

1 Introduced by Council Member Ferraro and Pittman:
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4 **ORDINANCE 2021-855**

5 AN ORDINANCE DECLARING 9216 1ST AVENUE,
6 JACKSONVILLE, FLORIDA 32208 (R.E. #036499-
7 0000), BETWEEN SOUDEL DRIVE AND BELVEDERE
8 STREET, IN COUNCIL DISTRICT 8, TO BE SURPLUS TO
9 THE NEEDS OF THE CITY; AUTHORIZING CONVEYANCE OF
10 THE SUBJECT PARCEL TO CHRIST THE LIVING
11 CORNERSTONE, INC., A FLORIDA NOT FOR PROFIT
12 CORPORATION, AT NO COST; AUTHORIZING THE MAYOR
13 AND THE CORPORATION SECRETARY TO EXECUTE A
14 QUITCLAIM DEED AND OTHER CONVEYANCE DOCUMENTS;
15 WAIVING SECTION 122.425 (DISPOSITION BY AUCTION
16 OR SEALED BID), PART 4 (REAL PROPERTY), CHAPTER
17 122 (PUBLIC PROPERTY), *ORDINANCE CODE*, TO ALLOW
18 DONATION TO CHRIST THE LIVING CORNERSTONE, INC.;
19 PROVIDING A RIGHT OF REENTRY FOR FAILURE TO USE
20 THE SUBJECT PARCEL FOR THE OPERATION OF A
21 WELLNESS CLINIC AND/OR COMMUNITY OUTREACH
22 CENTER; PROVIDING FOR CITY OVERSIGHT BY THE
23 DEPARTMENT OF PUBLIC WORKS, REAL ESTATE
24 DIVISION; PROVIDING AN EFFECTIVE DATE.
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26 **WHEREAS**, the City of Jacksonville owns property located at 9216
27 1st Avenue (R.E.#036499-0000), Jacksonville, Florida 32208, between
28 Soutel Drive and Belvedere Street in Council District 8 (the
29 "Property"), on which a former county health office of approximately
30 1,060 square feet is located; and

31 **WHEREAS**, Christ the Living Cornerstone, Inc., a Florida not for

1 profit corporation ("Cornerstone"), operates a church with community
2 outreach and would like to utilize the space for a wellness center
3 and/or other community outreach; and

4 **WHEREAS**, the Property was first utilized in the 1970s by the
5 Department of Health but has been vacant for many years; and

6 **WHEREAS**, Cornerstone has expressed interest in receiving the
7 Property at no cost; and

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

11 **WHEREAS**, the conveyance of the Property to Cornerstone would
12 enable it to utilize the Property to meet public health and community
13 outreach needs; and

14 **WHEREAS**, the Council finds it to be in the best interest of the
15 public to convey the Property to Cornerstone; now therefore

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

17 **Section 1. Declaration of Surplus.** The City hereby
18 declares the property located at 9216 1st Avenue (R.E. #036499-0000),
19 between Soutel Drive and Belvedere Street, in Council District 8 in
20 Northwest Jacksonville, as more particularly described in **Exhibit 1**,
21 attached hereto and incorporated herein by this reference (the
22 "Property"), to be surplus to the needs of the City. A copy of the
23 certificate from the Chief of Real Estate for the surplus of real
24 property, required by Rule 3.102(g)(1) (Preparation of Bills), is
25 attached hereto as **Exhibit 2** and incorporated herein by this
26 reference.

27 **Section 2. Execution and Conveyance Authorized.** The Mayor
28 and the Corporation Secretary are authorized to execute and deliver
29 all documents, including a Quitclaim Deed in substantially the form
30 shown in **Exhibit 3**, attached hereto, necessary to convey the Property,
31 at no cost, to Cornerstone.

1 **Section 3. Waiving Section 122.425 (Disposition by auction**
2 **or sealed bid), Ordinance Code.** The provisions of Chapter 122.425
3 (Disposition by auction or sealed bid), Part 4 (Real Property),
4 Chapter 122 (Public Property), *Ordinance Code*, are hereby waived to
5 allow the conveyance of the Property to Cornerstone, at no cost rather
6 than auctioning the Property or seeking sealed bids. Cornerstone has
7 evidenced an interest in the Property for use as a wellness clinic
8 and/or community outreach center and the Council finds that the City
9 having no public need for the Property, and the use of the Property
10 for public health needs and community outreach is appropriate.

11 **Section 4. Use and Right of Reentry.** The Property shall be
12 used for a wellness clinic and/or for community outreach (which may
13 include such services as tutoring, daycare, or other services to
14 serve the needs of the community). If the Property is used for
15 anything other than the operation of such programs, the City shall
16 have the right, but not the duty, to reenter the Property and upon
17 exercise of such reentry, all right, title, and interest of
18 Cornerstone shall revert to the City; and Cornerstone shall execute
19 and deliver its Special Warranty Deed to the City free of all liens
20 and encumbrances.

21 **Section 5. Oversight Department.** The Department of Public
22 Works, Real Estate Division shall oversee the operations described
23 in this ordinance; if the use provisions in Section 4 are not
24 maintained, the Real Estate Division, through the Office of General
25 Counsel, may initiate action for reverter.

26 **Section 6. Effective Date.** This ordinance shall become
27 effective upon signature by the Mayor or upon becoming effective
28 without the Mayor's signature.
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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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