

**2045 COMPREHENSIVE PLAN**

**HISTORIC PRESERVATION  
ELEMENT**



**DECEMBER 2025**

*The Honorable Donna Deegan, Mayor*

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**JACKSONVILLE PLANNING DEPARTMENT**  
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**2045 COMPREHENSIVE PLAN**

**HISTORIC PRESERVATION  
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**GOALS, OBJECTIVES AND  
POLICIES**

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## **GOALS, OBJECTIVES, AND POLICIES**

### **GOAL 1**

**The City shall identify, document, protect, and preserve its archaeological, historic, architectural and cultural resources. Instilling public awareness of those resources shall be a part of the effort.**

**Objective 1.1 To improve the City's effectiveness in the administration of ordinances, codes, rules and other provisions of the Ordinance Code and practices which address historic preservation activity, assistance to residents and property owners in promoting historic preservation, and managing the historic resources under its jurisdiction.**

### **Policies**

#### **1.1.1**

The Planning and Development Department shall continue to coordinate the municipal historic preservation activities, act as City liaison for providing assistance and information regarding historic preservation, and assemble and manage the base of information required to support that responsibility.

#### **1.1.2**

The City shall implement the Historic Preservation Ordinance (Ch.307.106, "City of Jacksonville Ordinance Code" O.C.) and the Certified Local Government Program administered by agreement with the Florida Department of State Division of Historical Resources as a means to obtain information and financial assistance for the municipal historic preservation program.

#### **1.1.3**

The City shall continue to implement the Certificate of Appropriateness review process for plans that will physically alter the appearance of a designated site, property or historic district through either the administrative process or submission to the Historic Preservation Commission.

#### **1.1.4**

The City shall continue to seek funding in the form of grants and other sources both internally and externally for the purpose of developing a digital municipal archive that is accessible to the public.

#### **1.1.5**

Regulate scale and height compatibility through Historic Preservation Ordinances in the Land Development Regulations.

**Objective 1.2 Identify, document, record and evaluate the historic resources within the City's jurisdiction.**

**Policies**

**1.2.1**

The Planning and Development Department shall continue its comprehensive survey program. The survey program will continue to follow and be compatible with the Florida Master Site File. This comprehensive survey program will be completed in increments, concentrating on those areas that contain large concentrations of structures 50 years or older.

**1.2.2**

The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for of artifact concentrations.

**1.2.3**

The Planning and Development Department will continue to survey all publicly-owned and managed properties including lands, buildings and features, in order to compile an inventory of historic resources under City supervision.

**1.2.4**

The Planning and Development Department shall continue to provide information and technical assistance to individuals and organizations seeking to identify, document and evaluate historic resources.

**1.2.5**

The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

**1.2.6**

Continue the efforts of the JHPC, or its successor, to nominate additional sites, structures and areas of historical/cultural value in the City for designation on the National Register, giving priority to existing institutional sites having historic significance.

**Objective 1.3 Continue to implement and revise as necessary the Historic Preservation Ordinance in order to implement the goal, objectives and policies contained in the Historic Preservation Element, as well as to maintain the City's status as a Certified Local Government (CLG).**

## **Policies**

### **1.3.1**

The Jacksonville Historic Preservation Commission shall continue to recommend to the City Council the designation of sites, buildings and districts as “historic” according to the appropriate provisions of the Historic Preservation Ordinance.

### **1.3.2**

Designated sites, properties and districts shall be recorded in the Planning and Development Department’s GIS Database, as well as placed on the City’s Property Master File.

### **1.3.3**

The City shall continue to implement historic preservation ordinances and utilize the provisions in the Historic Preservation Ordinance to assist in the preservation of archaeological resources.

### **1.3.4**

Before recommending the designation of a Local Historic District the Jacksonville Historic Preservation Commission and the Planning and Development Department shall inform the public about the provisions of the ordinance and its implications through at least one town meeting in the affected neighborhoods. Notice of the town meeting and Public Hearing is sent to all property owners of the proposed district.

### **1.3.5**

As part of its comprehensive survey program, the City and the Jacksonville Historic Preservation Commission shall seek local landmark and landmark site designation under the Historic Preservation Ordinance for any City owned properties determined to have historic, architectural or archaeological significance.

**Objective 1.4 The City of Jacksonville shall improve the overall condition of historic districts and local landmarks by encouraging property owners to maintain and improve buildings, grounds, streetscape and vistas and encouraging settlement and revitalization of established neighborhoods.**

## **Policies**

### **1.4.1**

Street, sidewalk, utility and other improvements undertaken by the City in local historic districts, or affecting local landmarks and sites, shall be consistent, where practical, with the historic character of those districts, and/or sites.

