

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

February 18, 2021

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2021-44**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

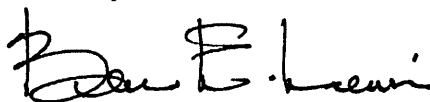
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2021-0044**

**FEBRUARY 18, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0044.

***Location:*** 7400 San Jose Boulevard  
Between Bolles School Drive and Larida Lane

***Real Estate Number(s):*** 149837-0010; 149839-0000

***Current Zoning District(s):*** Public Buildings & Facilities - 2 (PBF-2)

***Proposed Zoning District:*** Public Buildings & Facilities - 3 (PBF-3)

***Current Land Use Category:*** Public Buildings & Facilities (PBF)

***Planning District:*** Southeast, 3

***Owner:*** The Bolles School.  
7400 San Jose Boulevard  
Jacksonville, Florida. 32217

***Applicant:*** T.R. Hainline  
Rogers Tower, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida. 32207

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2021-0044 seeks to rezone approximately 4.71+/- acres of land from Public Buildings & Facilities - 2 (PBF-2) to Public Buildings & Facilities - 3 (PBF-3) in order to permit the reconstruction of a former sign that was destroyed in a car accident.

**STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent

with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

**1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. Public Buildings and Facilities (PBF) is a broad land use category intended to accommodate major public use or community service activities. Principal uses in the PBF land use category include but are not limited to, all lawful government uses, public buildings and grounds, schools, criminal justice facilities, transportation facilities, and military installations.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. This proposed rezoning to RO is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**Goal 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

*The proposed rezoning would allow for the replacement of a former sign that was destroyed at a school that has existed on the site since 1933. The proposed rezoning will not alter the character of the area, nor will it have any negative impacts on any environmental hazards.*

**SURROUNDING LAND USE AND ZONING**

The immediate area surrounding the subject parcel is developed as a residential area with the school, church, and a country club that serve the residential community. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	PBF	PBF-2	Bolles School, Church
South	PBF	RLD-60	Bolles School
East	LDR	RR-ACRE	Bolles School, Golf Course, Country Club
West	PBF	RLD-60	Bolles School

**SUPPLEMENTAL INFORMATION**

Upon visual inspection by the assigned City Planner on February 2, 2021 the required Notice of Public Hearing sign was posted.



*Source: Planning and Development  
Date: February 2, 2021*

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-0044** be **APPROVED**.



Aerial Photo

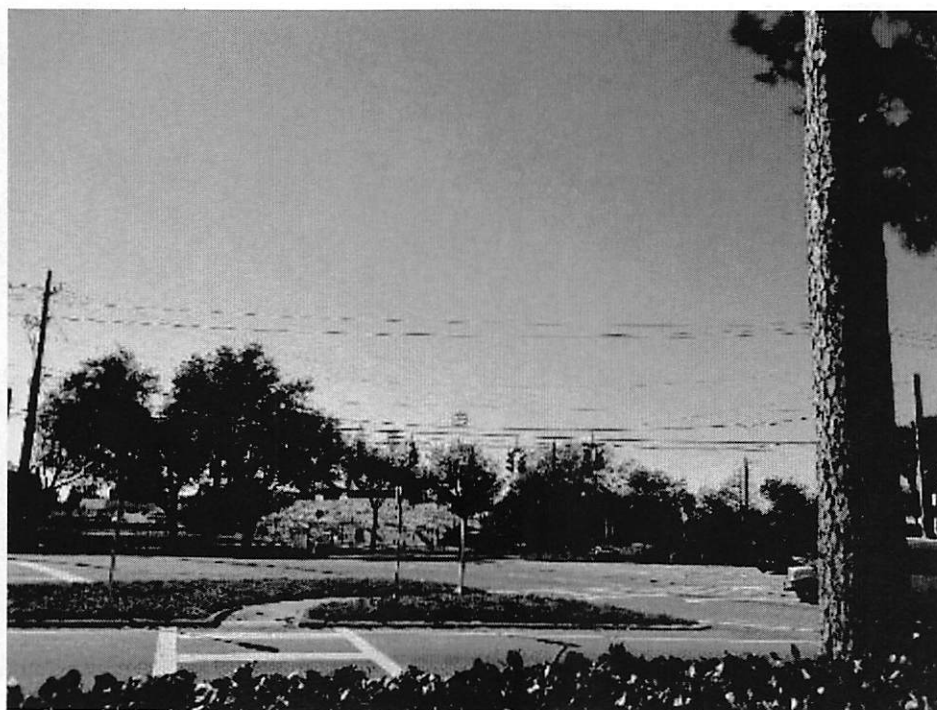
*Source: JaxGIS  
Date: February 4, 2021*



