

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

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5 **ORDINANCE 2021-853-E**

6 AN ORDINANCE DECLARING THAT CERTAIN PARCEL OF
7 REAL PROPERTY, A TAX REVERTED PARCEL, LOCATED AT
8 714 JESSIE STREET, R.E. NUMBER 122274-0000, IN
9 COUNCIL DISTRICT 7 (THE "SUBJECT PARCEL"), TO BE
10 SURPLUS TO THE NEEDS OF THE CITY; WAIVING
11 SECTION 122.423 (DISPOSITION FOR AFFORDABLE
12 HOUSING), PART 4 (REAL PROPERTY) OF CHAPTER 122
13 (PUBLIC PROPERTY), *ORDINANCE CODE*, TO ALLOW FOR
14 THE CONVEYANCE OF THE SUBJECT PARCEL TO IN THE
15 WORD INTERNATIONAL, INC., THE NEIGHBORING
16 PROPERTY OWNERS, AT NO COST; AUTHORIZING THE
17 MAYOR AND THE CORPORATION SECRETARY TO EXECUTE
18 ANY AND ALL DOCUMENTS NECESSARY FOR SUCH
19 CONVEYANCE; PROVIDING A RIGHT OF REENTRY FOR
20 FAILURE TO USE THE SUBJECT PARCEL FOR THE
21 OPERATION FOR COMMUNITY SERVICE OUT REACH
22 PROGRAMS; 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 property owners failed to pay the ad valorem taxes
27 due and owing on the property located at 714 Jessie Street near the
28 intersection of Jessie Street and Spearing Street, R.E. Number 122274-
29 0000, in Council District 7, Jacksonville, Florida (the Subject
30 Parcel"); and

31 **WHEREAS**, on June 17, 2019, the Subject Parcel reverted to the

1 City of Jacksonville for unpaid taxes; and

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

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

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

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

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

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

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

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

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

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

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

16 **Section 3. Execution of conveyance documents authorized.**
17 The Mayor, or his designee, and the Corporation Secretary are
18 authorized to execute all documents necessary to convey the Subject
19 Parcel to In the Word International, Inc.

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

1 encumbrances.

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

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

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11 Form Approved:

12
13 /s/ Paige H. Johnston

14 Office of General Counsel

15 Legislation prepared by Margaret M. Sidman

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