the purposes hereof, to properly reflect VyStar's ownership of the  
13 Subject Parcel.

14 **Section 3. Oversight.** The Office of Economic  
15 Development shall provide oversight and administration of the  
16 Agreement.

17 **Section 4. Effective Date.** This Ordinance shall become  
18 effective upon signature by the Mayor or upon becoming effective  
19 without the Mayor's signature.

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21 Form Approved:

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23           /s/          James R. McCain, Jr.

24 Office of General Counsel

25 Legislation prepared by: James R. McCain, Jr.

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