

1 Introduced by the Council President at the request of the Mayor and  
2 amended by the Finance Committee:

3  
4  
5 **ORDINANCE 2020-207-E**

6 AN ORDINANCE ADOPTING AN INVENTORY LIST  
7 IDENTIFYING CITY-OWNED SURPLUS PROPERTY DEEMED  
8 APPROPRIATE FOR USE AS POTENTIAL AFFORDABLE  
9 HOUSING PURSUANT TO AND AS MANDATED BY  
10 SECTIONS 125.379 AND 166.0451, *FLORIDA*  
11 *STATUTES*, AND SECTION 122.423, *ORDINANCE CODE*;  
12 DECLARING THE 83 PARCELS ON THE INVENTORY LIST  
13 (THE "SUBJECT PARCELS") TO BE SURPLUS TO THE  
14 NEEDS OF THE CITY (THE TOTAL VALUE OF THE  
15 PROPERTIES IS \$801,391); AUTHORIZING  
16 DISPOSITION OF THE SUBJECT PARCELS PURSUANT TO  
17 THE PROVISIONS OF SECTION 122.423 (DISPOSITION  
18 FOR AFFORDABLE HOUSING), SUBPART B (REAL  
19 PROPERTY DISPOSITIONS AND EXCHANGES), PART 4  
20 (REAL PROPERTY) OF CHAPTER 122 (PUBLIC  
21 PROPERTY), *ORDINANCE CODE*; WAIVING SECTION  
22 122.423 (DISPOSITION FOR AFFORDABLE HOUSING),  
23 CHAPTER 122 (PUBLIC PROPERTY), *ORDINANCE CODE*,  
24 TO ALLOW THE PROPERTY LOCATED AT 1706 W. 26TH  
25 STREET (R.E. # 087107-0000) TO BE REMOVED FROM  
26 THE AFFORDABLE HOUSING INVENTORY LIST AND  
27 SOLD THROUGH THE PROCESS DESCRIBED IN SECTION  
28 122.424 (DISPOSITION BY DIRECT SALE),  
29 *ORDINANCE CODE*, OR 122.425 (DISPOSITION BY  
30 AUCTION OR SEALED BID), *ORDINANCE CODE*;

1 PROVIDING FOR DIRECTION TO THE REAL ESTATE  
2 DIVISION FOR DISPOSITION OF PROPERTY LOCATED  
3 AT 1706 W. 26TH STREET (R.E. # 087107-0000);  
4 PROVIDING AN EFFECTIVE DATE.

5 **WHEREAS**, pursuant to Section 125.379, *Florida Statutes*, the  
6 City of Jacksonville/Duval County is required every three years to  
7 adopt an inventory list of all real property within the City of  
8 Jacksonville/Duval County to which the City/County holds fee simple  
9 title that is appropriate for use as potential affordable housing;  
10 and

11 **WHEREAS**, Section 122.423, *Ordinance Code*, requires that on or  
12 before July 1, 2019, and no less often than every third year  
13 thereafter, the City Council adopt an Affordable Housing Inventory  
14 List; and

15 **WHEREAS**, the Council hereby adopts this ordinance to comply  
16 with Sections 125.379 and 166.0451, *Florida Statutes*, and Section  
17 122.423, *Ordinance Code*; now therefore,

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

19 **Section 1. Adoption of findings.** The recitals set forth  
20 above are approved and adopted by the Council.

21 **Section 2. Purpose and adoption of inventory list.** The  
22 purpose of this ordinance is to comply with Sections 125.379 and  
23 166.0451, *Florida Statutes*, and Section 122.423, *Ordinance Code*, by  
24 approving and adopting an inventory list of all real property  
25 within the City of Jacksonville to which the City holds fee simple  
26 title that is appropriate for use as potential affordable housing.  
27 Therefore, the Council hereby adopts the Affordable Housing  
28 Inventory List, attached hereto as **Revised Exhibit 1**, labeled as  
29 "Revised Exhibit 1, Rev List, May 19, 2020 - Finance" and  
30 incorporated herein by this reference.

