

**Objective 1.4** The City shall preserve, protect, and stabilize residential neighborhoods keeping the maximum possible number of dwelling units in the housing supply, as measured by the implementation of the following policies.

**Policies 1.4.1**

The City shall emphasize implementation of the following objectives:

- a) Demolish backlog of condemned structures.
- b) Foreclose on derelict properties with sites suitable for constructing affordable housing.
- c) Increase customer satisfaction with park maintenance.
- d) Provide for ongoing revitalization and residential improvement in city neighborhoods.
- e) Reduce criminal activities.
- f) Provide new or rehabilitated housing through actions described above under Objective 1.3.

**1.4.2**

The City shall continue to strengthen its ability to investigate Zoning Code and Building Code violations with an emphasis on maintaining the residential character of neighborhoods. The City will continue a program to educate neighborhood residents and organizations to recognize and report Zoning and/or Building Code violations for action by the Municipal Code Enforcement Board.

**1.4.3**

The City's Real Estate Division shall maintain and have available a complete inventory of parcels of surplus properties and structures. The City shall continue to offer incentives (which may include land donations and write-downs) to developers of low income dwellings in all planning districts of the City. The City will continue to donate or reduce the cost of vacant lots and structures appropriate for in-fill housing to organizations engaged in providing homes for low income families in established neighborhoods.

**1.4.4**

Commercial and other non-residential uses lying adjacent to residential neighborhoods shall not be expanded into residential neighborhoods unless such uses enhance or do not diminish or degrade the residential character of the neighborhood.

**1.4.5**

The City's Planning and Development Department shall continue to identify those incompatible, non-residential land uses within recognized, established neighborhoods which degrade the residential character of the neighborhood, and that are not in conformance with the 2030 Comprehensive Plan.

I, ALONG WITH COUNTLESS COMMUNITY AND NEIBORHOOD RESIDENTS REQUEST THAT THE LAND USE AND ZONING COMMITTEE GRANT THE APPEAL OF MR. YAHYA SHABAZZ, ITEM 2022-0446. AT THE HEARING CONDUCTED BY THE PLANNING COMMISSION A CITY OF JACKSONVILLE GENERAL COUNCIL CLARIFIED THAT DISTANCE WAIVERS DESCRIBED IN SECTION 656.133(a) OF THE ORDINANCE CODE ARE DELINEATED BY "MAY" AND NOT "SHALL"; MEANING THE COMMISSION HAD DISCRETION TO NOT GRANT WAIVER WD 22-13 DESPITE THE FACT THAT THE COMMUNITY DOES NOT WANT ANOTHER LIQUOR STORE ON SOUTEL DRIVE AT 5522 SOUTEL DRIVE. THE PLANING COMMISSION VOTED IN FAVOR OF "PROPERTY RIGHTS" OF THE LIQUOR STORE OWNER RATHER THAN COMMUNITY RESIDENT PROPERTY RIGHTS, COMMUNITY SAFETY, AESTHETICS, HEALTH.

TO BE CONSISTENT WITH THE HOUSING ELEMENT OF JACKSONVILLE'S 2030 COMPREHENSIVE PLAN, THE WAIVER SHOULD NOT HAVE BEEN APPROVED. AS A REMINDER, SECTION 1.4.4 OF THE HOUSING ELEMENT STATES "COMMERCIAL AND OTHER NON-RESIDENTIAL USES LYING ADJACENT TO RESIDENTIAL NEIGHBORHOODS SHALL NOT BE EXPANDED INTO RESIDENTIAL NEIGHBORHOODS UNLESS SUCH USES ENHANCE OR DO NOT DIMINISH OR DEGRADE THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD".

THE PROPOSED LIQUOR STORE DIMINISHES AND DEGRADES THE DOSTIE DRIVE/WASHINGTON ESTATES NEIGHBORHOOD IN WHICH LOW TO MODERATE MIDDLE CLASS PEOPLE OF COLOR, PRIMARILY AFRICAN AMERICAN LIVE. THERE ARE MORE THAN 5 LIQUOR SELLING ESTABLISHMENTS WITHIN A MILE RADIUS OF THE PROPOSED LIQUOR PACKAGE STORE.

WE NEED WHOLE FOOD, FRESH FRUITS AND VEGETABLES –NOT ANOTHER LIQUOR STORE.

PLEASE VOTE TO GRANT MR. SHABAZZ'S APPEAL!!!!!!

VANESSA CULLINS HOPKINS – (904) 323-2196 CULLINSHOPKINS@GMAIL.COM

9-20-2022

**CONSTRUCTION ACTIVITIES REQUIRING A CERTIFICATE OF APPROPRIATENESS (COA)**

- A. Activities requiring only staff review, if determined to be consistent with the Historic Preservation Guidelines for Riverside-Avondale Historic District.**
1. Awning and canopy installation.
  2. Deck installation at ground level which is not visible from a public right-of-way and which does not alter a historic building.
  3. Door installations, when replacement is compatible in design, size and material with the original.
  4. Driveway placement.
  5. Exterior fabric or feature (stucco, wood siding, shingles) repair and replacement with same material, including repair of cornices using the existing materials and duplicating the original design and placement of front columns with ones matching the original style, size and material.
  6. Fencing size and placement.
  7. Foundation repairs and enclosures.
  8. Heating, ventilation and air-conditioning (exterior placement only).
  9. Masonry repointing.
  10. Patio or other slab placement.
  11. Porch repair
  12. Roof repair or replacement with existing material, except if existing material is incompatible.
  13. Satellite dish, skylight, solar collector placement.
  14. Window replacement.
  15. Additions to historic buildings or new construction not visible from the public right-of-way.

