

# LEGISLATIVE FACT SHEET

DATE: 08/04/17

BT or RC No: \_\_\_\_\_  
(Administration & City Council Bills)

SPONSOR: Public Works/Real Estate/CM Aaron L. Bowman, CD 3  
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: Renee Hunter. Esq. 255-8234 ReneeH@coj.net.

Provide Name: Renee Hunter

Contact Number: 904-255-8234

Email Address: ReneeH@coj.net.

PURPOSE: White Paper (Explain Why this legislation is necessary? Provide; Who, What, When, Where, How and the Impact.) Council Research will complete this form for Council introduced legislation and the Administration is responsible for all other legislation. (Minimum of 350 words - Maximum of 1 page.)

On behalf of the Engineering Division, please provide the Real Estate Division, with the authority to request the legislation necessary for the City Council to declare the subject pond site parcel surplus to the needs of the City, and authorize the Mayor and Corporation Secretary to execute all the necessary documentation to execute the attached Quit Claim Deed, conveying the subject pond site parcel to San Pablo Village, L.L.C., reserving a Drainage Easement, over the subject pond site parcel for the benefit of the City. The donation of the parcel will result in waiving 122.423 of the Ordinance Code.

The subject pond site parcel is a 4.71 acre parcel acquired at no cost by the City for the construction and maintenance of a "pond site" as part of the San Pablo Parkway Improvement Project (BJP). Said "pond site" was subsequently constructed by the City to hold surface water runoff and storm water drainage and retention from San Pablo Parkway Improvements. The City presently maintains the subject pond site at a cost of \$4,700.00 per year.

The property surrounding the pond is developed and the Mayo Clinic is located across the street from the pond.

San Pablo Village, L.L.C., desires the opportunity to redevelop the 4.71 acre pond. San Pablo Village, L.L.C. is Jacksonville-based and has over twenty (20) years of retail development experience in Florida and possesses the expertise to transform this parcel into an integral piece of this commercial community. As part of the redevelopment of this parcel San Pablo Village, L.L.C. would assume the liability and maintenance of the pond while adding employment and value to this under-utilized property. More specifically, the redevelopment of the parcel into a retail site has the potential to add twenty (20) permanent jobs to the area, provide a sales tax benefit of approximately \$1,000,000.00 annually and produce ad valorem taxes of approximately \$240,000.00 over the next twenty (20) years.

As a part of the development, San Pablo Village, L.L.C., proposes to enlarge and reconfigure the subject "pond site", so as to accommodate the drainage needs of the development, as well as the continuing drainage needs of the City, related to San Pablo Parkway.

Pursuant to the attached Drainage Easement Agreement, San Pablo Village, L.L.C., proposes that the City convey the subject parcel to San Pablo Village, L.L.C., and, in exchange, San Pablo Village, L.L.C., will convey to the City a Drainage Easement over the subject pond site parcel and be responsible for all future maintenance of the pond site, thus relieving the City from all maintenance obligations, and liability. William Joyce, Operations Director supports this proposal.

The Real Estate Division has conducted an investigation of "need", as required by Section 122.422 and it was determined that the City of Jacksonville has no need to retain the parcel.

If additional information or assistance is required, please contact myself at 255-8234 or ReneeH@coj.net or Joe Namey at 255-8792 or namey@coj.net.

APPROPRIATION: Total Amount Appropriated \_\_\_\_\_ as follows:  
 List the source name and provide Object and Subobject Numbers for each category listed below:

(Name of Fund as it will appear in title of legislation)

Name of Federal Funding Source(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name of State Funding Source(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name of City of Jacksonville Funding Source(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name of In-Kind Contribution(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name & Number of Bond Account(s)	From: _____	Amount: _____
	To: _____	Amount: _____

**PLAIN LANGUAGE OF APPROPRIATION / FINANCIAL IMPACT / OTHER:**

Explain: Where are the funds coming from, going to, how will the funds be used? Does the funding require a match? Is the funding for a specific time frame? Will there be an ongoing maintenance? ... and staffing obligation? Per Chapters 122 & 106 regarding funding of anticipated post-construction operation costs.

(Minimum of 350 words - Maximum of 1 page.)

The City will be saving an estimated amount of \$4,700 per year in maintenance costs.

**ACTION ITEMS: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.**

<b>ACTION ITEMS:</b>	<b>Yes</b>	<b>No</b>	
Emergency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Justification of Emergency: If yes, explanation must include detailed nature of emergency.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Fiscal Year Carryover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Note: If yes, note must include explanation of all-year subfund carryover language.</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.</p>
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Attachment &amp; Explanation: If yes, attach the Contract / Agreement and name of Department (and contact name) that will provide oversight. Indicate if negotiations are on-going and with whom. Has OGC reviewed / drafted?</p> <div style="border: 1px solid black; padding: 5px;"> <p>Public Works, Engineering, Tom Fallin. OGC has drafted the easement.</p> </div>
Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate RC/BT form(s).</p>
Waiver of Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; padding: 5px;"> <p>122.423</p> </div>
Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Related Enacted Ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Code Reference: If yes, identify related code section(s) and ordinance reference number in the box below and provide detailed explanation and any changes necessary within white paper.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>

**ACTION ITEMS CONTINUED: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.**

**ACTION ITEMS:**


	Yes	No
Continuation of Grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation: How will the funds be used? Does the funding require a match? Is the funding for a specific time frame and/or multi-year? If multi-year, note year of grant? Are there long-term implications for the General Fund?


Surplus Property Certification?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reporting Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Attachment: If yes, attach appropriate form(s).

Explanation: List agencies (including City Council / Auditor) to receive reports and frequency of reports, including when reports are due. Provide Department (include contact name and telephone number) responsible for

Division Chief: Renee Hunter   
(signature)

Date: 8/4/2017

Prepared By: Joe Namey   
(signature)

Date: 8/4/2017

**ADMINISTRATIVE TRANSMITTAL**

To: MBRC, c/o Roselyn Chall, Budget Office, St. James Suite 325

Thru: John P. Pappas, Director, Public Works Department

(Name, Job Title, Department)

Phone: 255-8748

E-mail: [pappas@coj.net](mailto:pappas@coj.net)

From: Renee Hunter, Chief, Real Estate Division

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-8234

E-mail: [ReneeH@coj.net](mailto:ReneeH@coj.net)

Primary Contact: Joe Namey, Land Acquisition and Disposition Manager

(Name, Job Title, Department)

Phone: 255-8792

E-mail: [namey@coj.net](mailto:namey@coj.net)

CC: Allison Korman Shelton, Director of Intergovernmental Affairs, Office of the Mayor

904-630-1825 E-mail: [akshelton@coj.net](mailto:akshelton@coj.net)

**COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL**

To: Peggy Sidman, Office of General Counsel, St. James Suite 480

Phone: 904-630-4647

E-mail: [psidman@coj.net](mailto:psidman@coj.net)

From: \_\_\_\_\_

Initiating Council Member / Independent Agency / Constitutional Officer

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

(Name, Job Title, Department)

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

CC: Allison Korman Shelton, Director of Intergovernmental Affairs, Office of the Mayor

904-630-1825 E-mail: [akshelton@coj.net](mailto:akshelton@coj.net)

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation.

Independent Agency Action Item:      Yes      No

Boards Action / Resolution?

Attachment: If yes, attach appropriate documentation. If no, when is board action scheduled?

**FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED**