

# Stand Up for Your Neighborhoods Ad Hoc Blight Committee Meeting

## August 13, 2014

(Please print information)

Name	Business/COJ Department	Address	Phone	Email
JAN NIGBEE	FOAM: NIGBEE PA ESTAB	133 EAST BAY STREET	354 8435	nigbee2@bellsouth.net
LINDSAY KEAVENANI	Volunteer: Higher Real Estate	133 EAST BAY STREET	354-8435	ljigbee@bellsouth.net
DEVON COOY	MCCD	214 N. HOGAN ST	255-7033	dc004@coj.net
Robert Pardo	MCCD	214 N HOGAN ST	255-7000	rjrcrd@coj.net
Randy Farmer	School Police	1720 Comal		
Bryan Alasin	Res. Compliance	24 N. Hogan	255-7005	bmasin@coj.net
MAX MARGAOT	DAILY RECORDS	244 N. HOGAN	255-7014	kscoff@coj.net
Kimberly Scott	Regulatory Compliance	11 "	255-8199	lc20mm@coj.net
LISA GOLDMAN	LFD	11 "	255-7241	laphmcc@coj.net
Daphne Gilbert	Housing & Reg Compliance	117 W. DOWD	620-5270	Rebecca@coj.net
Kevin Raulston	Planning Office	126 CEDAR ST	699-2706	CEDARHOUSE@coj.net
HICK STUBBS	CAO			
Janice Billy	BWRB	1075 PL - ED BAKE	255-8700	johnscoj.net
Solan James	PLURE	1611 FJ ED BAKE	255-9972	James@coj.net
JOT NAMEY	Delta Sigma Theta	11424 Secretariat Ln. W.	236-9988	mcastlergracie56@gmail.com
Gracie McCastler	EOD			
Melisse Lane	RCD			
Bryan Mubier	BUS-CITZ			
HELEA SINGALL	COJ PAB		349-8053	SINGALL69056@AOL.COM
Quenna Burtson	LOT PARKING			
JACK SHAD	seef	2720 Park St #205	503 7069300	amford99@hotmail.com
Arison Good	NWJCDC	3816 Moncay Rd		
Paul Tutwiler	NWJCDC			
Gerrie Hardin	NWJCDC			





## 13<sup>th</sup> Street & Moncrief Road update

**Municipal Code Compliance Division**

**Robert Prado, Division Chief**

# 13<sup>th</sup> Street & Moncrief Road

Property owner: Fred Clark

Property Owner's mailing address 1925 Durkee Drive East Jacksonville, FL. 32209

## Assessed Values - Source of information; Property Appraiser Website

- 2300 Moncrief Road - \$26,089.00
- 2306 Moncrief Road - \$186,143.00

## Taxable Value - Source of information; Property Appraiser Website

- 2300 Moncrief Road- \$23,718.00
- 2306 Moncrief Road- \$178,454.00

## Duration of fines

2300 Moncrief Road

- Unit 2310 - \$100 per day from 5/16/11 – 7/25/12 (\$43,600) Violations have been corrected by the owner
- Unit 2316 - \$250 per day from 6/2/08 – 1/8/09 (\$55,000) Violations have been corrected by the owner
- Unit 2318 - \$25 per day from 1/19/12 – 1/22/13 (\$9,225) Violations have been corrected by the owner

## Active enforcement cases

2300 Moncrief Road

- 2014-71841 Initial Inspection conducted on 3/3/14 for residential violations

2306 Moncrief Road

- 2014-38254 Initial Inspection conducted on 12/26/13 for residential violations
- 2014-71655 Initial Inspection conducted on 2/28/14 for residential violations
- 2014-71689 Initial Inspection conducted on 2/28/14 for residential violations
- 2014-71833 Initial Inspection conducted on 3/3/14 for residential violations
- 2014-71834 Initial Inspection conducted on 3/3/14 for residential violations

- 2014-71835 Initial Inspection conducted on 3/3/14 for residential violations
- 2014-71836 Initial Inspection conducted on 3/3/14 for residential violations
- 2014-71838 Initial Inspection conducted on 3/3/14 for residential violations
- 2014-71839 Initial Inspection conducted on 3/3/14 for residential violations
- 2014-109444 Initial Inspection conducted on 4/29/14 for Unsafe violations

# Agenda

Stand Up for Your Neighborhoods

August 27, 2014

10 a.m.

Lynwood Roberts Room

**Committee:** E Denise Lee, Chair; Council Member Jim Love; Council Member Bill Gulliford; Council Member John Crescimbeni, Council Member Bill Bishop, Council Member Greg Anderson, and Council Member Warren Jones.

Call to order

Approve minutes from August 13 meeting

## Old Business:

- Report on policy regarding structures that are 50 years or older – CM Warren Jones
  - Blight Demolition Criteria – Jay Higbee
- Subcommittee on business permitting and licensing (Certificate of Use) – Chair CM Warren Jones
  - Draft legislation from Paige Johnston
- Update on cameras and Operation Cease Fire – Pat Ivey, JSO
- Report on the number of neighborhoods that have been organized over the last 3 years – Kenny Logsdon
  - Database of neighborhoods and status of clarifying classification between neighborhoods and organizations.
- 45<sup>th</sup> Street Amoco Station PUD – Cherry Shaw
  - Can the grandfather clause in part 7 be amended in this case?
  - Status of proposed legislation to draft rezoning ordinance to another category.
  - Crime statistics for 45<sup>th</sup> Street and Avenue B – Pat Ivey.
- Report on Payne Street near 13<sup>th</sup> Street and Moncrief Road – Paul Tutwiler, NWJCDC
- Status report on 13<sup>th</sup> and Moncrief – Robert Prado
  - Report on legal steps that are being taken on this property and report on status of other such properties.

## New Business

### Public Comment

30 minutes will be allotted at end of meeting.

## Adjourn



OFFICE OF THE CITY COUNCIL

WILLIAM BISHOP, AIA  
PAST PRESIDENT 2012-2013  
COUNCIL MEMBER, DISTRICT 2  
OFFICE (904) 630-1392  
FAX (904) 630-2906  
E-MAIL: wbishop@coj.net

August 26, 2014  
5:00 p.m.

117 West Duval Street  
SUITE 425  
JACKSONVILLE, FLORIDA  
32202

**MEMORANDUM**

**TO:** E. Denise Lee, Chair  
Special Ad Hoc Committee on Jacksonville's Neighborhood Blight

**FROM:** Bill Bishop  
Council Member, District 2

**RE:** **EXCUSED ABSENCE FROM STAND UP FOR  
NEIGHBORHOODS COMMITTEE**

---

I respectfully request to be excused from the above-listed meeting scheduled for Wednesday, August 27, 2014 at 10:00 a.m. in the Don Davis Room, as I have a North Florida TPO meeting to attend at the same time.

Thank you for your consideration of this request.

WB/sgw

cc: Council Members & Staff  
Cheryl Brown, Director, Administrative Services  
Dana Farris, Chief, Legislative Services  
Carol Owens, Asst. Chief, Legislative Services  
Steve Rohan, Asst. General Counsel  
Philip Peterson, Asst. Council Auditor  
CITYC@COJ.NET  
Posted Meeting, City Council Calendar  
Electronic Notification, 1<sup>st</sup> Floor City Hall  
Post to Public Notices, City Council Web Page  
Media Box  
File Copy



OFFICE OF THE CITY COUNCIL

BILL GULLIFORD  
COUNCIL MEMBER DISTRICT 13  
OFFICE (904) 630-1397  
FAX (904) 630-2906

SUITE 425, CITY HALL  
117 WEST DUVAL STREET  
JACKSONVILLE, FLORIDA 32202  
E-MAIL: GULLIFORD@COJ.NET

August 26, 2014  
(5:00 p.m.)

MEMORANDUM

To: The Honorable Denise Lee, Chair  
Ad Hoc Neighborhood Blight Committee

From: Council Member Bill Gulliford  
Council District 13

Re: Excused Absence Request – Stand Up for Neighborhoods Committee on Neighborhood Blight

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I respectfully request to be excused from attending the Stand Up for Neighborhoods Committee on Neighborhood Blight meeting scheduled for 10:00 a.m., Wednesday, August 27, 2014, due to a scheduling conflict.

Thank you for your consideration of my request.

Please contact Stan Johnson, ECA-District 13, at (904) 630.1642 for additional information or correspondence.

BG:sj

xc: Council Members/Staff  
Cheryl L Brown, Director/Council Secretary  
Dana Farris, Chief –Legislative Services  
Carol Owens, Assistant Chief – Legislative Services  
Jeff Clements, Chief of Research  
CITYC@COJ.NET  
Office of General Counsel  
Electronic Notice Kiosk – 1st Floor City Hall  
Public Notice System – City Council Web Page  
Media Box  
File Copy





## OFFICE OF THE CITY COUNCIL

**CHERYL L. BROWN**  
DIRECTOR  
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117 WEST DUVAL STREET, SUITE 425  
4<sup>TH</sup> FLOOR, CITY HALL  
JACKSONVILLE, FLORIDA 32202

### STAND UP FOR YOUR NEIGHBORHOODS SUBCOMMITTEE MEETING MINUTES

August 13, 2014  
9:00 a.m.

City Hall  
117 W. Duval St., 1st Floor  
Don Davis Room

**Attendance:** Council Members Denise Lee (Chair), Greg Anderson, Bill Bishop, John Crescimbeni (arr. 10:34a), Warren Jones, Jim Love (arr. 10:33a)

**Excused:** Council Members Bill Gulliford

**Also:** Karen Bowling – Mayor’s Office; Chief Pat Ivey – Jacksonville Sheriff’s Office; Janice Billy – Council Auditor’s Office; Cherry Shaw and Loree French – General Counsel Office; Dan Macdonald and Kevin Kuzel – ECAs; Yvonne P. Mitchell – Council Research Division

See attached sign-in sheet for additional attendees.

