



A NEW DAY.

# JHPC - Task Force Demolition by Neglect

## Municipal Code Compliance Division

Thomas Register



# MCCCD Questions / Task Force Charge – Role & Current Processes

1. **MCCCD's role in the enforcement of historic structures**
2. **Which type of historic structures do you cite** (local, national, etc.)
3. **Enforcement timeline – once a property has been cited:**
  - . *What happens next?*
  - . *How long?*
4. **How does PDD coordinate with MCCCD on enforcement?**
5. **Who makes the decision on demolition** (ie., emergency abatement)?
6. **Which criteria/standards do you use to determine demolition by neglect?**
7. **Which sections of the Ordinance Code do you currently enforce**



# Enforcement of Historic Structures

## Enforcement Goals

- Property & Public Safety
- Community Blight & Standards
- Voluntary Compliance

## Inspection Procedures

**Historic Designations / Types:** Local, National, etc.

**Historic Properties – Enforcement & Ordinances**



# Enforcement Timeline – Historic Structures

## Commercial & Residential Properties

### **Magistrate / Code Enforcement Board** (MCEB)

#### **Unsafe Structures**

- Demolition
- MCEB
- Emergency Demolition

#### **Citations**

- 24 hours – 30 days Initial Warning
- Court Judgements
- Zoning / COU Only

#### **Nuisance**

- Overgrowth
- Trash
- Nuisance Site Clearance
- Board Up

# PDD & MCCD Communication and Coordination



- Historic Assessment / Evaluation
- JHPC / COA's
- Emergencies



*Planning and Development Department*

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**MEMORANDUM**

**TO:** Bryan Mosier  
Chief, Municipal Code Compliance Division

**FROM:** Lisa Sheppard, Planner III  
Community Planning Division / Historic Preservation Section

**RE:** **Historic and Architectural Evaluation of 2203 Moncrief Road**

**DATE:** March 28, 2019

The Planning and Development Department has reviewed the subject property at **2203 Moncrief Road** for historic and architectural significance both individually or part of a potential historic district. The residence is currently not listed on the National Register of Historic Places either individually or part of a district, as well as not designated a local landmark or in a local historic district.

However, based on a preliminary review and historical research, the Historic Preservation Section of the Planning and Development Department has concluded that the residence has a significant amount of its original fabric and would be considered a contributing structure in a potential Durkeeville Historic District, at the local or National Register level. The determination of a potential district is based on a majority of the buildings sharing a similar age, style, and materials in a definable and significantly intact context while sharing a common history.

This particular residence is a good example of a Georgian Revival residential structure. Since the residence would be considered a contributing property in a potential historic district, the Planning and Development Department finds that **1816 Jones Street** meets the definition of a historic structure per Section 518.111, Jacksonville Ordinance Code.



# Decision to Demolish?

- **Officer Initiation**
- **Ordinance & Procedural**
- **Engineer Recommendations**

- Collapse
- Collapse Potential
- Threat to Public / Property
- Fire – Inability to Secure



# Decision to Demolish?

## Officer Initiation | Ordinance | Procedural | Engineer

- Structural – Life Safety
- “Blight Unsafe”
- Emergency Unsafe
  
- MCEB Fine – Historic Unsafe
- MCEB Fine – Secured / Prioritize Others – Immediate Threats



# Demolition by Neglect / MCCD Criteria



## BLIGHT UNSAFE

*Unsafe building or unsafe structure* includes the following buildings and structures:

**(m)** Any non-historic, blighted, vacant, unoccupied building or is occupied by transient persons, that has been boarded up, has unpaid code enforcement, nuisance or demolition liens, and has no active water or electric service for a time period that exceeds 24 months.

- 1. Non-Historic \***
- 2. Vacant**
- 3. Boarded Up**
- 4. Liens**
- 5. No Utilities for 2 years**





# MCCCD Enforcement / Ordinances

- Property Safety & Maintenance • Ch. 518

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- Zoning [non-Historic / Overlays] • Ch. 656
  - Zoning / Signs on Private Property

