

1 Introduced by Council Vice President White and Council Member Pittman:

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4 **ORDINANCE 2024-117**

5 AN ORDINANCE DECLARING 330 24TH STREET W.,
6 JACKSONVILLE, FLORIDA 32206 (R.E. #087475-
7 0000), BETWEEN PERRY STREET AND PEARL STREET
8 NORTH, IN COUNCIL DISTRICT 10, TO BE SURPLUS TO
9 THE NEEDS OF THE CITY; AUTHORIZING CONVEYANCE OF
10 THE SUBJECT PARCEL TO THE JACKSONVILLE
11 BROTHERHOOD OF FIREFIGHTERS, INC., A FLORIDA NOT
12 FOR PROFIT CORPORATION, AT NO COST; AUTHORIZING
13 THE MAYOR AND THE CORPORATION SECRETARY TO
14 EXECUTE A QUITCLAIM DEED AND OTHER CONVEYANCE
15 DOCUMENTS; WAIVING SECTION 122.423 (DISPOSITION
16 FOR AFFORDABLE HOUSING), PART 4 (REAL PROPERTY),
17 CHAPTER 122 (PUBLIC PROPERTY), *ORDINANCE CODE*
18 WAIVING SECTION 122.424 (DISPOSITION FOR DIRECT
19 SALE), PART 4 (REAL PROPERTY), CHAPTER 122
20 (PUBLIC PROPERTY), *ORDINANCE CODE*, AND WAIVING
21 SECTION 122.425 (DISPOSITION BY AUCTION OR
22 SEALED BID), PART 4 (REAL PROPERTY), CHAPTER 122
23 (PUBLIC PROPERTY), *ORDINANCE CODE*, THE
24 FOREGOING WAIVERS TO ALLOW DONATION OF PROPERTY
25 TO THE JACKSONVILLE BROTHERHOOD OF FIREFIGHTERS,
26 INC.; PROVIDING FOR (1) PROPERTY CONVEYED "AS
27 IS," (2) REQUESTING SUBMISSION OF AN ANNUAL
28 AFFIDAVIT, AND (3) A RIGHT OF REENTRY FOR
29 FAILURE TO USE THE SUBJECT PARCEL FOR EMERGENCY
30 HOUSING; PROVIDING FOR CITY OVERSIGHT BY THE
31 DEPARTMENT OF PUBLIC WORKS, REAL ESTATE

1 DIVISION; PROVIDING AN EFFECTIVE DATE.
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3 **WHEREAS**, the City of Jacksonville owns property located at 330
4 24TH Street W. (R.E. #087475-0000), Jacksonville, Florida 32206,
5 between Perry Street and Pearl Street in Council District 10 (the
6 "Property"), on which a residential structure of approximately 1,123
7 square feet is located; and

8 **WHEREAS**, The Jacksonville Brotherhood of Firefighters, Inc., a
9 Florida not for profit corporation ("JBOF"), operates its primary
10 office across the street from the Property and desires to utilize the
11 Property for temporary emergency housing for persons displaced by
12 fire and other casualties; and

13 **WHEREAS**, JBOF has expressed interest in receiving the Property
14 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 of
17 the City; and

18 **WHEREAS**, the conveyance of the Property to JBOF would enable it
19 to utilize the Property to meet public health and community outreach
20 needs; and

21 **WHEREAS**, the Council finds it to be in the best interest of the
22 public to convey the Property to JBOF; 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 330 24th Street W., (R.E. #087475-
26 0000), between Perry Street and Pearl Street North, in Council
27 District 10, as more particularly described and depicted in **Exhibit**
28 **1**, attached hereto and incorporated herein by this reference (the
29 "Property"), to be surplus to the needs of the City. A copy of the
30 certificate from the Chief of Real Estate for the surplus of real
31 property, required by Rule 3.102(g)(1) (Preparation of Bills), is

1 attached hereto as **Exhibit 2** and incorporated herein by this
2 reference.

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

8 **Section 3. Waiving Section 122.423 (Disposition for**
9 **affordable housing), Ordinance Code.** The provisions of Chapter
10 122.423 (Disposition for affordable housing), Part 4 (Real Property),
11 Chapter 122 (Public Property), *Ordinance Code*, are hereby waived to
12 allow the Property to be conveyed to JBOF at no cost instead of being
13 disposed of through the affordable housing disposition process.

14 **Section 4. Waiving Section 122.424 (Disposition by direct**
15 **sale), Ordinance Code.** The provisions of Chapter 122.424 (Disposition
16 by direct sale), Part 4 (Real Property), Chapter 122 (Public
17 Property), *Ordinance Code*, are hereby waived to allow the Property
18 to be conveyed to JBOF at no cost instead of being disposed of through
19 a negotiated sale to adjacent landowners.

20 **Section 5. Waiving Section 122.425 (Disposition by auction**
21 **or sealed bid), Ordinance Code.** The provisions of Chapter 122.425
22 (Disposition by auction or sealed bid), Part 4 (Real Property),
23 Chapter 122 (Public Property), *Ordinance Code*, are hereby waived to
24 allow the conveyance of the Property to JBOF, at no cost, rather than
25 auctioning the Property or seeking sealed bids. JBOF has evidenced
26 an interest in the Property for temporary emergency housing for
27 persons displaced by fire or other casualty and the Council finds
28 that the City has no public need for the Property, and the use of the
29 Property for such short-term housing and related purposes is
30 appropriate.

31 **Section 6. "As Is" Conveyance; Use and Right of Reentry;**

1 **Annual Affidavit.** The Property is being conveyed to JBOF "as is" in
2 its current condition without any warranties, representations or
3 guarantees, express or implied, of any kind, nature or type
4 whatsoever, regarding its use, title, suitability or merchantability
5 and, upon conveyance, all maintenance and responsibility as to the
6 Property shall become the sole and exclusive obligation of JBOF. JBOF
7 shall also satisfy any liens or outstanding taxes on the Property at
8 time of conveyance. The Property shall be used by JBOF for temporary
9 emergency housing for community members displaced by fire or other
10 casualty. If the Property is used for anything other than such
11 temporary housing, the City shall have the right, but not the duty,
12 to reenter the Property and upon exercise of such reentry, all right,
13 title, and interest of JBOF, shall revert to the City and JBOF shall
14 execute and deliver a Special Warranty Deed to the City free of all
15 liens and encumbrances. Beginning in 2025, on or before March 1 of
16 each year, JBOF shall submit to the City's Public Works Real Estate
17 Division, 214 N. Hogan Street, Jacksonville, FL 32202, an affidavit
18 affirming that the Property continues to be used for temporary
19 emergency housing; if JBOF fails to provide the annual affidavit
20 within 60 days of this date, the City may exercise its right of
21 reentry.

22 **Section 7. Oversight Department.** The Department of Public
23 Works, Real Estate Division, shall oversee the operations described
24 in this ordinance; if the use provisions in Section 5 are not
25 maintained, the Real Estate Division, through the Office of General
26 Counsel, may initiate action for reverter.

27 **Section 8. Effective Date.** This ordinance shall become
28 effective upon signature by the Mayor or upon becoming effective
29 without the Mayor's signature.
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1 Form Approved:

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3 /s/ Harry M. Wilson, IV

4 Office of General Counsel

5 Legislation Prepared By: Harry M. Wilson, IV

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