

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2022-497

Introducer/Sponsor(s): Council Member Gaffney

Date of Introduction: June 28, 2022

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

Date of Analysis: June 30, 2022

Type of Action: Declaration and disposition of surplus property via a property swap; Ordinance Code waiver; designation of oversight agency

Bill Summary: The bill declares as surplus a 3.2-acre parcel of City owned property at 2145 Arnold Road near the Seaton Creek Historic Preserve in North Jacksonville and authorizes its disposition via a property swap with an adjoining landowner, Pecan's Envy LLC. It waives provisions of Ordinance Code Chapter 122 – Public Property – to permit the conveyance of the property without utilizing an auction or sealed bidding procedure. The Department of Parks, Recreation and Community Services is designated as the oversight agency for the project.

Background Information: Both the City-owned parcel and Pecan's Envy's property (2 parcels totaling 6.7 acres) are undeveloped land. Pecan's Envy proposed the land swap in order to utilize the City property as part of a development project. The City will add the parcels it receives via the swap to the Seaton Creek Historic Preserve and as part of the agreement, Pecan's Envy will construct additional public access points to the Historic Preserve. The appraised value of each party's parcels is believed to be less than \$100,000, with the exact value to be determined by future appraisals. The Real Estate Division has determined that there is no current interest in the property by any City agencies.

Policy Impact Area: Surplus property disposition; recreational amenity improvement

Fiscal Impact: Anticipated to be minimal – the properties to be exchanged are believed to have a value of less than \$100,000 each.

Analyst: Clements