View looking towards the Subject Property and Sign Location.

*Source: Planning and Development*

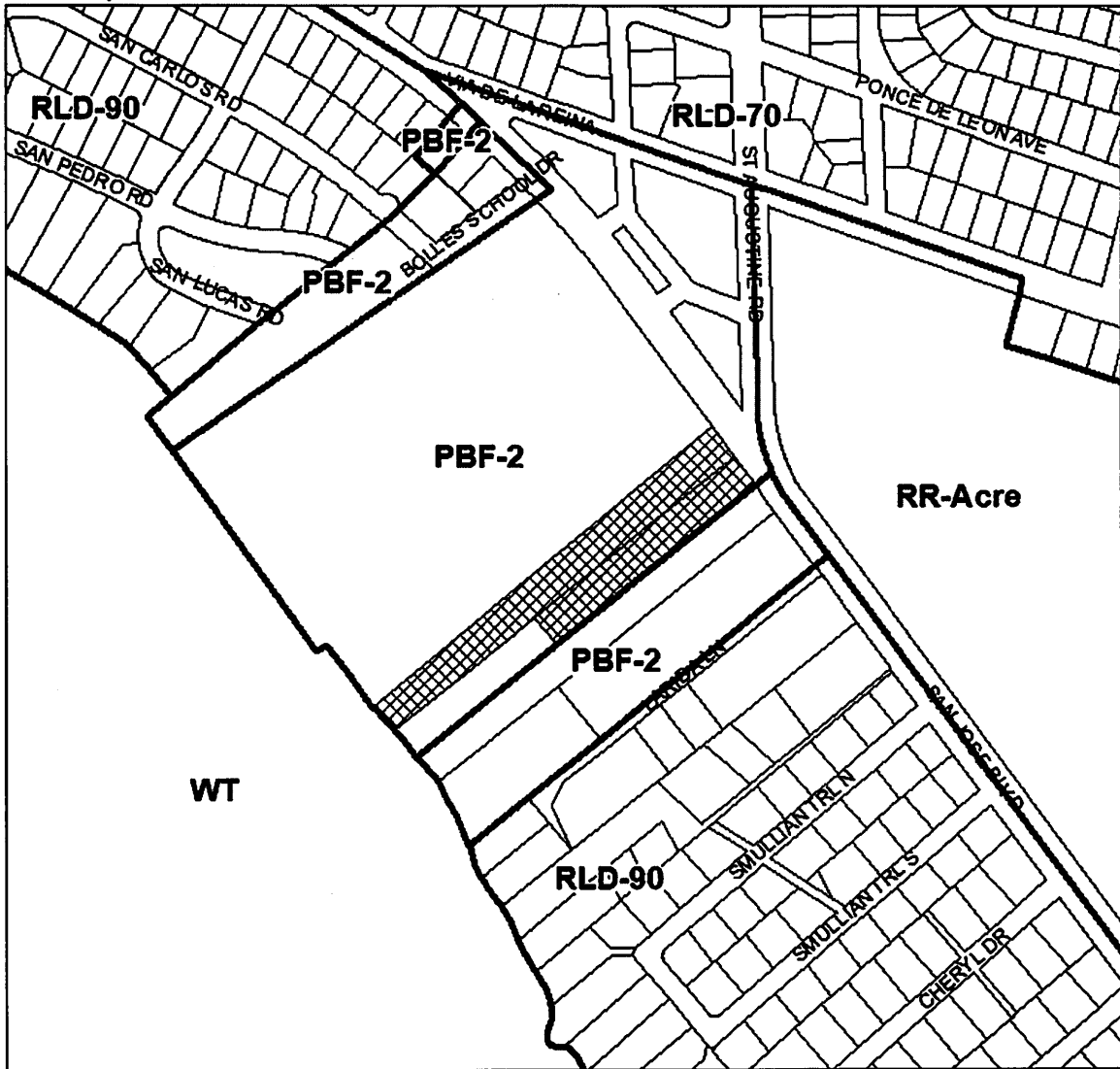
*Date: February 2, 2021*



View looking towards the Subject Property.

*Source: Planning and Development*

Date: February 2, 2021



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: PBF-2</b></p> <p><b>TO: PBF-3</b></p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>5</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2021-0044</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2020-3237</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

Legal Map

Source: JaxGIS  
Date: February 4, 2021

**Application For Rezoning To Conventional Zoning District**

**Planning and Development Department Info**

Ordinance # 2021-0044 Staff Sign-Off/Date CMC / 01/04/2021  
 Filing Date 01/22/2021 Number of Signs to Post 1  
 Hearing Dates:  
 1st City Council 02/23/2021 Planning Commission 02/18/2021  
 Land Use & Zoning 03/02/2021 2nd City Council N/A  
 Neighborhood Association N/A  
 Neighborhood Action Plan/Corridor Study N/A

**Application Info**

Tracking # 3237 Application Status FILED COMPLETE  
 Date Started 11/09/2020 Date Submitted 11/09/2020

**General Information On Applicant**

Last Name First Name Middle Name  
 HAINLINE T.R.  
 Company Name  
 ROGERS TOWERS, P.A.  
 Mailing Address  
 1301 RIVERPLACE BOULEVARD, SUITE 1500  
