

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2024-966

Introducer/Sponsor(s): Council Member Carrico

Date of Introduction: November 26, 2024

Committee(s) of Reference: NCSPHS, R, F

Date of Analysis: November 27, 2024

Type of Action: Approval of settlement agreement; authorization to execute agreement; designation of oversight agency; request for emergency passage upon introduction

Bill Summary: The bill approves a settlement agreement between the City and Live Oak Ancient City Living, LLC to resolve a fine imposed by the City's Special Magistrate on the Laura Street Trio properties pursuant to the authority of Chapter 162, Florida Statutes, and Chapter 91, Ordinance Code, for certain violations of Chapter 518 and Chapter 656, Ordinance Code. It authorizes and directs the mayor and other appropriate City officials to execute the agreement within 5 days of its effective date. Should the mayor fail to execute the agreement within that period, the agreement shall become effective without the mayor's signature. The Municipal Code Compliance Division of the Neighborhoods Department is designated as the City's oversight agency for the agreement.

Background Information: Live Oak Ancient City Living, LLC is the prospective purchaser of the Laura Street Trio properties located at 51 W. Forsyth Street, 47 W. Forsyth Street, and 117 N. Laura Street in downtown Jacksonville. The properties are subject to a fine imposed by the City's Special Magistrate/Code Enforcement Board for certain violations of Chapter 518 and Chapter 656 of the City's Ordinance Code which have accrued over a period of years to a total of approximately \$800,000. Live Oak desires to purchase the buildings from the current owner before the end of the calendar year and thereafter to negotiate an incentive package with the City for the rehabilitation of the existing buildings and possibly the construction of additional new buildings. The existence of the liens is problematic for the underwriting of the loan required to finance the purchase of the buildings so the Council urges the mayor to utilize the lien waiver/settlement procedures available under Ordinance 2006-631-E to provide assurance to the lender that there is a mechanism for the liens to be released while also requiring that the release only occur after the violations are rectified.

Section 6.05 of the City Charter provides that any legislation over which the mayor has veto power must be transmitted to the mayor after passage. The mayor may sign the bill, after which it becomes effective according to the terms of the legislation, or may veto the bill by returning it to the council, accompanied by a message indicating the reasons for her disapproval, at or prior to the next council meeting that occurs at least 10 days after the date the legislation was delivered to the mayor's office. Legislation neither signed nor vetoed becomes effective pursuant to the terms contained in the bill.

Policy Impact Area: Lien satisfaction; historic preservation; economic development

Fiscal Impact: The liens in question have accrued to approximately \$800,000 and continue to grow by \$250 per day while violations continue.

Analyst: Clements