EXHIBIT D  
1 OF 2  
97-1029

**B. Activities requiring Jacksonville Historic Preservation Commission review.**

1. Changes to or addition of door and window openings.
2. Demolition of all or part of historic buildings.
3. Enclosure of porch, porte-cochere, or garage (visible from the public right-of-way).
4. Replacement or addition to porch.
5. Relocation of historic buildings.
6. Replacement of roof with material different from existing or change in roof form.
7. Restoration or replacement of storefronts.
8. Additions to historic buildings or new construction visible from the public right-of-way.

**~~C. Activities for which the Planning and Development Department staff or the Jacksonville Historic Preservation Commission may issue an advisory opinion at the owner's request or the Commission's discretion.~~**

- ~~1. Changes to historic features not visible from the public right of way.~~
- ~~2. Landscaping or other changes to historic setting.~~
- ~~3. Parking lot placement and resurfacing.~~
- ~~4. Paint colors.~~
- ~~5. Placement of window air conditioners.~~
- ~~6. Placement of burglar bars.~~

EXHIBIT D

20F2

97-1029

Debra Ward

914 Otis Rd

Jax. Fl. 32220

Copies of Milling Receipts for Otis Rd

# J. B. Coxwell Contracting, Inc.

6741 Lloyd Road West  
Jacksonville, Florida 32254-1200  
Telephone (904) 786-1120

Date	Truck No.	Job Location
2-10-21	1000	914 OTIS RD
Start Time	Down Time	End Time
Customer <i>Mrs Ward</i>		
Job Location <i>914 OTIS RD</i>		
Job No. / Cost Code <i>2021-M0010</i>		
Material TN/CY		
1	6	<i>Collect 625.00</i>
2	7	<i>Load</i>
3	8	<i>of</i>
4	9	<i>Millings</i>
5	10	

NET 10 DAYS - Customer agrees to pay all court costs and attorney fees if collection efforts become necessary. Prompt payment is expected and appreciated. WE WILL ASSUME NO RESPONSIBILITY FOR DAMAGES WHERE DELIVERY IS MADE INSIDE CURB.

RECEIVED BY:

DRIVER SIGNATURE

*[Signature]*  
Thank You  
1083119

# J. B. Coxwell Contracting, Inc.

6741 Lloyd Road West  
Jacksonville, Florida 32254-1200  
Telephone (904) 786-1120

Date	Truck No.	Job Location
2-30-20	160	914 OTIS RD
Start Time	Down Time	End Time
Customer <i>Debbie</i>		
Job Location <i>914 OTIS RD</i>		
Job No. / Cost Code		
Material TN/CY		
2	7	
3	8	
4	9	
5	10	

NET 10 DAYS - Customer agrees to pay all court costs and attorney fees if collection efforts become necessary. Prompt payment is expected and appreciated. WE WILL ASSUME NO RESPONSIBILITY FOR DAMAGES WHERE DELIVERY IS MADE INSIDE CURB.

RECEIVED BY:

DRIVER SIGNATURE

*[Signature]*  
Thank You  
945463

# J. B. Coxwell Contracting, Inc.

6741 Lloyd Road West  
Jacksonville, Florida 32254-1200  
Telephone (904) 786-1120

Date	Truck No.	Job Location
2-23	1000	914 OTIS ROAD
Start Time	Down Time	End Time
Customer <i>Debbie</i>		
Job Location <i>914 OTIS ROAD</i>		
Job No. / Cost Code		
Material TN/CY		
1	6	<i>Millings</i>
2	7	
3	8	
4	9	
5	10	

NET 10 DAYS - Customer agrees to pay all court costs and attorney fees if collection efforts become necessary. Prompt payment is expected and appreciated. WE WILL ASSUME NO RESPONSIBILITY FOR DAMAGES WHERE DELIVERY IS MADE INSIDE CURB.

RECEIVED BY:

DRIVER SIGNATURE

*[Signature]*  
Thank You  
385910

# J. B. Coxwell Contracting, Inc.

6741 Lloyd Road West  
Jacksonville, Florida 32254-1200  
Telephone (904) 786-1120

Date	Truck No.	Job Location
2-26-21	067	914 OTIS RD
Start Time	Down Time	End Time
Customer <i>DEBBIE WARD</i>		
Job Location <i>914 OTIS RD</i>		
Job No. / Cost Code <i>2021-M0010</i>		
Material TN/CY		
1	6	<i>MILLINGS 120 6</i>
2	7	
3	8	
4	9	
5	10	

NET 10 DAYS - Customer agrees to pay all court costs and attorney fees if collection efforts become necessary. Prompt payment is expected and appreciated. WE WILL ASSUME NO RESPONSIBILITY FOR DAMAGES WHERE DELIVERY IS MADE INSIDE CURB.

RECEIVED BY:

DRIVER SIGNATURE

*[Signature]*  
Thank You  
1051270

# J. B. Coxwell Contracting, Inc.

6741 Lloyd Road West  
Jacksonville, Florida 32254-1200  
Telephone (904) 786-1120

2

Date 6/23	Truck No. W11011	Pit Location 100
Start Time	Down Time	End Time
Customer DeBelle		
Job Location 914 Otis Rd		
Job No. / Cost Code		
Material TN/CY		
1 Meloin	6	
2	7	
3	8	
4	9	
5	10	

NET 10 DAYS - Customer agrees to pay all court costs and attorney fees if collection efforts become necessary. Prompt payment is expected and appreciated. WE WILL ASSUME NO RESPONSIBILITY FOR DAMAGES WHERE DELIVERY IS MADE INSIDE CURB.

