



Planning and Development Department

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M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission Task Force

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RE: Recommendations for the JHPC Demolition by Neglect Task Force

DATE: January 28, 2025

At the direction of Task Force Chair Hoff, Staff has compiled recommendations for the Task Force to consider. As such, below are Staff's recommendations:

Demolition By Neglect Process

Adopt a clear process for the Commission and Staff to address identified cases of demolition by neglect. The process should be considerate of the following:

- The ability to apply the process equally to all cases
- A simplified process that emphasizes communication and compliance
- Clear procedures for both compliance and continued negligence

Also consider the possibility of bringing property owners of demolition by neglect cases to meetings of the Jacksonville Historic Preservation Commission (JHPC). This may provide an opportunity to provide guidance and establish clear timelines for correction.

Staff Coordination

Establish regular meetings between the Municipal Code Compliance Division (MCCD), the Building Inspections Division (BID), and the Historic Preservation Section (HPS). This would present opportunities to not only address and identify demolition by neglect, but could identify and address deferred maintenance before a structure reaches a state of neglect.

Non-Responsive/Non-Compliant Owners

Determine the best method for encouraging compliance and deterring non-compliance. As many municipalities in Florida have experienced, liens are not an effective means of correcting cases neglect. The foreclosure process could be paired with auctioning or a non-profit/land trust if the Taskforce is interested in this method.

Consider permit holds for properties which have been subject to willful neglect, allowing only permits that are for the correction of the identified violations.

Tools to Discourage Demolition by Neglect

Consider incentive zoning as a means of encouraging the rehabilitation of neglected residential structures. This can potentially bring new use to a structure which requires significant financial investment. This would need to ensure that the architectural character of the district and the structure itself remain intact.

Consider establishing a revolving loan fund to subsidize historic preservation. This would require time to accumulate and would need to be applied to limited cases.

Encourage residential property owners of neglected structures to utilize the existing mothballing process to gradually bring structures into compliance.

Encourage commercial property owners of neglected structures to utilize the existing mothballing process and REHAB grant to gradually bring structures into compliance.

Nonprofit or Land Trust

Coordinate with or create a non-profit or land trust to assume responsibility for foreclosed properties. This will require a clear and fair process that ensures that foreclosed properties do not remain in a state of disrepair.

Community Engagement

Consider coordinating with Springfield Preservation and Revitalization (SPAR), Riverside Avondale Preservation (RAP), and any other potentially interested organizations to raise awareness in the community. Community engagement could include:

- Fundraising
- Education (walking tours, pamphlets, workshops)
- Social events (dances, shows)
- Communication (social media, physical gatherings)

Consider educating and training members of neighborhood organizations to accurately identify and report potential cases of neglect.