

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

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5 **ORDINANCE 2021-319**

6 AN ORDINANCE REGARDING CHAPTER 307 (HISTORIC  
7 PRESERVATION), *ORDINANCE CODE*; DESIGNATING THE  
8 COMMERCIAL BUILDING, OWNED BY 323 E BAY STREET,  
9 LLC, LOCATED AT 323 EAST BAY STREET, REAL ESTATE  
10 NUMBER 073362-0000, IN COUNCIL DISTRICT 7,  
11 JACKSONVILLE FLORIDA, AS A LOCAL LANDMARK;  
12 DIRECTING THE CHIEF OF LEGISLATIVE SERVICES TO  
13 NOTIFY THE APPLICANT, THE PROPERTY OWNER, AND  
14 THE PROPERTY APPRAISER OF THE LOCAL LANDMARK  
15 DESIGNATION, AND TO RECORD THE LOCAL LANDMARK  
16 DESIGNATION IN THE OFFICIAL RECORDS OF DUVAL  
17 COUNTY; DIRECTING THE ZONING ADMINISTRATOR TO  
18 ENTER THE LOCAL LANDMARK DESIGNATION ON THE  
19 ZONING ATLAS; PROVIDING AN EFFECTIVE DATE.

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21 **WHEREAS**, the Jacksonville City Council ("Council") enacted  
22 Chapter 307 (Historic Preservation), *Ordinance Code*, to facilitate  
23 the designation of landmarks and landmark sites, where appropriate;  
24 and

25 **WHEREAS**, the structure to be designated by this ordinance is  
26 the commercial building located at 323 East Bay Street (the "323  
27 Building") constructed in 1904, Real Estate Number 073362-0000, in  
28 Council District 7; and

29 **WHEREAS**, the 323 Building was one of a small group of  
30 commercial and warehouse buildings constructed in the eastern part  
31 of downtown following the 1901 fire; and

1           **WHEREAS**, the 323 Building was originally constructed as a  
2 hardware store serving adjacent port related businesses and housed  
3 George E. Chase and Company; and

4           **WHEREAS**, the design of the building reflects a commercial  
5 style referred to as the two-part commercial block, one of the  
6 oldest types of commercial designs dating back to medieval towns  
7 and Colonial settlements; and

8           **WHEREAS**, pursuant to the requirements of Chapter 307 (Historic  
9 Preservation), *Ordinance Code*, the Council has considered the  
10 issue of designating the 323 Building as a landmark, taking into  
11 consideration its importance and historical value, as more fully  
12 set forth in the Designation Application, LM-21-02, and Staff  
13 Report of the Historic Preservation Section of the Planning and  
14 Development Department, a copy of which is **on file** with  
15 Legislative Services as **Composite Exhibit 1**, and incorporated by  
16 reference herein (the "Application and Staff Report"); and

17           **WHEREAS**, all public notice and public hearing requirements  
18 have been met for designating the 323 Building as a local landmark;  
19 and

20           **WHEREAS**, on April 28, 2021, the Jacksonville Historic  
21 Preservation Commission reviewed and recommended approval of the  
22 landmark designation; and

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

25           **WHEREAS**, having met the requisite criteria, the Council finds  
26 that it is in the best interest of the citizens of the City of  
27 Jacksonville to designate the 323 Building as a local landmark, in  
28 furtherance of historic preservation and protection; now, therefore

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

30           **Section 1. Designation of Local Landmark.** Pursuant to  
31 Chapter 307 (Historic Preservation), *Ordinance Code*, the Council

1 hereby designates the 323 Building, located at 323 East Bay Street,  
2 Real Estate Number 073362-0000, in Council District 7, as a local  
3 landmark.

4 **Section 2. Satisfaction of Requisite Criteria.** The  
5 Council hereby finds that the 323 Building meets three (3) of the  
6 requisite criteria set forth in Section 307.104(j), *Ordinance Code*,  
7 as more fully set forth in the Application and Staff Report.

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

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

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

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

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27 Form Approved:

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29           /s/ Kealey A. West          

30 Office of General Counsel

31 Legislation Prepared By: Kealey West

