

1 Introduced by Council Member Dennis & Co-Sponsored by Council Members
2 Bowman, Carlucci, Carrico, Morgan, Pittman, Priestly Jackson, Salem,
3 White, Becton, Diamond & Gaffney and amended on the Floor of Council:
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6 **ORDINANCE 2022-327-E**

7 AN ORDINANCE DECLARING THAT CERTAIN PARCEL OF
8 REAL PROPERTY, A TAX REVERTED PARCEL, LOCATED AT
9 3050 NOLAN STREET, R.E. NUMBER 057304-0000, IN
10 COUNCIL DISTRICT 9 (THE "SUBJECT PARCEL"), TO BE
11 SURPLUS TO THE NEEDS OF THE CITY; WAIVING
12 SECTION 122.423 (DISPOSITION FOR AFFORDABLE
13 HOUSING), PART 4 (REAL PROPERTY) OF CHAPTER 122
14 (PUBLIC PROPERTY), *ORDINANCE CODE*, TO ALLOW FOR
15 THE CONVEYANCE OF THE SUBJECT PARCEL TO CITY
16 RESCUE MISSION, INC., THE NEIGHBORING PROPERTY
17 OWNER ON ALL SIDES, AT NO COST; AUTHORIZING THE
18 MAYOR AND THE CORPORATION SECRETARY TO EXECUTE
19 ANY AND ALL DOCUMENTS NECESSARY FOR SUCH
20 CONVEYANCE; PROVIDING A RIGHT OF REENTRY FOR
21 FAILURE TO USE THE SUBJECT PARCEL FOR THE
22 EXPANSION OF LOW-INCOME HOUSING; AUTHORIZING THE
23 MAYOR, OR HIS DESIGNEE, AND THE CORPORATION
24 SECRETARY TO EXECUTE AND DELIVER, FOR AND ON
25 BEHALF OF THE CITY, A DONATION AGREEMENT BETWEEN
26 THE CITY OF JACKSONVILLE AND CITY RESCUE
27 MISSION, INC.; PROVIDING FOR CITY OVERSIGHT BY
28 THE DEPARTMENT OF PUBLIC WORKS, REAL ESTATE
29 DIVISION AND THE DEPARTMENT OF NEIGHBORHOODS;
30 PROVIDING AN EFFECTIVE DATE.
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1 **WHEREAS**, the property owners failed to pay the ad valorem taxes
2 due and owing on the property located at 3050 Nolan Street, R.E.
3 Number 057304-0000, in Council District 9, Jacksonville, Florida (the
4 "Subject Parcel"); and

5 **WHEREAS**, on September 21, 2020, the Subject Parcel reverted to
6 the City of Jacksonville for unpaid taxes; and

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

9 **WHEREAS**, the City of Jacksonville, Division of Landscape and
10 Mowing is charged with mowing the property 8 times a year; and

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

15 **WHEREAS**, the City Rescue Mission, Inc. owns several adjacent
16 properties on Nolan Street and intends to make the Subject Parcel
17 useful to the neighborhood and the community for low-income housing
18 expansion;

19 **WHEREAS**, the Subject Parcel is valued by the Property Appraiser
20 at \$6,675.00; and

21 **WHEREAS**, the Council finds it to be in the best interest of the
22 public to convey the Subject Parcel to City Rescue Mission, Inc.; now
23 therefore

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 located at 3050 Nolan
27 Street, R.E. Number 057304-0000, in Council District 9, and more
28 particularly described in **Exhibit 1**, attached hereto and incorporated
29 herein by this reference (the "Subject Parcel"), to be surplus to the
30 needs of the City of Jacksonville. The Subject Parcel is a tax
31 reverted vacant lot that reverted to the City on September 21, 2020.

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

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

15 **Section 3. Execution of conveyance documents authorized.**
16 The Mayor, or his designee, and the Corporation Secretary are
17 authorized to execute all documents necessary to convey the Subject
18 Parcel to City Rescue Mission, Inc.

19 **Section 4. Use and Right of Reentry.** The Subject Parcel
20 shall be used by City Rescue Mission, Inc. for low-income housing.
21 If the Subject Property is used for anything other than the operation
22 of such programs consistent with City Rescue Mission, Inc.'s core
23 mission, the City shall have the right, but not the duty, to reenter
24 the Subject Property and upon exercise of such reentry, all right,
25 title, and interest of City Rescue Mission, Inc. shall revert to the
26 City; and City Rescue Mission, Inc. shall execute and deliver its
27 Special Warranty Deed to the City free of all liens and encumbrances.

28 **Section 5. Approval and authorization of Donation**
29 **Agreement.** There is hereby approved, and the Mayor, or his designee,
30 and the Corporation Secretary are hereby authorized to execute and
31 deliver, for and on behalf of the City, a Property Donation Agreement

1 between the City of Jacksonville and City Rescue Mission, Inc.,
2 attached hereto as **Revised Exhibit 3**, labeled as "Revised Exhibit 3,
3 Rev Agmt, May 24, 2022 - Floor" and incorporated herein by this
4 reference.

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

11 **Section 7. Effective Date.** This ordinance shall become
12 effective upon signature by the Mayor or upon becoming effective
13 without the Mayor's signature.

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17 Form Approved:

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19 /s/ Paige H. Johnston

20 Office of General Counsel

21 Legislation prepared by: Paige H. Johnston

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