

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, March 26, 2025,  
commencing at 1:08 p.m., at the Ed 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:

MICHAEL MONTOYA, Chair.  
ETHAN GREGORY, Vice Chair.  
WILLIAM HOFF, Secretary.  
BECKY MORGAN, Commission Member.  
THOMAS LOVE, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning & Development Dept.  
BRITTANY FIGUEROA, Planning & Development Dept.  
CALEB ARSENAULT, Planning & Development Dept.  
CARLA LOPERA, Office of General Counsel.

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3  
1 minutes from last month's meeting?  
2 MS. LOPERA: (Off microphone.)  
3 THE CHAIRMAN: Oh, my goodness. You all  
4 just know everyone here already, right? I  
5 forgot to start with introductions.  
6 We'll start on the left with staff.  
7 MR. WELLS: Arimus Wells, Planning  
8 Department.  
9 MS. LOPERA: Carla Lopera, Office of  
10 General Counsel.  
11 THE CHAIRMAN: Michael Montoya, Chair.  
12 COMMISSIONER GREGORY: Ethan Gregory,  
13 commissioner.  
14 COMMISSIONER HOFF: William Hoff,  
15 commissioner.  
16 COMMISSIONER MORGAN: Becky Morgan,  
17 commissioner.  
18 COMMISSIONER LOVE: Thomas Love --  
19 MS. FIGUEROA: Brittany -- sorry.  
20 COMMISSIONER LOVE: -- commissioner.  
21 MS. FIGUEROA: Brittany Figueroa, Planning  
22 Department.  
23 MR. ARSENAULT: Caleb Arsenault, Planning  
24 Department.  
25 THE CHAIRMAN: Thank you.

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PROCEEDINGS

1 March 26, 2025 1:08 p.m.

2 - - -

3 THE CHAIRMAN: Welcome, everyone. Thanks  
4 again for your patience.

5 This is the March 26, 2025, meeting of the  
6 Jacksonville Historic Preservation Commission.

7 Just to go through some housekeeping  
8 before we get started, if you plan on speaking  
9 today on an item, please make sure you have  
10 filled out a speaker's card and the COA or the  
11 item number that you plan to speak to.

12 If the meeting runs for two hours, we'll  
13 take a break every two hours. We'll let you  
14 know about that and when we're going to  
15 reconvene.

16 And then we ask that you silence your cell  
17 phones, that you keep personal conversations at  
18 a low, and that no -- no outbreaks in the  
19 audience, but wait for your turn to come and  
20 speak.

21 When you do speak, you see the timer.  
22 Each speaker has three minutes to speak or to  
23 present their case, including the applicants.

24 So I think that's it. Let's get started.

25 Do I hear a motion regarding the meeting

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1 And I do want to welcome our newest member  
2 to the Commission. So thanks for volunteering  
3 to join us.

4 All right. So back to the meeting  
5 minutes. Do I hear a motion regarding the  
6 meeting minutes?

7 COMMISSIONER GREGORY: Motion to approve  
8 the minutes from the February 22nd, 2025,  
9 meeting.

10 COMMISSIONER HOFF: Second.

11 THE CHAIRMAN: All those in favor?

12 COMMISSION MEMBERS: Aye.

13 THE CHAIRMAN: Opposed?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: Let it be recorded that the  
16 meeting minutes from February 22nd, 2025, have  
17 been approved.

18 Okay. So the first order of business we  
19 have on the agenda, under A, presentations -- a  
20 presentation by Commissioner Hoff regarding the  
21 Demolition By Neglect Task Force. We're  
22 waiting for some copies to arrive, so we're  
23 going to push that a little bit until they get  
24 here. We'll go ahead and read off the deferred  
25 items, Section B.

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1 they define themselves as West Springfield --  
2 or East Springfield. But, nonetheless, there  
3 are some definable boundaries that we have  
4 notated in the report itself.