Council Member Lee called the meeting to order at 10:08 a.m. In her opening remarks, CM Lee encouraged all entities to remember the purpose of our work which is improving the quality of life for all citizens in Duval County beginning with cleaning up our streets. All partners in this endeavor are asked to commit to continuous collaboration and effective communication to improve processes and provide opportunities for everyone to participate. The meeting began with introductions from the committee and attendees.

#### Minutes

Motion/2<sup>nd</sup> to amend minutes to correct street name on p. 4 Jones/Bishop (4-0)

Motion/2<sup>nd</sup> to approve minutes as amended Jones/Bishop (4-0)

#### Legal Problems with 2014-427 Jason Teal, OGC

Mr. Teal provided a thorough overview of potential legal problems regarding 2014-427. The current proposed legislation conflicts with the mothballing procedures in historic districts. Mothballing allows up to 3 years coverage; whereas, another structure outside of historic designation could be demolished after 24 months. Mr. Teal provided a single sheet handout of suggested criteria to be added to the proposed legislation for clarity for a city wide perspective. In response to Mr. Teal’s report, the committee held extensive discussion. The consensus of the committee is that CM Jones subcommittee will continue meetings, including Mr. Teal, to make changes based on criteria for blighted unsafe structures; continue

addressing the appeals process; and discuss procedures for shortening the process time to act on demolitions (earlier than 2 years). **CM Bishop requested the subcommittee review benefits of foreclosure rather than demolition.** CM Crescimbeni reported there were 112 structures on the FY 2013 Demolition List. Fifty-seven of the structures were categorized as an emergencies and fire damage. The remaining structures were simply unsafe blighted structures in neighborhoods that needed to be demolished. Chief Ivey commented the possibility of criminal challenges in adding specific JSO criteria due to proving property (house) being involved or a result of the criminal activity.

**Update on criminal surveillance cameras by JSO – Chief Ivey**

Chief Ivey reported JSO will proceed with monitoring and maintaining intelligence data for illegal dumping and its criminal component. He has received approval to purchase an additional twenty cameras. Ten will be designated for the City's top 10 illegal dumping sites. Once an area has improved, the camera will move to the next location on list. Det. Matsick will continue to coordinate this program with the assistance of specific patrol officers assigned to each camera.

Operation Cease Fire is in the next phase of its action plan. The remaining ten cameras are will be placed in covert locations as a part of OCF. The purchase of the cameras comes from the proceeds of illegal transactions. Chief Ivey commented once the cameras are up and running, he would like the committee to attend one of the Sheriff's zone commander's meetings. This will give committee insight on the illegal dumping progress as its reported to the Sheriff every two weeks.

Chief Ivey shared the importance of receiving cooperation from businesses in the community with obtaining no trespassing warning authorization. This is another effort to address human blight and reducing the potential of criminal activity. **CM Lee requested an update on Camera and Operation Cease Fire at the next meeting.**

**Report on policy regarding structures 50+ years old – CM Warren Jones**

CM Jones stated the information provided from Mr. Teal would be discussed and incorporated into the subcommittee's recommendations. CM Jones, CM Anderson, Karen Bowling and Jay Higbee are the committee members.

**Subcommittee on business permitting & licensing (COUs) – CM Warren Jones**

CM Jones reported that the subcommittee awaiting answers from Ms. Paige Johnston regarding legal opinions on several questions.

**Status Report on 13<sup>th</sup> and Moncrief – Robert Prado**

Mr. Prado reported the owner denied MCC access on their initial contact. The second site visit was approved by Mr. Clark; however, the renters denied further access. On July 22 before the Special Magistrate, Mr. Clark was determined to be in violation and provided 30 days to comply for the store; and 60 days to comply on the residential units. The store will be re-inspected on August 22<sup>nd</sup>; the residences are scheduled for September 22<sup>nd</sup>. Mr. Prado stated he went by the location on August 12<sup>th</sup> and observed very minimal changes to the units and the store. The case is being moved to the next phase which is filing for an additional fine (\$250 a day) with from Special Magistrate to accumulate to a total foreclosure amount. **CM Crescimbeni requests the type of fines and total amount regarding this case by the close of business on August 19<sup>th</sup>.**

**CM Lee requested that all cases, especially habitual offenders, be reviewed that could proceed to foreclosures based on the previous rolling fines mandated by Special Magistrate. Mr. Prado will present information at next meeting.**

In response to a question regarding Certificate of Use, Loree French referenced the provisions in Chapter 197 states that a certificate holder cannot apply for tax deed until two years after purchase.

**Report on neighborhoods organized over last 3 years – Daphne Colbert & Kenny Logsdon**

Ms. Colbert reported the database is completed as of August 12<sup>th</sup> to include new requests and updates. Mr. Logsdon provided an overview of the organized neighborhoods. All neighborhoods are not associated with

a CPAC. **CM Lee requested a copy of the database for each committee member at next meeting. CM Lee appointed CM Crescimbeni to lead the subcommittee on neighborhood groups.** The committee will define specifics of neighborhoods and organizations to clarify classification.

#### **45<sup>th</sup> Street Amoco Station PUD – Cherry Shaw**

Ms. Shaw presented draft legislation for review. Mr. Folks Huxford provided an overview of the property's current land use, in addition to the proposed zoning changes. **CM Crescimbeni requested information on superseding the grandfather clause in Part 7.** Ms. Shaw will follow up on this inquiry. **CM Lee requested Chief Ivey to gather statistics on 45<sup>th</sup> & Avenue B.**

#### **New Business**

CM Lee discussed a recent shooting of a 6 year old girl near 13<sup>th</sup> & Moncrief Avenue. This location was discussed earlier in Mr. Prado's report. The property owner has not been cooperative in clearing the violations of his store and units. This area breeds violence and has multiple violations with Code Enforcement. A TV segment from local news was shown of the area. It clearly depicts the corner store and multiples units.

#### **Public Comment**

##### **Sandra Small-Adegbayibi**

Ms. Adegbayibi expressed her concern for the neighborhood. The property of the recent shooting in the neighborhood is adjacent to her back door. She mentioned that neighbors are harboring individuals at their residence that incite negative behavior. She would like for officers to begin checking ids to find drugs or weapons. Chief Ivey explained that calls need to be made regarding loud music or other disapproving behavior. This will allow officers to stop at a particular residence. The calls can be anonymous.

##### **Alison Good**

Ms. Good inquired about whether a sold tax certificate precludes demolition. In response to her question, the property is still eligible for demolition and purchase could be considered a bad investment.

##### **Amanda Hicks**

Ms. Hicks requested assistance in her neighborhood to stop the violence. She commented that the community is tired so being afraid to come outside and just want some help.

#### **Previous Topic Updates**

Ms. Aleizha Batson reported that PR subcommittee will have a report ready at the next Blight meeting.

Mr. Paul Tutwiler was requested to provide a report on Payne Street and 13<sup>th</sup> & Moncrief.

Mr. Jim Robinson will provide an update on thoroughfares. Mr. Robinson briefly commented the thoroughfares report will be discussed in 3 categories: a) many of corridors named are already on regular schedule with City or DOT; some corridors named that are not on anyone's regular schedule; and some corridors not named but should be placed on a schedule to fill a gap; and c) some corridors that should not be on list.

**CM Lee requested that Alex Pellon schedule a meeting with her to discuss UNF students providing services.**

Ms. Kim Scott gave personal recognition to Ms. Sandra Adegbayibi, a former City employee. Ms. Scott acknowledged that Ms. Adegbayibi trained and is a big part of her professional success. Ms. Scott requested to present to the committee regarding redevelopment and rehabilitation of neighborhoods. She explained that a front end plan is necessary for foreclosure properties. Thus, foreclosed properties become City owned and the responsibility of Public Works which will require additional funding. She stated that getting other non-profits involved along with CDCs will assist in the process. Housing Community Development and Real Estate will be included in discussions and submitting of recommendations. Ms. Scott agreed to work with CM Jones subcommittee to develop a process and submit recommendations.

The next Stand Up for Your Neighborhood Blight meeting is scheduled for August 27, 2014 at 10:00a.m.  
There being no further business, the meeting was adjourned at 12:51 p.m.

