

1 Introduced by the Council President at the request of the Jacksonville
2 Historic Preservation Commission:
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5 **ORDINANCE 2025-461-E**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC
7 PRESERVATION AND PROTECTION), *ORDINANCE CODE*;
8 DESIGNATING THE COMMERCIAL BUILDING LOCATED IN
9 COUNCIL DISTRICT 7 AT 231 LAURA STREET NORTH,
10 BETWEEN MONROE STREET WEST AND ADAMS STREET
11 (R.E. NO. 073696-0000), OWNED BY HISTORIC URBAN
12 CORE, LLC, AS A LOCAL LANDMARK; STATEMENT OF
13 LANDMARK CRITERIA SATISFIED; IDENTIFYING THOSE
14 ACTIVITIES WHICH REQUIRE THE ISSUANCE OF A
15 CERTIFICATE OF APPROPRIATENESS; DIRECTING THE
16 CHIEF OF LEGISLATIVE SERVICES TO NOTIFY THE
17 APPLICANT, THE PROPERTY OWNER, AND THE PROPERTY
18 APPRAISER OF THE LOCAL LANDMARK DESIGNATION, AND
19 TO RECORD THE LOCAL LANDMARK DESIGNATION IN THE
20 OFFICIAL RECORDS OF DUVAL COUNTY; DIRECTING THE
21 ZONING ADMINISTRATOR TO ENTER THE LOCAL LANDMARK
22 DESIGNATION ON THE ZONING ATLAS; PROVIDING AN
23 EFFECTIVE DATE.
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25 **WHEREAS,** the Jacksonville City Council (the "Council") enacted
26 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,
27 to facilitate the designation of landmarks and landmark sites, where
28 appropriate; and

29 **WHEREAS,** the structure to be designated by this Ordinance is
30 the commercial building located in Council District 7 at 231 Laura
31 Street North, between Monroe Street West and Adams Street (R.E. No.

073696-0000), owned by Historic Urban Core, LLC (the "Subject Property"); and

WHEREAS, the Subject Property contains a two-story masonry vernacular commercial building built in 1957 that is characterized by its rectangular form, flat roof with a large billboard, brick exterior, recessed doorway, plate-glass storefront windows, decorative terrazzo knee wall and its corner signage feature on the second floor; and

WHEREAS, the Subject Property was constructed during a period of tremendous growth and redevelopment of downtown Jacksonville and it exhibits many of the characteristics of commercial architecture of the period, most notably its lack of architectural detailing and its built-in billboard on the front corner of the primary façade; and

WHEREAS, pursuant to the requirements of Chapter 307 (Historic Preservation and Protection), *Ordinance Code*, the Council has considered the issue of designating the Subject Property as a landmark, taking into consideration its importance and historical value, as more fully set forth in the Designation Application, LM-25-06, and Staff Report of the Historic Preservation Section of the Planning and Development Department, a copy of which is **On File** with the Legislative Services Division and incorporated by reference herein (the "Application and Staff Report"); and

WHEREAS, all public notice and public hearing requirements have been met for designating the Subject Property as a local landmark; and

WHEREAS, on May 28, 2025, the Jacksonville Historic Preservation Commission reviewed and recommended approval of the landmark designation; and

WHEREAS, the property owner does not oppose the landmark designation; and

WHEREAS, having met the requisite criteria, the Council finds

1 that it is in the best interest of the citizens of the City of
2 Jacksonville to designate the Subject Property as a local landmark,
3 in furtherance of historic preservation and protection; now therefore

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

5 **Section 1. Designation of Local Landmark.** Pursuant to
6 Chapter 307 (Historic Preservation and Protection), *Ordinance Code*,
7 the Council hereby designates the Subject Property, located in Council
8 District 7 at 231 Laura Street North, between Monroe Street West and
9 Adams Street (R.E. No. 073696-0000), as a local landmark.

10 **Section 2. Satisfaction of Requisite Criteria.** The Council
11 hereby finds that the Subject Property meets three of the requisite
12 criteria set forth in Section 307.104(j), *Ordinance Code*, as more
13 fully set forth in the Application and Staff Report. The three
14 criteria are as follows:

15 1. Its value as a significant reminder of the cultural,
16 historical, architectural, or archaeological heritage of the city,
17 state or nation.

18 2. Its value as a building is recognized for the quality of
19 its architecture, and it retains sufficient elements showing its
20 architectural significance.

21 3. Its suitability for preservation or restoration.

22 **Section 3. Certificate of Appropriateness Required.** A
23 Certificate of Appropriateness shall be required prior to commencing
24 any exterior alteration, new construction, demolition, relocation,
25 mothballing or any other action regulated by Chapter 307 (Historic
26 Preservation and Protection), *Ordinance Code*, that would affect this
27 landmark or landmark site.

28 **Section 4. Notice of Landmark Designation.** Pursuant to
29 Section 307.104(m), *Ordinance Code*, the Council hereby directs the
30 Chief of Legislative Services, as designee of the Council Secretary,
31 to notify the applicant, the property owner, and the Property

Appraiser of the designation of the landmark.

Section 5. Recording of Landmark Designation. The Council hereby directs the Chief of Legislative Services to record this Ordinance in the official records for Duval County, Florida.

Section 6. Landmark Designation on Zoning Atlas. Pursuant to Section 307.104(n), *Ordinance Code*, the Council hereby directs the Zoning Administrator, as designee of the Director of the Planning and Development Department, to enter the local landmark designation on the Zoning Atlas, in accordance with Section 656.203, *Ordinance Code*.

Section 7. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the Council and therefore shall become effective upon signature by the Council President and Council Secretary.

Form Approved:

/s/ Carla A. Lopera

Office of General Counsel

Legislation Prepared By: Carla A. Lopera

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