OFFICE OF THE CITY COUNCIL

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Notice Meeting CM's J. Carlucci and Peluso
October 27, 2026
Henry Cook Room 11:00 AM

Attendees: Council Members Jimmy Peluso (D7), Joe Carlucci (D5), Chris Billings, Municipal Code Compliance and Carla Schell, Office of General Council

Call to Order: 11:11 p.m.

Summary

Opening & Purpose

Council Member Peluso opened the meeting to discuss proposed legislation intended to strengthen historic housing preservation efforts throughout Jacksonville. He explained that the legislation had been developed over approximately one year, following discussions associated with the Demolition by Neglect Task Force, and was intended to establish a more transparent process for identifying, acquiring, preserving, and rehabilitating historically significant residential properties affected by neglect and code violations.

Council Member Joe Carlucci expressed support for the legislation and proposed a friendly amendment to expand its geographic eligibility to include historic residential properties in San Marco and St. Nicholas that may not currently have local historic designation.

Expansion of Eligible Historic Neighborhoods

Council Member Carlucci explained that portions of San Marco are not formally designated as historic districts, despite containing historically significant residential structures. He proposed incorporating an additional exhibit or map identifying eligible areas of San Marco and St. Nicholas.

Council Member Peluso supported the proposed expansion and suggested considering Durkeeville and other historically significant neighborhoods. Participants discussed the availability of existing historic district boundaries, neighborhood overlays, and maps that could be used to establish the geographic scope of the legislation.

The discussion also addressed whether residential structures within the newly identified areas should meet a minimum age requirement. An initial proposal considered structures at least 50

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years old. Following additional discussion and public comment, participants considered increasing the minimum age to 70 or 80 years to better target older historic properties and avoid unnecessarily broad eligibility.

Historic Preservation Commission Responsibilities

Participants reviewed the proposed responsibilities of the Historic Preservation Commission (HPC). Under the legislation discussed, the Commission would develop an endangered historic homes list at least once each calendar year, identifying residential structures of historic significance that may be at risk because of neglect or deterioration.

The Commission could update or supplement the list during the year as needed, in coordination with the administration. Its primary responsibility would be identifying and prioritizing historically significant properties rather than determining whether foreclosure or other enforcement proceedings should be initiated.

The discussion emphasized that decisions involving legal enforcement, property acquisition, available resources, and the feasibility of pursuing individual properties would remain with the appropriate City departments, the administration, and legal counsel.

Code Compliance and Property Identification

Chris Billings, representing Municipal Code Compliance, discussed the City's ability to identify properties with outstanding code enforcement liens, fines, and other relevant information.

Participants described a proposed process in which Code Compliance would compile property information, the Historic Preservation Commission would identify structures warranting preservation attention, and the administration would evaluate which properties might be appropriate for further action.

Council Members emphasized that inclusion on an initial list would not automatically result in foreclosure or acquisition. Each property would require additional review to determine the City's legal position, the availability of enforcement remedies, and whether pursuing the property would be appropriate.

The group also discussed the possibility that increased attention to neglected properties could encourage existing owners to make improvements or transfer ownership to individuals or organizations capable of rehabilitation.

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Property Acquisition, Landmark Designation, and Disposition

The meeting included discussion of the proposed process for properties that the City may eventually acquire through lawful foreclosure or other available means.

Participants discussed the possibility of designating City-owned properties as historic landmarks before transferring them through the preservation program. Landmark designation would provide a mechanism for preserving the historic character of qualifying structures and establishing applicable preservation oversight.

The proposed disposition process would prioritize qualified historic preservation nonprofit organizations, with an alternative competitive bidding process available if an eligible organization could not acquire or rehabilitate the property. Participants referenced a proposed minimum bid of $10,000 for the competitive process.

Legal and preservation staff discussed the distinction between properties already designated as local landmarks or contributing structures and properties located in historically significant neighborhoods without comparable regulatory protections.

Following clarification, the discussion favored retaining the existing definition of a preservation priority property for purposes of the special disposition process, while expanding eligibility for inclusion on the endangered historic homes list. Under the approach discussed, qualifying properties in newly identified neighborhoods could be considered for preservation, but would need appropriate landmark designation before using the special donation or qualified-bid disposition procedures.

Participants emphasized that the legislation was intended to preserve structures that could still be rehabilitated rather than establish an automatic acquisition or demolition process.

Administrative Coordination and Implementation

Council Members discussed the practical workload associated with implementing the proposed legislation. They acknowledged that the number of properties ultimately acquired and rehabilitated would likely be limited during the program's initial years because of legal requirements, ownership issues, lien priorities, available resources, and administrative review.

The proposed process would involve coordination among Municipal Code Compliance, the Historic Preservation Commission, the Planning Department, the Office of General Counsel, and the Mayor's Administration.

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Participants expressed support for establishing a manageable process that would allow the City to prioritize the most significant endangered properties while retaining discretion over whether to proceed with enforcement or acquisition.

Public Comment

- John J. Nooney: Historic Structure Revenue Stream Options.

Legislative Amendments & Next Steps

Council Members and staff discussed preparing a friendly amendment to clarify the eligible geographic areas, the responsibilities of the Historic Preservation Commission, and the treatment of properties that would require landmark designation before disposition through the preservation program.

Staff discussed preparing or identifying maps for the proposed neighborhood additions and incorporating the necessary language into the legislation. Council Members anticipated that the legislation would proceed through the committee process beginning the following Monday, with additional opportunities to refine the amendment before final Council consideration.

The participants expressed general support for moving the legislation forward. No formal vote or final adoption of the proposed amendments occurred during the notice meeting.

Adjournment

Following discussion of the proposed amendments, implementation procedures, public comment, and upcoming committee consideration, the meeting concluded at approximately 11:44 a.m.