

CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
MEETING

Proceedings held on Wednesday, August 27, 2025,
commencing at 1:01 p.m., at the Edward Ball Building,
Hearing Room 1002, 214 North Hogan Street, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

ETHAN GREGORY, Chair.
WILLIAM HOFF, Secretary.
JULIA EPSTEIN, Commission Member.
BECKY MORGAN, Commission Member.
THOMAS LOVE, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planner Supervisor, Planning Dept.
JERMAINE ANDERSON, Planning Department.
DREW JOHNSON, Planning Department.
CALEB ARSENAULT, Planning Department.
CARLA LOPERA, Office of General Counsel.

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1 COMMISSIONER HOFF: William Hoff,
2 commissioner.
3 COMMISSIONER MORGAN: Becky Morgan,
4 commissioner.
5 COMMISSIONER LOVE: Thomas Love,
6 commissioner.
7 MR. ARSENAULT: Caleb Arsenault, Planning
8 Department.
9 MR. JOHNSON: Drew Johnson, Planning
10 Department.
11 MR. ANDERSON: Jermaine Anderson, Planning
12 Department.
13 THE CHAIRMAN: All right. Thank you,
14 everyone.
15 Now can I get an approval for the minutes
16 from the July 23rd, 2025, Jacksonville Historic
17 Preservation Commission meeting?
18 COMMISSIONER HOFF: Through the Chair, so
19 moved.
20 COMMISSIONER EPSTEIN: Second.
21 THE CHAIRMAN: All those in favor?
22 COMMISSION MEMBERS: Aye.
23 THE CHAIRMAN: Any opposed?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: By your action, the motion

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1 PROCEEDINGS
2 August 27, 2025 1:01 p.m.
3 THE CHAIRMAN: I hereby call this meeting
4 of the Jacksonville Historic Preservation
5 Commission to order, and welcome to each of you
6 for attending today.
7 Let the record reflect that it is now
8 1:01 p.m.
9 Just a couple of reminders here. If you'd
10 like to speak, make sure you submit a speaker's
11 card up to the front here. It's the cards that
12 are in yellow. Please mark if you are for or
13 against the COA there. We'll take breaks every
14 two hours, at 3:00 p.m. 5:00 p.m., and two
15 hours afterwards, if needed. Breaks shall be
16 about ten minutes long.
17 And we'll start with some introductions,
18 starting with staff to the left here.
19 MR. WELLS: Arimus Wells, Planning
20 Department.
21 MS. LOPERA: Carla Lopera, Office of
22 General Counsel.
23 COMMISSIONER EPSTEIN: Julia Epstein,
24 commissioner.
25 THE CHAIRMAN: Ethan Gregory, chair.

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1 passes.
2 I'm going to go through the whole agenda
3 here, starting with section B, under Deferred
4 Items, there is LM-25-07, located at 913 5th
5 Street west, item 2 is COA-25-32497, located at
6 751 Stockton Avenue; COA-25-32215, located at
7 1635 Hubbard Street.
8 On the consent agenda, item C, at
9 number 1, we have COA-25-32660, located at 1535
10 Ingleside Avenue; COA-25-32414, located at 231
11 Laura Street North; COA-25-32410, located at
12 2934 Forbes Street; COA-25-32523, located at
13 1443 Ingleside Avenue; COA-25-32380, located at
14 1247 Boulevard; COA-25-32554, located at 321
15 10th Street West.
16 Moving on to section B --
17 MS. LOPERA: (Off microphone.)
18 THE CHAIRMAN: Item D is COA-25-31951,
19 located at 1649 Osceola Street; COA-25-32249,
20 located at 1552 Pearl Street North.
21 And then moving on to section G,
22 Certificates of Appropriateness, COA-25-32476,
23 located at 2024 Gilmore Street; COA-25-32532,
24 located at 1130 Market Street North; and
25 COA-25-32673, located at 1272 Edgewood Avenue.

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1 Moving down to section J, Minor
2 Modifications, MMA-25-32535, located at 1719
3 Ionia Street; and MMA-25-32547, located at 1721
4 Ionia Street.