Yvonne P. Mitchell, Council Research Division (904) 630-1679  
Posted 08.19.14 4:00p.m

**DRAFT COU  
LEGISLATION**

**Prepared by:**

**Paige H. Johnston,  
Office of General  
Counsel**

1 Introduced by Council Members Lee, Jones, Love, Gulliford,  
2 Crescimbeni, Bishop and Anderson:  
3

4 **ORDINANCE 2014-**

5 AN ORDINANCE AMENDING CHAPTER 656 (ZONING  
6 CODE), ORDINANCE CODE; AMENDING SECTION  
7 656.109 (ADMINISTRATION AND ENFORCEMENT;  
8 INTERPRETATION OF ZONING CODE; ADMINISTRATIVE  
9 DEVIATIONS), ORDINANCE CODE, AND AMENDING  
10 SECTIONS 656.151, 656.153, AND 656.156 OF  
11 SUBPART E (CERTIFICATES OF USE), ORDINANCE  
12 CODE, AND CREATING NEW SECTIONS 656.157  
13 656.162 TO AMEND VARIOUS PROVISIONS AND CREATE  
14 NEW PROVISIONS CONCERNING THE CERTIFICATE OF  
15 USE APPLICATION PROCESS, REVOCATION AND  
16 SUSPENSION OF EXISTING CERTIFICATES OF USE,  
17 AND ENFORCEMENT OF SAME; AMENDING SECTION  
18 656.1601 (DEFINITIONS), ORDINANCE CODE,  
19 CREATING NEW SECTION 770.126 OF CHAPTER 770  
20 (COUNTY OCCUPATIONAL LICENSE TAX), ORDINANCE  
21 CODE, AND CREATING NEW SECTION 772.127 OF  
22 CHAPTER 772 (MUNICIPAL OCCUPATIONAL LICENSE  
23 TAX) ORDINANCE CODE, TO CLARIFY THAT  
24 ISSUANCE OF OCCUPATIONAL LICENSE TAXES DOES  
25 NOT WAIVE COMPLIANCE WITH OTHER APPLICABLE  
26 CITY, COUNTY OR STATE REGULATIONS; PROVIDING  
27 FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.  
28

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

30 **Section 1.** Amending Section 656.109 (Administration and  
31 enforcement; interpretation of Zoning Code; administrative

1 deviations), Ordinance Code. Section 656.109, Ordinance Code, is  
2 hereby amended to read as follows:

3 Chapter 656 ZONING CODE

4 PART I. GENERAL PROVISIONS

5 \* \* \*

6 Subpart B. Administration

7 Sec. 656.109. Administration and enforcement, interpretation  
8 of Zoning Code; administrative deviations

9 (a) It shall be the responsibility of the Department to  
10 administer, enforce and interpret the Zoning Code, including  
11 ordinances related to Planned Unit Development districts. The  
12 Director shall have the duty and authority to interpret and enforce  
13 the provisions of the Zoning Code, issue, suspend and revoke  
14 certificates of use, and to promulgate the rules, regulations and  
15 procedures found necessary for the implementation and enforcement  
16 of the Zoning Code. A Written Interpretation may be requested by  
17 any resident, landowner or any person having a contractual interest  
18 in land in the City, and who is, or stands to be, an adversely  
19 affected person as a result of the implementation of any provision  
20 of the Zoning Code. Before a Written Interpretation is made by the  
21 Director, a Request for Written Interpretation shall be submitted  
22 to the Director on the form established by the Director, together  
23 with the required fee, as specified in Section 656.147. Within five  
24 working days after a Request for Written Interpretation has been  
25 received, the Director shall determine whether the request is  
26 complete. If the Director determines that the request is not  
27 complete, a written notice shall be sent to the applicant  
28 specifying the deficiencies. The Director shall take no further  
29 action on the Request for Written Interpretation until the  
30 deficiencies are remedied. Within 30 days after a Request for  
31 Written Interpretation has been determined to be complete, the

1 Director shall review and evaluate the request in light of the  
2 Comprehensive Plan, the Zoning Code, the Zoning Atlas, and other  
3 statutes, codes, ordinances and regulations, to the extent  
4 applicable, consult with the Office of General Counsel, or other  
5 affected City staff, and then render an interpretation. The  
6 interpretation shall be in writing, approved as to form by the  
7 Office of General Counsel and mailed to the applicant by certified  
8 mail, return receipt requested.

9 \* \* \*

10 Section 2. Amending Subpart E (Certificates of Use),  
11 Chapter 656, Ordinance Code. Chapter 656 (Zoning Code), Part 1  
12 (General Provision), Subpart E (Certificate of Use), Ordinance  
13 Code, is amended to modify existing Sections 656.151, 656.153,  
14 656.156 and create a new Sections 656.157, 656.158, 656.159,  
15 656.160, 656.161, and 656.162 to read as follows:

16 Chapter 656, ZONING CODE

17 Part 1. General Provisions

18 \* \* \*

19 Subpart E. Certificates of Use

20 Sec. 656.151. Certificates of Use

21 \* \* \*

22 (b) The Department shall have the right to periodically  
23 inspect premises at any reasonable time to ensure the existence of  
24 a current and valid certificate of use, and to ensure compliance  
25 with ~~the terms and conditions~~ all zoning regulations, building  
26 inspection, fire code safety or life safety code requirements, all  
27 applicable local and state regulations and other terms under which  
28 a certificate of use was issued. Failure to permit inspection of  
29 the premises shall be grounds for denial of an application for a  
30 certificate of use or revocation of an existing certificate of use.

31 \* \* \*





1 their relevant portion of review. In addition, no conditional  
2 approval of a certificate of use shall be granted by the Zoning  
3 Administrator.

4 \* \* \*

5 Sec. 656.156. Appellate procedure for denial of a  
6 certificate of use.

7 In the event the Zoning Administrator determines to deny any  
8 application for a certificate of use, the Zoning Administrator  
9 shall provide the applicant written notice of said denial, along  
10 with the reasons for said denial and any written documents  
11 pertaining to the denial. Said notice of denial shall afford the  
12 applicant an opportunity to appear before the Certificate of Use  
13 Board by written appeal filed within 30 days of the denial so as to  
14 allow the applicant to present additional information or otherwise  
15 explain factors the applicant deems relevant. At said appeal the  
16 Certificate of Use Board shall notify the applicant of the  
17 Certificate of Use Board's final decision and shall confirm said  
18 decision in writing within 30 days of the appeal. Said final  
19 decision shall be the final action of the City and an applicant  
20 shall thereafter have any remedies available at law.

21 Sec. 656.157. Revocation of a certificate of use.

22 The Director is authorized to suspend or revoke a certificate of  
23 use for cause. The following constitute adequate grounds for the  
24 Director to suspend or revoke a certificate of use:

- 25 (a) The certificate holder has failed to disclose or has  
26 misrepresented a material fact or information required by  
27 this Chapter in the application;  
28 (b) The certificate holder, as part of the certificate  
29 holder's business activity within the City, is engaged in  
30 conduct that is contrary to the public health, welfare or  
31 safety of the City;

- 1 (c) The certificate holder does not engage in the use  
2 described in the application or has changed the use  
3 without authorization through approval of a new  
4 certificate of use for the changed use, as required  
5 herein;
- 6 (d) The certificate holder is conducting business from  
7 premises that do not possess a valid and current  
8 certificate of occupancy as may be required by city,  
9 county and state laws;
- 10 (e) Habitual conduct has occurred at the certificate holder's  
11 premises that violate city, county, or state law;
- 12 (f) In the event of a conviction of any owner, operator,  
13 manager, supervisor, or any employee acting at the  
14 direction or with the knowledge of the owner, operator,  
15 manager, or supervisor, by a court of competent  
16 jurisdiction, for the violation of any criminal statute  
17 committed in conjunction with the business operation;
- 18 (g) The certificate holder has violated any provision of this  
19 chapter and has failed or refused to cease or correct the  
20 violation after notification thereof;
- 21 (h) The certificate holder, as part of their business  
22 activity within the city, has used the premises or  
23 knowingly lets, leases or gives space for unlawful  
24 gambling purposes;
- 25 (i) The certificate holder, within the preceding five years  
26 in this state or any other state or in the United States,  
27 has been adjudicated guilty of or forfeited bond when  
28 charged with soliciting for prostitution, pandering,  
29 letting premises for prostitution, keeping a disorderly  
30 place, or illegally dealing in narcotics;
- 31 (j) The premises have been condemned by the local health

1 authority for failure to meet sanitation standards or the  
2 premises have been condemned by the local authority  
3 because the premises are unsafe or unfit for human  
4 occupancy;

5 (k) The certificate holder's premises have been found to  
6 constitute a public nuisance by a special magistrate  
7 pursuant to Chapter 609, Ordinance Code;

8 (l) The certificate holder has failed to satisfy any fines or  
9 administrative fees imposed by a special magistrate  
10 pursuant to Chapter 609, Ordinance Code;

11 (m) The certificate holder, or the holder's designated  
12 manager, operator, or supervisor, refuses to permit an  
13 authorized law enforcement officer or code enforcement  
14 officer to inspect the premises during normal business  
15 hours for the purpose of investigating a complaint which  
16 has been filed against the business operation.

17 Sec. 656.158. Procedure for suspension or revocation; appeal  
18 of suspension or revocation of a certificate of use.

19 In the event the Director determines there are sufficient grounds  
20 to suspend or revoke a certificate of use, the Director shall  
21 provide the applicant written notice of said suspension or  
22 revocation along with the reasons for said suspension or  
23 revocation and any written documents pertaining to the suspension  
24 or revocation. Said notice of denial shall afford the applicant an  
25 opportunity to appear before the Certificate of Use Board by  
26 written appeal filed within 30 days of the suspension or revocation  
27 so as to allow the applicant to present additional information or  
28 to otherwise refute the findings of the Director. At said appeal  
29 the Certificate of Use Board shall notify the applicant of the  
30 Certificate of Use Board's final decision and shall confirm said  
31 decision in writing within 30 days of the appeal. Said final

1 decision shall be the final action of the City and an applicant  
2 shall thereafter have any remedies available at law.

3 Sec 656.159. Application of other laws.

4 A certificate of use issued under this Chapter does not waive or  
5 supersede other city or county ordinances or state or federal  
6 regulations or laws; does not constitute city approval of any  
7 particular business activity or manner of conducting a business  
8 activity; and does not excuse the taxes with other city, county,  
9 state and federal regulations, ordinances and laws applicable to  
10 any business. All application materials prepared under this  
11 Chapter shall so state. The approval of the certificate of use by  
12 the Zoning Administrator shall not authorize or legalize in any  
13 manner a violation of city, county, state or federal ordinance,  
14 regulation or law.

