

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

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4 **ORDINANCE 2022-323**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 PURCHASE AND SALE AGREEMENT (THE "AGREEMENT")
9 BETWEEN THE CITY OF JACKSONVILLE AND BRADLEY
10 SPEVAK, AS SUCCESSOR TRUSTEE OF THE RESIDUARY
11 TRUST UNDER THE LAST WILL AND TESTAMENT OF
12 SAMUEL SPEVAK (THE "SELLER"), AND ALL CLOSING
13 AND OTHER DOCUMENTS RELATING THERETO, AND TO
14 OTHERWISE TAKE ALL NECESSARY ACTION TO
15 EFFECTUATE THE PURPOSES OF THE AGREEMENT FOR
16 ACQUISITION BY THE CITY OF FOUR PARCELS LOCATED
17 AT 0 BAYWOOD STREET, 0 WEST CASTLEWOOD DRIVE AND
18 4430 NORTH DAVIS STREET (R.E. NOS. 032093-0010,
19 032092-0000, 032088-0000, AND 031962-0000), IN
20 COUNCIL DISTRICT 7 (COLLECTIVELY, THE
21 "PROPERTY"), AT THE NEGOTIATED PURCHASE PRICE OF
22 \$156,450.00, TO BE UTILIZED AS ADDITIONAL
23 PARKING AND GREEN SPACE FOR THE FUTURE SITE OF
24 THE DUVAL COUNTY MEDICAL EXAMINER'S OFFICE;
25 PROVIDING FOR OVERSIGHT OF ACQUISITION OF THE
26 PROPERTY BY THE REAL ESTATE DIVISION OF THE
27 PUBLIC WORKS DEPARTMENT, AND OVERSIGHT OF THE
28 PROPERTY BY THE DUVAL COUNTY MEDICAL EXAMINER'S
29 OFFICE THEREAFTER; PROVIDING AN EFFECTIVE DATE.

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

1 **Section 1. Approval and authorization.** The Purchase and
2 Sale Agreement (the "Agreement") provides for the acquisition of four
3 parcels located at 0 Baywood Street, 0 West Castlewood Drive, and
4 4430 North Davis Street (R.E. Nos. 032093-0010, 032092-0000, 032088-
5 0000 and 031962-0000), in Council District 7, as depicted on **Exhibit**
6 **1** (collectively, the "Property"), to be utilized as parking and green
7 space for the future site of the Duval County Medical Examiner's
8 Office that will be constructed on a City-owned parcel adjacent to
9 the Property. There is hereby approved, and the Mayor, or his
10 designee, and the Corporation Secretary are hereby authorized to
11 execute and deliver on behalf of the City, that certain Purchase and
12 Sale Agreement between the City of Jacksonville and Bradley Spevak,
13 as Successor Trustee of the Residuary Trust under the Last Will and
14 Testament of Samuel Spevak (the "Seller"), in substantially the form
15 as is attached hereto as **Exhibit 2** and incorporated herein by this
16 reference, and all such closing and other documents necessary or
17 appropriate to effectuate the purpose of this Ordinance (with such
18 "technical" changes as herein authorized). The negotiated purchase
19 price of the Property is \$156,450.00 and is supported by an appraisal
20 obtained by the Seller. The Agreement does not require a deposit
21 from the City.

22 The Purchase and Sale Agreement, and any and all closing and
23 other documents related thereto, may include such additions,
24 deletions, and changes as may be reasonable, necessary, and incidental
25 for carrying out the purposes thereof, as may be acceptable to the
26 Mayor, or his designee, with such inclusion and acceptance being
27 evidenced by execution of the Agreement by the Mayor, or his designee;
28 provided however, no modification of the Agreement or related
29 documents may increase the financial obligations or liability of the
30 City to an amount in excess of the amount stated in the Agreement or
31 decrease the financial obligations or liability of the Seller, and

1 any such modification shall be technical only and shall be subject
2 to appropriate legal review and approval by the Office of General
3 Counsel. For purposes of this Ordinance, the term "technical changes"
4 is defined as those changes having no financial impact to the City,
5 including, but not limited to, changes in legal descriptions or
6 surveys, ingress and egress, easements and rights of way, design
7 standards, access and site plans, resolution of title defects, if
8 any, and other non-substantive changes that do not substantively
9 increase the duties and responsibilities of the City under the
10 provisions of the Agreement.

11 **Section 2. Oversight.** The Real Estate Division of the
12 Public Works Department shall oversee the acquisition of the Property;
13 the Duval County Medical Examiner's Office shall have oversight
14 thereafter.

15 **Section 3. 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/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation prepared by: Mary E. Staffopoulos

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