

1 Introduced by the Council President at the request of the
2 Jacksonville Historic Preservation Commission:

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5 **ORDINANCE 2021-139-E**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC
7 PRESERVATION), *ORDINANCE CODE*; DESIGNATING THE
8 UNION TERMINAL COMPANY WAREHOUSE, OWNED BY EAST
9 UNION PROPERTY OWNER, LLC, LOCATED AT 700 EAST
10 UNION STREET, REAL ESTATE NUMBER 122092-0115, IN
11 COUNCIL DISTRICT 7, JACKSONVILLE FLORIDA, AS A
12 LOCAL LANDMARK; DIRECTING THE CHIEF OF
13 LEGISLATIVE SERVICES TO NOTIFY THE APPLICANT,
14 THE PROPERTY OWNER, AND THE PROPERTY APPRAISER
15 OF THE LOCAL LANDMARK DESIGNATION, AND TO RECORD
16 THE LOCAL LANDMARK DESIGNATION IN THE OFFICIAL
17 RECORDS OF DUVAL COUNTY; DIRECTING THE ZONING
18 ADMINISTRATOR TO ENTER THE LOCAL LANDMARK
19 DESIGNATION ON THE ZONING ATLAS; PROVIDING AN
20 EFFECTIVE DATE.

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22 **WHEREAS**, the Jacksonville City Council ("Council") enacted
23 Chapter 307 (Historic Preservation), *Ordinance Code*, to facilitate
24 the designation of landmarks and landmark sites, where appropriate;
25 and

26 **WHEREAS**, the structure to be designated by this ordinance is
27 the Union Terminal Company Warehouse building constructed in 1912-
28 1913, Real Estate Number 122092-0115, in Council District 7; and

29 **WHEREAS**, the Union Terminal Company Warehouse was constructed
30 as a wholesale grocery and merchandise storage facility, housing 28

1 nationally known companies and over 100 other businesses
2 contributing significantly to the commerce of Jacksonville; and

3 **WHEREAS**, constructed by the Turner Construction Company it is
4 an excellent example of a reinforced concrete industrial loft
5 building; at 333,000 square feet it was the largest of its kind
6 erected; and

7 **WHEREAS**, the Union Terminal Company Warehouse exemplifies a
8 period of technological advancements using concrete structural
9 systems for large commercial fireproof buildings; and

10 **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic
11 Preservation), *Ordinance Code*, the Council has considered the
12 issue of designating the Union Terminal Company Warehouse as a
13 landmark, taking into consideration its importance and historical
14 value, as more fully set forth in the Designation Application, LM-
15 21-01, and Staff Report of the Historic Preservation Section of the
16 Planning and Development Department, a copy of which is **on file**
17 with Legislative Services as **Composite Exhibit 1**, and incorporated
18 by reference herein (the "Application and Staff Report"); and

19 **WHEREAS**, all public notice and public hearing requirements
20 have been met for designating the Union Terminal Company Warehouse
21 as a local landmark; and

22 **WHEREAS**, on February 24, 2021, the Jacksonville Historic
23 Preservation Commission reviewed and recommended approval of the
24 landmark designation; and

25 **WHEREAS**, the property owner is in support of the landmark
26 designation; and

27 **WHEREAS**, having met the requisite criteria, the Council finds
28 that it is in the best interest of the citizens of the City of
29 Jacksonville to designate the Union Terminal Company Warehouse as a
30 local landmark, in furtherance of historic preservation and
31 protection; now, therefore

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

2 **Section 1. Designation of Local Landmark.** Pursuant to
3 Chapter 307 (Historic Preservation), *Ordinance Code*, the Council
4 hereby designates the Union Terminal Company Warehouse, located at
5 700 East Union Street, Real Estate Number 122092-0115, in Council
6 District 7, as a local landmark.

7 **Section 2. Satisfaction of Requisite Criteria.** The
8 Council hereby finds that the Union Terminal Company Warehouse
9 meets five (5) of the requisite criteria set forth in Section
10 307.104(j), *Ordinance Code*, as more fully set forth in the
11 Application and Staff Report.

12 **Section 3. Notice of Landmark Designation.** Pursuant to
13 Section 307.104(m), *Ordinance Code*, the Council hereby directs the
14 Chief of Legislative Services, as designee of the Council
15 Secretary, to notify the applicant, the property owner, and the
16 Property Appraiser of the designation of the landmark.

17 **Section 4. Recording of Landmark Designation.** The
18 Council hereby directs the Chief of Legislative Services to record
19 this ordinance in the official records for Duval County, Florida.

20 **Section 5. Landmark Designation on Zoning Atlas.**
21 Pursuant to Section 307.104(n), *Ordinance Code*, the Council hereby
22 directs the Zoning Administrator, as designee of the Director of
23 the Planning and Development Department, to enter the local
24 landmark designation on the Zoning Atlas, in accordance with
25 Section 656.203, *Ordinance Code*.

26 **Section 6. Effective Date.** The enactment of this
27 ordinance shall be deemed to constitute a quasi-judicial action of
28 the Council and therefore shall become effective upon signature by
29 the Council President and Council Secretary.

30 Form Approved:

31 /s/ Kealey A. West

1 Office of General Counsel

2 Legislation Prepared By: Kealey West

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