

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2021-176-E**

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  
10 COAST LAND DEVELOPMENT, INC. AND ALL CLOSING  
11 DOCUMENTS RELATING THERETO, AND OTHERWISE TAKE  
12 ALL NECESSARY ACTION TO EFFECTUATE THE  
13 PURPOSES OF THE AGREEMENT, FOR ACQUISITION BY  
14 THE CITY, AT THE NEGOTIATED PURCHASE PRICE OF  
15 \$300,000.00, OF TWO (2) CONTIGUOUS PROPERTIES  
16 LOCATED IN COUNCIL DISTRICT 10 ON FIRESTONE  
17 ROAD BETWEEN THURSTON ROAD AND WILSON  
18 BOULEVARD (R.E. ## 012569-0000 AND 012570-  
19 0000) TO BE DEVELOPED AS A NEW FIRE STATION 75  
20 SITE; PROVIDING FOR OVERSIGHT OF THE  
21 ACQUISITION OF THE PROPERTIES BY THE REAL  
22 ESTATE DIVISION OF THE DEPARTMENT OF PUBLIC  
23 WORKS AND THEREAFTER BY THE JACKSONVILLE FIRE  
24 AND RESCUE DEPARTMENT; PROVIDING AN EFFECTIVE  
25 DATE.

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

28 **Section 1. Approval and authorization.** There is hereby  
29 approved, and the Mayor, or his designee, and the Corporation  
30 Secretary are hereby authorized to execute and deliver on behalf of

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

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

1 under the provisions of the Agreement.

2           **Section 2. Oversight.**           The Real Estate Division of the  
3 Department of Public Works shall oversee the acquisition of the  
4 properties; the Jacksonville Fire and Rescue Department shall have  
5 oversight thereafter.

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

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10 Form Approved:

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12                 /s/ Mary E. Staffopoulos          

13 Office of General Counsel

14 Legislation prepared by: Mary E. Staffopoulos

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