5 And from there, moving to Section L, we
6 have New Business, a building naming, as well
7 as a street renaming.

8 And then Information, Section M, we have a
9 demolition delay report, Landmarking Committee
10 charge memorandum, updates on pending
11 legislation, and then Public Works improvement
12 projects.

13 We're going to skip around here and start
14 with -- under Section L, under New Business,
15 item number 2, for the street renaming from
16 Shipyards Place to Tower Court.

17 With that, we'll open the public hearing.
18 We'll take a staff report.

19 MR. WELLS: Thank you.

20 So, again, this is a road renaming, and
21 this is in accordance with Chapter 745 of the
22 Jacksonville Ordinance Code which requires a
23 review and recommendation from the Historic
24 Preservation Commission.

25 So in making a report and recommendation,

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1 Steve Diebenow, One Independent Drive,
2 Suite 1200, here on behalf of the applicant.

3 (Discussion held off the record.)

4 THE CHAIRMAN: Okay. I apologize.

5 MR. DIEBENOW: That's okay.

6 I'm just here to answer questions, any
7 that you may have on this project. I think the
8 staff -- I think Arimus did a great job
9 describing the purpose of the request.

10 THE CHAIRMAN: Anybody have any questions
11 for the applicant here?

12 COMMISSION MEMBERS: (No response.)

13 MR. DIEBENOW: Thank you.

14 THE CHAIRMAN: Thank you very much.

15 Is there anyone else here to speak on this
16 street renaming?

17 AUDIENCE MEMBERS: (No response.)

18 THE CHAIRMAN: All right. With that, we
19 will close the public hearing and I'll
20 entertain a motion.

21 COMMISSIONER HOFF: I will make a motion
22 to rename Shipyards Place to Tower Court.

23 COMMISSIONER EPSTEIN: Second.

24 THE CHAIRMAN: Any further discussion on
25 it?

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1 the Commission shall address seven -- or six
2 criteria. So in this renaming, the current
3 street name is Shipyards Place and the proposed
4 street name is Tower Court. The name change
5 seeks to build consistency in anticipation for
6 the planned office tower building as depicted
7 in the Jacksonville Shipyards project.

8 We did evaluate this in accordance with
9 the -- our Ordinance Code criteria, and we
10 found that it is consistent and is compatible,
11 and we forward a recommendation for approval.

12 And, again, the Shipyards planned -- the
13 Shipyards project is included within the
14 package itself. We found that this -- again,
15 this is a new road renaming. The street name
16 does not currently exist, so we didn't have any
17 objections.

18 THE CHAIRMAN: All right. Thank you.

19 And I believe we have the applicant here
20 to speak.

21 (Mr. Diebenow approaches the podium.)

22 MR. DIEBENOW: Yeah, my name --

23 THE CHAIRMAN: If you'll state your name
24 and your address, and she'll swear you in.

25 MR. DIEBENOW: Sure.

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1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: All right. All those in
3 favor?

4 COMMISSION MEMBERS: Aye.

5 THE CHAIRMAN: Any opposed?

6 COMMISSION MEMBERS: (No response.)

7 THE CHAIRMAN: By that, your motion is
8 passed.

9 MR. DIEBENOW: Thank you.

10 THE CHAIRMAN: Thank you so much.

11 All right. We're going to move back to
12 the consent agenda, and we will be -- just as a
13 matter of note, we'll be pulling Item Number 6,
14 321 West 10th Street, from the consent agenda.
15 That's Item Number 6, COA-25-32554, located at
16 321 10th Street West. That is being pulled
17 from the consent agenda.

18 I'll open the public hearing here. Is
19 anyone here to speak on any items on the
20 consent agenda?

21 AUDIENCE MEMBER: Yes, I'd like to --

22 THE CHAIRMAN: Hold on. Ma'am, if you can
23 come up here to the podium, please, and state
24 your name and address and she'll swear you in.

25 (Audience member approaches the podium.)

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