

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

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4 **ORDINANCE 2022-164**

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 VICENTE
10 SERRANO VELASCO, AND ALL CLOSING AND OTHER
11 DOCUMENTS RELATING THERETO, AND TO OTHERWISE
12 TAKE ALL NECESSARY ACTION TO EFFECTUATE THE
13 PURPOSES OF THE AGREEMENT FOR ACQUISITION BY THE
14 CITY OF A 4.89± ACRE VACANT PARCEL LOCATED AT 0
15 103RD STREET (R.E. NO. 015226-0500), IN COUNCIL
16 DISTRICT 12 (THE "PROPERTY"), AT THE NEGOTIATED
17 PURCHASE PRICE OF \$579,500.00, TO BE UTILIZED IN
18 THE NEW ALIGNMENT OF OLD MIDDLEBURG ROAD;
19 PROVIDING FOR OVERSIGHT OF ACQUISITION OF THE
20 PROPERTY BY THE REAL ESTATE DIVISION OF THE
21 PUBLIC WORKS DEPARTMENT, AND OVERSIGHT OF THE
22 PROPERTY BY THE ENGINEERING AND CONSTRUCTION
23 MANAGEMENT DIVISION OF THE PUBLIC WORKS
24 DEPARTMENT THEREAFTER; PROVIDING AN EFFECTIVE
25 DATE.

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

28 **Section 1. Approval and authorization.** The Purchase and
29 Sale Agreement (the "Agreement") provides for the acquisition of a
30 4.89± acre vacant parcel located at 0 103rd Street (R.E. No. 015226-
31 0500), in Council District 12, as depicted on **Exhibit 1** (the

1 "Property"), to be utilized in the new alignment of Old Middleburg
2 Road where it meets 103rd Street. There is hereby approved, and the
3 Mayor, or his designee, and the Corporation Secretary are hereby
4 authorized to execute and deliver on behalf of the City, that certain
5 Purchase and Sale Agreement between the City of Jacksonville and
6 Vicente Serrano Velasco (the "Seller"), in substantially the form as
7 is attached hereto as **Exhibit 2** and incorporated herein by this
8 reference, and all such closing and other documents necessary or
9 appropriate to effectuate the purpose of this Ordinance (with such
10 "technical" changes as herein authorized). The negotiated purchase
11 price of the Property is the fair market value of \$579,500.00 and is
12 supported by an appraisal. The Agreement does not require a deposit
13 from the City.

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

1 increase the duties and responsibilities of the City under the
2 provisions of the Agreement.

3 **Section 2. Oversight.** The Real Estate Division of the
4 Public Works Department shall oversee the acquisition of the Property;
5 the Engineering and Construction Management Division of the Public
6 Works Department shall have oversight thereafter.

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

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11 Form Approved:

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13 /s/ Mary E. Staffopoulos _____

14 Office of General Counsel

15 Legislation prepared by: Mary E. Staffopoulos

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