 City State Zip Code  
 JACKSONVILLE FL 32207  
 Phone Fax Email  
 9043465531 9043960663 THAINLINE@RTLAW.COM

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name  
 SEE BELOW  
 Company/Trust Name  
 THE BOLLES SCHOOL  
 Mailing Address  
 7400 SAN JOSE BOULEVARD  
 City State Zip Code  
 JACKSONVILLE FL 32217  
 Phone Fax Email

**Property Information**

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 149837 0010	5	3	PBF-2	PBF-3
Map 149839 0000	5	3	PBF-2	PBF-3

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category  
 PBF

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 4.71

**Justification For Rezoning Application**

TO ALLOW FOR PRIOR SIGNAGE DAMAGED IN A CAR ACCIDENT TO BE REBUILT IN COMPLIANCE WITH THE ZONING CODE.

**Location Of Property**

General Location  
 PORTION OF BOLLES CAMPUS AT INTERSECTION OF SAN JOSE BLVD & ST AUGUSTINE RD  
 House # Street Name, Type and Direction Zip Code  
 7400 SAN JOSE BLVD 32217



Between Streets  
BOLLES SCHOOL DR

and LARIDA LANE

**Required Attachments For Formal, Complete application**

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

**Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
4.71 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee  
7 Notifications @ \$7.00 /each: \$49.00
- 4) Total Rezoning Application Cost: \$2,099.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