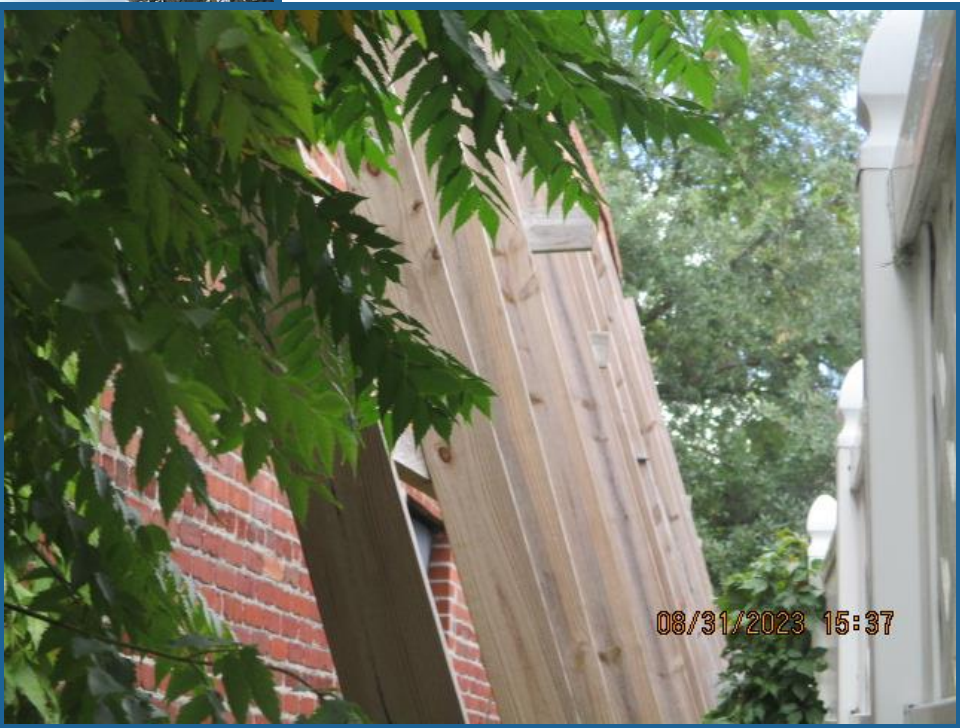
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- Addressing • Ch. 745

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- Litter Signs • Ch. 741





1043 WALNUT ST





**2768 RIVERSIDE AVE**

**Douglas V. Lucas, P.E.**  
*Licensed in FL*

Office (904) 260-2690  
Fax (904) 260-2671  
doug@Lucas-Scott.com

June 30, 2022

[Redacted]

Contract Compliance Manager  
Municipal Code Compliance Division  
City of Jacksonville  
214 N. Hogan St., 7<sup>th</sup> Floor  
Jacksonville, Florida 32202

**Re: Structural Inspection – 2768 Riverside Avenue, Jacksonville, Florida**

Dear [Redacted]

I performed a site visit to 2768 Riverside Avenue in Jacksonville, Florida on May 11, 2022, to assess structural integrity of the subject building.

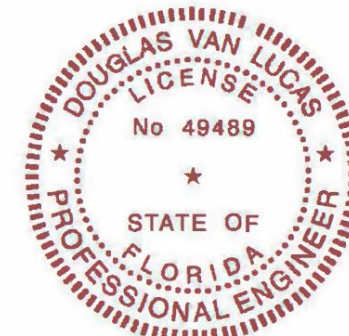
It is not feasible to repair any aspect of this structure due to the level of deterioration and damage to the structural elements. I recommend that the entire structure be demolished as it is not safe and cannot be repaired.

If you require any additional information, please do not hesitate to contact me.

