

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2020-148**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THE LAND
8 EXCHANGE AGREEMENT BETWEEN THE CITY OF
9 JACKSONVILLE AND CHASE PROPERTIES, INC. AND
10 ALL CLOSING DOCUMENTS RELATING THERETO, AND
11 OTHERWISE TAKE ALL NECESSARY ACTION TO
12 EFFECTUATE THE PURPOSES OF THE LAND EXCHANGE
13 AGREEMENT, FOR THE EXCHANGE OF THE CITY'S
14 APPROXIMATELY 2.3 ACRE PORTION OF GOODBY'S
15 CREEK PRESERVE (R.E. #148713-0100) WITH THE
16 PROPERTY APPRAISER'S ASSESSED VALUE OF
17 \$470.00, IN EXCHANGE FOR PRIVATELY OWNED
18 PROPERTY OF APPROXIMATELY 52 ACRES (R.E.
19 #149242-0000 AT 33.04 ACRES AND R.E. #149239-
20 0000 AT 18.75 ACRES) WITH A COMBINED PROPERTY
21 APPRAISER'S ASSESSED VALUE OF \$15,483.00;
22 PROVIDING FOR OVERSIGHT OF THE EXCHANGE OF THE
23 PROPERTIES BY THE REAL ESTATE DIVISION OF THE
24 DEPARTMENT OF PUBLIC WORKS AND THEREAFTER BY
25 THE DEPARTMENT OF PARKS, RECREATION AND
26 COMMUNITY SERVICES; PROVIDING AN EFFECTIVE
27 DATE.

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

30 **Section 1. Approval and authorization.** There is hereby
31 approved, and the Mayor, or his designee, and the Corporation

1 Secretary are hereby authorized to execute and deliver on behalf of
2 the City, the Land Exchange Agreement between the City of
3 Jacksonville and Chase Properties, Inc., in substantially the form
4 placed **ON FILE** with the Office of Legislative Services, and all
5 such other documents necessary or appropriate to effectuate the
6 purpose of this ordinance (with such "technical" changes as herein
7 authorized). The Agreement will allow the City to exchange its
8 approximately 2.3 acre portion of Goodby's Creek Preserve (R.E.
9 #148713-0100) for privately owned property of approximately 52
10 acres (R.E. #149242-0000 at 33.04 acres) and R.E. #149239-0000 at
11 18.75 acres. Maps of the properties are attached hereto as **Exhibit**
12 **1** and incorporated herein by this reference. The City's property
13 contains a conservation easement and is valued by the property
14 appraiser at \$470.00. The private property has a combined appraised
15 value of \$15,483.00. No money will be exchanged for the land
16 exchange. As a result of the exchange, the City will expand its
17 park area and Goodby's Creek Preserve, as well as add property
18 around the existing boat ramp.

19 The Land Exchange Agreement and related documents may include
20 such additions, deletions, and changes as may be reasonable,
21 necessary, and incidental for carrying out the purposes thereof, as
22 may be acceptable to the Mayor, or his designee, with such
23 inclusion and acceptance being evidenced by execution of the Land
24 Exchange Agreement by the Mayor, or his designee. Any such
25 modification shall be technical only and shall be subject to
26 appropriate legal review and approval by the Office of General
27 Counsel. For purposes of this ordinance, the term "technical
28 changes" is defined as those changes having no financial impact to
29 the City, including, but not limited to, changes in legal
30 descriptions or surveys, ingress and egress, easements and rights
31 of way, design standards, access and site plan, resolution of title

1 defects, if any, and other non-substantive changes that do not
2 substantively increase the duties and responsibilities of the City
3 under the provisions of the Land Exchange Agreement.

4 **Section 2. Oversight.** The Real Estate Division of the
5 Department of Public Works shall oversee the exchange of the
6 properties; the Department of Parks, Recreation and Community
7 Services shall have oversight thereafter.

8 **Section 3. Effective Date.** This ordinance shall become
9 effective upon signature by the Mayor or upon becoming effective
10 without the Mayor's signature.

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12 Form Approved:

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14 /s/ James R. McCain, Jr.

15 Office of General Counsel

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

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