

Introduced by Council Member Peluso:

ORDINANCE 2025-467

AN ORDINANCE MAKING CERTAIN FINDINGS; APPROVING AND AUTHORIZING THE MAYOR, OR HER DESIGNEE, AND THE CORPORATION SECRETARY TO EXECUTE AND DELIVER AN AGREEMENT TO REDUCE NUISANCE ABATEMENT LIENS AND DEMOLITION LIEN (THE "LIEN AGREEMENT") BETWEEN THE CITY OF JACKSONVILLE ("CITY") AND THE HARDMON COMPANY, LLC IN CONNECTION WITH DEMOLITION AND IMPROVEMENT OF THE PROPERTY LOCATED AT 1402 FLORIDA AVENUE, JACKSONVILLE, FLORIDA 32206 (R.E. NO. 114619-0020) (THE "PROPERTY"), WHICH LIEN AGREEMENT AUTHORIZES AN "AFTER-THE-FACT" REDUCTION OF THE NUISANCE ABATEMENT AND DEMOLITION LIENS ON THE PROPERTY IN THE AMOUNT OF \$36,345.12, PLUS ACCRUED INTEREST; DIRECTING THE FINANCE DEPARTMENT AND THE NEIGHBORHOODS DEPARTMENT TO WORK COOPERATIVELY TO ADMINISTER AND MONITOR THE LIEN AGREEMENT; WAIVING SUBSECTION 518.145(D) (COLLECTION AND SETTLEMENT OF NUISANCE ABATEMENT AND DEMOLITION LIENS), *ORDINANCE CODE*, AUTHORIZING THE DIRECTOR OF THE FINANCE DEPARTMENT AND THE CITY'S REAL ESTATE OFFICER TO EXTINGUISH LIENS IN CONSIDERATION OF REHABILITATION OF A PROPERTY TO BRING IT INTO COMPLIANCE WITH THE ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

1 **WHEREAS,** Eastside Futures, LLC and the City of Jacksonville
2 entered into an Agreement to Reduce Nuisance Abatement and Demolition
3 Liens (the "EF Agreement") regarding the property located at 1402
4 Florida Avenue, Jacksonville, Florida 32206 (R.E. No. 114619-0020)
5 (the "Property"), and a copy of said EF Agreement is attached hereto
6 as **Exhibit 1;** and

7 **WHEREAS,** Eastside Futures, LLC agreed to bring the Property
8 into compliance with the City's Ordinance Code in accordance with the
9 terms and conditions set forth in the EF Agreement; and

10 **WHEREAS,** the City's Accounting Division discovered that
11 Eastside Futures, LLC conveyed the Property to The Hardmon Company
12 LLC, a third party, without the City's consent. A copy of the General
13 Warranty Deed is attached hereto as **Exhibit 2;** and

14 **WHEREAS,** as of December 31, 2024, Rudolph Jamison, Jr. is the
15 current owner of the Property having purchased the Property from The
16 Hardmon Company LLC for \$325,000.00 as reflected in the General
17 Warranty Deed attached hereto as **Exhibit 3;** and

18 **WHEREAS,** on January 13, 2025, the City terminated the EF
19 Agreement effective immediately and requested full payment of the
20 outstanding liens on the Property, (a copy of the Termination Letter
21 is attached hereto as **Exhibit 4);** and

22 **WHEREAS,** as of June 17, 2025, there is one demolition lien and
23 fifteen nuisance liens attached to the Property in the total amount
24 of \$36,345.12, plus accrued interest, and a list of said liens is
25 attached hereto as **Exhibit 5;** and

26 **WHEREAS,** The Hardmon Company LLC and Spencer Construction and
27 Engineering, Inc. completed improvements to the Property without
28 first entering into a contract with the City to address the
29 outstanding liens; and

30 **WHEREAS,** although The Hardmon Company LLC sold the Property to
31 Rudolph Jamison, Jr., the outstanding liens still remain on the

1 Property; and

2 **WHEREAS**, in order to resolve the outstanding liens recorded
3 against the Property, The Hardmon Company LLC has submitted
4 documentation, which has been placed **On File** with the Legislative
5 Services Division, for consideration by the City in support of its
6 request to reduce the aforementioned demolition and nuisance liens
7 "after-the-fact"; and

8 **WHEREAS**, due to the property being conveyed in the manner
9 described above, the current property owner was not aware of the
10 prohibited conveyance and now owns a new home with nuisance liens
11 that the property owner was not aware of; and

12 **WHEREAS**, such prohibited conveyances compelled the
13 administration to implement new policy clarifications for violations
14 of the Agreement to Reduce Nuisance Abatement and Demolition Liens;
15 now therefore

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

17 **Section 1. Findings.** It is hereby ascertained, determined,
18 found and declared as follows:

19 (a) The recitals set forth herein are true and correct.