RECEIVED BY: [Signature]  
DRIVER SIGNATURE \_\_\_\_\_

385911

Thank You

612



BERNARD & SCHEMER, P.A.  
ATTORNEYS AT LAW

480 Busch Drive  
Jacksonville, FL 32218  
T (904) 751.6980  
F (904) 751.6983  
[www.bernardlaw.net](http://www.bernardlaw.net)

September 19, 2022

Hand Delivery

Planning and Development Department  
Duval Building Suite 300  
214 N. Hogan Street  
Jacksonville, FL 32202

Re: Application No. WRF-2022-20; Ordinance No. 2022-612; Location of Property 0 Otis Road  
and 914 Otis Road

Dear Ladies and Gentleman,

This office has the pleasure of representing Mr. and Mrs. Robert Tebow regarding the above referenced matter.

My clients object to the application seeking a waiver to reduce the minimum road frontage requirements from 140 feet to 0 feet for two lots. Objections are as follows:

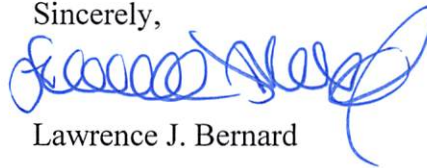
1. Although they are seeking the waiver for two lots, it appears that Mr. and Mrs. Ward intent to subdivide and have three more houses constructed upon the remaining property.
2. As I mentioned at the City Council meeting, there are significant wetlands and Mr. and Mrs. Ward have caused woodchips to be placed in various areas of wetlands which I believe is against the law. We have pictures showing same, a copy of which is attached to this letter. In fact, for several months there was a sign on the main road inviting people to dump their wood chips at Mr. and Mrs. Ward's home.
3. Although Mrs. Ward stated at the City Council meeting last week that they had purchased gravel to repair the road, this is not true. They repaired their own 30-foot road and the area around their own home but have done nothing to help maintain the 60-foot right-of-way that Mr. and Mrs. Tebow originally owned themselves. It is acknowledged that Mr. and Mrs. Ward have a percentage interest in the road but they are doing nothing to help maintain same.
4. As I mentioned at the prior City Council meeting, the deed that Mr. and Mrs. Ward attached to their application is invalid under Chapter 689, Florida Statutes because it does not have any witnesses. Two witnesses are required to convey property in the state of Florida from one individual to another.



5. Mr. and Mrs. Ward previously attempted to operate a business on part of their property without any permits until such time as the local authorities closed same. During the time that the business was illegally operating, very heavy trucks went up and down the 60-foot access/easement and severely damaged the road and the Wards made no attempt to repair same.

Mr. and Mrs. Tebow would appreciate the Committee and the Commission consider denial of the application submitted by Mr. and Mrs. Ward.

Sincerely,



Lawrence J. Bernard

LJB; sjg

Enclosure

Copy to: Mr. and Mrs. Robert Tebow





480 Busch Drive  
Jacksonville, FL 32218  
T (904) 751.6980  
F (904) 751.6983  
[www.bernardlaw.net](http://www.bernardlaw.net)

September 19, 2022

Hand Delivery

Planning and Development Department  
Duval Building Suite 300  
214 N. Hogan Street  
Jacksonville, FL 32202

Re: Application No. WRF-2022-20; Ordinance No. 2022-612; Location of Property 0 Otis Road  
and 914 Otis Road

Dear Ladies and Gentleman,

This office has the pleasure of representing Mr. and Mrs. Robert Tebow regarding the above referenced matter.

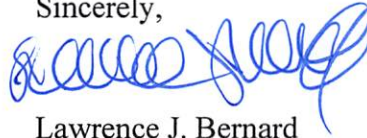
My clients object to the application seeking a waiver to reduce the minimum road frontage requirements from 140 feet to 0 feet for two lots. Objections are as follows:

1. Although they are seeking the waiver for two lots, it appears that Mr. and Mrs. Ward intent to subdivide and have three more houses constructed upon the remaining property.
2. As I mentioned at the City Council meeting, there are significant wetlands and Mr. and Mrs. Ward have caused woodchips to be placed in various areas of wetlands which I believe is against the law. We have pictures showing same, a copy of which is attached to this letter. In fact, for several months there was a sign on the main road inviting people to dump their wood chips at Mr. and Mrs. Ward's home.
3. Although Mrs. Ward stated at the City Council meeting last week that they had purchased gravel to repair the road, this is not true. They repaired their own 30-foot road and the area around their own home but have done nothing to help maintain the 60-foot right-of-way that Mr. and Mrs. Tebow originally owned themselves. It is acknowledged that Mr. and Mrs. Ward have a percentage interest in the road but they are doing nothing to help maintain same.
4. As I mentioned at the prior City Council meeting, the deed that Mr. and Mrs. Ward attached to their application is invalid under Chapter 689, Florida Statutes because it does not have any witnesses. Two witnesses are required to convey property in the state of Florida from one individual to another.

5. Mr. and Mrs. Ward previously attempted to operate a business on part of their property without any permits until such time as the local authorities closed same. During the time that the business was illegally operating, very heavy trucks went up and down the 60-foot access/easement and severely damaged the road and the Wards made no attempt to repair same.

Mr. and Mrs. Tebow would appreciate the Committee and the Commission consider denial of the application submitted by Mr. and Mrs. Ward.

