

1 Introduced by the Council President at the request of the Mayor and
2 Co-Sponsored by Council Member Ferraro:

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5 **ORDINANCE 2022-453-E**

6 AN ORDINANCE APPROVING AND AUTHORIZING THE
7 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION
8 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN
9 PURCHASE AND SALE AGREEMENT (THE "AGREEMENT")
10 BETWEEN THE CITY OF JACKSONVILLE AND RAWLS
11 RANCH, INC., AND ALL CLOSING AND OTHER DOCUMENTS
12 RELATING THERETO, AND TO OTHERWISE TAKE ALL
13 NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF
14 THE AGREEMENT FOR ACQUISITION BY THE CITY OF AN
15 APPROXIMATELY 5.39± ACRE PARCEL LOCATED AT 0
16 CEDAR POINT ROAD (R.E. NO. 159845-0000) IN
17 COUNCIL DISTRICT 2 (THE "PROPERTY"), AT THE
18 NEGOTIATED PURCHASE PRICE OF \$551,000.00, TO BE
19 DEVELOPED AS THE NEW SITE FOR FIRE STATION 76;
20 PROVIDING FOR OVERSIGHT OF ACQUISITION OF THE
21 PROPERTY BY THE REAL ESTATE DIVISION OF THE
22 PUBLIC WORKS DEPARTMENT AND THEREAFTER BY THE
23 JACKSONVILLE FIRE AND RESCUE DEPARTMENT;
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.** The Purchase and
28 Sale Agreement (the "Agreement") provides for the acquisition of a
29 5.39± acre vacant parcel located at 0 Cedar Point Road (R.E. No.
30 159845-0000), at the corner of Cedar Point Road and Boney Road, in
31 Council District 2, as depicted on **Exhibit 1** (the "Property"), to be

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

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

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

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

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation prepared by: Mary E. Staffopoulos

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