

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

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4 **ORDINANCE 2021-176**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE  
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION  
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN  
8 PURCHASE AND SALE AGREEMENT (THE "AGREEMENT")  
9 BETWEEN THE CITY OF JACKSONVILLE AND FIRST COAST  
10 LAND DEVELOPMENT, INC. AND ALL CLOSING DOCUMENTS  
11 RELATING THERETO, AND OTHERWISE TAKE ALL  
12 NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF  
13 THE AGREEMENT, FOR ACQUISITION BY THE CITY, AT  
14 THE NEGOTIATED PURCHASE PRICE OF \$300,000.00, OF  
15 TWO (2) CONTIGUOUS PROPERTIES LOCATED IN COUNCIL  
16 DISTRICT 10 ON FIRESTONE ROAD BETWEEN THURSTON  
17 ROAD AND WILSON BOULEVARD (R.E. ## 012569-0000  
18 AND 012570-0000) TO BE DEVELOPED AS A NEW FIRE  
19 STATION 75 SITE; PROVIDING FOR OVERSIGHT OF THE  
20 ACQUISITION OF THE PROPERTIES BY THE REAL ESTATE  
21 DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND  
22 THEREAFTER BY THE JACKSONVILLE FIRE AND RESCUE  
23 DEPARTMENT; 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.** There is hereby  
27 approved, and the Mayor, or his designee, and the Corporation  
28 Secretary are hereby authorized to execute and deliver on behalf of  
29 the City, that certain Purchase and Sale Agreement between the City  
30 of Jacksonville and First Coast Land Development, Inc. (the "Seller"),  
31 in substantially the form placed **On File** with the Office of

1 Legislative Services, and all such other documents necessary or  
2 appropriate to effectuate the purpose of this Ordinance (with such  
3 "technical" changes as herein authorized). The Agreement provides for  
4 the acquisition of two (2) properties in Council District 10, located  
5 on Firestone Road between Thurston Road and Wilson Boulevard (R.E.  
6 ## 012569-0000 and 012570-0000), to be developed as a new Fire Station  
7 75 site. The combined appraised value of the subject properties is  
8 \$220,000.00 and the negotiated purchase price is \$300,000.00. The  
9 Agreement requires no deposit from the City.

10 The Purchase and Sale Agreement and related documents may  
11 include such additions, deletions, and changes as may be reasonable,  
12 necessary, and incidental for carrying out the purposes thereof, as  
13 may be acceptable to the Mayor, or his designee, with such inclusion  
14 and acceptance being evidenced by execution of the Agreement by the  
15 Mayor, or his designee; provided however, no modification of the  
16 Agreement or related documents may increase the financial obligations  
17 or liability of the City to an amount in excess of the amount stated  
18 in the Agreement or decrease the financial obligations or liability  
19 of the Seller, and any such modification shall be technical only and  
20 shall be subject to appropriate legal review and approval by the  
21 Office of General Counsel. For purposes of this Ordinance, the term  
22 "technical changes" is defined as those changes having no financial  
23 impact to the City, including, but not limited to, changes in legal  
24 descriptions or surveys, ingress and egress, easements and rights of  
25 way, design standards, access and site plan, resolution of title  
26 defects, if any, and other non-substantive changes that do not  
27 substantively increase the duties and responsibilities of the City  
28 under the provisions of the Agreement.

29 **Section 2. Oversight.** The Real Estate Division of the  
30 Department of Public Works shall oversee the acquisition of the  
31 properties; the Jacksonville Fire and Rescue Department shall have

1 oversight thereafter.

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

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6 Form Approved:

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8                     /s/ Mary E. Staffopoulos          

9 Office of General Counsel

10 Legislation prepared by: Mary E. Staffopoulos

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