

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2021-0201

**Introducer/Sponsor(s):** Introduced by Council Member DeFoor

**Date of Introduction:** April 13, 2021

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

**Date of Analysis:** April 13, 2021

**Type of Action:** Nuisance Liens Settlement Agreement "After-the-Fact"; waiving Sec. 518.145(d), Ord. Code

**Bill Summary:** This bill authorizes the Administration to execute an agreement between the "City" and "V and O Partners, LLC" to settle nuisance liens that were rendered to the vacant property located at 4422 Ortega Blvd.

The bill waives Sec. 518.145(d) of the Ord. Code because the Owner proceeded with demolition of the property, despite the pandemic shutdown, in order to eliminate the dilapidated and hazardous structure due to its blight upon the neighborhood. However, the owner is not proposing to develop or re-develop the property as a condition of this lien reduction request.

**Background Information:** V and O Partners, LLC is the current property owner of the vacant property located at 4422 Ortega Blvd having purchased the property for \$218,200.00. Pursuant to Chapter 518, Ord. Code, the City Municipal Code Compliance Officer issued notices to the previous owner regarding various property safety conditions deemed as violations of the City Ord. Code. Due to the previous owner's failure to comply with said notices, the City hired local contractors to abate the conditions on the property, and subsequently imposed nuisance liens on the property. There are 9 nuisance liens attached to the Property in the total amount of \$15,051.49 plus accrued interest. Section 518.145(d), Ord. Code, states that "...in exceptional circumstances..." requires that liens be extinguished "...in consideration for the rehabilitation of the property". The City's Nuisance and Demolition Lien Abatement and Reduction Policy requires that the applicant complete an application form "...before improvements begin...". The Owner, V and O Partners, LLC, demolished and improved the Property before applying to the City for a reduction as required. The Owner has submitted documentation to support their request to reduce the aforementioned Nuisance liens "after-the-fact".

**Policy Impact Area:** Council District 14 properties/parcels, City fines/fees/liens

**Fiscal Impact:** The bill will result in a reduction of nuisance liens that are due to be paid to the City by the aforementioned property owner in the amount of \$15,051.49. No additional financial impacts anticipated.

**Analyst:** Baltiero