

1 Introduced by the Neighborhoods, Community Services, Public Health
2 and Safety Committee:
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5 **ORDINANCE 2025-836**

6 AN ORDINANCE REGARDING A PARTIAL AD VALOREM
7 PROPERTY TAX EXEMPTION FOR REHABILITATION OF A
8 LOCAL LANDMARK LOCATED AT 525 BEAVER STREET,
9 OWNED BY 525 BEAVER, LLC; PROVIDING FOR
10 EXEMPTION FROM THAT PORTION OF AD VALOREM
11 TAXATION LEVIED BY THE CITY OF JACKSONVILLE ON
12 ONE HUNDRED PERCENT (100%) OF THE INCREASE IN
13 ASSESSED VALUE RESULTING FROM THE QUALIFYING
14 IMPROVEMENT PROJECT, PURSUANT TO SECTION
15 780.303, *ORDINANCE CODE*; PROVIDING FOR AN
16 EXEMPTION PERIOD OF TEN (10) YEARS BEGINNING ON
17 JANUARY 1ST OF THE YEAR FOLLOWING THE YEAR IN
18 WHICH THE COUNCIL ENACTS THIS ORDINANCE,
19 PURSUANT TO SECTION 780.304, *ORDINANCE CODE*;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, in 1992, Florida voters overwhelmingly approved by
23 referendum an amendment to the Constitution of the State of Florida
24 authorizing local governments to provide a partial ad valorem property
25 tax exemption to owners of Florida historic properties who restore,
26 rehabilitate, or renovate those structures; and

27 **WHEREAS**, pursuant to the Constitution of the State of Florida,
28 Article VII, Section 3(d), the City of Jacksonville may, for the
29 purpose of its respective tax levy, grant historic preservation
30 partial ad valorem property tax exemptions to owners of historic
31 properties by ordinance; and

1 **WHEREAS**, Section 196.1997(1), *Florida Statutes*, provides that
2 a municipality may grant partial ad valorem property tax exemptions
3 under the Constitution of the State of Florida, Article VII, Section
4 3(d), to historic properties, if the owners are engaging in the
5 restoration, rehabilitation, or renovation of such properties, in
6 accordance with the guidelines established therein; and

7 **WHEREAS**, in 1994, the City Council enacted Part 3, (Tax
8 Exemption for Rehabilitation of Historic Landmarks and Properties in
9 Historic Districts), Chapter 780 (Property Tax), *Ordinance Code*,
10 providing for a Historic Rehabilitation Tax Exemption; and

11 **WHEREAS**, the property located at 525 Beaver Street is a local
12 landmark designated in 2022 by Ordinance 2022-499-E ("Subject
13 Property"); and

14 **WHEREAS**, the owner of the Property, 525 Beaver, LLC ("Owner"),
15 has submitted a complete Historic Preservation Property Tax Exemption
16 Application, **On File** with the City Council Legislative Services
17 Division, including all required documentation ("Application"); and

18 **WHEREAS**, the Planning and Development Department has
19 determined that the Subject Property is a Qualifying Property as
20 defined in Section 780.302, *Ordinance Code*; and

21 **WHEREAS**, the Planning and Development Department has determined
22 that the rehabilitation of the Subject Property, as described in the
23 Application, is a Qualifying Improvement Project, as defined in
24 Section 780.302, *Ordinance Code*; and

25 **WHEREAS**, the Planning and Development Department has
26 determined that the Qualifying Improvement Project is consistent with
27 the U.S. Department of the Interior *Secretary of the Interior's*
28 *Standards for Rehabilitation*; and

29 **WHEREAS**, the Planning and Development Department has
30 determined that the Application meets the requirements of Part 3,
31 Chapter 780, *Ordinance Code*, and Section 196.1997, *Florida Statutes*;

1 and

2 **WHEREAS**, the Owner of the Subject Property has executed the
3 required Historic Preservation Tax Exemption Covenant, pursuant to
4 Section 780.336, *Ordinance Code*, in which the Owner agrees to maintain
5 and repair the Subject Property, including the Qualifying Improvement
6 Project, so as to preserve its architectural, historical or
7 archaeological integrity during the exemption period; now therefore

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

9 **Section 1. Adopting Recitals and Granting Exemption.** The
10 Council adopts the above recitals as its findings of fact and hereby
11 approves a Historic Rehabilitation Tax Exemption pursuant to Part 3,
12 Chapter 780, *Ordinance Code*, for the Subject Property. The exemption
13 approved herein is a partial ad valorem property tax exemption for
14 one hundred percent (100%) of the increase in assessed value resulting
15 from the Qualifying Improvement Project.

16 **Section 2. Exemption Time Period.** The Council hereby
17 approves the exemption granted in Section 1 for a period of ten (10)
18 years, beginning on January 1st of the year following the year in
19 which Council enacts this Ordinance, and expiring on December 31st of
20 the tenth year thereafter, pursuant to Section 780.304, *Ordinance*
21 *Code*, which period begins on January 1, 2026, and expires on December
22 31, 2035.

23 **Section 3. Effective Date.** This Ordinance shall become
24 effective upon signature by the Mayor or upon becoming effective
25 without the Mayor's signature.

1 Form Approved:

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3 /s/ Carla Schell

4 Office of General Counsel

5 Legislation Prepared By: Carla Schell

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