

1 Introduced by Council Members White and Pittman and Co-Sponsored by
2 Council Members Lahnen, Miller, Carrico and Howland and amended by
3 the Rules Committee:
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6 **ORDINANCE 2024-117-E**

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

1 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.,
9 a 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
19 it to utilize the Property to meet public health and community
20 outreach needs; and

21 **WHEREAS**, the Council finds it to be in the best interest of
22 the 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.
26 #087475-0000), 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 122.424 (Disposition by direct**
9 **sale), Ordinance Code.** The provisions of Chapter 122.424 (Disposition
10 by direct sale), Part 4 (Real Property), Chapter 122 (Public
11 Property), *Ordinance Code*, are hereby waived to allow the Property
12 to be conveyed to JBOF at no cost instead of being disposed of through
13 a negotiated sale to adjacent landowners.

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

25 **Section 5. "As Is" Conveyance; Use and Right of Reentry;**
26 **Annual Affidavit.** The Property is being conveyed to JBOF "as is" in
27 its current condition without any warranties, representations or
28 guarantees, express or implied, of any kind, nature or type
29 whatsoever, regarding its use, title, suitability or merchantability
30 and, upon conveyance, all maintenance and responsibility as to the
31 Property shall become the sole and exclusive obligation of JBOF. JBOF

1 shall also satisfy any liens or outstanding taxes on the Property at
2 time of conveyance. The Property shall be used by JBOF for temporary
3 emergency housing for community members displaced by fire or other
4 casualty. If the Property is used for anything other than such
5 temporary housing, the City shall have the right, but not the duty,
6 to reenter the Property and upon exercise of such reentry, all right,
7 title, and interest of JBOF, shall revert to the City and JBOF shall
8 execute and deliver a Special Warranty Deed to the City free of all
9 liens and encumbrances. Beginning in 2025, on or before March 1 of
10 each year, JBOF shall submit to the City's Public Works Real Estate
11 Division, 214 N. Hogan Street, Jacksonville, FL 32202, an affidavit
12 affirming that the Property continues to be used for temporary
13 emergency housing; if JBOF fails to provide the annual affidavit
14 within 60 days of this date, the City may exercise its right of
15 reentry.

16 **Section 6. Oversight Department.** The Department of Public
17 Works, Real Estate Division, shall oversee the operations described
18 in this Ordinance; if the use provisions in Section 5 are not
19 maintained, the Real Estate Division, through the Office of General
20 Counsel, may initiate action for reverter.

21 **Section 7. Effective Date.** This Ordinance shall become
22 effective upon signature by the Mayor or upon becoming effective
23 without the Mayor's signature.

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25 Form Approved:

26
27 /s/ Mary E. Staffopoulos

28 Office of General Counsel

29 Legislation Prepared By: Harry M. Wilson, IV

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