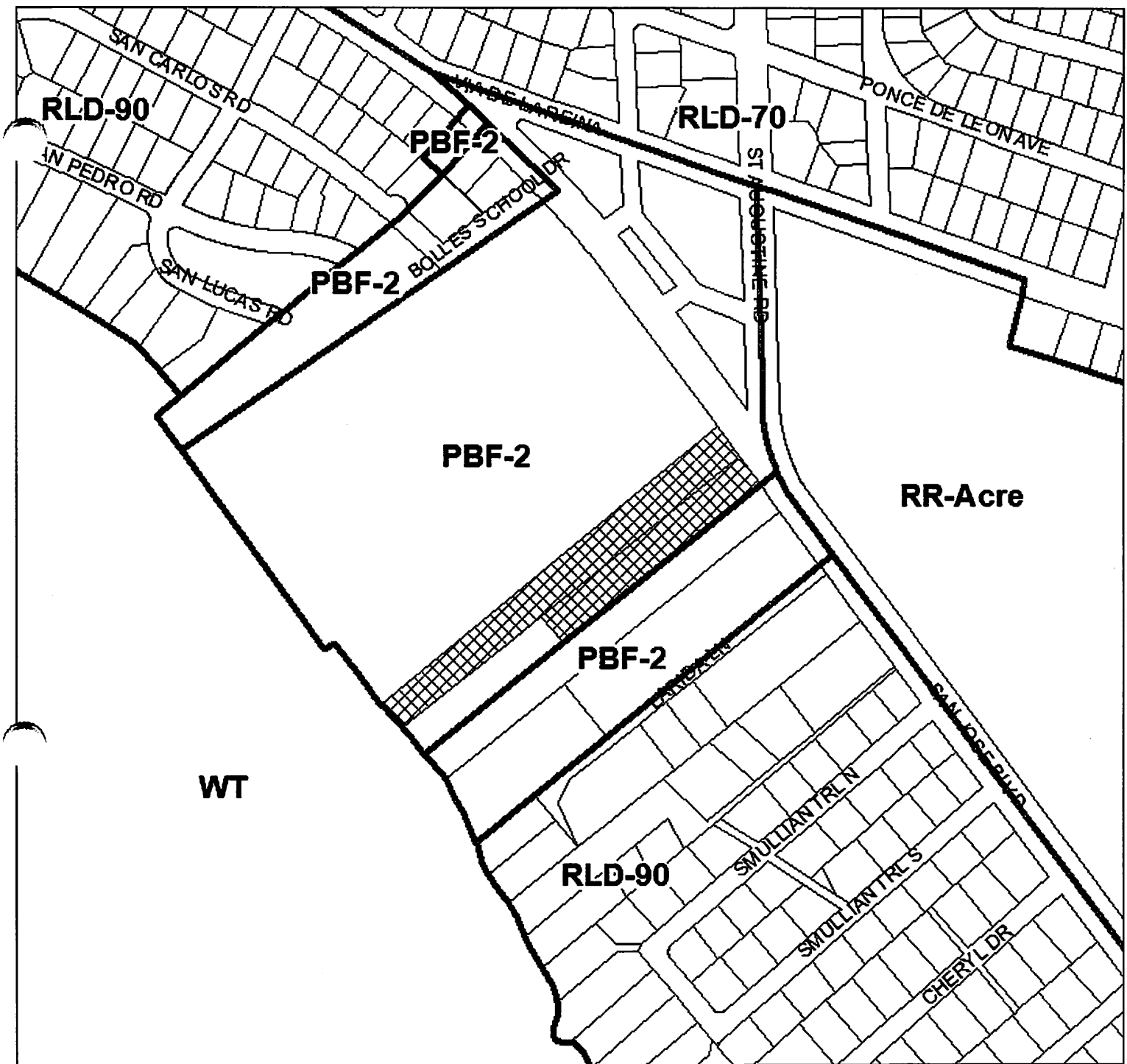
## Exhibit 1

A PORTION OF THE LAND CONVEYED BY THE PARTY OF THE FIRST PART AND HER HUSBAND, JAMES E. HULL (NOW DECEASED) TO THE PARTY OF THE SECOND PART BY WARRANTY DEED DATED OCTOBER 19, 1960, AND RECORDED IN OFFICIAL RECORDS VOLUME 1125, PAGE 407 OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT WHERE THE WESTERLY BOUNDARY LINE OF SAN JOSE BOULEVARD, AS NOW ESTABLISHED, INTERSECTS THE SOUTHERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN SAID WARRANTY DEED FOR THE POINT OF BEGINNING; RUN THEN SOUTH 49°51' WEST ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 745 FEET; THENCE RUN NORTH 36°02' WEST A DISTANCE OF 100 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN SAID WARRANTY DEED; THENCE RUN NORTH 49°51' EAST ALONG SAID NORTHERLY BOUNDARY LINE A DISTANCE OF 745 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF SAN JOSE BOULEVARD; THENCE SOUTH 36°02' EAST ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

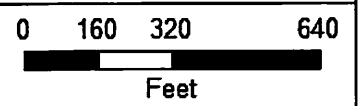
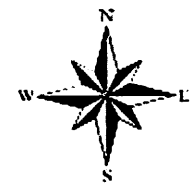
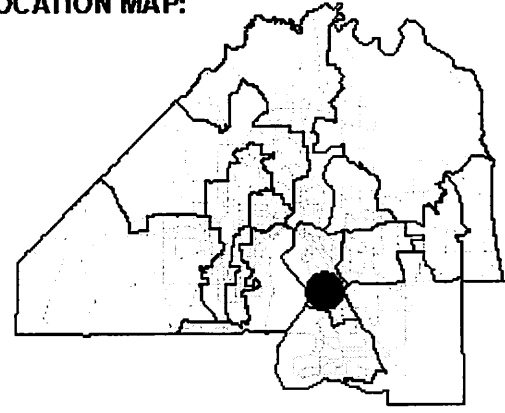
Together with:

