

1 Introduced by Council Member Gaffney:  
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4 **ORDINANCE 2021-38**

5 AN ORDINANCE DECLARING THAT CERTAIN PARCEL OF  
6 REAL PROPERTY (R.E. NUMBER 122708-0000)  
7 LOCATED AT 0 EAST 1<sup>ST</sup> STREET BETWEEN A. PHILIP  
8 RANDOLPH BOULEVARD AND FRANKLIN STREET, IN  
9 COUNCIL DISTRICT 7, TO BE SURPLUS TO THE NEEDS  
10 OF THE CITY; PROVIDING FOR THE DIRECT SALE OF  
11 THE SURPLUS PROPERTY; WAIVING THE PROVISIONS  
12 OF SECTION 122.423 (DISPOSITION FOR AFFORDABLE  
13 HOUSING), CHAPTER 122 (PUBLIC PROPERTY),  
14 *ORDINANCE CODE*, TO ALLOW FOR THE DIRECT SALE  
15 OF THE PARCEL TO JARED WILLIAMS AND MARQUITA  
16 WILLIAMS, ADJACENT PROPERTY OWNERS AT THE  
17 NEGOTIATED SALES PRICE OF \$3,700; PROVIDING  
18 AUTHORIZATION TO THE MAYOR AND CORPORATE  
19 SECRETARY TO EXECUTE A QUIT-CLAIM DEED;  
20 PROVIDING AN EFFECTIVE DATE.  
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22 **BE IT ORDAINED** by the Council of the City of Jacksonville:

23 **Section 1. Declaration of Surplus.** The City hereby  
24 declares that certain parcel of real property, R.E. Number 122708-  
25 0000, located at 0 East 1<sup>st</sup> Street between A. Philip Randolph  
26 Boulevard and Franklin Street, in Council District 7, as more  
27 particularly described in **Exhibit 1**, attached hereto and  
28 incorporated herein by this reference, to be surplus to the needs  
29 of the City of Jacksonville. A copy of the certificate from the  
30 Chief of Real Estate for the surplus of real property, required by  
31 Rule 3.102 (Preparation of Bills), is attached hereto as **Exhibit 2**.

1           **Section 2.           Sale of Surplus Property.**   The Subject Parcel  
2 will be disposed of by direct sale for the negotiated price of  
3 \$3,700.00 to Jared Williams and Marquita Williams, which is the  
4 average sales price for 2019/2020 auction sales of similarly-  
5 situated parcels. According to the records of the Duval County  
6 Property Appraiser, the 2020 in-progress assessed value of the  
7 property is \$8,802.00.

8           **Section 3.           Waiver of Section 122.423, Ordinance Code,**  
9 **authorized.**   The provisions of 122.423 (Disposition for affordable  
10 housing), Chapter 122 (Public Property), *Ordinance Code*, are hereby  
11 waived in order to allow for the direct sale of the parcel to Jared  
12 Williams and Marquita Williams, adjacent owners to R.E. Number  
13 122708-0000, at the average auction sales price, negotiated by both  
14 parties as \$3,700.00. The parcel was deeded to the City of  
15 Jacksonville by Habitat for Humanity of Jacksonville Inc. in late  
16 2020 and would therefore ordinarily be placed on the Affordable  
17 Housing Inventory List in 2021; the City has determined that rather  
18 than seeking to develop the parcel as a separate new housing  
19 parcel, the parcel is better suited for direct sale to the adjacent  
20 property owner to enlarge their existing residential parcel, which  
21 would also increase the overall fair market value of the existing  
22 parcel.

23           **Section 4.           Authorization to execute Quitclaim Deed.**   The  
24 Mayor, or his designee, and the Corporation Secretary are hereby  
25 authorized to execute and deliver on behalf of the City a Quitclaim  
26 Deed in a form prepared by and approved by the Office of General  
27 Counsel for the transfer of the City's interest in the subject  
28 parcel to Jared Williams and Marquita Williams.

29           **Section 5.           Effective Date.**   This ordinance shall become  
30 effective upon signature by the Mayor or upon becoming effective  
31 without the Mayor's signature.

1 Form Approved:

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3 /s/ Paige H. Johnston

4 Office of General Counsel

5 Legislation Prepared By: Paige H. Johnston

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