20 (b) The construction of a new single-family home at the
21 Property is consistent with the goals of the City in that the project
22 will, among other things, help meet the overall community goal of
23 blight elimination and growth in Jacksonville.

24 (c) The authorizations provided by this Ordinance are for
25 public uses and purposes for which the City may use its powers as a
26 county/municipality and as a political subdivision of the State of
27 Florida and may expend public funds, and the necessity in the public
28 interest for the provisions herein enacted is hereby declared as a
29 matter of legislative determination.

30 (d) This Ordinance is adopted pursuant to the provisions of
31 Chapters 125, 163 and 166, *Florida Statutes*, as amended, the City's

1 Charter, and other applicable provisions of law.

2 **Section 2. Approval and Authorization to Execute Agreement.**

3 The City Council hereby approves the Agreement to Reduce Nuisance
4 Abatement Lien and Demolition Lien (the "Lien Agreement") between the
5 City and The Hardmon Company, LLC in substantially the form attached
6 hereto as **Exhibit 6** and incorporated herein by this reference. The
7 Mayor, or her designee, and the Corporation Secretary, are hereby
8 authorized to: (1) execute and deliver, for and on behalf of the
9 City, the Lien Agreement and all such other documents, necessary or
10 appropriate to effectuate the purpose of this Ordinance, and (2)
11 take, or cause to be taken, for and on behalf of the City, such
12 further action to effectuate the purpose of this Ordinance. The Lien
13 Agreement may include such additions, deletions and changes as may
14 be reasonable, necessary and incidental for carrying out the purposes
15 thereof, as may be acceptable to the Mayor, or her designee, with
16 such inclusion and acceptance being evidenced by execution of the
17 Lien Agreement by the Mayor, or her designee. No modification to the
18 Lien Agreement may increase the financial obligations or liability
19 of the City to an amount in excess of the amount authorized by this
20 Ordinance, and any such modification shall be technical only and
21 shall be subject to appropriate legal review and approval by the
22 Office of General Counsel.

23 **Section 3. Direction to Authorized Officials as Contract**
24 **Administrators.** The Mayor is designated as the authorized official
25 of the City for the purpose of executing and delivering any contracts
26 and documents and furnishing such information, data and documents for
27 the Lien Agreement as may be required and otherwise to act as the
28 authorized official of the City in connection with the Lien Agreement,
29 and is further authorized to designate one or more other officials
30 of the City to exercise any of the foregoing authorizations and to
31 furnish or cause to be furnished such information and take or cause

1 to be taken such action as may be necessary to enable the City to
2 implement the Lien Agreement according to its terms. The Finance
3 Department and the Neighborhoods Department are hereby directed to
4 coordinate together in the administration and monitoring of the Lien
5 Agreement, and to handle the City's responsibilities thereunder,
6 including the City's responsibilities under the Lien Agreement to
7 reduce the demolition and nuisance liens in accordance with its terms.

8 **Section 4. Waiver of Subsection 518.145(d), Ordinance Code.**

9 Subsection 518.145(d) (Collection and settlement of nuisance
10 abatement and demolition liens), Subpart E (Collection, Settlement
11 and Establishment of Rates and Charges), Part 1 (General Provisions),
12 Chapter 518 (Jacksonville Property and Maintenance Code), *Ordinance*
13 *Code*, authorizing the Director of the Finance Department and the
14 City's Real Estate Officer to extinguish liens in consideration for
15 rehabilitation of a property is hereby waived because The Hardmon
16 Company LLC proceeded to complete improvements to the Property in
17 order to bring the Property into compliance with the City's Ordinance
18 Code prior to applying for an agreement to settle outstanding liens
19 with the City, and further conveyed the property to the current owner,
20 Rudolph Jamison, Jr.

21 **Section 5. Effective Date.** This Ordinance shall become
22 effective upon signature by the Mayor or upon becoming effective
23 without the Mayor's signature.

24
25 Form Approved:

26
27 /s/ Cherry S. Pollock

28 Office of General Counsel

29 Legislation Prepared By: Cherry S. Pollock

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