

Introduced by the Neighborhoods, Community Services, Public Health and Safety Committee and amended by the Neighborhoods, Community Services, Public Health and Safety Committee:

ORDINANCE 2025-836-E

AN ORDINANCE REGARDING A PARTIAL AD VALOREM PROPERTY TAX EXEMPTION FOR REHABILITATION OF A LOCAL LANDMARK LOCATED AT 525 WEST BEAVER STREET, OWNED BY 525 BEAVER, LLC; PROVIDING FOR EXEMPTION FROM THAT PORTION OF AD VALOREM TAXATION LEVIED BY THE CITY OF JACKSONVILLE ON ONE HUNDRED PERCENT (100%) OF THE INCREASE IN ASSESSED VALUE RESULTING FROM THE QUALIFYING IMPROVEMENT PROJECT, PURSUANT TO SECTION 780.303, *ORDINANCE CODE*; PROVIDING FOR AN EXEMPTION PERIOD OF TEN (10) YEARS BEGINNING ON JANUARY 1ST OF THE YEAR FOLLOWING THE YEAR IN WHICH THE COUNCIL ENACTS THIS ORDINANCE, PURSUANT TO SECTION 780.304, *ORDINANCE CODE*; WAIVING THE REQUIREMENT OF SECTION 780.335 (COMPLETION OF WORK), PART 3 (TAX EXEMPTION FOR REHABILITATION OF HISTORIC LANDMARKS AND PROPERTIES IN HISTORIC DISTRICTS), CHAPTER 780 (PROPERTY TAX), *ORDINANCE CODE*, THAT AN APPLICANT MUST COMPLETE WORK WITHIN TWO YEARS FOLLOWING THE DATE OF APPROVAL OF A PRECONSTRUCTION APPLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1992, Florida voters overwhelmingly approved by

1 referendum an amendment to the Constitution of the State of Florida
2 authorizing local governments to provide a partial ad valorem property
3 tax exemption to owners of Florida historic properties who restore,
4 rehabilitate, or renovate those structures; and

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

10 **WHEREAS,** Section 196.1997(1), *Florida Statutes*, provides that
11 a municipality may grant partial ad valorem property tax exemptions
12 under the Constitution of the State of Florida, Article VII, Section
13 3(d), to historic properties, if the owners are engaging in the
14 restoration, rehabilitation, or renovation of such properties, in
15 accordance with the guidelines established therein; and

16 **WHEREAS,** in 1994, the City Council enacted Part 3, (Tax
17 Exemption for Rehabilitation of Historic Landmarks and Properties in
18 Historic Districts), Chapter 780 (Property Tax), *Ordinance Code*,
19 providing for a Historic Rehabilitation Tax Exemption; and

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

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

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

30 **WHEREAS,** the Planning and Development Department has determined
31 that the rehabilitation of the Subject Property, as described in the

1 Application, is a Qualifying Improvement Project, as defined in
2 Section 780.302, *Ordinance Code*; and

3 **WHEREAS**, the Planning and Development Department has
4 determined that the Qualifying Improvement Project is consistent with
5 the U.S. Department of the Interior *Secretary of the Interior's*
6 *Standards for Rehabilitation*; and

7 **WHEREAS**, the Planning and Development Department has
8 determined that the Application meets the requirements of Part 3,
9 Chapter 780, *Ordinance Code*, and Section 196.1997, *Florida Statutes*;
10 and

11 **WHEREAS**, the Owner of the Subject Property has executed the
12 required Historic Preservation Tax Exemption Covenant, pursuant to
13 Section 780.336, *Ordinance Code*, in which the Owner agrees to maintain
14 and repair the Subject Property, including the Qualifying Improvement
15 Project, so as to preserve its architectural, historical or
16 archaeological integrity during the exemption period; now therefore

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

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

25 **Section 2. Exemption Time Period.** The Council hereby
26 approves the exemption granted in Section 1 for a period of ten (10)
27 years, beginning on January 1st of the year following the year in
28 which Council enacts this Ordinance, and expiring on December 31st of
29 the tenth year thereafter, pursuant to Section 780.304, *Ordinance*
30 *Code*, which period begins on January 1, 2026, and expires on December
31 31, 2035.

1 **Section 3. Waiver of Section 780.335, Ordinance Code.** The
2 requirement of Section 780.335 (Completion of work), Part 3 (Tax
3 Exemption for Rehabilitation of Historic Landmarks and Properties in
4 Historic Districts), Chapter 780 (Property Tax), *Ordinance Code*, that
5 the applicant must complete all work within two years following
6 approval of a preconstruction application is hereby waived. The
7 preconstruction application for the Subject Property was approved by
8 the Planning and Development Department on December 1, 2022, and the
9 Qualifying Improvement Project received its final review and approval
10 on October 29, 2025. Therefore, this waiver is necessary because the
11 project did not meet the two-year completion deadline.

12 **Section 4. Effective Date.** This Ordinance shall become
13 effective upon signature by the Mayor or upon becoming effective
14 without the Mayor's signature.

15
16 Form Approved:

17
18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Carla Schell

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