

CITY COUNCIL RESEARCH DIVISION

LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2022-777

Introducer/Sponsor(s): Council Member Cumber

Date of Introduction: October 11, 2022

Committee(s) of Reference: NCSPHS, R, F, TEU

Date of Analysis: October 12, 2022

Type of Action: Declaration of surplus property, agreement authorization, *Ordinance Code* waiver, proviso regarding compliance with FDEP and designation of oversight agency

Bill Summary: This bill declares the City Property (R.E. No. 147280-0010) in Council District 5 to be surplus to the needs of the City, and authorizes the Purchase and Sale Agreement, Conveyance Documents and Other Related Documents. Chapter 122.424 (Disposition by direct sale), Part 4 (Real Property), Chapter 122 (Public Property), *Ordinance Code*, is waived to allow the conveyance of the Property to Buyer, an adjacent property owner, without the need to obtain bids from other adjacent property owners. The conveyance of the property will comply with FDEP requirements. The Public Works Department will provide oversight.

Background Information: The purpose of this legislation is to permit the conveyance of surplus property, 4.75 acres located at 0 Clydo Road, Jacksonville, Florida 32207, the site of the former Southside Incinerator. The buyer, Larsen Oaks, LLC owns two adjacent parcels 2546 Tabernacle Place South and 0 Tabernacle Place South. The City Property and Buyer's Property are subject to a Consent Order, dated December 1999, entered into by City and Florida Department of Environmental Protection related to the environmental impacts of the incinerator operations. Per that consent order, the City is obligated to pay for remediation of Buyer's Property. The Buyer will assume the costs to remediate the Buyer's Property, provided that the City provide Buyer with a credit against the appraised value. The City has determined that there is no public need for retaining the Property and has deemed it surplus to the needs of the City.

Policy Impact Area: City surplus property

Fiscal Impact: \$22,137.11 (appraisal report of the City Property reflecting a value of \$675,000, less the estimate of \$652,862.89 for the cost to remediate Buyer's Property)

Analyst: Hampsey