

1 Introduced by Council Member Dennis:
2
3

4 **ORDINANCE 2022-327**

5 AN ORDINANCE DECLARING THAT CERTAIN PARCEL OF
6 REAL PROPERTY, A TAX REVERTED PARCEL, LOCATED AT
7 3050 NOLAN STREET, R.E. NUMBER 057304-0000, IN
8 COUNCIL DISTRICT 9 (THE "SUBJECT PARCEL"), TO BE
9 SURPLUS TO THE NEEDS OF THE CITY; WAIVING
10 SECTION 122.423 (DISPOSITION FOR AFFORDABLE
11 HOUSING), PART 4 (REAL PROPERTY) OF CHAPTER 122
12 (PUBLIC PROPERTY), *ORDINANCE CODE*, TO ALLOW FOR
13 THE CONVEYANCE OF THE SUBJECT PARCEL TO CITY
14 RESCUE MISSION, INC., THE NEIGHBORING PROPERTY
15 OWNER ON ALL SIDES, AT NO COST; AUTHORIZING THE
16 MAYOR AND THE CORPORATION SECRETARY TO EXECUTE
17 ANY AND ALL DOCUMENTS NECESSARY FOR SUCH
18 CONVEYANCE; PROVIDING A RIGHT OF REENTRY FOR
19 FAILURE TO USE THE SUBJECT PARCEL FOR THE
20 EXPANSION OF LOW-INCOME HOUSING; PROVIDING FOR
21 CITY OVERSIGHT BY THE DEPARTMENT OF PUBLIC
22 WORKS, REAL ESTATE DIVISION; PROVIDING AN
23 EFFECTIVE DATE.
24

25 **WHEREAS**, the property owners failed to pay the ad valorem taxes
26 due and owing on the property located at 3050 Nolan Street, R.E.
27 Number 122274-0000, in Council District 9, Jacksonville, Florida (the
28 "Subject Parcel"); and

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

31 **WHEREAS**, the City of Jacksonville has expended funds and

1 resources in maintaining the Subject Parcel; and

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

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

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

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

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

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

18 **Section 1. Declaration of Surplus.** The City hereby
19 declares that certain parcel of real property located at 3050 Nolan
20 Street, R.E. Number 057304-0000, in Council District 9, and more
21 particularly described in **Exhibit 1**, attached hereto and incorporated
22 herein by this reference (the "Subject Parcel"), to be surplus to the
23 needs of the City of Jacksonville. The Subject Parcel is a tax
24 reverted vacant lot that reverted to the City on September 21, 2020.
25 A copy of the certificate from the Chief of Real Estate for the
26 surplus of real property, required by Rule 3.102 (Preparation of
27 Bills), is attached hereto as **Exhibit 2**.

28 **Section 2. Waiving Section 122.423 (Disposition for**
29 **Affordable Housing), Part 4 (Real Property) of Chapter 122 (Public**
30 **Property), Ordinance Code.** The provisions of Section 122.423
31 (Disposition for Affordable Housing), Part 4 (Real Property), of

1 Chapter 122 (Public property), *Ordinance Code*, are hereby waived in
2 order to allow the conveyance of the Subject Parcel to the neighboring
3 property owner on all sides, City Rescue Mission, Inc., at no cost
4 for the expansion of low-income housing. Waiver of the Code is
5 necessary in order to convey the Subject Parcel, rather than complying
6 with the requirement of 122.423 that the parcel be disposed of through
7 the affordable housing donation process.

8 **Section 3. Execution of conveyance documents authorized.**

9 The Mayor, or his designee, and the Corporation Secretary are
10 authorized to execute all documents necessary to convey the Subject
11 Parcel to City Rescue Mission, Inc.

12 **Section 4. Use and Right of Reentry.** The Subject Parcel

13 shall be used by City Rescue Mission, Inc. for low-income housing.
14 If the Subject Property is used for anything other than the operation
15 of such programs consistent with City Rescue Mission, Inc.'s core
16 mission, the City shall have the right, but not the duty, to reenter
17 the Subject Property and upon exercise of such reentry, all right,
18 title, and interest of City Rescue Mission, Inc. shall revert to the
19 City; and City Rescue Mission, Inc. shall execute and deliver its
20 Special Warranty Deed to the City free of all liens and encumbrances.

21 **Section 5. Oversight Department.** The Department of Public

22 Works, Real Estate Division shall oversee the operations described
23 in this ordinance; if the use provisions in Section 4 are not
24 maintained, the Real Estate Division, through the Office of General
25 Counsel, may initiate action for reverter.

26 **Section 6. Effective Date.** This ordinance shall become

27 effective upon signature by the Mayor or upon becoming effective
28 without the Mayor's signature.

1 Form Approved:

2

3 /s/ Paige H. Johnston

4 Office of General Counsel

5 Legislation prepared by: Paige H. Johnston

6 GC-#1494299-v1-Dennis_-_3050_Nolan_Street_Surplus.docx