

1 Introduced by Council Member Dennis and Co-Sponsored by Council  
2 Members Salem, Newby, Pittman, Priestly Jackson, Dennis, Boylan,  
3 Carlucci, DeFoor, Ferraro, Morgan and R. Gaffney:  
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6 **ORDINANCE 2020-618**

7 AN ORDINANCE DECLARING 2133 BROADWAY AVENUE,  
8 JACKSONVILLE, FLORIDA 32209, R.E. #077143-0000  
9 IN COUNCIL DISTRICT 9, TO BE SURPLUS TO THE  
10 NEEDS OF THE CITY; AUTHORIZING CONVEYANCE OF  
11 THE SUBJECT PARCEL TO GATEWAY COMMUNITY  
12 SERVICES, INC., A FLORIDA NOT FOR PROFIT  
13 CORPORATION, AT NO COST; AUTHORIZING THE MAYOR  
14 AND THE CORPORATION SECRETARY TO EXECUTE A  
15 SPECIAL WARRANTY DEED AND OTHER CONVEYANCE  
16 DOCUMENTS; WAIVING SECTION 122.425  
17 (DISPOSITION BY AUCTION OR SEALED BID), PART 4  
18 (REAL PROPERTY), CHAPTER 122 (PUBLIC  
19 PROPERTY), *ORDINANCE CODE*, TO ALLOW DONATION  
20 TO GATEWAY COMMUNITY SERVICES, INC.; PROVIDING  
21 A RIGHT OF REENTRY FOR FAILURE TO USE THE  
22 SUBJECT PARCEL FOR THE OPERATION OF A  
23 BEHAVIORAL HEALTH CARE FACILITY; PROVIDING FOR  
24 CITY OVERSIGHT BY THE DEPARTMENT OF PUBLIC  
25 WORKS, REAL ESTATE DIVISION; PROVIDING AN  
26 EFFECTIVE DATE.  
27

28 **WHEREAS**, the City of Jacksonville owns property located at  
29 2133 Broadway Avenue, (R.E.#077143-0000), Jacksonville, Florida  
30 32209, north of West Beaver Street in Council District 9 (the  
31 "Property"), on which a medical office of approximately 3,350

1 square feet is located; and

2 **WHEREAS**, Gateway Community Services, Inc., a Florida not for  
3 profit corporation ("Gateway"), operates a behavioral health  
4 facility and provides addiction treatment for adults and  
5 adolescents in the Jacksonville area; and

6 **WHEREAS**, Gateway desires to expand its footprint in the  
7 community by offering behavioral health services to residents of  
8 Northwest Jacksonville; and

9 **WHEREAS**, the City was leasing the Property to another not for  
10 profit which offered community services for women veterans, but the  
11 lease was terminated by the tenant and the City is not interested  
12 in continuing to be a landlord for the Property; and

13 **WHEREAS**, Gateway has expressed interest in receiving the  
14 Property at no cost; and

15 **WHEREAS**, the City has determined that there is no public need  
16 for retaining the Property and has deemed it surplus to the needs  
17 of the City; and

18 **WHEREAS**, the conveyance of the Property to Gateway would  
19 enable it to utilize the Property for offering behavioral health  
20 services and to meet other public health needs; and

21 **WHEREAS**, the Council finds it to be in the best interest of  
22 the public to convey the Property to Gateway; now therefore

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

24 **Section 1. Declaration of Surplus.** The City hereby  
25 declares the property located at 2133 Broadway Avenue (R.E.  
26 #077143-0000), north of West Beaver Street, in Northwest  
27 Jacksonville, in Council District 9, as more particularly described  
28 in **Exhibit 1**, attached hereto and incorporated herein by this  
29 reference (the "Property"), to be surplus to the needs of the City.  
30 A copy of the certificate from the Chief of Real Estate for the  
31 surplus of real property, required by Rule 3.102(g)(1) (Preparation

1 of Bills), is attached hereto as **Exhibit 2** and incorporated herein  
2 by this reference.

3 **Section 2. Execution and Conveyance Authorized.** The  
4 Mayor and the Corporation Secretary are authorized to execute and  
5 deliver the all documents, including a Quitclaim Deed in  
6 substantially the form shown in **Exhibit 3**, attached hereto,  
7 necessary to convey the Property, at no cost, to Gateway Community  
8 Services, Inc.

9 **Section 3. Waiving Section 122.425 (Disposition by**  
10 **auction or sealed bid), Ordinance Code.** The provisions of Chapter  
11 122.425 (Disposition by auction or sealed bid), Part 4 (Real  
12 Property), Chapter 122 (Public Property), *Ordinance Code*, are  
13 hereby waived to allow the conveyance of the Property to Gateway,  
14 at no cost rather than auctioning the Property or seeking sealed  
15 bids. Gateway has evidenced an interest in the Property for use as  
16 a public health facility and the Council finds that the City having  
17 no public need for the Property, and the use of the Property for  
18 behavioral health services of the community is appropriate.

19 **Section 4. Use and Right of Reentry.** The Property shall  
20 be used for Gateway Community Services, Inc.'s behavioral health  
21 facility and outpatient treatment for members of the community. If  
22 the Property is used for anything other than the operation of such  
23 programs constituent with Gateway's core mission, the City shall  
24 have the right, but not the duty, to reenter the Property and upon  
25 exercise of such reentry, all right, title, and interest of Gateway  
26 Community Services, Inc. shall revert to the City; and Gateway  
27 Community Services, Inc. shall execute and deliver its Special  
28 Warranty Deed to the City free of all liens and encumbrances.

29 **Section 5. Oversight Department.** The Department of Public  
30 Works, Real Estate Division shall oversee the operations described  
31 in this ordinance; if the use provisions in Section 4 are not

1 maintained, the Real Estate Division, through the Office of General  
2 Counsel, may initiate action for reverter.

3       **Section 6.       Effective Date.** This ordinance shall become  
4 effective upon signature by the Mayor or upon becoming effective  
5 without the Mayor's signature.

6 Form Approved:

7  
8 /s/ Paige H. Johnston

9 Office of General Counsel

10 Legislation Prepared By: Paige H. Johnston

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