Sincerely,

*Douglas V. Lucas*

Douglas V. Lucas, P.E.  
Structural Engineer







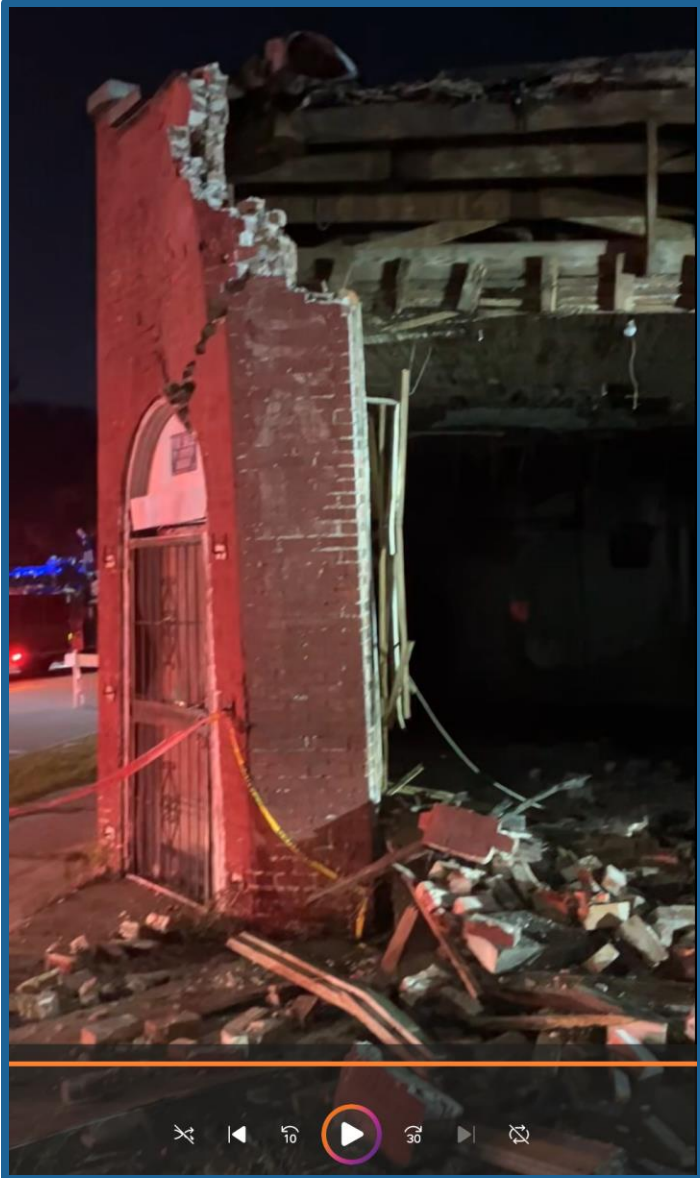
01/11/2024 14:34:07



01/11/2024 14:34:22

1300 FLORIDA AVE





1300 FLORIDA AVE



01/26/2024 07:07:28





**1634 IONIA STREET**





# 1819 IONIA STREET





A NEW DAY.

**THANK YOU**

Thomas Register

MUNICIPAL CODE COMPLIANCE DIVISION







03/06/2023 15:21:39



07/16/2024 06:46:44

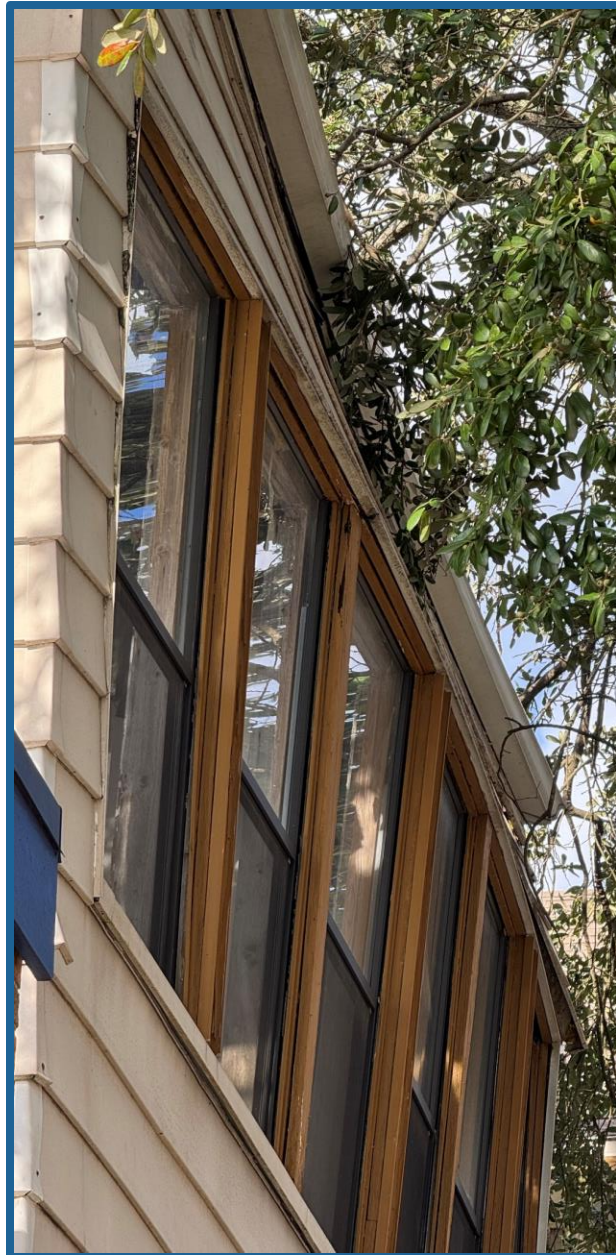
**216, 222, 228 E DUVAL ST**





**216 E DUVAL ST**





**228 E DUVAL ST**



# LOOKING FORWARD

- **Strategic Vision and/or Objectives:**  
[TEXT]

- **State and/or Federal Legislative Priorities:**  
[If applicable, can be funding or policy]

