

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2022-208-E**

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 THE
10 POTTER'S HOUSE CHRISTIAN FELLOWSHIP, INC., AND
11 ALL CLOSING AND OTHER DOCUMENTS RELATING
12 THERETO, AND OTHERWISE TAKE ALL NECESSARY ACTION
13 TO EFFECTUATE THE PURPOSES OF THE AGREEMENT FOR
14 ACQUISITION BY THE CITY OF AN APPROXIMATELY 2.1±
15 ACRE PORTION OF REAL PROPERTY LOCATED NEAR THE
16 CORNER OF LENOX AVENUE AND LANE AVENUE SOUTH
17 (R.E. NO. 011778-0005) IN COUNCIL DISTRICT 10
18 (THE "PROPERTY") AND A PERPETUAL CONSTRUCTION,
19 MAINTENANCE, AND DRAINAGE EASEMENT AS MORE
20 PARTICULARLY DESCRIBED IN THE AGREEMENT (THE
21 "EASEMENT"), AT THE NEGOTIATED PURCHASE PRICE OF
22 \$354,012.12, TO BE DEVELOPED AS A NEW FIRE
23 STATION 22 SITE; PROVIDING FOR OVERSIGHT OF
24 ACQUISITION OF THE PROPERTY AND EASEMENT BY THE
25 REAL ESTATE DIVISION OF THE DEPARTMENT OF PUBLIC
26 WORKS AND THEREAFTER BY THE JACKSONVILLE FIRE
27 AND RESCUE DEPARTMENT; PROVIDING AN EFFECTIVE
28 DATE.

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

31 **Section 1. Approval and Authorization to Execute.** There is

1 hereby approved, and the Mayor, or his designee, and the Corporation
2 Secretary are hereby authorized to execute and deliver, for and on
3 behalf of the City, that certain Purchase and Sale Agreement between
4 the City of Jacksonville and The Potter's House Christian Fellowship,
5 Inc. (the "Seller"), in substantially the form placed **On File** with
6 the Office of Legislative Services, and all such closing and other
7 documents necessary or appropriate to effectuate the purpose of this
8 Ordinance (with such "technical" changes as herein authorized). The
9 Agreement provides for the acquisition of an approximately 2.1±-acre
10 parcel of property located near the corner of Lenox Avenue and Lane
11 Avenue South (R.E. No. 011778-0005) in Council District 10 (the
12 "Property") as depicted in **Exhibit 1** attached hereto, to be developed
13 as a new Fire Station 22 site. The Agreement also provides that the
14 Seller will convey to the City a perpetual construction, maintenance,
15 and drainage easement over an adjacent portion of Seller's property
16 as more particularly described in the Agreement (the "Easement").
17 The negotiated purchase price of the Property and Easement is
18 \$354,012.12 which is supported by a City appraisal. The Seller will
19 reserve a permanent, non-exclusive access easement over the eastern
20 portion of the Property to provide the Seller, its successors, assigns
21 and invitees with ingress and egress to and from a parcel located
22 directly to the north of, and behind, the Fire Station 22 site.

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

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

12 **Section 2. Oversight.** The Real Estate Division of the
13 Department of Public Works shall oversee the acquisition of the
14 Property and Easement; the Jacksonville Fire and Rescue Department
15 shall have oversight thereafter.

16 **Section 3. Effective Date.** This Ordinance shall become
17 effective upon signature by the Mayor or upon becoming effective
18 without the Mayor's signature.

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20 Form Approved:

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22 /s/ Mary E. Staffopoulos

23 Office of General Counsel

24 Legislation prepared by: Mary E. Staffopoulos

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