

Introduced by Council Member Peluso:

**ORDINANCE 2025-608**

AN ORDINANCE DECLARING THE FOLLOWING EIGHT PROPERTIES, ALL IN COUNCIL DISTRICT 7, TO BE SURPLUS TO THE NEEDS OF THE CITY: 1247 DYAL STREET, JACKSONVILLE, FLORIDA 32206 (R.E. NO. 114081-0000), 1322 HARRISON STREET, JACKSONVILLE, FLORIDA 32206 (R.E. NO. 114444-0000), 1305 BRIDIER STREET, JACKSONVILLE, FLORIDA 32206 (R.E. NO. 115302-0000), 0 13<sup>TH</sup> STREET EAST, JACKSONVILLE, FLORIDA 32206 (R.E. NO. 113702-0000), 719 5<sup>TH</sup> STREET EAST, JACKSONVILLE, FLORIDA 32206 (R.E. NO. 114832-0020), 1130 12<sup>TH</sup> STREET EAST, JACKSONVILLE, FLORIDA 32206 (R.E. NO. 114906-0000), 1442 FLORIDA AVENUE, JACKSONVILLE, FLORIDA 32206 (R.E. NO. 114614-0000), AND 1152 3<sup>RD</sup> STREET EAST, JACKSONVILLE, FLORIDA 32206 (R.E. NO. 114330-0000) (COLLECTIVELY, THE "PROPERTY"); AUTHORIZING CONVEYANCE OF THE PROPERTY TO EASTSIDE HOUSING COLLABORATIVE, LLC, A FLORIDA NOT FOR PROFIT ORGANIZATION (THE "COLLABORATIVE"), AT NO COST, TO BE USED FOR THE PROVISION OF AFFORDABLE HOUSING; AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND THE CORPORATION SECRETARY TO EXECUTE A LAND DONATION AGREEMENT, QUITCLAIM DEED AND OTHER CONVEYANCE DOCUMENTS TO EFFECTUATE THE INTENT OF THIS ORDINANCE; WAIVING THE CONFLICTING PROVISIONS OF SECTION 122.421

(GENERAL PROVISIONS; DELEGATIONS OF AUTHORITY),  
SUBPART B (REAL PROPERTY DISPOSITIONS AND  
EXCHANGES), PART 4 (REAL PROPERTY), CHAPTER 122  
(PUBLIC PROPERTY), *ORDINANCE CODE*, TO ALLOW FOR  
DONATION OF THE PROPERTY TO THE COLLABORATIVE  
WITHOUT REQUIRING SATISFACTION OF DELINQUENT  
LIENS; WAIVING SECTION 122.423 (DISPOSITION FOR  
AFFORDABLE HOUSING), SUBPART B (REAL PROPERTY  
DISPOSITIONS AND EXCHANGES), PART 4 (REAL  
PROPERTY), CHAPTER 122 (PUBLIC PROPERTY),  
*ORDINANCE CODE*, TO ALLOW FOR DIRECT DONATION OF  
THE PROPERTY TO THE COLLABORATIVE INSTEAD OF  
THROUGH THE AFFORDABLE HOUSING DISPOSITION  
PROCESS AND WITHOUT REQUIRING SATISFACTION OF  
DELINQUENT LIENS OR TAXES; PROVIDING FOR  
INCLUSION OF A COVENANT IN THE QUITCLAIM DEED  
CONVEYING THE PROPERTY REQUIRING THE PROPERTY TO  
BE DEVELOPED AND/OR USED FOR AFFORDABLE HOUSING  
WITHIN TWO YEARS OF THE CONVEYANCE AS EVIDENCED  
BY CERTIFICATES OF OCCUPANCY, AND GRANTING  
REVERSIONARY RIGHTS IN THE PROPERTY TO THE CITY  
IF NOT SO USED; PROVIDING FOR CITY OVERSIGHT OF  
THE TRANSFER OF THE PROPERTY BY THE DEPARTMENT  
OF PUBLIC WORKS, REAL ESTATE DIVISION, AND BY  
THE DEPARTMENT OF NEIGHBORHOODS, HOUSING AND  
COMMUNITY DEVELOPMENT DIVISION, OVER THE  
PROPERTY THEREAFTER; PROVIDING AN EFFECTIVE  
DATE.

**WHEREAS,** the City of Jacksonville owns five (5) vacant and  
three (3) improved parcels, with a combined total 2025 (In Progress)

1 Assessed Value of \$151,933, located at: 1247 Dyal Street (R.E. No.  
2 114081-0000), 1322 Harrison Street (R.E. No. 114444-0000), 1305  
3 Bridier Street (R.E. No. 115302-0000), 0 13<sup>th</sup> Street East (R.E. No.  
4 113702-0000), 719 5<sup>th</sup> Street East (R.E. No. 114832-0020), 1130 12<sup>th</sup>  
5 Street East (R.E. No. 114906-0000), 1442 Florida Avenue (R.E. No.  
6 114614-0000), and 1152 3<sup>rd</sup> Street East (R.E. No. 114330-0000), all in  
7 Jacksonville, Florida 32206 (collectively, the "Property"); and

8 **WHEREAS,** Eastside Housing Collaborative, LLC, a Florida  
9 limited liability corporation (the "Collaborative"), is a joint  
10 venture between Historic Eastside Community Development Corporation  
11 and Lift Jax, Inc. that provides affordable housing to residents of  
12 the City's historic Eastside neighborhood; and

