

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



COLLEEN HAMPSEY
Chief of Research
(904) 255-5151
CHampsey@coj.net

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202

Bill Type and Number: Ordinance 2025-467

Introducer/Sponsor(s): Council Member Peluso

Date of Introduction: June 24, 2025

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

Date of Analysis: June 24, 2025

Type of Action: Reduction of liens

Bill Summary: The bill authorizes the Agreement to Reduce Nuisance Abatement Lien and Demolition Lien between the City and The Hardmon Company, LLC. Subsection 518.145(d), *Ordinance Code* is waived because the improvements to the property were completed prior to applying for an agreement to settle outstanding liens with the City.

Background Information: The purpose of this legislation is to reduce the demolition and nuisance liens “after-the-fact” for the property located at 1402 Florida Avenue, Jacksonville, Florida 32206. Eastside Futures, LLC and the City of Jacksonville previously entered into an Agreement to Reduce Nuisance Abatement and Demolition Liens. Eastside Futures, LLC then conveyed the Property to The Hardmon Company LLC, a third party. The Hardmon Company LLC and Spencer Construction and Engineering, Inc. completed improvements to the Property without entering into a contract with the City to address the outstanding liens. The property is now owned by Mr. Jamison, who purchased the Property from The Hardmon Company LLC, and was not aware of the prohibited conveyance and now owns a new home with nuisance liens.

Policy Impact Area: Nuisance liens

Fiscal Impact: 1 demolition lien and 15 nuisance liens attached to the Property, \$36,345.12, plus accrued interest

Analyst: Hampsey