

CITY COUNCIL RESEARCH DIVISION

LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2022-328

Introducer/Sponsor(s): Council Member Gaffney

Date of Introduction: April 26, 2022

Committee(s) of Reference: NCSPHS, TEU, F, R

Date of Analysis: April 27, 2022

Type of Action: Declaration of surplus parcel, *Ordinance Code* waiver, agreement authorization and designation of oversight agency

Bill Summary: This bill declares the City Property (identified as R.E. NOS. 131412-0000, 132997-0000, and portions of R.E. NO. 111074-0000) in Council District 7 to be surplus to the needs of the City. The Real Estate Land Exchange Agreement between the City of Jacksonville and Keystone is authorized. Section 122.425 (Disposition by auction or sealed bid), *Ordinance Code* is waived to allow the conveyance of the City Property to Keystone, at no cost rather than auctioning the Property or seeking sealed bids. Section 122.421(b)(General Provisions; delegation of authority), Chapter 122 (Public Property), *Ordinance Code*, is waived so park related land or space may be converted or sold by the City. The Real Estate Division of the Public Works Department will oversee the Land Exchange; the Department of Parks, Recreation and Community Services will provide oversight of the real property acquired by the City thereafter.

Background Information: The purpose of this legislation is to facilitate a land exchange between the City and Keystone. Keystone Properties LLC is the owner of a 1.02 acre parcel located at 4300 Talleyrand Avenue abutting Wigmore Park. The City owns 1.0 acre of unimproved park related land located east of Evergreen Avenue, and south of Winona Drive; 1.61 acre of unimproved park related land located east of the CSX railroad track and west of Evergreen Avenue; 2.92 acre parcel located at 0 32nd Street East; .52 acre parcel located at 0 32nd Street East.

Although it is City policy that no park related land or space be converted or sold by the City, the sale of the City Property to Keystone meets a greater public good. The exchange of these parcels and conversion of the use from passive, unimproved park wetland to allow for the railroad track extension and will result in greater public benefit for the community by way of expanding job opportunities and eliminating blighted conditions within the area. In addition, the City will acquire land from Keystone to facilitate the expansion of Wigmore Park.

Policy Impact Area: Surplus Property Land Exchange – Council District 7

Fiscal Impact: No direct cost to the City

Analyst: Hampsey