

1 Introduced by Council Member Gaffney:  
2  
3

4 **ORDINANCE 2021-853**

5 AN ORDINANCE DECLARING THAT CERTAIN PARCEL OF  
6 REAL PROPERTY, A TAX REVERTED PARCEL, LOCATED AT  
7 714 JESSIE STREET, R.E. NUMBER 122274-0000, IN  
8 COUNCIL DISTRICT 7 (THE "SUBJECT PARCEL"), TO BE  
9 SURPLUS TO THE NEEDS OF THE CITY; WAIVING  
10 SECTION 122.423 (DISPOSITION FOR AFFORDABLE  
11 HOUSING), PART 4 (REAL PROPERTY) OF CHAPTER 122  
12 (PUBLIC PROPERTY), *ORDINANCE CODE*, TO ALLOW FOR  
13 THE CONVEYANCE OF THE SUBJECT PARCEL TO IN THE  
14 WORD INTERNATIONAL, INC., THE NEIGHBORING  
15 PROPERTY OWNERS, AT NO COST; AUTHORIZING THE  
16 MAYOR AND THE CORPORATION SECRETARY TO EXECUTE  
17 ANY AND ALL DOCUMENTS NECESSARY FOR SUCH  
18 CONVEYANCE; PROVIDING A RIGHT OF REENTRY FOR  
19 FAILURE TO USE THE SUBJECT PARCEL FOR THE  
20 OPERATION FOR COMMUNITY SERVICE OUT REACH  
21 PROGRAMS; PROVIDING FOR CITY OVERSIGHT BY THE  
22 DEPARTMENT OF PUBLIC WORKS, REAL ESTATE  
23 DIVISION; PROVIDING AN EFFECTIVE DATE.  
24

25 **WHEREAS**, the property owners failed to pay the ad valorem taxes  
26 due and owing on the property located at 714 Jessie Street near the  
27 intersection of Jessie Street and Spearing Street, R.E. Number 122274-  
28 0000, in Council District 7, Jacksonville, Florida (the Subject  
29 Parcel"); and

30 **WHEREAS**, on June 17, 2019, the Subject Parcel reverted to the  
31 City of Jacksonville for unpaid taxes; and

1           **WHEREAS**, the City of Jacksonville has expended funds and  
2 resources in maintaining the Subject Parcel; and

3           **WHEREAS**, the City of Jacksonville, Division of Landscape and  
4 Mowing is charged with mowing the property 4 times a year; and

5           **WHEREAS**, the City of Jacksonville, Division of Public Buildings  
6 has responded almost monthly to reboard the property after individuals  
7 have removed the boards and began to occupy the Subject Property; and

8           **WHEREAS**, the Jacksonville Sheriff's Office has responded to the  
9 property four times in a six-month period in 2021; and

10           **WHEREAS**, the neighboring property owner, In the Word  
11 International, Inc., would like to have the City donate at no cost  
12 the Subject Property, a parcel on which the City continues to expend  
13 City resources without use for the parcel; and

14           **WHEREAS**, the In the Word International, Inc. intends to make the  
15 Subject Parcel useful to the neighborhood and the community by  
16 maintaining the small 900 square foot house valued by the Property  
17 Appraiser at \$9,373.00 for Community Service Outreach programs,  
18 including but not limited to operating a community food bank,  
19 providing computer and internet services for workforce resources, and  
20 providing access to online social services; and

21           **WHEREAS**, the Council finds it to be in the best interest of the  
22 public to convey the Subject Parcel to In the Word International,  
23 Inc.; now therefore

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

25           **Section 1. Declaration of Surplus.** The City hereby  
26 declares that certain parcel of real property located at 714 Jessie  
27 Street near the intersection of Lobster Lane and Cricket Court, R.E.  
28 Number 122274-0000, in Council District 7, and more particularly  
29 described in **Exhibit 1**, attached hereto and incorporated herein by  
30 this reference (the "Subject Parcel"), to be surplus to the needs of  
31 the City of Jacksonville. The Subject Parcel is a tax reverted

1 residential dwelling that reverted to the City on June 17, 2019. A  
2 copy of the certificate from the Chief of Real Estate for the surplus  
3 of real property, required by Rule 3.102 (Preparation of Bills), is  
4 attached hereto as **Exhibit 2**.

5 **Section 2. Waiving Section 122.423 (Disposition for**  
6 **Affordable Housing), Part 4 (Real Property) of Chapter 122 (Public**  
7 **Property), Ordinance Code.** The provisions of Section 122.423  
8 (Disposition for Affordable Housing), Part 4 (Real Property), of  
9 Chapter 122 (Public property), *Ordinance Code*, are hereby waived in  
10 order to allow the conveyance of the Subject Parcel to the neighboring  
11 property owner at no cost. Waiver of the Code is necessary in order  
12 to convey the Subject Parcel, rather than complying with the  
13 requirement of 122.423 that the parcel be disposed of through the  
14 affordable housing donation process.

15 **Section 3. Execution of conveyance documents authorized.**  
16 The Mayor, or his designee, and the Corporation Secretary are  
17 authorized to execute all documents necessary to convey the Subject  
18 Parcel to the previous owners of record.

19 **Section 4. Use and Right of Reentry.** The Subject Parcel  
20 shall be used by In the Word International, Inc. for Community Service  
21 Outreach programs, including but not limited to operating a community  
22 food bank, providing computer and internet services for workforce  
23 resources, and providing access to online social services. If the  
24 Subject Property is used for anything other than the operation of  
25 such programs consistent with In the Word International, Inc.'s core  
26 mission, the City shall have the right, but not the duty, to reenter  
27 the Subject Property and upon exercise of such reentry, all right,  
28 title, and interest of In the Word International, Inc. shall revert  
29 to the City; and In the Word International, Inc. shall execute and  
30 deliver its Special Warranty Deed to the City free of all liens and  
31 encumbrances.

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

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

9  
10 Form Approved:

11  
12                     /s/ Margaret M. Sidman          

13 Office of General Counsel

14 Legislation prepared by Margaret M. Sidman

15 GC-#1464731-v3-714\_Jessie\_Street\_Surplus.DOCX