Sincerely,



Lawrence J. Bernard

LJB; sjg

Enclosure

Copy to: Mr. and Mrs. Robert Tebow





OFFICE OF GENERAL COUNSEL  
117 WEST DUVAL STREET, SUITE 480  
JACKSONVILLE, FL 32202  
TELEPHONE-(904) 630-1725  
FAX-(904) 630-1731



MEMORANDUM

**TO:** Land Use & Zoning Committee Members  
**FROM:** Mary E. Staffopoulos, Deputy General Counsel *MS*  
**DATE:** September 19, 2022  
**RE:** Resolution 2022-615 – Appeal of a Final Order of the Jacksonville Historic Preservation Commission on Application for Certificate of Appropriateness (COA) 22-27338

---

On September 20, 2022, the Land Use & Zoning (LUZ) Committee will be considering Resolution 2022-615 which concerns an appeal of a final order of the Jacksonville Historic Preservation Commission (JHPC) denying Application for Certificate of Appropriateness (COA) 22-27338 filed by Duane Romanello, requesting to construct an attached one-story garage with a metal roof to a contributing (residential) structure located at 3804 Valencia Road in the Riverside/Avondale Historic District. Pursuant to Chapter 307, *Ordinance Code*, the proposed project involves an “alteration” with “new construction” of an addition to a contributing structure in the Historic District because it entails changing the exterior features of a building/structure with the addition of a new garage. This appeal was filed by Duane Romanello (the “Appellant”).

While the record that was submitted before the JHPC for this appeal is part of the record you will have before you for review, you will be considering this request *de novo*, which means that a presentation of all the evidence starts over again, and the Appellant and other presenters may provide you with additional evidence.

**Procedure for Appeal**

Chapter 307, Part 2, *Ordinance Code*, provides the procedure for appeal of a decision by the JHPC on applications for certificates of appropriateness. The LUZ Committee, as the committee of reference to the City Council on such appeals, will hold a hearing and provide a recommendation to the City Council.

Pursuant to Council Rule 6.201 and Sec. 307.204, *Ordinance Code*.

1. This is an informal quasi-judicial hearing. No formal hearing was requested by the Appellant.
2. The order of presentation is just as in a typical rezoning:
  - a. Disclosure of *ex parte* communications by LUZ Committee members.
  - b. Open the public hearing.
  - c. Swearing of witnesses, if requested:
    - i. Witnesses are not required to be sworn unless the Appellant or a LUZ Committee member asks, and then the swearing in would be done *en masse* (as a group).
    - ii. Cross examination of witnesses is not permitted, but LUZ Committee members may ask questions, and the Appellant may reserve the right to ask questions of a witness at the beginning of his/her presentation.
  - d. OGC presentation by Susan Grandin to state how the appeal came to the LUZ Committee.
  - e. Appellant (Duane Romanello) presentation (up to 10 min., to include rebuttal, if any).
  - f. Appellee (City) presentation by Arimus Wells, Historic Preservation Section (up to 10 min., to include rebuttal, if any).
  - g. Public hearing (up to 3 min. each).
  - h. Rebuttal by Appellee (City/OGC), if requested (time retained, if any).
  - i. Rebuttal by Appellant, if requested (time retained, if any).
  - j. Close the public hearing.
  - k. Deliberation and vote.

**Decision must be based upon “competent, substantial evidence”**

Competent, substantial evidence may consist of:

1. Expert testimony (staff, other experts or citizens with personal knowledge of material facts); and
2. Staff and expert reports, documents, maps, photographs, etc.

Argument of an attorney, expressions of general support or opposition, and statements involving speculation or conjecture are not competent, substantial evidence.

During discussion/deliberation it is helpful to refer to the evidence that was presented by witnesses or in the Planning & Development Department Staff Report to support your decision/recommendation to the City Council.



### **Potential Motions/Recommendations by the LUZ Committee**

The LUZ Committee will provide a recommendation to the City Council regarding the appeal. Pursuant to Sec. 307.205, *Ordinance Code*, the City Council may take any of the following actions regarding the appeal:

1. Affirm the JHPC decision (in this case, deny the appeal);
2. Reverse the JHPC decision (in this case, grant the appeal);
3. Modify the JHPC decision; or
4. Refer the matter back to the JHPC, with specific instructions for further action, by adopting a written order.

### **Criteria for Decision/Recommendation to City Council**

When the City Council acts on a contested decision by affirming, reversing, or modifying the action of the JHPC, the Council action is the final action of the City and shall be subjected to no further review under the Code.

Pursuant to Sec. 307.106(k), *Ordinance Code*, in reviewing an application for a certificate of appropriateness for alterations to a contributing structure within an historic district, the JHPC shall be guided by the criteria outlined below. These same criteria shall also guide the recommendation of the LUZ Committee to the City Council and the City Council's final action on this appeal.

1. The Historic Preservation Guidelines for the Riverside/Avondale Historic District; and
2. The following general criteria:
  - a. The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
  - b. The relationship between such work and other structures on the landmark site or other property in the historic district;
  - c. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected; and
  - d. Whether the plans may be carried out by the applicant within a reasonable period of time.
3. The following additional criteria are applicable when considering a request for alteration which are based on the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:
  - a. Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.

- b. The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
  - c. Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.
  - d. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
  - e. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
  - f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
  - g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken.
  - h. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.
4. In considering an application for certificate of appropriateness for new construction, the Commission shall consider the applicable Historic District Design Regulations, if any, and the following additional criteria:
- a. Height. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.
  - b. Proportions of windows and doors. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.
  - c. Relationship of building masses, setbacks and spaces. The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.
  - d. Roof shape. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.
  - e. Landscaping. Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in an historic district.

- f. Scale. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- g. Directional expression. Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- h. Architectural details. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.
- i. Impact on archaeological sites. New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

The LUZ Committee may require the Appellant to submit such additional information as the LUZ Committee deems necessary to be used in making its determination. Testimony from the JHPC meeting held on May 25, 2022 during which it considered COA-22-27338 can be found in the transcript included in the LUZ Book beginning on Page 103 and ending on Page 119.

