

1 Introduced by the Council President at the request of the Mayor and
2 amended by the Neighborhoods, Community Services, Public Health and
3 Safety Committee:

4
5
6 **ORDINANCE 2023-378-E**

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

28
29 **BE IT ORDAINED** by the Council of the City of Jacksonville:

30 **Section 1. Rent Abatement Authorized.** The Council hereby
31 approves and authorizes abatement of rent for the months of July,

1 August, September and October 2023 for Cathy Reed DBA C-Suite Realty,
2 Jacksonville Dance Theatre, Inc. and Spec Check, LLC (collectively,
3 the "Licensees"), in the estimated total amount of \$2,975.56. The
4 City has scheduled necessary HVAC repairs for the Florida Theatre
5 Office Building beginning July 1st, 2023 through October 27th, 2023
6 that will render the office spaces occupied by the Licensees
7 unsuitable for use and occupancy. The City therefore desires to abate
8 the rent for each Licensee during this period of displacement. In
9 addition, the Council hereby authorizes future administrative rent
10 abatements of periods of up to 180 consecutive days, subject to the
11 terms and conditions of the Amendments authorized in Section 2 below,
12 when abatement may become necessary due to temporary displacement of
13 a tenant for capital repairs or improvements.

14 **Section 2. Approval and Authorization.** There is hereby
15 approved, and the Mayor, or her designee, and the Corporation
16 Secretary are hereby authorized to execute and deliver, for and on
17 behalf of the City, that certain First Amendment to License Agreement
18 for Florida Theatre Office Building between the City and the following
19 Licensees: (1) Cathy Reed DBA C-Suite Realty, (2) Jacksonville Dance
20 Theatre, Inc. and (3) Spec Check, LLC (collectively, the
21 "Amendments"), copies of which are attached hereto as **Exhibit 1** and
22 incorporated herein by this reference. The License Agreements
23 modified by the Amendments described herein were originally
24 authorized and approved by Ordinance 2014-92-E. Copies of said License
25 Agreements have been placed **On File** with the Legislative Services
26 Division. The Amendments provide the terms and conditions relevant
27 to rent abatement where ongoing capital improvements or other
28 disruptions at the Florida Theatre Office Building render a Licensee's
29 office space unsuitable for use and occupancy and authorize rent
30 abatement for periods of up to 180 consecutive days subject to the
31 terms and conditions of the Amendments.

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

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

7
8 Form Approved:

9
10 /s/ Mary E. Staffopoulos

11 Office of General Counsel

12 Legislation Prepared By: Mary E. Staffopoulos

13 GC-#1580202-v1-2023-378-E.docx