

1 Introduced by Council Member Gaffney and amended by the  
2 Neighborhoods, Community Services, Public Health & Safety  
3 Committee:

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6 **ORDINANCE 2021-38-E**

7 AN ORDINANCE DECLARING THAT CERTAIN PARCEL OF  
8 REAL PROPERTY (R.E. NUMBER 122708-0000)  
9 LOCATED AT 0 EAST 1<sup>ST</sup> STREET BETWEEN A. PHILIP  
10 RANDOLPH BOULEVARD AND FRANKLIN STREET, IN  
11 COUNCIL DISTRICT 7, TO BE SURPLUS TO THE NEEDS  
12 OF THE CITY; PROVIDING FOR THE DIRECT SALE OF  
13 THE SURPLUS PROPERTY; WAIVING THE PROVISIONS  
14 OF SECTION 122.423 (DISPOSITION FOR AFFORDABLE  
15 HOUSING), CHAPTER 122 (PUBLIC PROPERTY),  
16 *ORDINANCE CODE*, TO ALLOW FOR THE DIRECT SALE  
17 OF THE PARCEL TO JARED WILLIAMS AND MARQUITA  
18 WILLIAMS, ADJACENT PROPERTY OWNERS AT THE  
19 NEGOTIATED SALES PRICE OF \$3,700; PROVIDING  
20 AUTHORIZATION TO THE MAYOR AND CORPORATE  
21 SECRETARY TO EXECUTE A QUIT-CLAIM DEED;  
22 PROVIDING AN EFFECTIVE DATE.

23  
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, R.E. Number 122708-  
27 0000, located at 0 East 1<sup>st</sup> Street between A. Philip Randolph  
28 Boulevard and Franklin Street, in Council District 7, as more  
29 particularly described in **Exhibit 1**, attached hereto and  
30 incorporated herein by this reference, to be surplus to the needs

1 of the City of Jacksonville. A copy of the certificate from the  
2 Chief of Real Estate for the surplus of real property, required by  
3 Rule 3.102 (Preparation of Bills), is attached hereto as **Exhibit 2**.

4       **Section 2. Sale of Surplus Property.** The Subject Parcel  
5 will be disposed of by direct sale for the negotiated price of  
6 \$3,700.00 to Jared Williams and Marquita Williams, which is the  
7 average sales price for 2019/2020 auction sales of similarly-  
8 situated parcels. According to the records of the Duval County  
9 Property Appraiser, the 2020 certified market value of the property  
10 is \$8,802.00.

11       **Section 3. Waiver of Section 122.423, Ordinance Code,**  
12 **authorized.** The provisions of 122.423 (Disposition for affordable  
13 housing), Chapter 122 (Public Property), *Ordinance Code*, are hereby  
14 waived in order to allow for the direct sale of the parcel to Jared  
15 Williams and Marquita Williams, adjacent owners to R.E. Number  
16 122708-0000, at the average auction sales price, negotiated by both  
17 parties as \$3,700.00. The parcel was deeded to the City of  
18 Jacksonville by Habitat for Humanity of Jacksonville Inc. in late  
19 2020 and would therefore ordinarily be placed on the Affordable  
20 Housing Inventory List in 2021; the City has determined that rather  
21 than seeking to develop the parcel as a separate new housing  
22 parcel, the parcel is better suited for direct sale to the adjacent  
23 property owner to enlarge their existing residential parcel, which  
24 would also increase the overall fair market value of the existing  
25 parcel.

26       **Section 4. Authorization to execute Quitclaim Deed.** The  
27 Mayor, or his designee, and the Corporation Secretary are hereby  
28 authorized to execute and deliver on behalf of the City a Quitclaim  
29 Deed in a form prepared by and approved by the Office of General  
30 Counsel for the transfer of the City's interest in the subject  
31 parcel to Jared Williams and Marquita Williams.

1           **Section 5.           Effective Date.**   This ordinance shall become  
2 effective upon signature by the Mayor or upon becoming effective  
3 without the Mayor's signature.

4 Form Approved:

5

6 /s/ Margaret M. Sidman

7 Office of General Counsel

8 Legislation Prepared By: Paige H. Johnston

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