

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

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4 **ORDINANCE 2022-453**

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 RAWLS
10 RANCH, INC., AND ALL CLOSING AND OTHER DOCUMENTS
11 RELATING THERETO, AND TO OTHERWISE TAKE ALL
12 NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF
13 THE AGREEMENT FOR ACQUISITION BY THE CITY OF AN
14 APPROXIMATELY 5.39± ACRE PARCEL LOCATED AT 0
15 CEDAR POINT ROAD (R.E. NO. 159845-0000) IN
16 COUNCIL DISTRICT 2 (THE "PROPERTY"), AT THE
17 NEGOTIATED PURCHASE PRICE OF \$551,000.00, TO BE
18 DEVELOPED AS THE NEW SITE FOR FIRE STATION 76;
19 PROVIDING FOR OVERSIGHT OF ACQUISITION OF THE
20 PROPERTY BY THE REAL ESTATE DIVISION OF THE
21 PUBLIC WORKS DEPARTMENT AND THEREAFTER BY THE
22 JACKSONVILLE FIRE AND RESCUE DEPARTMENT;
23 PROVIDING AN EFFECTIVE DATE.

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

26 **Section 1. Approval and authorization.** The Purchase and
27 Sale Agreement (the "Agreement") provides for the acquisition of a
28 5.39± acre vacant parcel located at 0 Cedar Point Road (R.E. No.
29 159845-0000), at the corner of Cedar Point Road and Boney Road, in
30 Council District 2, as depicted on **Exhibit 1** (the "Property"), to be
31 developed as the new site for Fire Station 76. There is hereby

1 approved, and the Mayor, or his designee, and the Corporation
2 Secretary are hereby authorized to execute and deliver on behalf of
3 the City, that certain Purchase and Sale Agreement between the City
4 of Jacksonville and Rawls Ranch, Inc. (the "Seller"), in substantially
5 the form as is attached hereto as **Exhibit 2** and incorporated herein
6 by this reference, and all such closing and other documents necessary
7 or appropriate to effectuate the purpose of this Ordinance (with such
8 "technical" changes as herein authorized). The negotiated purchase
9 price of the Property is \$551,000.00 and is supported by an appraisal
10 obtained by the Seller. This site will allow the Jacksonville Fire
11 and Rescue Department to more readily provide emergency services in
12 the area between Fire Stations 45 and 49. Currently, this area is
13 rated a Class 10 by the Insurance Services Office (ISO) due to the
14 distance to the closest fire station. Once the new Fire Station 76
15 is constructed and online, this area will be rated an ISO Class 1
16 area which should help to drastically reduce property owners'
17 insurance costs. The Agreement does not require a deposit from the
18 City.

19 The Purchase and Sale Agreement, and any and all closing and
20 other documents related thereto, may include such additions,
21 deletions, and changes as may be reasonable, necessary, and incidental
22 for carrying out the purposes thereof, as may be acceptable to the
23 Mayor, or his designee, with such inclusion and acceptance being
24 evidenced by execution of the Agreement by the Mayor, or his designee;
25 provided however, no modification of the Agreement or related
26 documents may increase the financial obligations or liability of the
27 City to an amount in excess of the amount stated in the Agreement or
28 decrease the financial obligations or liability of the Seller, and
29 any such modification shall be technical only and shall be subject
30 to appropriate legal review and approval by the Office of General
31 Counsel. For purposes of this Ordinance, the term "technical changes"

1 is defined as those changes having no financial impact to the City,
2 including, but not limited to, changes in legal descriptions or
3 surveys, ingress and egress, easements and rights of way, design
4 standards, access and site plans, resolution of title defects, if
5 any, and other non-substantive changes that do not substantively
6 increase the duties and responsibilities of the City under the
7 provisions of the Agreement.

8 **Section 2. Oversight.** The Real Estate Division of the
9 Public Works Department shall oversee the acquisition of the Property;
10 the Jacksonville Fire and Rescue Department shall have oversight
11 thereafter.

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

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16 Form Approved:

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18 /s/ James R. McCain, Jr.

19 Office of General Counsel

20 Legislation prepared by: Mary E. Staffopoulos

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