5 THE CHAIRMAN: And I'm not in opposition  
6 to this renaming, but it does -- it makes me  
7 think about that -- you know, that -- we had a  
8 renaming -- was it a few meetings ago? We had  
9 a renaming a few meetings ago at Loretto, and I  
10 wasn't even aware of the history of the name,  
11 Loretto, you know? And so I -- I wonder about  
12 this because I've known the area -- I've lived  
13 in Jacksonville a long time, so I've known  
14 about Oakland, but it feels like its edges are  
15 diminishing a bit, and I'd like to -- I'm not  
16 opposed to this renaming, but I -- it makes me  
17 think, we need to make sure we pay attention to  
18 another neighborhood's identity. You know,  
19 just a thought.

20 Any other discussion, though? Any other  
21 questions about this or thoughts?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: I say we should vote.

24 All those in favor of advising to rename  
25 Oakland Park to Eartha M.M. White Historical

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1 Park?

2 COMMISSION MEMBERS: Aye.

3 THE CHAIRMAN: Those opposed?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: So let it be known that the  
6 Commission is advising favorably to the  
7 renaming of Oakland Park to Eartha M.M. White  
8 Historical Park.

9 So we'll move on to the next one, road  
10 renaming of Swooping Willow Court to Swooping  
11 Willow Court West.

12 MR. WELLS: Thank you.

13 So, again, this is a request to rename it  
14 from Swooping Willow Court to Swooping Willow  
15 Court West. There are six criteria that are  
16 outlined in Chapter 745 of the Ordinance Code  
17 that the Commission shall review and address.

18 The name change seeks to correct a  
19 nonconforming address issue and align it with  
20 the name currently being used by the property  
21 owners.

22 So from our analysis, we found that  
23 Swooping Willow Court is along a portion of the  
24 street, of Swooping Willow Court West, and was  
25 platted in 1994 as part of the Heaven Trees,

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1 Unit 3 subdivision plat.

2 The request for the name change applies to  
3 the entire portion of Swooping Willow Court as  
4 depicted in the location map. We found that  
5 there's no historic structures or landmarks  
6 identified along this portion of the subject  
7 street.

8 And based on the best evidence available,  
9 the Planning Department does not have any  
10 objection to the proposed street name change  
11 from Swooping Willow Court to Swooping Willow  
12 Court West.

13 End of report.

14 THE CHAIRMAN: Thank you.

15 Do I hear any motion regarding Swooping  
16 Willow Court?

17 COMMISSIONER HOFF: I will make a motion  
18 to recommend approval from Swooping Willow  
19 Court to Swooping Willow Court West.

20 COMMISSIONER MORGAN: Second.

21 COMMISSIONER GREGORY: Second.

22 THE CHAIRMAN: Multiple seconds.

23 Discussion?

24 COMMISSIONER HOFF: Quick question.  
25 So I'm curious, why is this in front of us

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1 if it's not historic? Why are we considering  
2 this? I'm just --

3 MS. LOPERA: Through the Chair to  
4 Commissioner Hoff and the Commission, the  
5 Ordinance Code requires that you review all  
6 road renamings within the city.

7 COMMISSIONER HOFF: Oh, I didn't know  
8 that.

9 THE CHAIRMAN: Because it's part of our  
10 history no less. With great power comes great  
11 responsibility.

12 Any other discussion about this?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: All those in favor of the  
15 renaming of -- advising and approval of the  
16 renaming of Swooping Willow Court to Swooping  
17 Willow Court West?

18 COMMISSION MEMBERS: Aye.

19 THE CHAIRMAN: Opposed?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: So let it be known that the  
22 Commission recommends approval of said name  
23 change to Swooping Willow Court West.

