

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

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4 **ORDINANCE 2023-182**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
8 REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY
9 OF JACKSONVILLE AND JEFFREY AND KAREN RICKERT
10 (THE "AGREEMENT"), AND ALL CLOSING AND OTHER
11 DOCUMENTS RELATING THERETO, AND TO OTHERWISE
12 TAKE ALL ACTION NECESSARY TO EFFECTUATE THE
13 PURPOSES OF THE AGREEMENT, FOR ACQUISITION BY
14 THE CITY, AT THE NEGOTIATED PURCHASE PRICE OF
15 \$110,000, OF AN APPROXIMATELY 0.10± ACRE PORTION
16 OF THE PARCEL LOCATED AT 1460 STARRATT ROAD,
17 JACKSONVILLE, FLORIDA (R.E. NO. 106330-0010) IN
18 COUNCIL DISTRICT 2, TO BE USED FOR COMPLETION OF
19 THE STARRATT ROAD/DUNN CREEK ROAD INTERSECTION
20 IMPROVEMENT PROJECT; PROVIDING FOR OVERSIGHT OF
21 ACQUISITION OF THE PROPERTY BY THE REAL ESTATE
22 DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND
23 THEREAFTER BY THE DEPARTMENT OF PUBLIC WORKS;
24 PROVIDING AN EFFECTIVE DATE.

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

27 **Section 1. Approval and Authorization.** There is hereby
28 approved, and the Mayor, or his designee, and the Corporation
29 Secretary are hereby authorized to execute and deliver on behalf of
30 the City, that certain Real Estate Purchase Agreement between the
31 City of Jacksonville and Jeffrey and Karen Rickert (the "Agreement")

1 in substantially the form attached hereto as **Exhibit 1** and
2 incorporated herein by this reference, and all such other documents
3 necessary or appropriate to effectuate the purposes of the Agreement
4 and this Ordinance (with such technical changes as herein authorized).
5 The Agreement provides for acquisition of an approximately 0.10± acre
6 portion of the parcel located at 1460 Starratt Road, Jacksonville,
7 Florida (R.E. No. 106330-0010), at the corner of Starratt Road and
8 Dunn Creek Road, in Council District 2, as depicted on **Exhibit 2** (the
9 "Property"), to be used for completion of the Starratt Road/Dunn
10 Creek Road Intersection Improvement Project (the "Project"). The
11 Property is the subject of a condemnation action filed by the City.
12 The City's appraised value of the Property is \$21,900 and Mr. and
13 Mrs. Rickert's (the "Sellers") appraised value is \$228,500. The
14 negotiated purchase price of \$110,000 was agreed upon between the
15 parties through the mediation process with the City's purchase of the
16 Property being contingent upon City Council approval of the purchase
17 and the Mayor's execution of the Agreement.

18 The Agreement, and any and all closing and other documents
19 related thereto, may include such additions, deletions, and changes
20 as may be reasonable, necessary, and incidental for carrying out the
21 purposes thereof, as may be acceptable to the Mayor, or his designee,
22 with such inclusion and acceptance being evidenced by execution of
23 the Agreement by the Mayor, or his designee; provided however, no
24 modification of the Agreement or related documents may increase the
25 financial obligations or liability of the City to an amount in excess
26 of the amount stated in the Agreement or decrease the financial
27 obligations or liability of the Sellers, and any such modification
28 shall be technical only and shall be subject to appropriate legal
29 review and approval by the Office of General Counsel. For purposes
30 of this Ordinance, the term "technical changes" is defined as those
31 changes having no financial impact to the City, including, but not

1 limited to, changes in legal descriptions or surveys, ingress and
2 egress, easements and rights of way, design standards, access and
3 site plans, resolution of title defects, if any, and other non-
4 substantive changes that do not substantively increase the duties and
5 responsibilities of the City under the provisions of the Agreement.

6 **Section 2. Oversight.** The Real Estate Division of the
7 Department of Public Works shall oversee the acquisition of the
8 Property; the Department of Public Works shall have oversight
9 thereafter.

10 **Section 3. Effective Date.** This Ordinance shall become
11 effective upon signature by the Mayor or upon becoming effective
12 without the Mayor's signature.

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14 Form Approved:

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16 /s/ Mary E. Staffopoulos

17 Office of General Counsel

18 Legislation prepared by: Mary E. Staffopoulos

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