# Resolution 2022-615

## Appeal of Denial of (COA) 22-27338

476 square foot garage addition

113

1 here in opposition to it, but I -- I don't  
 2 think there's a lot of people that would be  
 3 impacted or even be able to see this house.  
 4 THE CHAIRMAN: All right. Questions for  
 5 our applicant?  
 6 COMMISSION MEMBERS: (No response.)  
 7 THE CHAIRMAN: We'll call you back up.  
 8 Thank you.  
 9 MR. ROMANELLO: Thank you.  
 10 THE CHAIRMAN: Is anybody else here to  
 11 speak on this COA?  
 12 AUDIENCE MEMBERS: (No response.)  
 13 THE CHAIRMAN: Seeing none, we'll close  
 14 the public hearing and I'll entertain a motion.  
 15 COMMISSIONER KASPER: Make a motion to  
 16 deny COA-22-27338.  
 17 COMMISSIONER MONTTOYA: Second.  
 18 THE CHAIRMAN: Okay. Thoughts, comments?  
 19 Who wants to go first?  
 20 COMMISSIONER EPSTEIN: Through the Chair,  
 21 I think one of my biggest things I'm seeing  
 22 looking at this is the overall aerial map and  
 23 all the homes kind of lining up with the front  
 24 of their house, and it does look like this  
 25 addition would encroach upon that. And I know  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

114

1 that's something that -- that's not very  
 2 typical for the neighborhood and the historic  
 3 fabric of the area. That's a concern of mine.  
 4 COMMISSIONER LOPERA: Through the Chair,  
 5 taking Condition 1 regarding the 5V crimp  
 6 metal -- metal roofing for the addition, it  
 7 seems that with the main house having the metal  
 8 roof that I would -- you know, I would  
 9 generally tend towards having the -- any new  
 10 additions also match the main house.  
 11 Regarding -- let's see, point number 3  
 12 regarding its visibility, I'm looking at the  
 13 Google Earth and this is a very small street.  
 14 There's only eight houses on this street. So  
 15 even though I see Commissioner Epstein's point  
 16 about the extension, this is also a very -- not  
 17 very visible street, so it --  
 18 The garage, even though it's going to be  
 19 front-facing, it's only going to be  
 20 front-facing to the -- to one neighbor, not to  
 21 a street, not on a corner. And this property  
 22 backs up to Boone Park, so really there's  
 23 only -- like I said, there's only a few  
 24 neighbors on this street, so I -- I don't  
 25 really have any issues with the extension of  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

115

1 the garage, especially if he gets, you know,  
 2 the administrative deviation, I won't have  
 3 any -- any concerns with that aspect of it  
 4 because the garage door would be hidden, it  
 5 wouldn't be visible, even to the very few  
 6 people driving down this street.  
 7 And then regarding the massing, it seems  
 8 like it would be in keeping with the massing of  
 9 the overall structure. It's not adding a  
 10 thousand square feet. It's, I believe, less  
 11 than 500 square feet. I don't think it would  
 12 be noticeable overall.  
 13 And I think that's it, so I would actually  
 14 be inclined to approve as it's been drawn here.  
 15 THE CHAIRMAN: Anybody else have thoughts,  
 16 comments?  
 17 COMMISSIONER KASPER: Through the Chair,  
 18 I'll just maybe parrot what staff was saying,  
 19 is that, you know, we -- we do review each  
 20 project based on its compatibility with the  
 21 historic neighborhood. Part of that criteria  
 22 is how it faces the road, how it approaches the  
 23 road, and that's the front setback, and it's  
 24 normally a predominant setback. So when you go  
 25 down the street, all the houses line up,  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

116

1 similar. So this one would be protruding out  
 2 pretty far.  
 3 Also, historically, you know, the garage  
 4 is not in the front. There's a side road that  
 5 goes past the house and the garage is in the  
 6 rear. This particular house, through its  
 7 evolution, decided that the side yard would be  
 8 used, you know, as a yard, not as a driveway,  
 9 which is fine, but I don't know if that is a  
 10 reason to move the garage to the front.  
 11 So I think just on a historic  
 12 compatibility, protruding further out in the  
 13 front setback and then being a garage, front  
 14 facing, is not historically compatible.  
 15 COMMISSIONER MONTTOYA: Through the Chair,  
 16 just a statement. I think this is a  
 17 peculiar -- it's a peculiar kind of situation  
 18 because the original house, by records, say it  
 19 was built in 1922, so it is of a historic  
 20 nature by its sort of beginning, you know, its  
 21 DNA, so to speak, but there's clearly been a  
 22 lot of evolution over the years that have  
 23 modified the house to something much different  
 24 than it was in 1922, and I think that's the  
 25 predicament that I at least find myself in.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

117

1 I recognize the comments about it really  
2 being a cul-de-sac, which is something  
3 different that we don't typically see in these  
4 kind of urban fabric communities. It is on  
5 Boone Park. It is a bit remote, but -- as  
6 Commissioner Epstein stated, but I also, as  
7 Commissioner Lopera stated, this is something  
8 that really doesn't get a lot of visibility  
9 either. And so I, for one, am a bit -- I'm a  
10 bit torn about this because it's sort of, you  
11 know, where are we, and I would -- am  
12 deliberating.

