

1 Introduced by the Council President at the request of the Mayor:

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4 **ORDINANCE 2023-378**

5 AN ORDINANCE AUTHORIZING ABATEMENT OF RENT FOR  
6 CERTAIN LICENSEES IN THE FLORIDA THEATRE OFFICE  
7 BUILDING FOR THE MONTHS OF JULY, AUGUST,  
8 SEPTEMBER AND OCTOBER 2023 IN THE TOTAL  
9 ESTIMATED AMOUNT OF \$2,975.56; APPROVING, AND  
10 AUTHORIZING THE MAYOR, OR HIS DESIGNEE, AND THE  
11 CORPORATION SECRETARY TO EXECUTE AND DELIVER  
12 THAT CERTAIN FIRST AMENDMENT TO LICENSE  
13 AGREEMENT FOR FLORIDA THEATRE OFFICE BUILDING  
14 BETWEEN THE CITY OF JACKSONVILLE AND THE  
15 FOLLOWING LICENSEES, RESPECTIVELY: (1) CATHY  
16 REED DBA C-SUITE REALTY, (2) JACKSONVILLE DANCE  
17 THEATRE, INC. AND (3) SPEC CHECK, LLC, TO  
18 INCORPORATE TERMS AND CONDITIONS RELEVANT TO  
19 RENT ABATEMENT WHERE ONGOING CAPITAL  
20 IMPROVEMENTS OR OTHER DISRUPTIONS MAY OCCUR IN  
21 THE FLORIDA THEATRE OFFICE BUILDING THAT RENDER  
22 OFFICES UNSUITABLE FOR USE AND OCCUPANCY;  
23 PROVIDING FOR OVERSIGHT BY THE REAL ESTATE  
24 DIVISION OF THE DEPARTMENT OF PUBLIC WORKS;  
25 PROVIDING AN EFFECTIVE DATE.

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

28 **Section 1. Rent Abatement Authorized.** The Council hereby  
29 approves and authorizes abatement of rent for the months of July,  
30 August, September and October 2023 for Cathy Reed DBA C-Suite Realty,  
31 Jacksonville Dance Theatre, Inc. and Spec Check, LLC (collectively,

1 the "Licensees"), in the estimated total amount of \$2,975.56. The  
2 City has scheduled necessary HVAC repairs for the Florida Theatre  
3 Office Building beginning July 1<sup>st</sup>, 2023 through October 27<sup>th</sup>, 2023  
4 that will render the office spaces occupied by the Licensees  
5 unsuitable for use and occupancy. The City therefore desires to  
6 abate the rent for each Licensee during this period of displacement.

7 **Section 2. Approval and Authorization.** There is hereby  
8 approved, and the Mayor, or his designee, and the Corporation  
9 Secretary are hereby authorized to execute and deliver, for and on  
10 behalf of the City, that certain First Amendment to License Agreement  
11 for Florida Theatre Office Building between the City and the following  
12 Licensees: (1) Cathy Reed DBA C-Suite Realty, (2) Jacksonville Dance  
13 Theatre, Inc. and (3) Spec Check, LLC (collectively, the  
14 "Amendments"), copies of which are attached hereto as **Exhibit 1** and  
15 incorporated herein by this reference. The License Agreements  
16 modified by the Amendments described herein were originally  
17 authorized and approved by Ordinance 2014-92-E. Copies of said  
18 License Agreements have been placed **On File** with the Legislative  
19 Services Division. The Amendments provide the terms and conditions  
20 relevant to rent abatement where ongoing capital improvements or  
21 other disruptions at the Florida Theatre Office Building render a  
22 Licensee's office space unsuitable for use and occupancy.

23 **Section 3. Oversight.** The Real Estate Division of the  
24 Department of Public Works shall provide oversight of the project  
25 described herein.

26 **Section 4. Effective Date.** This Ordinance shall become  
27 effective upon signature by the Mayor or upon becoming effective  
28 without the Mayor's signature.

1 Form Approved:

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3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation prepared by: Mary E. Staffopoulos

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