THE NLY ½ OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM SAN JOSE COMPANY, A CORP. TO C. J. REILLY, DATED APRIL 2<sup>ND</sup>, 1920, AND RECD. IN DEED BK. 194, PG. 531, P.R., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LAND CONVEYED BY A. M. IVES AND JOHN H. PATTERSON TO E. M. GIBBON, BY DEED DATED JANUARY 14, 1919, RECD. IN DEED BK. 181, PG. 185, P.R. SAID NE CORNER BEING ON THE W LINE OF THE MANDARIN ROAD, NOW KNOWN AS SAN JOSE BOULEVARD, 1700 FEET N, 35°, 49' W FROM THE POINT WHERE THE W LINE OF THE SAN JOSE BOULEVARD INTERSECTS THE S LINE OF THE Z KINGSLEY GRANT; THENCE FROM SAID POINT RUN N 35°, 49' W, ALONG THE W SIDE OF SAN JOSE BOULEVARD, 100 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN WLY PARALLEL WITH THE NLY LINE OF THE PROPERTY ABOVE MENTIONED AS DEEDED TO E. M. GIBBON, 1,300 FEET, M/1, TO THE ST. JOHNS RIVER; THENCE RUN NLY ALONG SAID ST. JOHNS RIVER, 100 FEET, M/1, TO THE N LINE OF THE PROPERTY ABOVE MENTIONED AS DEEDED TO C. J. REILLY; THENCE RUN ELY ALONG SAID N LINE OF SAID PROPERTY ABOVE MENTIONED AS DEEDED TO C. J. REILLY, 1300 FEET, M/1, TO THE W SIDE OF SAN JOSE BOULEVARD; THENCE SLY ALONG THE W SIDE OF SAN JOSE BOULEVARD, 100 FEET TO THE POINT OF BEGINNING, CONTAINING 3 ½ ACRES, M/1



**REQUEST SOUGHT:**  
**FROM: PBF-2**  
**TO: PBF-3**

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**5**

**ORDINANCE NUMBER**  
**ORD-2021-0044**

**TRACKING NUMBER**  
**T-2020-3237**

**EXHIBIT 2**  
**PAGE 1 OF 1**