13 THE CHAIRMAN: I tend to agree with that  
14 as well. This is a tough one because it has  
15 been modified and the visibility factor is -- I  
16 personally lean more towards supporting this  
17 COA. I think the visibility factor is a -- is  
18 a big one for me and -- as well as its  
19 partnering with Boone Park. And the garage  
20 won't be -- I mean, the garage door itself will  
21 not be seen by just about anyone, so --

22 COMMISSIONER LOPERA: Yeah. And through  
23 the Chair, the reason that I looked at this one  
24 different was because of the substantial  
25 modifications that have occurred over the years

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

118

1 where this house would not exist, you know,  
2 in -- within the historical area that we look  
3 at.

4 And also, if you -- I'd like to -- I'd  
5 like to point out at 1621 Pine Grove Avenue,  
6 which also has a front-facing garage which is  
7 fully facing Pine Grove Avenue -- and that's  
8 down the street from the applicant's structure,  
9 so -- but I understand the challenge of having  
10 the extension out into the road.

11 And what I considered was the minor  
12 visibility, considering it is at the very end  
13 of a very small street with only -- there's  
14 actually only seven houses on this street, or  
15 six houses on the street. I believe the other  
16 ones are actually Pine Grove Avenue addresses.

17 THE CHAIRMAN: So we've got a motion on  
18 the floor currently as a denial. Whose motion  
19 was that?

20 COMMISSIONER KASPER: That was me.

21 THE CHAIRMAN: Okay. So we can vote on  
22 that, if that's where we stand, and come back.

23 COMMISSIONER KASPER: So to clarify,  
24 there's a motion to deny, so when you say  
25 "yea" --

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

119

1 THE CHAIRMAN: It would be for denial.  
2 COMMISSIONER KASPER: -- it would be for  
3 denial.

4 THE CHAIRMAN: Correct.  
5 So let's go ahead and call the vote.  
6 All those in favor?

7 COMMISSIONER KASPER: Aye.  
8 COMMISSIONER EPSTEIN: Aye.  
9 COMMISSIONER MONTOYA: Aye.

10 THE CHAIRMAN: Those opposed?

11 COMMISSIONER LOPERA: Nay.

12 THE CHAIRMAN: Nay.

13 With that, the motion [sic] is denied.

14 So we will move on.

15 MS. GRANDIN: The application is denied.

16 THE CHAIRMAN: The application is denied,  
17 so COA-22-27338 is denied, and we will move on.

18 So next on our docket -- we are going to  
19 skip over COA-22-27456 and come back to that,  
20 which I'm sorry to tell everybody.

21 We're going to go ahead and knock out  
22 Section H real quick, Certificates of  
23 Appropriateness for Work Initiated or Completed  
24 Without a COA. So that's under Section H. Our  
25 first one is COA-22-27425, 34 East 4th Street.

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

120

1 MS. KELLY: Application for COA-22-27425  
2 is for foundation infill with pierced brick  
3 lattice; the creation of two new window  
4 openings on either side of the structure, which  
5 were done after the fact; and the replacement  
6 of all visible brick piers with a custom brick  
7 veneer over concrete block piers, which is also  
8 after the fact.

9 This two-story structure was originally a  
10 duplex located in the middle of a block along  
11 an alley surrounded by two-story structures.  
12 This contributing structure has a  
13 street-visible, open crawl space.

14 The applicant proposes one window opening  
15 at the location of the interior stair landing  
16 on the west elevation and another window  
17 opening aligned with an existing window in the  
18 middle of the east elevation. These locations  
19 aren't consistent with the design of historic  
20 structures in Springfield. And the master site  
21 file includes a photo of the structure with  
22 a -- what we call a stairwell window --  
23 evidence that it was previously enclosed. The  
24 restoration of this feature is supported by the  
25 design guidelines and the code.

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300





3

58

PT LOT-1  
D.B.K. CITY V-527  
31.5 AC.  
339.388  
92914.000

GEORGE ATKINSON GRANT

CREEK

PLAT 115  
P.B.K. 2322.000  
2.5  
2.4  
5.5  
STREET  
PARK  
ST. 1  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
841  
842  
843  
844  
845  
846  
847  
848  
849  
850  
851  
852  
853  
854  
855  
856  
857  
858  
859  
860  
861  
862  
863  
864  
865  
866  
867  
868  
869  
870  
871  
872  
873  
874  
875  
876  
877  
878  
879  
880  
881  
882  
883  
884  
885  
886  
887  
888  
889  
890  
891  
892  
893  
894  
895  
896  
897  
898  
899  
900  
901  
902  
903  
904  
905  
906  
907  
908  
909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949  
950  
951  
952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000

