

Demolition by Neglect

Good morning, I'm Martin Kennelly with the Historic Preservation Section. I was asked to say a few words about my role as Historic Preservation Code Inspector.

As an Inspector, I am responsible for providing regulatory oversight for Chapter 307, Historic Preservation, of the City of Jacksonville's Ordinance Code. My duties include regulatory oversight for construction improvement projects on historic structures. I am also responsible for providing regulatory oversight for the Springfield Zoning Overlay and the Riverside/ Avondale Zoning Overlay that is within Chapter 656, of the Zoning Code. Compliance is brought about, by utilizing enforcement procedures stipulated by the State of Florida's Chapter 162

- 1) For improvement projects with an approved Certificate of Appropriateness, OR COA , Periodic inspections are made

to ensure work is being performed per the approved COA per Chapter 307.106 (R)

A COA applicant has up to 1 year to start their COA project. Once they start, they have up to five years to complete their COA project.

With historic structures, an applicant must first obtain an Approved COA before they can obtain a building permit for exterior improvements.

2) I also provide code enforcement for construction improvement projects on historic properties where work is performed WITHOUT an approved COA. Sec 307.106 (d)

(a) The responsible party is issued a Notice of Violation and is given a reasonable amount of time to correct the violation. OR a Stop Work Order is Posted,

halting work being performed by the construction crew.

(b) If it's a minor issue, sometimes a verbal warning is given, then followed up by a Notice of Violation, if needed.

(c) If there is still no correction, and several attempts have been made seeking compliance, a hearing is

requested by sending a request is to the Special Magistrate's office.

At the Hearing, if it is proven that a violation exists, the Special Magistrate will give the respondent 30 to 90 days to correct. If the violation is corrected within that required timeframe, a Certificate of Compliance is issued, closing out the case.

If the issue is not corrected within the allowed time frame, a follow up hearing is scheduled. If it is proven that the violation still exists, the respondent can be assessed a daily rolling fine up to \$250 per day OR the Special Magistrate may grant more time to correct, depending on the circumstances.

Municipal Code Compliance, per Chapter 518, provides regulatory oversight for property safety and maintenance issues, which sometimes includes historic properties.

In lieu of enforcement of the provisions of [Chapter 518](#), the owner(s) of a vacant structures, that are Locally-Designated or National Register listed as historic structures, may elect to mothball their structure as allowed by Chapter 307.302 .

Under this provision, the property owner obtains a Mothball- COA, which stipulates the requirements that are needed to be performed by the property owner to safeguard the structure. It is expected that before the COA expires that the property owner will obtain funding to begin restoration of the property.