

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

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5 **ORDINANCE 2021-139**

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, THE  
14 PROPERTY OWNER, AND THE PROPERTY APPRAISER OF THE  
15 LOCAL LANDMARK DESIGNATION, AND TO RECORD THE  
16 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.

21  
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 the  
27 Union Terminal Company Warehouse building constructed in 1912-1913,  
28 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  
31 nationally known companies and over 100 other businesses contributing

1 significantly to the commerce of Jacksonville; and

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

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

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

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

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

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

26 **WHEREAS**, having met the requisite criteria, the Council finds  
27 that it is in the best interest of the citizens of the City of  
28 Jacksonville to designate the Union Terminal Company Warehouse as a  
29 local landmark, in furtherance of historic preservation and  
30 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 Union Terminal Company Warehouse, located at  
4 700 East Union Street, Real Estate Number 122092-0115, in Council  
5 District 7, as a local landmark.

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

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

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

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

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

27 Form Approved:

28 \_\_\_\_\_ /s/ Kealey A. West

29 Office of General Counsel

30 Legislation Prepared By: Kealey West