# Valencia

Viewed from Pinegrove Avenue

Legend



Google Earth

© 2022 Google

4



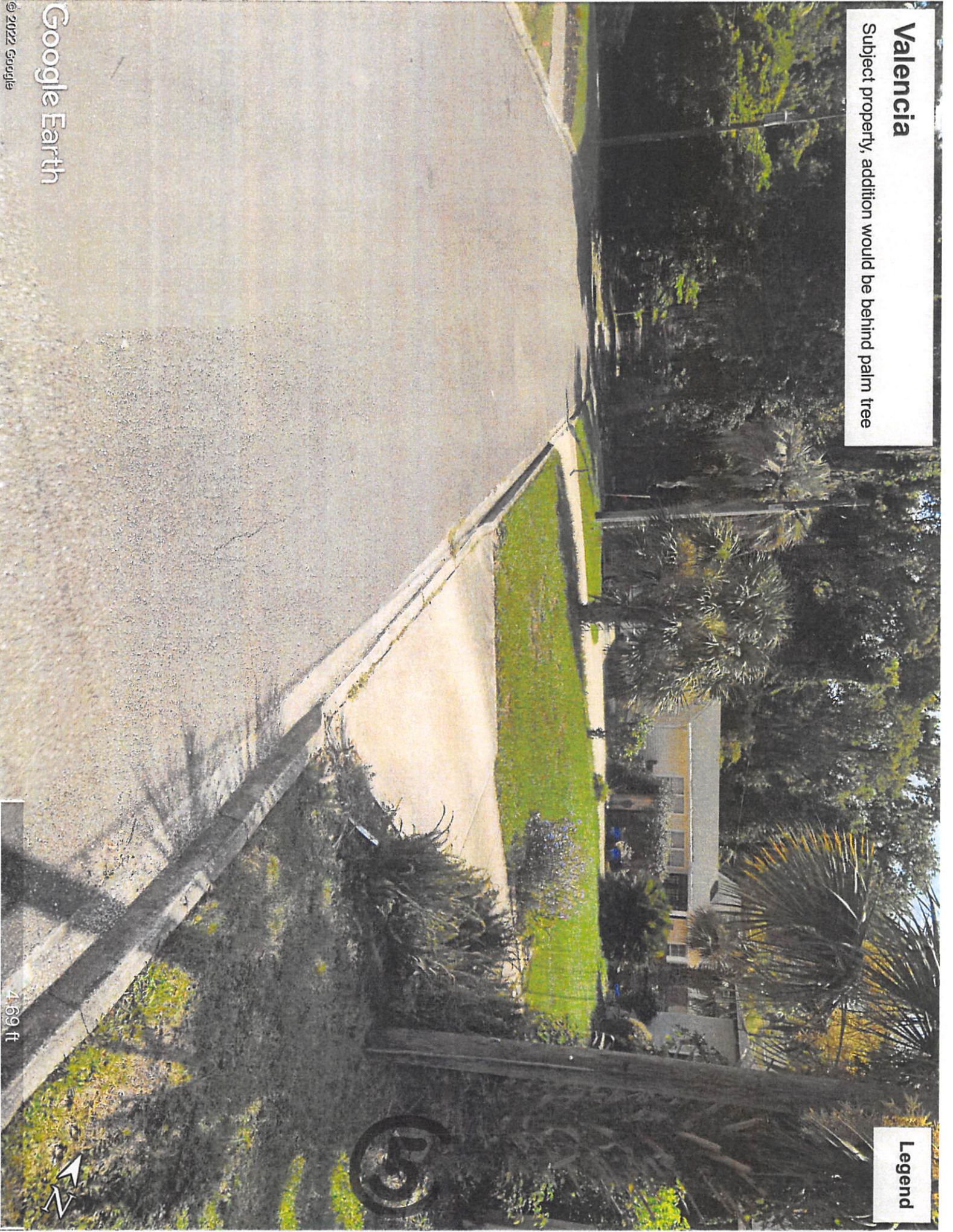
4.82 ft



# Valencia

Subject property, addition would be behind palm tree

## Legend



Google Earth

© 2022 Google

4.69 ft

# Valencia

Homes on west side of Valencia

Legend



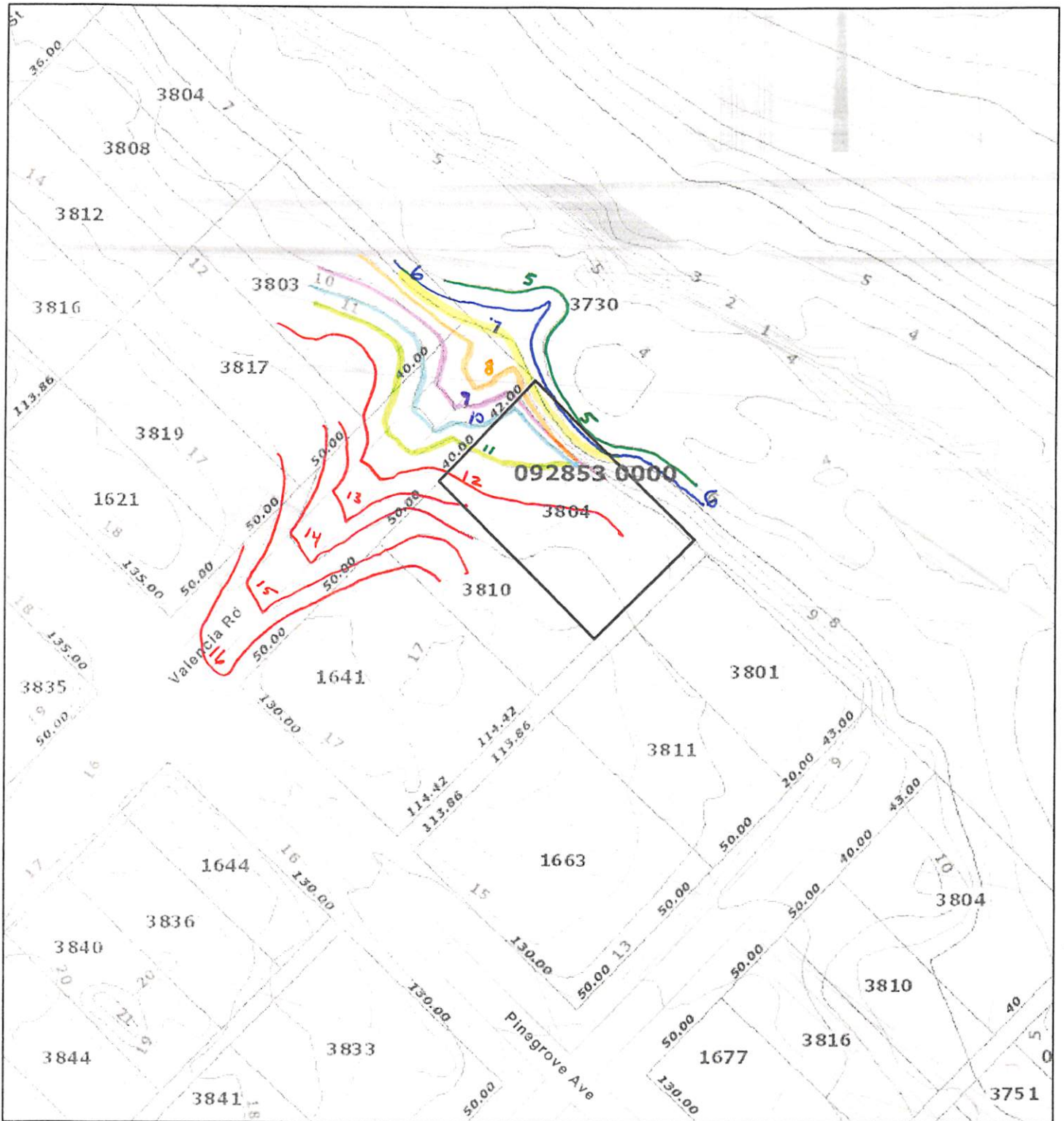
Google Earth

© 2022 Google

6.98 ft