24 All right. And then there's one more,  
25 the -- another road renaming, Lenox Square to

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1 Tiphne D. Hollis Lane.  
2 MR. WELLS: Thank you.  
3 So same Ordinance Code, six criteria.  
4 This one is a request to go from Lenox Square  
5 to Tiphne D. Hollis Lane. The name change  
6 seeks to honor the life and legacy of the late  
7 Tiphne Darshay Hollis.  
8 We did our evaluation. The origin of  
9 Lenox Square cannot be determined by staff.  
10 The earliest usage of Lenox Square could be  
11 found in the Department's zoning atlas maps,  
12 which was recorded in 1971.  
13 The request will apply to the entire  
14 portion of Lenox Square. No historic  
15 structures or landmarks are identified along  
16 this portion of the subject street. And based  
17 on the best evidence available, the Planning  
18 Department has no objection to the street name  
19 change.  
20 End of report.  
21 THE CHAIRMAN: Thank you.  
22 Do I hear a motion on this?  
23 COMMISSIONER HOFF: I will make a motion  
24 to recommend renaming Lenox Square to Tiphne D.  
25 Hollis Lane.

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1 COMMISSIONER MORGAN: Second.  
2 THE CHAIRMAN: Any discussion?  
3 COMMISSION MEMBERS: (No response.)  
4 COMMISSIONER LOVE: No objection.  
5 THE CHAIRMAN: No objections?  
6 All those in favor?  
7 COMMISSION MEMBERS: Aye.  
8 THE CHAIRMAN: No opposed. So let it be  
9 known that we recommend the changing of the  
10 name Lenox Square to Tiphne D. Hollis Lane.  
11 Thank you.  
12 MS. LOPERA: Mr. Chair, I have one thing  
13 under New Business I wanted to bring up real  
14 quick.  
15 THE CHAIRMAN: Certainly.  
16 MS. LOPERA: Okay. We have a few items on  
17 the deferred item list that have sat there for  
18 quite a while. Arimus and I talked about this,  
19 I don't know, maybe a week ago or -- within the  
20 recent past. But those have sat on there for a  
21 long time. I think they're sitting on there so  
22 they don't have to be renoticed, but they've  
23 been there for so long that it would always be  
24 my recommendation that notices be redone should  
25 you ever take action on them, but --

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1 Like, for example, the first one is  
2 actually COA-22-28339, which you all heard in  
3 June of 2023. So I guess I just would like to  
4 know if you all are comfortable with it, if  
5 you'll direct staff to pull those off the  
6 deferred list. And then if ever the people  
7 come back and do what they need to do to, you  
8 know, give their application -- move it  
9 forward, it can be renoticed, readvertised, and  
10 put on an agenda at that time, if you all are  
11 comfortable with that.  
12 THE CHAIRMAN: Can we just have a general  
13 discussion and then -- what do you guys think  
14 about that?  
15 COMMISSIONER GREGORY: Through the Chair,  
16 just a question for staff. What's the general  
17 guidelines you guys have used in the past for  
18 pulling it off? I mean, like a year or  
19 something or six months? I mean, is there a  
20 number that you would normally use?  
21 MR. WELLS: Through the Chair to  
22 Commissioner Gregory, we haven't really used a  
23 number, so anything would be advisable at this  
24 point.  
25 MS. LOPERA: If you have -- through the

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1 Chair to the Commission, if you have any input  
2 on that, how long you think is acceptable to  
3 let them sit there without any action, that  
4 would maybe be helpful to staff.  
5 THE CHAIRMAN: Putting such a time frame  
6 in place, when the time passes, do they just  
7 get deleted and they have to start over? Like,  
8 what are the ramifications of said time limit?  
9 MR. WELLS: I'm trying to think if there's  
10 a recent one, because, I mean, these ones are  
11 just -- usually we'll just keep them on the  
12 deferred list until they respond, and  
13 periodically we'll try to continuously email  
14 the applicant, but -- and, luckily, we just had  
15 response rates -- kind of better response rates  
16 in the past couple of years, but, if anything,  
17 they've been kind of just languishing there on  
18 the deferred items.  
19 COMMISSIONER GREGORY: If we were to  
20 remove them from the deferred item list, does  
21 that mean these applicants would have to then  
22 reapply? Does it, like, cancel their COA or  
23 expire it? Is there any ramification to these  
24 property owners to have an additional expense  
25 if we removed them from the deferred item list?

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