

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

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5 **ORDINANCE 2022-260**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC  
7 PRESERVATION), *ORDINANCE CODE*; DESIGNATING THE  
8 COMMERCIAL BUILDING LOCATED IN COUNCIL DISTRICT 7  
9 AT 327-345 EAST BAY STREET, BETWEEN NORTH MARKET  
10 STREET AND NORTH LIBERTY STREET (REAL ESTATE  
11 NUMBER 073363-0000), OWNED BY 327 E. BAY, LLC,  
12 NOW KNOWN AS LIBERTY BAY PROPERTIES LLC, AS A  
13 LOCAL LANDMARK; DIRECTING THE CHIEF OF  
14 LEGISLATIVE SERVICES TO NOTIFY THE APPLICANT, THE  
15 PROPERTY OWNER, AND THE PROPERTY APPRAISER OF THE  
16 LOCAL LANDMARK DESIGNATION, AND TO RECORD THE  
17 LOCAL LANDMARK DESIGNATION IN THE OFFICIAL  
18 RECORDS OF DUVAL COUNTY; DIRECTING THE ZONING  
19 ADMINISTRATOR TO ENTER THE LOCAL LANDMARK  
20 DESIGNATION ON THE ZONING ATLAS; PROVIDING AN  
21 EFFECTIVE DATE.

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

27 **WHEREAS**, the structure to be designated by this Ordinance is the  
28 commercial building located in Council District 7 at 327 through 345  
29 East Bay Street, between North Market Street and North Liberty Street  
30 (the "327 Building") constructed in 1908, Real Estate Number 073363-  
31 0000, in Council District 7; and

1           **WHEREAS**, the 327 Building was one of a small group of commercial  
2 and warehouse buildings constructed in the eastern part of downtown  
3 following the first decade following the 1901 fire; and

4           **WHEREAS**, the 327 Building was originally occupied in 1909 by  
5 W.H. Christopher's "produce store" and by the Cellaret Supplies  
6 Company in 1910; and

7           **WHEREAS**, the design of the building reflects a commercial style  
8 referred by one stylebook as the two-part commercial block, one of  
9 the oldest types of commercial designs dating back to medieval towns  
10 and Colonial settlements; and

11           **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic  
12 Preservation), *Ordinance Code*, the Council has considered the issue  
13 of designating the 327 Building as a landmark, taking into  
14 consideration its importance and historical value, as more fully set  
15 forth in the Designation Application, LM-22-03, and Staff Report of  
16 the Historic Preservation Section of the Planning and Development  
17 Department, a copy of which is **On File** with Legislative Services and  
18 incorporated by reference herein (the "Application and Staff  
19 Report"); and

20           **WHEREAS**, all public notice and public hearing requirements have  
21 been met for designating the 327 Building as a local landmark; and

22           **WHEREAS**, on March 23, 2022, 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 327 Building as a local landmark, in  
30 furtherance of historic preservation and protection; now, therefore

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

1           **Section 1.           Designation of Local Landmark.** Pursuant to  
2 Chapter 307 (Historic Preservation), *Ordinance Code*, the Council  
3 hereby designates the 327 Building, located in Council District 7 at  
4 327-345 East Bay Street, between North Market Street and North Liberty  
5 Street (Real Estate Number 073363-0000), as a local landmark.

6           **Section 2.           Satisfaction of Requisite Criteria.** The Council  
7 hereby finds that the 327 Building meets three (3) of the requisite  
8 criteria set forth in Section 307.104(j), *Ordinance Code*, as more  
9 fully set forth in the Application and Staff Report. The 3 criteria  
10 are:

11           1. Its value as a significant reminder of the cultural,  
12 historical, architectural or archeological heritage of the City,  
13 state or nation.

14           2. It has distinguishing characteristics of an architectural  
15 style valuable for the study of a period, method of construction or  
16 use of indigenous materials.

17           3. Its suitability for preservation or restoration.

18           **Section 3.           Notice of Landmark Designation.** Pursuant to  
19 Section 307.104(m), *Ordinance Code*, the Council hereby directs the  
20 Chief of Legislative Services, as designee of the Council Secretary,  
21 to notify the applicant, the property owner, and the Property  
22 Appraiser of the designation of the 327 Building as a local landmark.

23           **Section 4.           Recording of Landmark Designation.** The  
24 Council hereby directs the Chief of Legislative Services to record  
25 this Ordinance in the official records for Duval County, Florida.

26           **Section 5.           Landmark Designation on Zoning Atlas.** Pursuant  
27 to Section 307.104(n), *Ordinance Code*, the Council hereby directs the  
28 Zoning Administrator, as designee of the Director of the Planning and  
29 Development Department, to enter the local landmark designation on  
30 the Zoning Atlas, in accordance with Section 656.203, *Ordinance Code*.

31           **Section 6.           Effective Date.** The enactment of this Ordinance

