

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2019-887**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE  
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION  
7 SECRETARY TO EXECUTE AND DELIVER, FOR AND ON  
8 BEHALF OF THE CITY, THE PURCHASE AND SALE  
9 AGREEMENT ("AGREEMENT") BETWEEN THE CITY OF  
10 JACKSONVILLE ("BUYER") AND PATEL ASSET  
11 HOLDINGS, LLC ("SELLER") AND ALL CLOSING  
12 DOCUMENTS RELATING THERETO, AND OTHERWISE TAKE  
13 ALL NECESSARY ACTION TO EFFECTUATE THE  
14 PURPOSES OF THE AGREEMENT, FOR THE ACQUISITION  
15 BY BUYER AT THE NEGOTIATED PRICE OF  
16 \$250,000.00 OF REAL PROPERTY LOCATED IN  
17 COUNCIL DISTRICT 1, R.E.# 129366-0100),  
18 COMPRISING AN APPROXIMATELY 1.13 ACRE PARCEL,  
19 FOR THE JACKSONVILLE ROWING CENTER; PROVIDING  
20 FOR PURPOSE; PROVIDING FOR OVERSIGHT OF THE  
21 ACQUISITION TRANSACTION OF THE SUBJECT  
22 PROPERTY BY THE REAL ESTATE DIVISION OF THE  
23 DEPARTMENT OF PUBLIC WORKS; PROVIDING FOR  
24 OVERSIGHT OF THE PROJECT THEREAFTER BY THE  
25 DEPARTMENT OF PARKS, RECREATION AND COMMUNITY  
26 SERVICES; PROVIDING AN EFFECTIVE DATE.

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

29 **Section 1. Approval and authorization.** There is hereby  
30 approved, and the Mayor, or his designee, and the Corporation  
31 Secretary are hereby authorized to execute and deliver, for and on

1 behalf of the City, the Purchase and Sale Agreement between the  
2 City of Jacksonville and Patel Asset Holdings, LLC, in  
3 substantially the form attached hereto as **Exhibit 1** and  
4 incorporated herein by this reference (the "Agreement"), 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 parcel, R. E. No. 129366-0100 (the "Private  
8 Parcel"), is approximately 1.13 acres, has been appraised at  
9 \$236,000.00, and is being acquired at a negotiated purchase price  
10 of \$250,000.00. Maps of the parcel are attached hereto as **Exhibit**  
11 **2**. The Agreement and related documents may include such additions,  
12 deletions, and changes as may be reasonable, necessary, and  
13 incidental for carrying out the purposes thereof, as may be  
14 acceptable to the Mayor, or his designee, with such inclusion and  
15 acceptance being evidenced by execution of the Agreement by the  
16 Mayor, or his designee; provided however, no modification of the  
17 Agreement or related documents may increase the financial  
18 obligations or liability of the City to an amount in excess of the  
19 amount stated in the Agreement or decrease the financial  
20 obligations or liability of the Seller, and any such modification  
21 shall be technical only and shall be subject to appropriate legal  
22 review and approval by the Office of General Counsel. For purposes  
23 of this ordinance, the term "technical changes" is defined as those  
24 changes having no financial impact to the City, including, but not  
25 limited to, changes in legal descriptions or surveys, ingress and  
26 egress, easements and rights of way, design standards, access and  
27 site plan, resolution of title defects, if any, and other non-  
28 substantive changes that do not substantively increase the duties  
29 and responsibilities of the City under the provisions of the  
30 Agreement.

1           **Section 2.           Purpose.**           The Private Parcel is being  
2 acquired by the City in order to exchange it at a later date for a  
3 2.5 acre portion of Parcel R. E. No. 129398-0000, a parcel owned by  
4 the State of Florida (the "State Parcel"). The State Parcel is  
5 currently used by the Florida Department of Children and Families.  
6 Upon exchange, the conveyed 2.5 acre portion of the State Parcel  
7 will be used by the City for the Jacksonville Rowing Center. The  
8 Private Parcel will be conveyed to the State and will replace the  
9 parking the State is losing in its conveyance to the City.

10           **Section 3.           Oversight.**           The Real Estate Division of the  
11 Department of Public Works shall provide oversight of the  
12 acquisition of the parcel transaction; thereafter, the Department  
13 of Parks, Recreation and Community Services shall provide oversight  
14 of the project.

15           **Section 4.           Effective Date.**           This ordinance shall become  
16 effective upon signature by the Mayor or upon becoming effective  
17 without the Mayor's signature.

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19 Form Approved:

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21       /s/      James R. McCain, Jr.

22 Office of General Counsel

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

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