

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



Brandon Russell
Research Assistant
(904) 255-5137
BRussell@coj.net

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

Bill Type and Number: Ordinance 2025-0836

Introducer/Sponsor(s): Neighborhoods, Community Services, Public Health, and Safety Committee

Date of Introduction: November 12, 2025

Committee(s) of Reference: F, NSCPHS

Date of Analysis: November 12, 2025

Type of Action: Partial ad valorem property tax exemption

Bill Summary: This bill provides for a partial ad valorem property tax exemption for the rehabilitation of a local landmark located at 525 Beaver Street. It would exempt the portion of ad valorem taxation levied by the City on 100 percent of the increase in assessed value resulting from the rehabilitation, pursuant to Section 780.303 of the *Ordinance Code*. The bill establishes a 10-year exemption period, beginning January 1st of the year following the year in which the Council enacts this Ordinance, as per Section 780.304 of the *Ordinance Code*.

Background Information: In 1992, Florida voters overwhelmingly approved by referendum an amendment to the Constitution of the State of Florida authorizing local governments to provide a partial ad valorem property tax exemption to owners of historic properties who restore, rehabilitate, or renovate those structures. The Constitution of the State of Florida, Article VIII, Section 3(d), allows the City of Jacksonville to grant historic preservation ad valorem property tax exemptions to owners of historic properties by ordinance. Section 196.1997(1), *Florida Statutes*, provides that a municipality may grant partial ad valorem property tax exemptions under the Florida Constitution to historic properties if the owners are engaging in the restoration, rehabilitation, or renovation of such properties.

In 1994, the City Council enacted Part 3, Chapter 780, *Ordinance Code*, providing for a Historic Rehabilitation Tax Exemption. The property located at 525 Beaver Street is a local landmark designated in 2022 by Ordinance 2022-499-E. The owner of the property, 525 Beaver, LLC, has submitted a complete Historic Preservation Property Tax Exemption Application, along with all other required documentation. The Planning and Development Department has determined that the Subject Property is a Qualifying Property as defined in Section 780.302, *Ordinance Code*. The Planning and Development Department has also determined that the Qualifying Improvement Project is consistent with the US Department of the Interior *Secretary of the Interior's Standards for Rehabilitation*. They have also determined that the Application meets the requirements of Part 3, Section 780, *Ordinance Code*, and Section 196.1997, *Florida Statutes*. The owner of the Subject Property has executed the required Historic Preservation Tax Exemption Covenant, in which the owner agrees to maintain and repair the Subject Property, including the Qualifying Improvement Project, to preserve its architectural, historical, or archaeological integrity during the exemption period.

Policy Impact Area: Ad valorem property tax exemption, historical preservation

Fiscal Impact: No direct cost to the City.

Analyst: Russell