15 Sec. 656.160. Posting of certificate of use.

16 Any person conducting a business for which a certificate of use is  
17 required by this Chapter shall post the certificate of use in a  
18 conspicuous place in or about the place of business where it may be  
19 seen upon inspection by any official of the City. Failure to do so  
20 may result in a fine as if the business had never procured such  
21 certificate of use. If a certificate of use is lost or stolen, a  
22 duplicate certificate of use may be issued by the Zoning  
23 Administrator, provided that a duplication fee shall be charged for  
24 each duplicate certificate of use.

25 Sec. 656.161. Penalty for violation.

26 Any person who shall violate a provision of this subpart, or fails  
27 to comply therewith, or with any of the requirements thereof, shall  
28 upon conviction thereof in County Court, be punished by a fine not  
29 to exceed five hundred dollars (\$500.00) or by imprisonment in the  
30 County Jail for not more than sixty (60) days, or both such fine  
31 and imprisonment. An person who violates or fails to comply with

1 the subpart shall also be subject to fines in accordance with  
2 Chapter 609, Ordinance Code. Each day of violation or  
3 noncompliance shall constitute a separate offense.

4 Sec. 656.162. Injunctive relief; enforcement.

5 Any person who violates a provision of this subpart or a written  
6 order promulgated under this subpart is subject to injunction or  
7 other equitable relief to enforce compliance with or prohibit the  
8 violation of this subpart. The Director is hereby authorized to  
9 institute actions on behalf of the City in any court of competent  
10 jurisdiction in this State to seek enforcement of this subpart and  
11 all remedies for violations thereof.

12 Section 3. Amending Section 656.1601 (Definitions),  
13 Ordinance Code. Section 656.1601, Ordinance Code, is hereby amended  
14 to read as follows:

15 Chapter 656 ZONING CODE

16 \* \* \*

17 Part 16. Definitions

18 Sec. 656.1601. Definitions.

19 \* \* \*

20 Certificate of Use Board means a committee consisting of the  
21 Director and the Chief of Building Inspection and the Chief of the  
22 Fire Prevention Division that shall review all appeals of denials,  
23 suspensions and revocation of certificates of use.

24 \* \* \*

25 Section 4. Creating Section 770.126 (Application of other  
26 laws), Ordinance Code. Section 770.126, Ordinance Code, is hereby  
27 created to read as follows:

28 CHAPTER 770. COUNTY OCCUPATIONAL LICENSE TAX

29 PART 1. GENERAL TAXING AND ADMINISTRATIVE PROVISIONS

30 \* \* \*

31 Sec. 770.126. Application of other laws.

1 An occupational license tax issued under this Chapter does not  
2 waive or supersede other city or county ordinances or state or  
3 federal regulations or laws; does not constitute city approval of  
4 any particular business activity or manner of conducting a business  
5 activity; and does not excuse the taxes with other city, county,  
6 state and federal regulations, ordinances and laws applicable to  
7 any business. All application materials prepared under this  
8 Chapter shall so state. Neither the payment of an occupational  
9 license tax nor the procurement of an occupational license receipt  
10 under this Chapter shall authorize or legalize in any manner a  
11 violation of city, county, state or federal ordinance, regulation  
12 or law.

13 Section 5. Creating new Section 772.127 (Application of  
14 other laws), Ordinance Code. Section 772.127, Ordinance Code, is  
15 hereby created to read as follows:

16 CHAPTER 772. MUNICIPAL OCCUPATIONAL LICENSE TAX

17 PART 1. GENERAL TAXING AND ADMINISTRATIVE PROVISIONS

18 \* \* \*

19 Sec. 772.127. Application of other laws.

20 An occupational license tax issued under this Chapter does not  
21 waive or supersede other city or county ordinances or state or  
22 federal regulations or laws; does not constitute city approval of  
23 any particular business activity or manner of conducting a business  
24 activity; and does not excuse the taxes with other city, county,  
25 state and federal regulations, ordinances and laws applicable to  
26 any business. All application materials prepared under this  
27 Chapter shall so state. Neither the payment of an occupational  
28 license tax nor the procurement of an occupational license receipt  
29 under this Chapter shall authorize or legalize in any manner a  
30 violation of city, county, state or federal ordinance, regulation  
31 or law.

1           **Section 6. Construction; Severability.** This ordinance shall  
2 be construed and interpreted as nearly as practicable so as to  
3 uphold the validity of the provisions hereof. Nevertheless, the  
4 provisions of this ordinance are severable, and if any provision is  
5 determined to be invalid, unlawful or contrary to public policy,  
6 such provision shall be disregarded and the same shall have no  
7 effect upon any other provisions hereof, which other provisions  
8 shall continue in full force and effect.

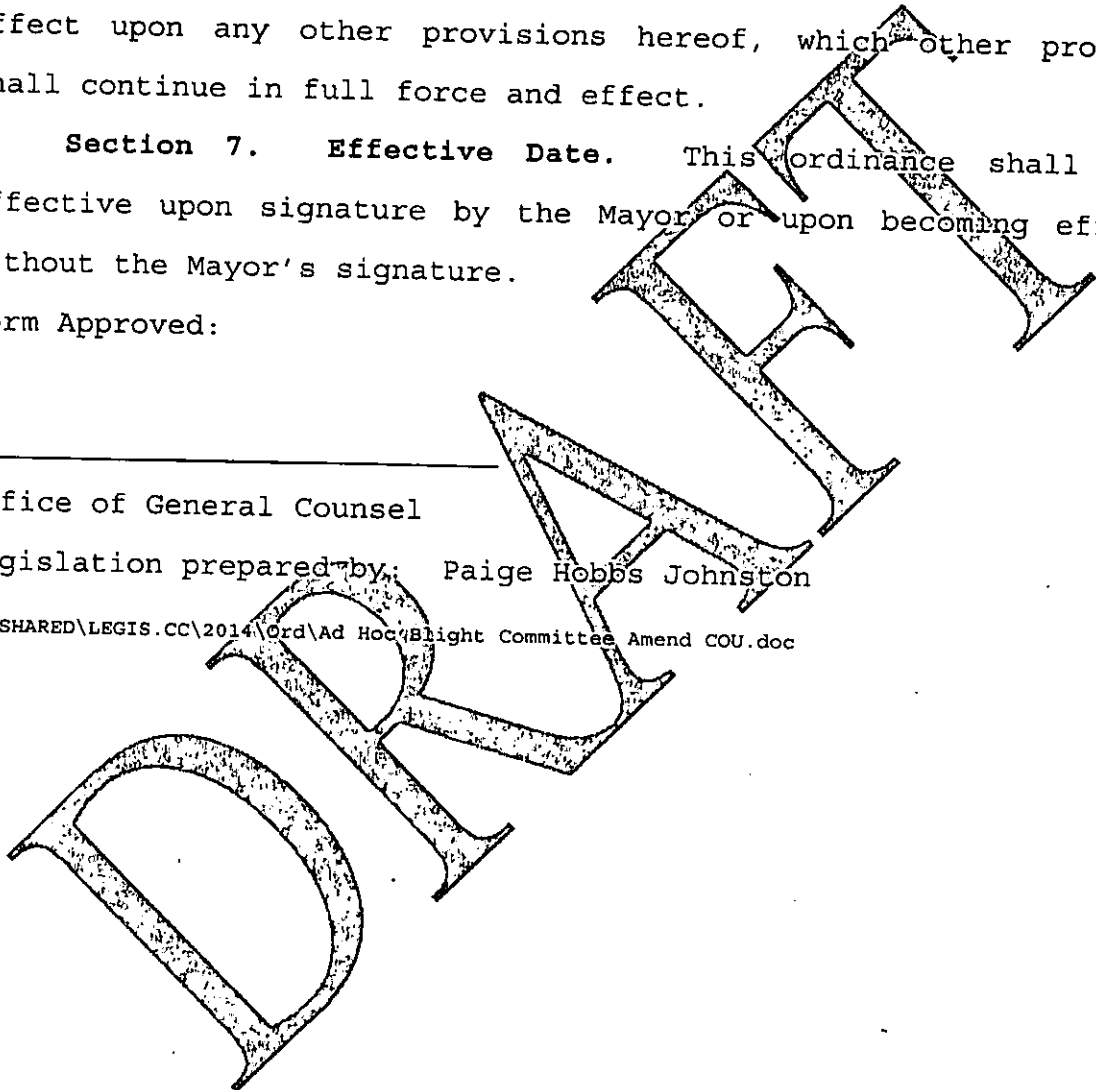
9           **Section 7. Effective Date.** This ordinance shall become  
10 effective upon signature by the Mayor or upon becoming effective  
11 without the Mayor's signature.