13 **WHEREAS,** the Collaborative has expressed interest in receiving  
14 the Property at no cost for the purpose of providing affordable  
15 housing thereon; and

16 **WHEREAS,** the City has determined that there is no public need  
17 for retaining the Property and has deemed it surplus to the needs of  
18 the City; and

19 **WHEREAS,** the conveyance of the Property to the Collaborative  
20 would enable it to utilize the Property to meet community housing  
21 needs; and

22 **WHEREAS,** the Council finds it to be in the best interest of  
23 the public to convey the Property to the Collaborative; 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 the Property, comprised of eight (8) parcels located in  
27 Council District 7, as more particularly described in **Exhibit 1**,  
28 attached hereto and incorporated herein by this reference, to be  
29 surplus to the needs of the City. A copy of the Real Estate Certificate  
30 executed by the Chief of Real Estate declaring the Property to be  
31 surplus to the needs of the City as required by Council Rule

3.102(g) (1) (Preparation of Bills), *Council Rules*, is attached hereto as **Exhibit 2** and incorporated herein by this reference.

**Section 2. Execution and Conveyance Authorized.** The Mayor, or her designee, and the Corporation Secretary are hereby authorized to execute and deliver all documents, including a Land Donation Agreement in substantially the same form shown in **Exhibit 3**, and a Quitclaim Deed in substantially the form shown in **Exhibit 4**, both attached hereto and incorporated herein by this reference, necessary to convey the Property, at no cost, to Eastside Housing Collaborative, LLC. The Land Donation Agreement and related documents may include such additions, deletions, and changes as may be reasonable, necessary, and incidental for carrying out the purposes thereof, as may be acceptable to the Mayor, or her designee, with such inclusion and acceptance being evidenced by execution of the Land Donation Agreement by the Mayor, or her designee; provided however, no modification of the Land Donation Agreement or related documents may increase the financial obligations or liability of the City to an amount in excess of the amount stated in the Land Donation Agreement or decrease the financial obligations or liability of the Collaborative, and any such modification shall be technical only and shall be subject to appropriate legal review and approval by the Office of General Counsel. For purposes of this Ordinance, the term "technical changes" is defined as those changes having no financial impact to the City, including, but not limited to, changes in legal descriptions or surveys, ingress and egress, easements and rights of way, design standards, access and site plan, resolution of title defects, if any, and other non-substantive changes that do not substantively increase the duties and responsibilities of the City under the provisions of the Land Donation Agreement.

**Section 3. Waiver of Section 122.421 (General provisions; delegations of authority), Ordinance Code.** The conflicting provisions

1 of Section 122.421 (General provisions; delegations of authority),  
2 Subpart B (Real Property Dispositions and Exchanges), Part 4 (Real  
3 Property), Chapter 122 (Public Property), *Ordinance Code*, are hereby  
4 waived to allow the Property to be conveyed to the Collaborative  
5 without requiring that they first satisfy any delinquent liens or  
6 outstanding real estate taxes unrelated to the Property.

7       **Section 4.       Waiver of Section 122.423 (Disposition for**  
8 **affordable housing), *Ordinance Code*.** The conflicting provisions of  
9 Section 122.423 (Disposition for affordable housing), Subpart B (Real  
10 Property Dispositions and Exchanges), Part 4 (Real Property), Chapter  
11 122 (Public Property), *Ordinance Code*, outlining the process for  
12 disposition of surplus property for affordable housing are hereby  
13 waived to allow the Property to be directly conveyed to the  
14 Collaborative at no cost instead of being disposed of through the  
15 affordable housing disposition process. In addition, the conflicting  
16 provisions of Section 122.423, *Ordinance Code*, are further waived to  
17 allow the Property to be conveyed to the Collaborative without  
18 requiring that the Collaborative, and all affiliates of the  
19 Collaborative (which includes, but is not limited to, Historic  
20 Eastside Community Development Corporation and Lift Jax, Inc.)  
21 satisfy all delinquent taxes and liens, including code enforcement  
22 or nuisance liens, when such taxes or liens incurred after taking  
23 ownership of such real property.

24       **Section 5.       Use and Reverter.** The Property shall be used to  
25 provide affordable housing. The Quitclaim Deed shall include a  
26 covenant, running with title to the Property, requiring the Property  
27 to be developed and used for affordable housing as evidenced by  
28 certificates of occupancy to be obtained within two (2) years of the  
29 conveyance. Failure to comply with this covenant shall cause the  
30 Property to revert to the City of Jacksonville by Special Warranty  
31 Deed at no cost to the City.

1           **Section 6.           Oversight Department.** The Department of Public  
2 Works, Real Estate Division, shall oversee the transfer of the  
3 Property to the Collaborative, and the Neighborhoods Department,  
4 Housing and Community Development Division, shall have oversight of  
5 the Property thereafter. If the use provisions in Section 5 of this  
6 Ordinance are not maintained, the Neighborhoods Department, through  
7 the Office of General Counsel, may initiate an action for reverter.

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

11  
12 Form Approved:

13  
14 /s/ Carla A. Lopera

15 Office of General Counsel

16 Legislation Prepared By: Carla A. Lopera

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