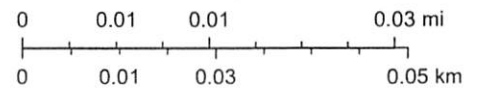


# Duval Map



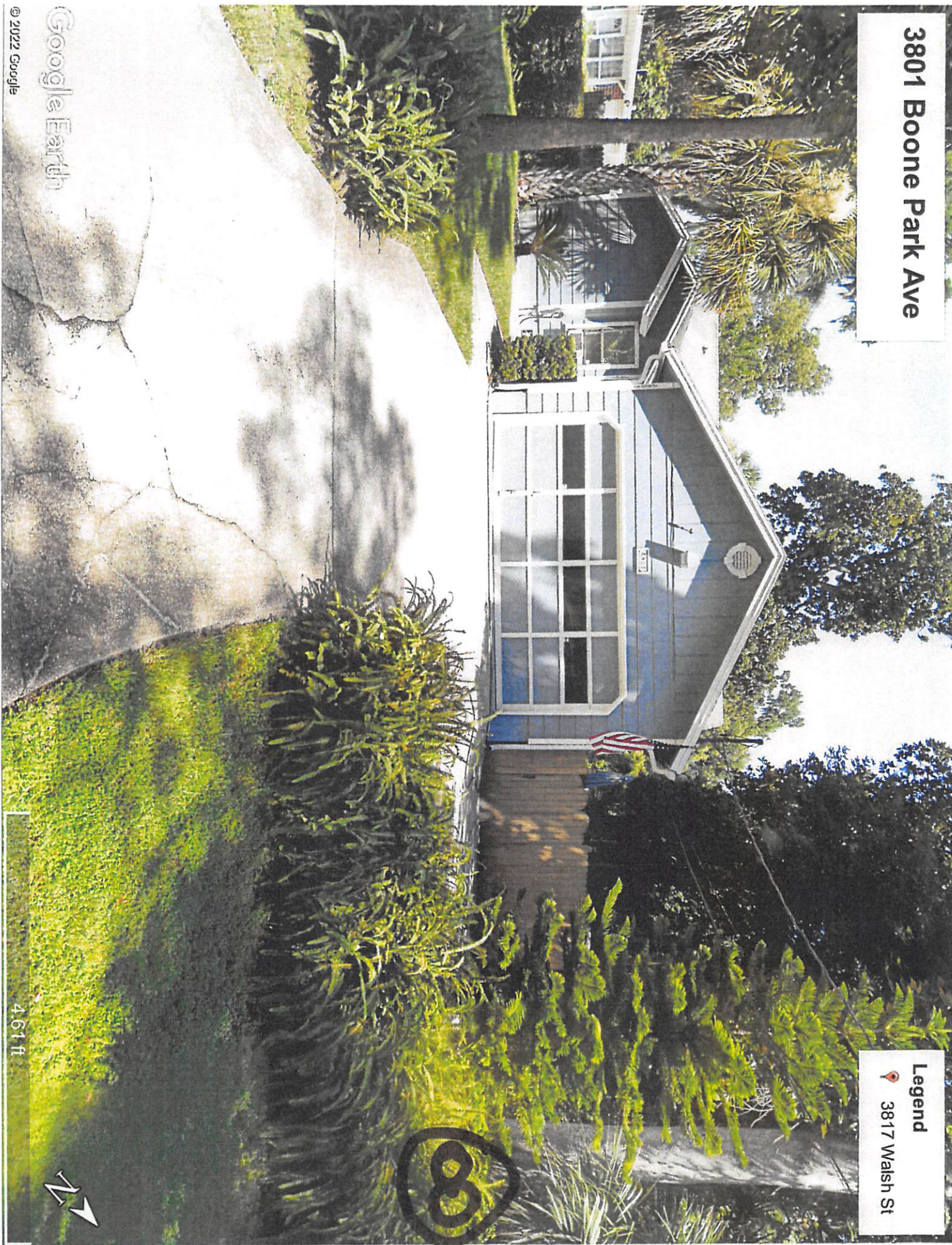
September 19, 2022

1:1,128



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

3801 Boone Park Ave



Legend  
3817 Walsh St

Google Earth

@ 2022 Google

4.61 ft



Boone Park Ave looking toward Valencia

VALENCIA RD



Legend  
📍 3817 Walsh St

3801

Google Earth

Boone Park Ave

80 ft



(6)