

1 Introduced by the Council President at the request of the Mayor and  
2 amended by the Neighborhoods, Community Services, Public Health &  
3 Safety Committee:

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6 **ORDINANCE 2021-237-E**

7 AN ORDINANCE APPROVING AND AUTHORIZING THE  
8 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION  
9 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN  
10 PURCHASE AND SALE AGREEMENT (THE "AGREEMENT")  
11 BETWEEN THE CITY OF JACKSONVILLE AND MBOIL  
12 INVESTMENTS, LLC AND ALL CLOSING AND OTHER  
13 DOCUMENTS RELATING THERETO, AND OTHERWISE TAKE  
14 ALL NECESSARY ACTION TO EFFECTUATE THE  
15 PURPOSES OF THE AGREEMENT FOR ACQUISITION BY  
16 THE CITY OF AN APPROXIMATELY 2.5 ACRE PARCEL  
17 LOCATED AT 10865 HARTS ROAD (R.E. # 044140-  
18 0030) IN COUNCIL DISTRICT 7 (THE "PROPERTY")  
19 AT THE NEGOTIATED PURCHASE PRICE OF  
20 \$850,000.00, TO BE DEVELOPED AS A NEW FIRE  
21 STATION 64 SITE; PROVIDING FOR AUTHORIZATION  
22 FOR DEED RESTRICTION; PROVIDING FOR OVERSIGHT  
23 OF ACQUISITION OF THE PROPERTY BY THE REAL  
24 ESTATE DIVISION OF THE DEPARTMENT OF PUBLIC  
25 WORKS AND THEREAFTER BY THE JACKSONVILLE FIRE  
26 AND RESCUE DEPARTMENT; PROVIDING AN EFFECTIVE  
27 DATE.

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

30 **Section 1. Approval and authorization.** 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 Mboil Investments, LLC (the "Seller"), in  
5 substantially the form placed **On File** with the Office of  
6 Legislative Services, and all such closing and other documents  
7 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 2.5-acre  
10 parcel of property located at 10865 Harts Road (R.E. # 044140-0030)  
11 in Council District 7, to be developed as a new Fire Station 64  
12 site. The negotiated purchase price of the Property is the  
13 appraised value of \$850,000.00. A deposit of \$8,500.00 will be due  
14 to the Seller within ten business days of execution of the  
15 Agreement by the Mayor, and another \$8,500.00 will be due in the  
16 event the sixty-day due diligence period is extended an additional  
17 thirty days.

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

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

8       **Section 2. Deed Restriction.** The City is authorized to  
9 agree to a 50-year deed restriction preventing the use of the  
10 property for a gas station, convenience store, liquor store or for  
11 the sale of similarly sold items.

12       **Section 3. Oversight.** The Real Estate Division of the  
13 Department of Public Works shall oversee the acquisition of the  
14 Property; the Jacksonville Fire and Rescue Department shall have  
15 oversight thereafter.

16       **Section 4. 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/ Paige H. Johnston

23 Office of General Counsel

24 Legislation prepared by: Mary E. Staffopoulos

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