

1 Introduced by Council Member Dennis and Co-Sponsored by Council
2 Members Salem, Newby, Pittman, Priestly Jackson, Dennis, Boylan,
3 Carlucci, DeFoor, Ferraro, Morgan and R. Gaffney:
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6 **ORDINANCE 2020-619**

7 AN ORDINANCE DECLARING 0 LINE STREET,
8 JACKSONVILLE, FLORIDA 32209, R.E. #077366-0000
9 IN COUNCIL DISTRICT 9, TO BE SURPLUS TO THE
10 NEEDS OF THE CITY; AUTHORIZING CONVEYANCE OF
11 THE SUBJECT PARCEL TO GATEWAY COMMUNITY
12 SERVICES, INC., A FLORIDA NOT FOR PROFIT
13 CORPORATION, AT NO COST; AUTHORIZING THE MAYOR
14 AND THE CORPORATION SECRETARY TO EXECUTE A
15 SPECIAL WARRANTY DEED AND OTHER CONVEYANCE
16 DOCUMENTS; WAIVING SECTION 122.425
17 (DISPOSITION BY AUCTION OR SEALED BID), PART 4
18 (REAL PROPERTY), CHAPTER 122 (PUBLIC
19 PROPERTY), *ORDINANCE CODE*, TO ALLOW DONATION
20 TO GATEWAY COMMUNITY SERVICES, INC.; PROVIDING
21 A RIGHT OF REENTRY FOR FAILURE TO USE THE
22 SUBJECT PARCEL FOR ANCILLARY USE RELATED TO
23 THE OPERATION OF A BEHAVIORAL HEALTH CARE
24 FACILITY; PROVIDING FOR CITY OVERSIGHT BY THE
25 DEPARTMENT OF PUBLIC WORKS, REAL ESTATE
26 DIVISION; PROVIDING AN EFFECTIVE DATE.
27

28 **WHEREAS**, the City of Jacksonville owns property located at 0
29 Line Street, (R.E.#077366-0000), Jacksonville, Florida 32209, north
30 of West Beaver Street in Council District 9 (the "Property"), which
31 is vacant and has been owned by the City since 1989; and

1 **WHEREAS,** the City has declared surplus an adjacent property
2 located at 2133 Broadway Avenue, (R.E.#077143-0000), Jacksonville,
3 Florida 32209 and legislation has been filed to transfer that
4 property to Gateway Community Services, Inc. ("Gateway"), for use
5 as a behavioral health facility; and

6 **WHEREAS,** Gateway, a Florida not for profit corporation,
7 provides behavioral health and addiction treatment for adults and
8 adolescents in the Jacksonville area; and

9 **WHEREAS,** Gateway desires to expand its footprint in the
10 community by offering behavioral health services to residents of
11 Northwest Jacksonville; and

12 **WHEREAS,** Gateway has expressed interest in the property, at no
13 cost, in addition to the 2133 Broadway Avenue property, to use as
14 ancillary parking; and

15 **WHEREAS,** the Council has considered the needs of the City and
16 has determined that there is no public need for retaining the
17 Property and has deemed it surplus to the needs of the City; and

18 **WHEREAS,** the conveyance of the Property to Gateway would
19 enable it to utilize the Property for ancillary parking related to
20 the behavioral health services it will provide and to meet other
21 public health needs; and

22 **WHEREAS,** the Council finds a municipal purpose in granting the
23 Property to Gateway at no cost in that conveying the Property to
24 Gateway will allow it to expand its behavioral health services to
25 more citizens in the community and it to be in the best interest of
26 the public to convey the Property to Gateway; now therefore

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

28 **Section 1. Declaration of Surplus.** The City hereby
29 declares the property located at 0 Line Street (R.E. #077366-0000),
30 north of West Beaver Street, in Northwest Jacksonville, in Council
31 District 9, as more particularly described in **Exhibit 1**, attached

1 hereto and incorporated herein by this reference (the "Property"),
2 to be surplus to the needs of the City.

3 **Section 2. Execution and Conveyance Authorized.** The
4 Mayor and the Corporation Secretary are authorized to execute and
5 deliver the all documents, including a Quitclaim Deed in
6 substantially the form shown in **Exhibit 2**, attached hereto,
7 necessary to convey the Property, at no cost, to Gateway Community
8 Services, Inc.

9 **Section 3. Waiving Section 122.425 (Disposition by**
10 **auction or sealed bid), Ordinance Code.** The provisions of Chapter
11 122.425 (Disposition by auction or sealed bid), Part 4 (Real
12 Property), Chapter 122 (Public Property), *Ordinance Code*, are
13 hereby waived to allow the conveyance of the Property to Gateway,
14 at no cost rather than auctioning the Property or seeking sealed
15 bids. Gateway has evidenced an interest in the Property for
16 ancillary use as parking for its public health facility and the
17 Council finds that the City having no public need for the Property,
18 and the use of the Property for ancillary uses related to the
19 behavioral health services of the community is appropriate.

20 **Section 4. Use and Right of Reentry.** The Property shall
21 be used for Gateway Community Services, Inc.'s direct or ancillary
22 uses related to its behavioral health facility and outpatient
23 treatment for members of the community. If the Property is used for
24 anything other than the direct or ancillary uses related to the
25 operation of such programs constituent with Gateway's core mission,
26 the City shall have the right, but not the duty, to reenter the
27 Property and upon exercise of such reentry, all right, title, and
28 interest of Gateway Community Services, Inc. shall revert to the
29 City; and Gateway Community Services, Inc. shall execute and
30 deliver its Special Warranty Deed to the City free of all liens and
31 encumbrances.

1 **Section 5. Oversight Department.** The Department of Public
2 Works, Real Estate Division shall oversee the operations described
3 in this ordinance; if the use provisions in Section 4 are not
4 maintained, the Real Estate Division, through the Office of General
5 Counsel, may initiate action for reverter.

6 **Section 6. Effective Date.** This ordinance shall become
7 effective upon signature by the Mayor or upon becoming effective
8 without the Mayor's signature.

9 Form Approved:

10
11 /s/ Paige H. Johnston

12 Office of General Counsel

13 Legislation Prepared By: Paige H. Johnston

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