

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

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4 **ORDINANCE 2022-208**

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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