12 Form Approved:

13 \_\_\_\_\_  
14 Office of General Counsel

15 Legislation prepared by: Paige Hobbs Johnston

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17





1 Introduced by Council Member Lee:  
2  
3

4 **ORDINANCE 2014-**

5 AN ORDINANCE REZONING APPROXIMATELY .23± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 5430 AVENUE  
7 B, BETWEEN 45<sup>TH</sup> STREET WEST AND 44<sup>TH</sup> STREET WEST  
8 (R.E NO. 027836-0000), AS DESCRIBED HEREIN,  
9 OWNED BY KBR PROPERTIES, INC., FROM  
10 COMMERCIAL/COMMUNITY GENERAL (CSG-1) DISTRICT  
11 TO COMMERCIAL OFFICE (CO) DISTRICT, AS DEFINED  
12 AND CLASSIFIED UNDER THE ZONING CODE;  
13 PROVIDING AN EFFECTIVE DATE.  
14

15 **WHEREAS**, an application to rezone and reclassify from  
16 Commercial/ Community General-1 (CCG-1) District to Commercial  
17 Office (CO) District was filed by City of Jacksonville on behalf of  
18 KBR Properties, Inc., the owner of approximately .23± acres  
19 located in Council District 10 at 5430 Avenue B, between 45<sup>th</sup> Street  
20 West and 44<sup>th</sup> Street West (R.E. No. 027836-0000), as more  
21 particularly described in **Exhibit 1, attached hereto** (Subject  
22 Property); and

23 **WHEREAS**, the Planning Commission has considered the  
24 application and has rendered an advisory opinion; and

25 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
26 and public hearing, has made its recommendation to the Council; and

27 **WHEREAS**, the Council finds that such rezoning is: (1)  
28 consistent with the 2030 Comprehensive Plan; (2) furthers the  
29 goals, objectives and policies of the 2030 Comprehensive Plan; and  
30 (3) is not in conflict with any portion of the City's land use  
31 regulations; and

1       **WHEREAS**, the Council finds the proposed rezoning does not  
2 adversely affect the orderly development of the City as embodied in  
3 the Zoning Code; will not adversely affect the health and safety of  
4 residents in the area; will not be detrimental to the natural  
5 environment or to the use or development of the adjacent properties  
6 in the general neighborhood; and will accomplish the objectives and  
7 meet the standards of the Zoning Code; now therefore

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

9       **Section 1.       Property Rezoned.**       The Subject Property is  
10 approximately .23 acres of land (R.E. No. 027836-0000) and is  
11 located in Council District 10 at 5430 Avenue B, between 45<sup>th</sup> Street  
12 West and 44<sup>th</sup> Street West, as more particularly described in **Exhibit**  
13 **1** and graphically depicted in **Exhibit 2**, both of which are attached  
14 hereto and incorporated herein by this reference. The Subject  
15 Property hereby rezoned and reclassified from Commercial/ Community  
16 General-1 (CCG-1) District to Commercial Office (CO) District.

17       **Section 2.       Owner and Description.**       The Subject Property  
18 is owned by KBR Properties, Inc. The applicant is City of  
19 Jacksonville, 214 N. Hogan Street, Jacksonville, Florida 32218  
20 (904) 255-7800.

21       **Section 3.       Disclaimer.** The rezoning granted herein shall  
22 **not** be construed as an exemption from any other applicable local,  
23 state, or federal laws, regulations, requirements, permits or  
24 approvals. All other applicable local, state or federal permits or  
25 approvals shall be obtained before commencement of the development  
26 or use and issuance of this rezoning is based upon acknowledgement,  
27 representation and confirmation made by the applicant(s), owner(s),  
28 developer(s) and/or any authorized agent(s) or designee(s) that the  
29 subject business, development and/or use will be operated in strict  
30 compliance with all laws. Issuance of this rezoning does **not**

1 approve, promote or condone any practice or act that is prohibited  
2 or restricted by any federal, state or local laws.

3 **Section 4. Effective Date.** The adoption of this  
4 ordinance shall be deemed to constitute a quasi-judicial action of  
5 the City Council and shall become effective upon signature by the  
6 Council President and the Council Secretary.

7  
8 Form Approved:

9  
10 \_\_\_\_\_  
11 Office of General Counsel

12 Legislation Prepared By: Paige Hobbs Johnston

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DRAFT



1 Introduced by Council Members Crescimbeni, Lee and Jones &  
2 Co-sponsored by Council Member Redman:  
3

4 **ORDINANCE 2014-427**

5 AN ORDINANCE RELATING TO PUBLIC SAFETY AND  
6 NUISANCE ABATEMENT; AMENDING SECTION 518.111  
7 (DEFINITIONS) TO ADD A NEW SUBSECTION "(M)" TO  
8 ADD AS AN UNSAFE STRUCTURE THOSE NON-HISTORIC  
9 BUILDINGS THAT HAVE BEEN BOARDED UP, AND HAVE  
10 NO ACTIVE WATER OR ELECTRIC SERVICE FOR A TIME  
11 PERIOD THAT EXCEEDS 24 MONTHS; AMENDING  
12 SECTION 518.205 (BOARDING OF VACANT BUILDINGS  
13 OR DWELLINGS) TO REQUIRE THAT BUILDINGS THAT  
14 HAVE BEEN BOARDED UP AND HAVE NO ACTIVE WATER  
15 OR ELECTRIC SERVICE FOR A TIME PERIOD THAT  
16 EXCEEDS 24 MONTHS SHALL BE ABATED BY THE CITY  
17 IN ACCORDANCE WITH THE DEMOLITION PROCEDURES  
18 SET FORTH IN PART 3 OF CHAPTER 518; PROVIDING  
19 AN EFFECTIVE DATE.  
20

21 **WHEREAS**, a non-historic building that has been boarded up for  
22 more than 24 months contributes to blight conditions in  
23 Jacksonville neighborhoods; and

24 **WHEREAS**, the Stand Up for Your Neighborhoods Ad Hoc Committee  
25 on Blight seeks to eliminate such blight conditions, and during its  
26 duly noticed meeting on June 13, 2014, approved this Ordinance for  
27 introduction to the Jacksonville City Council [A copy of the  
28 minutes of the June 13, 2014 Committee meeting is attached hereto  
29 as **Exhibit 1**]; now therefore

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





1 (a) It is declared unlawful and a public nuisance for any owner of  
2 any property in the city to maintain such property or permit  
3 such property to be maintained in such manner that any one or  
4 more of the conditions described in the following subsections  
5 are found to exist:

6 (1) Any vacant and unoccupied buildings of which doors,  
7 windows, or other openings are broken or missing, so as  
8 to allow access to the interior, or boarded and which is  
9 not secured in compliance with Section  
10 518.205(c)(1), (2) or (3).

11 (2) Any vacant and unoccupied building of which doors,  
12 windows, or other openings are secured by boarding for a  
13 time period exceeding six months with the exception of  
14 historic buildings that have an approved and active  
15 mothball certificate of appropriateness (COA) or building  
16 permit status.

17 (b) Any vacant, unoccupied and non-historic building that has been  
18 boarded up, and has no active water or electric service for a  
19 time period that exceeds 24 months, shall be abated by the  
20 City in accordance with the demolition requirements set forth  
21 and described in Part 3 of this Chapter. Additional time  
22 period extensions beyond the initial six month boarding of a  
23 building may be approved by the Special Magistrate or  
24 Municipal Code Enforcement Board.

25 (c) When a building or structure is unoccupied and is unsafe  
26 because it is vacant, unguarded and open at doors or windows,  
27 or otherwise provides access to the interior, the Chief may  
28 approve the temporary securing of the building or structure.  
29 Materials or methods for securing the building or structure  
30 shall be as follows:



1 (1) Windows and doors shall be repaired or replaced, closed  
2 and locked to prevent unauthorized entry. Other openings  
3 shall be sealed with solid sheathing, consisting of one-  
4 inch boards or minimum 1/2-inch exterior grade plywood or  
5 equivalent, securely nailed in place with 8d nails and  
6 painted a similar color as the main structure; or

7 (2) Windows, doors and other openings shall be secured by  
8 covering same with solid sheathing consisting of one-inch  
9 boards or minimum 1/2-inch exterior grade plywood or  
10 equivalent, securely nailed in place with minimum 8d  
11 nails and painted a similar color as the main structure.  
12 Where there is no frame or where the frame is loose or  
13 defective, a subframe of two by four-inch lumber shall be  
14 provided to secure the sheathing.

15 (3) The Chief may approve alternatives to the above methods,  
16 providing the alternatives are equivalent to the above in  
17 strength.

18 (d) When a structure is subject to a mothballing COA pursuant to  
19 chapter 307, the structure's owner shall secure the structure  
20 using the methods prescribed by rules adopted pursuant to  
21 section 307.305.

22 (e) Boarding may be for a period of three years if approved for a  
23 mothballing certificate of appropriateness, with any  
24 extensions that may be granted through a subsequent  
25 certificate of appropriateness and the process outlined under  
26 Chapter 307, Part 3. Property owners of non-emergency  
27 condemned properties that are locally designated or listed on  
28 the National Register of Historic Places shall be notified of  
29 the option to mothball their building and be given 60 days to  
30 respond. The city will hold in abeyance enforcement or  
31 corrective measures until that 60 days time period expires.

\* \* \*

**Section 3. Effective Date.** This ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

    /s/ Cherry A. Shaw

Office of General Counsel

Legislation Prepared By: Cherry A. Shaw

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**Blight Committee Report**  
**Northwest Jacksonville CDC**  
**Community Action Report**  
**August 17, 2014**

**Paul Tutwiler, C.E.O.**

**HENDERSONVILLE NEIGHBORHOOD ASSOCIATION MONTHLY MEETING  
TUESDAY JULY 29, 2014  
6:00 – 7:00 P.M.  
EMMETT REED COMMUNITY CENTER- 1093 W. 6<sup>TH</sup> STREET**

**AGENDA**

Invocation - Ben Green

Welcome and Introduction – President Larry Rogers

Minutes of last meeting if available –

Acknowledgement of special guest – President Larry Brown

Guest Speaker – Ben Green Legal Shield – (7 minutes)

Guest Speaker – Paul Tutwiler, CEO NWJCDC

In sight on what is expected of this Association, food is the wrong reason for members to attend this meeting. The area at 13<sup>th</sup> and Moncrief has a lot of notoriety, we need to get control of our youth. They need something to occupy their time, we also need to get rid of empty houses and blight.

Roosevelt Gardens also need to be included in the cleaned up efforts.

Neighborhood action grants have not been provided. Therefore we need to band together to provide more businesses in the area. Sign in sheets will show that we are concern.

