

1 Introduced by Council Member Ferraro and Pittman & Co-Sponsored by  
2 Council Members Gaffney, Freeman, and Diamond & amended by the  
3 Transportation, Energy & Utilities Committee:  
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6 **ORDINANCE 2021-855-E**

7 AN ORDINANCE DECLARING 9216 1<sup>ST</sup> AVENUE,  
8 JACKSONVILLE, FLORIDA 32208 (R.E. #036499-  
9 0000), BETWEEN SOUDEL DRIVE AND BELVEDERE  
10 STREET, IN COUNCIL DISTRICT 8, TO BE SURPLUS TO  
11 THE NEEDS OF THE CITY; AUTHORIZING CONVEYANCE OF  
12 THE SUBJECT PARCEL TO CHRIST THE LIVING  
13 CORNERSTONE, INC., A FLORIDA NOT FOR PROFIT  
14 CORPORATION, AT NO COST; AUTHORIZING THE MAYOR  
15 AND THE CORPORATION SECRETARY TO EXECUTE A  
16 QUITCLAIM DEED AND OTHER CONVEYANCE DOCUMENTS;  
17 WAIVING SECTION 122.423 (DISPOSITION FOR  
18 AFFORDABLE HOUSING), PART 4 (REAL PROPERTY),  
19 CHAPTER 122 (PUBLIC PROPERTY), *ORDINANCE CODE*,  
20 TO ALLOW THE PROPERTY TO BE CONVEYED TO CHRIST  
21 THE LIVING CORNERSTONE, INC. AT NO COST;  
22 PROVIDING A RIGHT OF REENTRY FOR FAILURE TO USE  
23 THE SUBJECT PARCEL FOR THE OPERATION OF A  
24 WELLNESS CLINIC AND/OR COMMUNITY OUTREACH  
25 CENTER; PROVIDING FOR CITY OVERSIGHT BY THE  
26 DEPARTMENT OF PUBLIC WORKS, REAL ESTATE  
27 DIVISION; PROVIDING AN EFFECTIVE DATE.  
28

29 **WHEREAS**, the City of Jacksonville owns property located at 9216  
30 1<sup>st</sup> Avenue (R.E.#036499-0000), Jacksonville, Florida 32208, between  
31 Soutel Drive and Belvedere Street in Council District 8 (the

1 "Property"), on which a former county health office of approximately  
2 1,060 square feet is located; and

3 **WHEREAS**, Christ the Living Cornerstone, Inc., a Florida not for  
4 profit corporation ("Cornerstone"), operates a church with community  
5 outreach and would like to utilize the space for a wellness center  
6 and/or other community outreach; and

7 **WHEREAS**, the Property was first utilized in the 1970s by the  
8 Department of Health but has been vacant for many years; and

9 **WHEREAS**, Cornerstone has expressed interest in receiving the  
10 Property at no cost; and

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

14 **WHEREAS**, the conveyance of the Property to Cornerstone would  
15 enable it to utilize the Property to meet public health and community  
16 outreach needs; and

17 **WHEREAS**, the Council finds it to be in the best interest of the  
18 public to convey the Property to Cornerstone; now therefore

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

20 **Section 1. Declaration of Surplus.** The City hereby  
21 declares the property located at 9216 1<sup>st</sup> Avenue (R.E. #036499-0000),  
22 between Soutel Drive and Belvedere Street, in Council District 8 in  
23 Northwest Jacksonville, as more particularly described in **Exhibit 1**,  
24 attached hereto and incorporated herein by this reference (the  
25 "Property"), to be surplus to the needs of the City. A copy of the  
26 certificate from the Chief of Real Estate for the surplus of real  
27 property, required by Rule 3.102(g)(1) (Preparation of Bills), is  
28 attached hereto as **Exhibit 2** and incorporated herein by this  
29 reference.

30 **Section 2. Execution and Conveyance Authorized.** The Mayor  
31 and the Corporation Secretary are authorized to execute and deliver

1 all documents, including a Quitclaim Deed in substantially the form  
2 shown in **Revised Exhibit 3**, labeled as "Revised Exhibit 3, Rev Deed,  
3 January 3, 2022 - TEU", attached hereto, necessary to convey the  
4 Property, at no cost, to Cornerstone.

5 **Section 3. Waiving Section 122.423 (Disposition for**  
6 **affordable housing), Ordinance Code.** The provisions of Chapter  
7 122.423 (Disposition for affordable housing), Part 4 (Real Property),  
8 Chapter 122 (Public Property), *Ordinance Code*, are hereby waived to  
9 allow the property to be conveyed to Christ the Living Cornerstone,  
10 Inc. at no cost instead of being disposed of through the affordable  
11 housing disposition process.

12 **Section 4. Use and Right of Reentry.** The Property shall be  
13 used for a wellness clinic and/or for community outreach (which may  
14 include such services as tutoring, daycare, or other services to  
15 serve the needs of the community). If the Property is used for  
16 anything other than the operation of such programs, the City shall  
17 have the right, but not the duty, to reenter the Property and upon  
18 exercise of such reentry, all right, title, and interest of  
19 Cornerstone shall revert to the City; and Cornerstone shall execute  
20 and deliver its Special Warranty Deed to the City free of all liens  
21 and encumbrances. Provided, however, in the event that Cornerstone  
22 has continuously owned the property for at least five (5) years from  
23 the recording date of the deed conveying the Property from City to  
24 Cornerstone, Cornerstone shall have the option, upon written  
25 notification to the City and payment of the sum of \$30,762.00 (which  
26 represents the certified assessed value of the Property for the 2021  
27 tax year) to (i) sell or lease all or a portion of the Property to a  
28 third party, or (ii) modify the use of the Property from that required  
29 by this Ordinance, including use modifications intended to provide a  
30 financial benefit to Cornerstone. Upon written notification and full  
31 payment of the sum of \$30,762.00 by Cornerstone, the City will provide

1 a release of the use restrictions upon the Property.

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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12  
13 Form Approved:

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15 \_\_\_\_\_ /s/ Paige H. Johnston

16 Office of General Counsel

17 Legislation Prepared By: Paige H. Johnston

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