31 **Section 3. Declaration of surplus.** The City hereby

1 declares the 83 parcels listed on the Affordable Housing Inventory  
2 List (the "Subject Parcels") to be surplus to the needs of the City  
3 (the total value of the properties is \$801,391). The Real Estate  
4 Division has conducted an investigation of need as required by  
5 Section 122.422, *Ordinance Code*. As a result of that investigation,  
6 the Real Estate Division has determined that no need exists for the  
7 Subject Parcels either for the City or any independent agency. The  
8 Chief of Real Estate, pursuant to Sections 122.422 and 122.423,  
9 *Ordinance Code*, certifies that 1) based on the investigation the  
10 City and independent agencies have no need for the Subject Parcels  
11 and 2) each of the Subject Parcels meets the affordable housing  
12 criteria set forth in Section 122.423(a), *Ordinance Code*. A copy of  
13 the certificate from the Chief of Real Estate for the surplus of  
14 real property, required by Rule 3.102(g)(1) (Preparation of Bills),  
15 is attached hereto as **Exhibit 2** and incorporated herein by this  
16 reference.

17 **Section 4. Sale of surplus property pursuant to Section**  
18 **122.423, *Ordinance Code*, authorized.** The Subject Parcels shall be  
19 disposed of pursuant to the provisions of Section 122.423  
20 (Disposition for Affordable Housing), Subpart B (Real Property  
21 Dispositions and Exchanges), Part 4 (Real Property) of Chapter 122  
22 (Public Property), *Ordinance Code*. No further action by City  
23 Council is necessary. Funds collected from the sale of these  
24 properties will be deposited into Affordable Housing account 11601-  
25 170107 - 364030 - 000562 - 000000 - 000000 - 000000.

26 **Section 5. Waiving Section 122.423 (Disposition for**  
27 **Affordable Housing), Chapter 122 (Public Property), *Ordinance Code*.**  
28 Section 122.423 (Disposition for Affordable Housing), Subpart B  
29 (Real Property Dispositions and Exchanges), Part 4 (Real Property),  
30 Chapter 122 (Public Property), *Ordinance Code*, requires that  
31 Surplus property that is appropriate for affordable housing shall

1 be placed on the affordable housing inventory list if it satisfies  
2 certain criteria, and the Real Estate Division may sell or donate  
3 the property for use as affordable housing. Section 122.423,  
4 *Ordinance Code*, is hereby waived to allow the property located at  
5 1706 W. 26<sup>th</sup> Street (R.E. # 087107-0000) to be removed from the  
6 Affordable Housing Inventory List and sold through the process  
7 described in Section 122.424 (Disposition by direct sale),  
8 *Ordinance Code*, or 122.425 (Disposition by auction or sealed bid),  
9 *Ordinance Code*, as directed in this ordinance.

10 **Section 6. Direction to the Real Estate Division.** For the  
11 disposition of the property located at 1706 W. 26th Street (R.E. #  
12 087107-0000), the Real Estate Division shall follow the procedures  
13 outlined in Section 122.424 (Disposition by direct sale), *Ordinance*  
14 *Code*, as to this parcel, and if unsold by direct sale pursuant to  
15 Section 122.424, then the Real Estate Division may follow the  
16 procedures outlined in Section 122.425 (Disposition by auction or  
17 sealed bid), *Ordinance Code*.

18 **Section 7. Effective Date.** This ordinance shall become  
19 effective upon signature by the Mayor or upon becoming effective  
20 without the Mayor's signature.

21  
22 Form Approved:

23  
24 /s/ Paige H. Johnston

25 Office of General Counsel

26 Legislation prepared by: James R. McCain, Jr.

27 GC-#1367929-v1-2020-207-E.docx

1  
2  
3  
4