Delta Sigma Theta Sorority has a desire to share in the community efforts.

The Choice Planning Grant will include JSO, Mayors Office, Schools, and Churches, but the community involvement is the most important thing.

Mr. Tutwiler asked what do Hendersonville want to do to improve their neighborhood.

Larry Brown stated vacant houses need to repair or torn down, a community park so children will not have to play in the streets. Need signs that state Children at Play on Scriven Street, and also streets repaired. Eliminate the drug problems in he area.

Derrick Hogan stated better Street maintenance, make improvements to houses (NEFCA) is working toward this effort. Control of stray animals in the neighborhood, afraid to let his 2yr old out to play because of rotwilers @ 1050 Scriven Street. Need jobs in the neighbor hood or a community Job training center.

Rick Hogan and Larry Brown to do a back to School Cookout.

Mr. Rogers promise to do better at meeting on a regular bases, stated that he takes responsibility for not following up in the past.

Mr. Tutwiler told the Association when Mr. Rogers can't make the meeting that the Vice President Rick Hogan need to carry on.



## **Back to School Safety Event – August 9, 2014**

After a summer of relaxation it's going to be tough to get back into school mode. Luckily for parents and kids all over the Duval county area, the Northwest Jacksonville CDC along with collaborative partners Back to School Event was a day to prepare, protect, educate and inspire families for the upcoming school year. This event was held on Saturday, August 9, 2014 from 9:00 a.m. until 1:00 p.m. at the Emmett Reed Community Center in the vicinity of the **Hendersonville Neighborhood Association**.

The first 500 kids received a drawstring tote bag courtesy of Northwest Jacksonville Community Development Corporation filled with Back to School supplies and other goodies. Admission to the event was "FREE".

Throughout the day parents and their kids enjoyed and visited the variety of exhibitors as well as receive free refreshments. Local and area businesses were on hand to provide information on topics like health & wellness, safety, private and charter school resources and much more.

To round out our Health section Hospital Emergency Room Alternative Program (HERAP) provided diabetes risk assessments, A1C readings and blood pressure screenings to 45 participants along with Health Street. Other exhibitors included the Poison Control Center, Tobacco Prevention Program, Hicks Academy; Keys to the Kingdom provided school uniforms, shirts, and other items, Voter's Registration, First Coast Crime Stoppers, Jadeites Academy, State Farm, Well Care, Walgreens, Wal-Mart, Coca Cola, Singletary Senior Care Provider, Miciah Deleston Foundation, Jacksonville Housing Authority, and Florida Health Department.

Dominique Ross former Dallas Cowboy Running Back and Raines High School graduate was on hand to provide inspirational and words of wisdom to the youth at the event. (See photo)

Photos attached to this email.

Submitted by

Gerrie Ford-Hardin

Community Organizer

## Canvas of Neighborhood Boundaries Identified – August 26, 2014

**35<sup>th</sup> Street – 6 properties in the Moncrief and 35<sup>th</sup> Street area were boarded up and vacant properties.**

1. **Corner of 35<sup>th</sup> and Moncrief – Michael’s Car Wash – there were no cars this morning being serviced or cleaned. There were however, people in the area walking around and talking. There were lots of chairs lined up on the property but no activity today 8/26/14. Only a few people standing around talking.**
2. **Corner of Wilson and 35<sup>th</sup> Street was an overgrown vacant lot**
3. **Location 1549 W 35<sup>th</sup> Street there was abandoned property/house, boarded up and overgrown grass on the lot.**
4. **Lot between 1610 and 1624 W 35<sup>th</sup> Street overgrown vacant lot**
5. **1656 W 35<sup>th</sup> Street House boarded up**
6. **Mary McLeod Bethune School is still abandoned but the property around the school has no landscaping issues visible. Structure appears to be in good condition.**
7. **4402 Moncrief Road Commercial Building (store –needs face lift). Trash was outside around the building and structure appears to be in good condition.**
8. **1521 W 34<sup>th</sup> Street abandoned property/house has a lot of trash outside the front side of the property.**
9. **Lots between 1618 & 1630 Overgrown lot (Moncrief)**
10. **Lot between 1650 and 1662 overgrown.**
11. **Between 1483 and 1497 W 33<sup>rd</sup> Street overgrown vacant lot.**
12. **1508 W 33<sup>rd</sup> Street Boarded up and vacant property.**
13. **Next to property at 1604 W 33<sup>rd</sup> Street is fairly large overgrown lot.**
14. **1524 W 33<sup>rd</sup> Street boarded up property/house and adjacent to the property is a overgrown vacant lot.**
15. **Property next to 1482 W 33<sup>rd</sup> Street is overgrown vacant lot.**
16. **Corner lot on Wilson and W 33<sup>rd</sup> Street vacant lot overgrown with high grass.**
17. **Next to property located at 1557 W 33<sup>rd</sup> Street but could not identify property address.**
18. **1598 W 33<sup>rd</sup> Street corner of Grunthal boarded up and vacant property.**
19. **1613 W 33<sup>rd</sup> Street boarded up and vacant property.**
20. **Vacant lot overgrown next to 1628 W 33<sup>rd</sup> Street.**
21. **Corner of Pearce and 33<sup>rd</sup> Street 4225 vacant property.**
22. **The Hook Fish Restaurant on 32 and Moncirief (Facelift)**
23. **Vacant overgrown lot behind 4220 Moncrief Road.**
24. **1527 W 33<sup>rd</sup> Street property boarded up and vacant.**
25. **1562 W 33<sup>rd</sup> Street Boarded up and vacant property.**
26. **Property next to 1576 W 32<sup>nd</sup> Street could be identified as 1578 W 32<sup>nd</sup> Street property is overgrown with bushes and weed very high, house is completely covered in overgrown weeds cannot see the front of the house due to the amount of growth in front of it.**
27. **Vacant lot Pearce and 32<sup>nd</sup> Street there are two large lots visible.**
28. **Mitchell and Moncrief – Carwash on the corner identified as Coach Plaza and Car wash.**

29. 1476 Mitchell Street boarded up property vacant.
30. 1480 Mitchell Street boarded up and vacant property.
31. 1496 Mitchell Street boarded up and vacant property.
32. 1498 Mitchell Street boarded up and vacant property.
33. 1500 Mitchell Street boarded up and vacant property.
34. 1512 Mitchell Street vacant property/house.
35. 1516 Mitchell Street vacant property/house.
36. 4025 Wilson Street vacant property/house.
37. 4101 Wilson Street boarded up property/house and overgrown.
38. 1555 Wilson adjacent to Wilson Street boarded up property/house and overgrown lot.
39. 1565 property/house for sale.
40. 1574 W 31<sup>st</sup> Street vacant property/house.
41. Property/house next to 1574 W 31<sup>st</sup> Street boarded up and overgrown lot.
42. 1629 W 31<sup>st</sup> Street vacant property/house and overgrown lot next to house.
43. 1650 W 31<sup>st</sup> Street boarded up property/house.



Chief Creek Rd

A. Philip Randolph Academies of...

Paine Stewart

W 36th St

210

Clanzel Brown Senior Center

W 35th St

W 34th St

Moncrief Rd

W 33rd St

Golfair Blvd

W 33rd St

W 32nd St

W 32nd St

W 31st St

210

W 31st St

Combie St

ETHA St

W 30th St

W 30th St

W 30th St

Pearce St

Grunthal St

W 29th St

Mason Ave

Moncrief Rd

Myrtle Ave

W 29th St

Fairfax St

W 28th St

Wilson St

Royal C.L.L.