### **1.4.2**

The Planning and Development Department shall continue to review and make specific recommendations to the City Council regarding changes or modifications to the Land Development Regulations that will protect the character of designated local historic

districts, landmarks and sites. The assistance and advice of historic preservation organizations in recognized historic areas of the City will be solicited for that purpose.

#### **1.4.3**

The Planning and Development Department, the Jacksonville Housing Authority, and the Duval County Housing Finance Authority shall seek opportunities to make financial assistance, including low interest rehabilitation loans, available to property owners seeking to improve designated historic buildings.

#### **1.4.4**

Any project sponsored by or under the authority of the City, either financially or administratively, which involves rehabilitation or construction of new buildings within a local historic district, or affecting a local landmark or site, shall adhere to appropriate historic preservation standards for such activity.

#### **1.4.5**

In consultation with the Florida Department of Transportation and the City's Traffic Engineering Division, the City shall evaluate traffic circulation patterns and plans in local historic districts in order to slow and limit damaging arterial and cut-through traffic.

#### **1.4.6**

To protect and preserve historic resources and structures, the City shall continue to use and incorporate legal and financial measures, grants, loans, technical assistance and incentives, such as ad valorem property tax exemption, Transfer of Development Rights, cluster developments, easements, loan pools, revolving funds and "conservation" areas or districts for archaeologically sensitive lands in its land development regulations. Activities and uses that would harm or destroy the historic character or value of these resources shall not be supported.

#### **1.4.7**

The Planning and Development Department shall develop guidelines for each newly created, locally designated historic district to identify, preserve, and where possible to regain the district's original historic character. Any such process from its inception shall include the participation of neighborhood organizations, residents, and stakeholders of the designated district.

**Objective 1.5 The City shall encourage the preservation of buildings in historic districts and local landmarks and sites by removing obstacles to the rehabilitation of qualified historic buildings and urging their continued use or adaptive reuse.**

## **Policies**

### **1.5.1**

The City shall continue to review and recommend amendments to City codes in order to remove obstacles to the rehabilitation of qualified historic buildings and urging their continued use or adaptive reuse.

### **1.5.2**

The City shall pursue alternatives that will lead to the preservation, as opposed to the destruction, of landmarks, landmark sites and buildings located in designated historic districts by promoting adaptive reuse where physically, structurally, and economically feasible.

**Objective 1.6 To continue to encourage and support the development and maintenance of present and future historic preservation organizations, especially those with specific neighborhood identities.**

## **Policies**

### **1.6.1**

The Planning and Development Department will provide available technical information to historic preservation organizations and continue to coordinate with such organizations, if requested.

### **1.6.2**

The City shall cooperate with neighborhood preservation organizations in identifying existing and potential local historic preservation issues and in seeking solutions to those problems.

### **1.6.3**

The City will cooperate with local historic preservation organizations in identifying funding support from federal, State, and private grant sources and shall award matching funds, if available, for historic preservation projects.

**Objective 1.7 To employ historic preservation as a means to strengthen the local economy through increased tourism and local visitation at historic sites.**

## **Policies**

### **1.7.1**

As part of its ongoing survey program, the City should continue to document and designate local landmarks and sites under its historic preservation ordinance, significant historic buildings, structures, and archaeological sites owned by the City. The Jacksonville Historic Preservation Commission should encourage the Duval County School Board to provide the same treatment for significant historic properties under their jurisdiction.

### **1.7.2**

The Jacksonville Historic Preservation Commission shall recognize outstanding preservation projects and service.

### **1.7.3**

The Jacksonville Historic Preservation Commission, and the Planning and Development Department shall assist any efforts to promote the City's history and architectural heritage by providing information and resources from its data base and site files.

### **1.7.4**

The Jacksonville Historic Preservation Commission and the Planning and Development Department shall assist efforts to identify and evaluate historic buildings, sites and districts for visitor appeal.

## **Objective 1.8 The City shall continue to educate the public about historic preservation.**

### **Policies**

#### **1.8.1**

The Planning and Development Department shall offer public education workshops and speaking engagements for historic preservation organizations and stakeholder groups to inform residents, property owners and visitors about historic sites, the historic preservation process, the organizations in the City that are engaged in historic preservation activity and the City's own preservation program and ordinances.

#### **1.8.2**

In conjunction with educational and cultural institutions and historic organizations, the Jacksonville Historic Preservation Commission should sponsor at least one seminar or workshop per year, for the public on historic preservation topics, particularly on the economic advantages inherent in the rehabilitation of historic buildings.

#### **1.8.3**

Existing design guidelines should be periodically reviewed and updated by the Planning and Development Department and made available to people seeking approval for architectural changes under the Historic Preservation Ordinance.