Myrtle Ave

Chase Ave

W 28th St

W 27th St

James Graham Mortuary

W 27th St

26th St

W 26th St

210

W 26th St

W 25th St

W 25th St

W 26th St

W 24th St

W 24th St

Wiltschen Ave

Barnett St

Myrtle Ave

W 23rd St

W 23rd St

W 23rd St

W 22nd St

W 22nd St

W 22nd St

W 21st St

W 20th St Expy

W 20th St Expy

15

Turner Construction

20th St W

C.L. Pag

Fairfax St

W 19th St

Pearce St

Grunthal St

Martin Luther King Jr Pkwy

18

Durkeville Historical Society

Monu

Google

# BRIGHTED AREAS NEAR 3RD AND MONCRIEF RD

A. Phillip Randolph  
Academies of...



W 36th St



Clanzel Brown  
Senior Center

6

5 4

W 35th St

2

8 7 Moncrief Rd

10 9

W 34th St

W 33rd St

W 33rd St

19 18

16 15 14 13 12

22

Corinne St  
Ella St

42 43

W 32nd St

24

23 28

W 31st St

37 38

36 34 33 32 31 30



W 30th St

W 30th St

W 29th St

Pearce St

W 28th St

Gruntal St

Wilson St

W 27th St

Fairfax St

Mason Ave  
Moncrief Rd  
Royal Ct L/D  
James Graham Moruary

MYTIE AVE

31st St

Passie Cir E

Moncrief Green

W 26th St

210

	Association	Date Registered	Planning District	Council District		Association	Date Registered	Planning District	Council District
1	Arden Neighborhood	12/11/2013	4	14	28	Jax Alumnae Chapter, Delta Sigma Theta Sorerity	7/9/2014	5	8
2	Armstrong & Bosh Insurance Agency	1/10/2011	4	12	29	Julington Forest Neighborhood Organization	5/7/2013	3	6
3	Beachwood Civic Association	5/12/2014	2	4	30	Lake Mandarin Gardens Homes	1/23/2014	3	6
4	Bentwater Place HOA	7/11/2011	2	3	31	Lake Mandarin HOA	7/30/2014	3	6
5	Blue Lake Estate	6/10/2014	4	10	32	Lighthouse Pointe Community Ass	2/21/2014	3	13
6	Bluegrass/Norwood	4/16/2012	6	7	33	Monument Oaks HOA	1/31/2014	2	2
7	Casa Grande Apts.	8/15/2011	4	12	34	National Society of Colonial Dames of Florida	4/28/2014	4	14
8	Clara White Mission	4/28/2014	4	9	35	New Mill Cove East Owners Ass	10/30/2013	2	1
9	Crusselle Cove HOA	7/10/2014	3	6	36	Ortega River Place HOA	8/5/2014	4	14
10	Deer Cove Owners Assoc	7/10/2014	3	13	37	Putter Cove HOA	7/10/2014	3	13
11	Deer Ridge HOA	8/4/2014	2	2	38	Reed Island Estates HOA	7/28/2014	2	3
12	Deerwood Improvement Assoc	2/22/2013	3	13	39	River Cove Neighborhood Ass	2/6/2014	2	2
13	Deerwood Park Property Owners	7/28/2014	3	4	40	Shell Bay HOA	8/11/2014	6	11
14	East Trout River	4/4/2014	5	7	41	Sherwood Forest Community Network	5/30/2013	5	10
15	Edgewater at Sunbeam	10/30/2013	3	5	42	Sienna Forest	8/1/2014	3	6
16	Edwards Creek	1/29/2014	6	11	43	Spanish Point Civic Association	2/9/2014	2	1
17	Ellington Place	10/23/2013	2	1	44	St. John Lutheran	6/21/2014	1	7
18	Fishweir Neighborhood Watch	12/19/2013	4	14	45	Sustainable Springfield		1	7
19	Flynn Oaks HOA	7/10/2014	3	6	46	Sweetwater HOA	8/27/2013	3	13
20	Greenland Chase HOA	7/10/2014	3	5	47	The Chelsea at Riverside COA	10/13/2011	4	14
21	Hampton Glen at Deerwood	1/24/2014	3	13	48	The GAP (Green Arbor Place)	1/25/2014	2	1
22	Harbor Oaks of St. Nicholas	10/25/2013	2	4	49	The Lakewood Community	2/1/2014	3	5
23	Heavenside Neighborhood Ass	7/29/2014	3	6	50	The Plaza at Berkman	2/3/2012	1	2
24	Hunters Mill HOA	7/30/2014	2	2	51	The Village Green Property Owners	3/25/2013	3	5
25	Hyde Grove Acres	7/27/2014	4	10	52	Timucuan Ecological and Historic Preserve	8/4/2014	6	11
26	Ibis Point	11/12/2012	2	3	53	Victoria Landing NW	7/9/2014	5	10
27	Indian Springs Community Assoc	4/8/2012	2	3	54	Villages of Bartram Springs Owners Ass	9/25/2013	3	6
					55	Westwood Manor Neighborhood Watch	8/10/2011	4	10

## **Missouri Senate Bill 731**

Am presenting an idea worth exploring by the Jax City Council / Blight Committee regarding nuisance properties impacting neighborhood property values.

Missouri state law offers some relief to property owners, neighborhoods within 1,200 ft of nuisance parcels. . (Entitlement to sue for damages, due to nuisances.)

It needs some **tweaking** for Jax, but it does have great potential and would possibly deter future absentee owners from taking advantage of low cost housing to bleed the neighborhoods and avoid routine maintenance.

Presently, we have so many absentee landlords and out of state landlords who have purchased parcels at \$30k= -\$40k (literally 100's of such parcels) and renting the parcels as slum property at low rent prices. No maintenance to the "low cost housing" is performed after purchase. The nuisance properties blight up the whole neighborhood and decrease the property values for the whole neighborhood for years.. And Jax MCC spends it time and our tax dollars going after the same offenders week after week, year after year in a never-ending cycle.. The COJ suffers financially. The neighborhood suffers financially as well. Missouri found a way to "fight back" and seek damages. Deters slum landlords from moving into counties to purchase low cost parcels with the intent of no maintenance, when the counties have strong legislation to fight back as to nuisance property..

A similar Ordinance could perhaps increase our tax base by increasing the value of parcels, as fewer nuisance parcels.

Perhaps the OGC or City Council can tweak this Bill for Duval County.

Arlington has been seriously impacted by the availability of low cost housing and the fact that absentee landlords are purchasing these parcels in the thousands and creating blight all over the area, with no maintenance/ upkeep. Once wholesome, healthy neighborhoods are now suffering severely from these slum nuisance parcels. -- most being rental parcels.

Roberta Thomas



## **Foland & Higbee, Inc**

Licensed Real Estate Brokers

Real Estate Management, Consulting, Receiverships, & Rentals

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**JAY HIGBEE**

**ABANDONED STRUCTURES**



834 Rushing Street  
Lot 35x95  
Building 26' x 3' wide



840 Rushing Street  
Lot 35' x 95'  
Building 25' wide



842 Rushing Street  
Lot 35' x 95'  
Building 26' x 3' wide



WINDOLE ST

RUSHING ST

UNION ST W

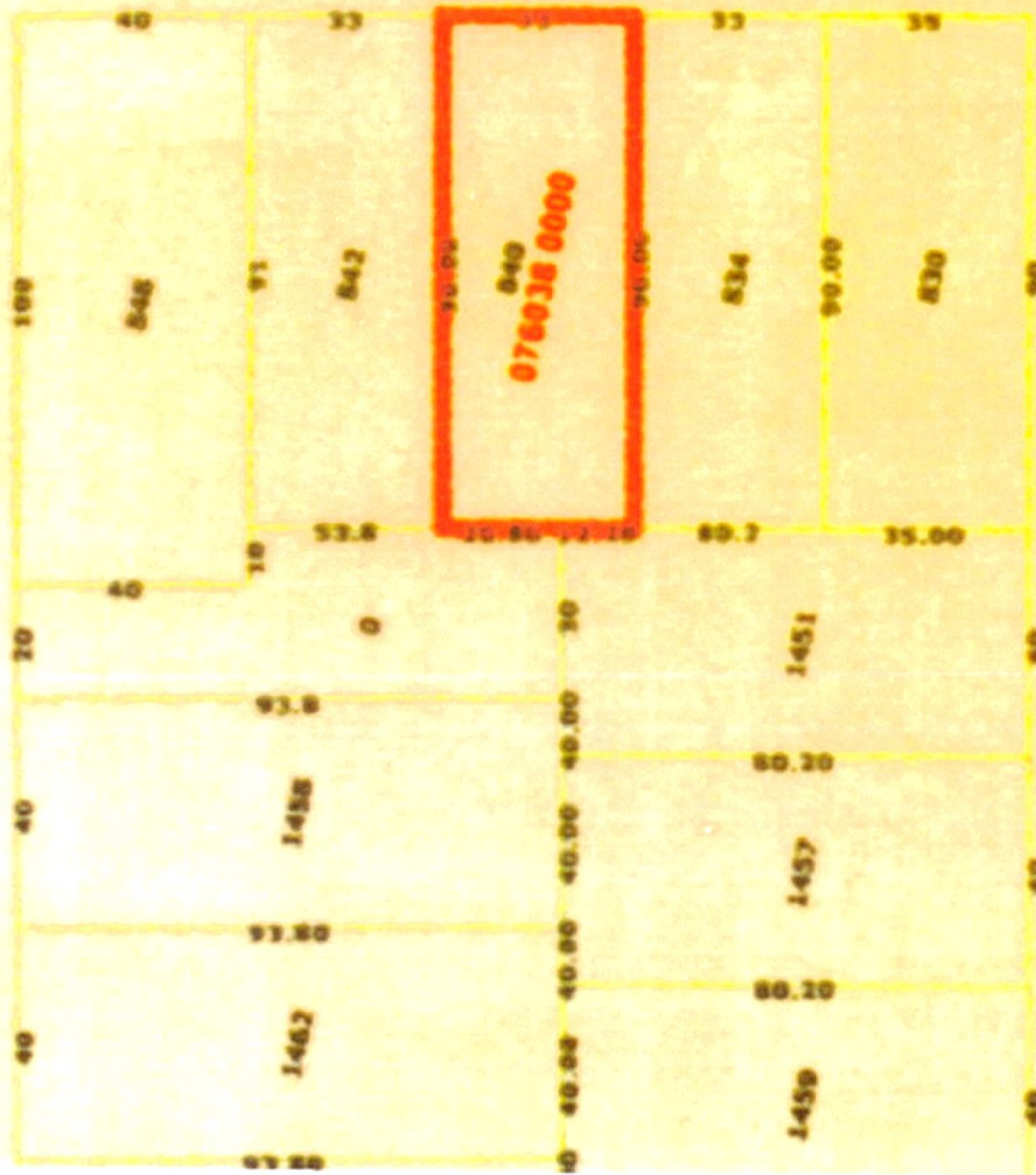
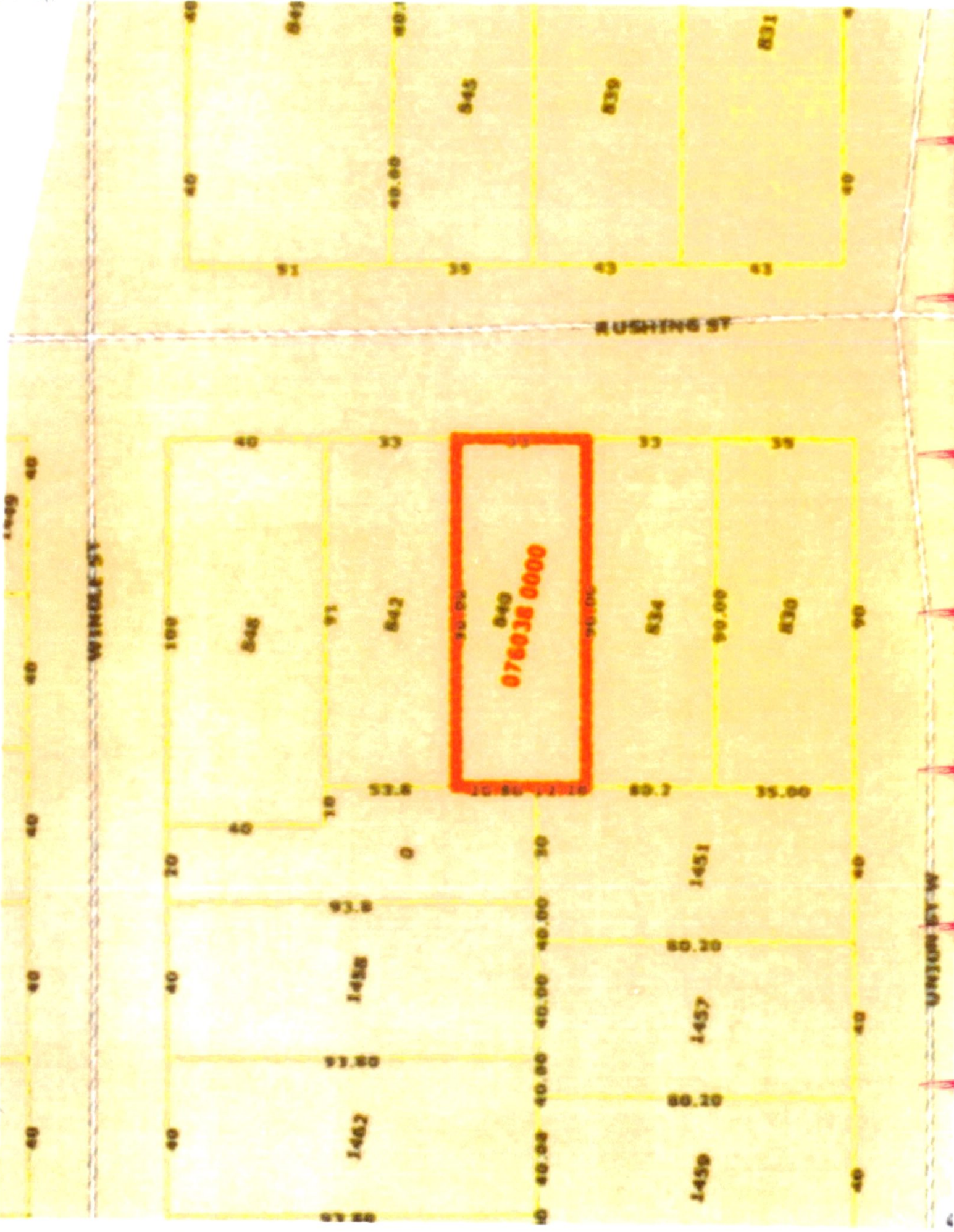


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# 500 Feet from 45th St Past 365 Days



This map depicts the number of priority incidents that have been reported. It focuses on a boundary that is defined as a 500 feet 45th St.



77 Incidents Total

- 35 Violent Incidents
- 1 - Abduction/Kidnapping
- 25 - Aggravated Batteries
- 2 - Robbery/Carjacking
- 7 - Robbery/Individual
- 42 Property Incidents
- 9 - Auto Burglary
- 5 - Auto Theft
- 13 - Burglary/Business
- 15 - Burglary/Residence

- Offense**
- AGGRAVATED BATTERY
  - AUTO BURGLARY
  - AUTO THEFT
  - BURGLARY/BUSINESS
  - BURGLARY/RESIDENCE
  - ROBBERY/BUSINESS
  - ROBBERY/CARJACKING
  - ROBBERY/HOME INVASION
  - ROBBERY/INDIVIDUAL
  - SEX-RAPE/BATTERY
  - Boundary



# 1500 Feet from 45th St & Moncrief Rd Past 365 Days



This map depicts the number of priority incidents that have been reported. It focuses on a boundary that is defined as a 1500 foot radius from W 45th St and Moncrief Rd.





# 1500 Feet from Cleveland Rd & Moncrief Rd Past 365 Days



This map depicts the number of priority incidents that have been reported. It focuses on a boundary that is defined as a 1500 foot radius from Cleveland Rd and Moncrief Rd.



45 Incidents Total

- 13 Violent Incidents
- 7 - Aggravated Batteries
- 2 - Robbery/Carjacking
- 4 - Robbery/Individual
- 32 Property Incidents
- 6 - Auto Burglary
- 3 - Auto Theft
- 8 - Burglary/Business
- 15 - Burglary/Residence

**Offense**

- AGGRAVATED BATTERY
- ▲ AUTO BURGLARY
- ▲ AUTO THEFT
- BURGLARY/BUSINESS
- BURGLARY/RESIDENCE
- ROBBERY/BUSINESS
- ROBBERY/CARJACKING
- ROBBERY/HOME INVASION
- ROBBERY/INDIVIDUAL
- SEX-RAPE/BATTERY
- Boundary



Status Update for the  
 Neighborhood and Organization Database  
 As of: August 26, 2014  
 Categories listed on registration form:

Business Association	43
Condominium Association	25
Faith Based	1145
Homeowner Association	209
Neighborhood Organization	236
*Other	148
<b>TOTAL</b>	<b>1806</b>

\*Other is broken down into 9 categories:

Apartment Association	3
Certified Housing Development Organization (CHDO)	7
Civic Association	79
National Park	1
Non-Profit / Community Service Provider	17
PTA (Parent Teacher Assoc.)	1
Professional & Trade Association	25
Property Owner Association	2
Rotary Club	13
<b>TOTAL</b>	<b>148</b>

Apartment Associations	3	A group of apartment owners who meet at a scheduled time to determine the needs of the property in question, and decide on general maintenance issues. Or: A group of apartment renters who meet for a variety of issues including management, social, or safety. Also known as Tenant Associations. Ex: Lake Shore Apartments
Business Association	43	An organization that is formed to promote like businesses either by type or by area. Also can be involved in maintenance of city Right of Way, fund raising and charitable work. Ex: Park & King Area Association
Certified Housing Development Organization (CHDO)	7	Community Housing Development Organizations (CHDOs) are neighborhood-based non-profit organizations that assist Jacksonville residents with getting into decent, safe and affordable housing. These organizations can help people who want to purchase a home through referrals to lenders and homebuyer counseling providers. They can help qualify potential income-eligible buyers for down payment and closing costs assistance. Ex. Metro North CDC
Civic Associations	79	A type of organization whose official goal is to improve the community, neighborhood, and/or individuals through volunteer work by its members. Ex. Dinsmore Neighborhood Civic Assoc., Boy Scouts
Condominium Association COA	25	A condominium is a type of housing, usually attached, where the owner owns the unit and a portion of the private land that it sits on, the community amenities like swimming pools, and clubhouses. All condominium buildings have associations that govern the policies of the condominium project, allocate expenses for maintenance, and collect the monthly, quarterly or annual association fees that each owner pays for building, insurance and community maintenance. All owners of the condominiums are mandatory members of the association. Ex. The Plaza Condominiums at Berkman Plaza and Marina
Faith Based	1145	A Faith-based organization (FBO) is not a legally defined term but it is often used to refer to religious organizations and other charitable organizations affiliated or identified with one or more religious organizations. The Faith-based category includes any religious congregation (church, mosque, synagogue, or temple, etc.). Ex. Catholic Social Services, First Baptist Church
Homeowner Association HOA	209	An organization in a subdivision or planned community, usually single-family houses, which make and enforce rules for the properties in its jurisdiction. HOAs also collect monthly or annual dues to pay for upkeep of common areas like parks, tennis courts, elevators and swimming pools and can levy special assessments on homeowners when the association lacks sufficient reserves to pay for unexpected repairs. HOAs must register with the State of Florida and be listed with the Division of Corporations. Ex. Queens Harbor

National Park	1	A scenic or historically important area of countryside protected by the federal government for the enjoyment of the general public or the preservation of wildlife. Ex. Timucuan Ecological and Historic Preserve
Neighborhood Organization	236	A group of residents, business representatives, and/or other interested citizens that devote their time and energy to improve and enhance a well-defined, geographic area where they and others live, work, or have a vested interest. This category includes Neighborhood Watch organizations. Ex. Riverside Avondale Preservation, Royal Terrace
Non-Profit / Community Service Provider	17	An organization that uses surplus revenues to achieve its goals rather than distributing them as profit or dividends. Goals of the organization include providing affordable housing, community education and organization, health awareness, and/or neighborhood improvements. Ex. Gleaner's Dispatch, Inc.
PTA (Parent Teacher Assoc.)	1	A local organization of parents and teachers created for promoting closer relations and improving educational facilities at a school. Ex. Greenfield Elementary PTA
Professional & Trade Association	25	Professional and trade associations are membership organizations, usually nonprofit, which serve the interests of members who share a common field of activity. Ex. ULI North Florida
Property Owner Association	2	An organization, usually non-residential uses, formed to maintain and improve property owned by an individual or conglomerate. Ex. Deer Wood Park Property Owners Assoc.
Rotary Club	13	A local club of business and professional people belonging to a worldwide organization of similar clubs (Rotary International) devoted to serving the community and promoting world peace. Ex. Rotary Club of Jacksonville
Total	148	

- Prepared by Kenny Logsdon