

Introduced by the Land Use and Zoning Committee and amended on the
Floor of Council:

RESOLUTION 2025-35-A

A RESOLUTION GRANTING, SUBJECT TO CONDITION, AN
APPEAL FILED BY BORDAN DEVELOPMENT, LLC,
REGARDING THE JACKSONVILLE HISTORIC
PRESERVATION COMMISSION'S DECISION TO DENY THE
DEMOLITION PERMIT APPLICATION FOR THE STRUCTURE
LOCATED AT 3747 LINJOHN ROAD, WHICH IS LISTED ON
THE NATIONAL REGISTER OF HISTORIC PLACES,
PURSUANT TO SECTION 320.407, *ORDINANCE CODE*;
ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF
THE LAND USE AND ZONING COMMITTEE; DIRECTIVE TO
LEGISLATIVE SERVICES DIVISION; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, Bordan Development, LLC, on behalf of the owner of
the structure located at 3747 Linjohn Road, applied for a permit to
demolish the structure known as the Henry C. Arpen House, which was
listed on the National Register of Historic Places in 2019; and

WHEREAS, on December 11, 2024, at its regularly scheduled
public meeting, the Jacksonville Historic Preservation Commission
(the "Commission") denied the demolition permit application; and

WHEREAS, pursuant to Section 320.407(b)(3), *Ordinance Code*,
the applicant filed a Notice of Appeal within 14 calendar days from
the date of the Commission meeting; and

WHEREAS, the Notice of Appeal was timely filed and the
applicant, as the property owner, has standing to appeal; now
therefore

1 **BE IT RESOLVED** by the Council of the City of Jacksonville:

2 **Section 1. Adoption of Recommended Findings and**
3 **Conclusions.** The City Council has reviewed the record of proceedings
4 regarding the demolition permit application, which is **On File** in the
5 City Council Legislative Services Division and the Planning and
6 Development Department, and has considered the recommended findings
7 and conclusions of the Land Use and Zoning Committee. Based on the
8 substantial, competent evidence in the record, the Council finds,
9 concludes, and states that the recommended findings and conclusions
10 of the Land Use and Zoning Committee are hereby adopted and the appeal
11 is hereby granted, subject to the following condition:

12 (a) As a condition precedent to receiving a demolition permit from
13 the City of Jacksonville, Bordan Development, LLC shall:

14 (i) Arrange for access to the property located at 3747 Linjohn
15 Road (the "Property") for the purpose of removal/relocation
16 of the Arpen House structure or any portion that is
17 structurally stable enough to be moved to a recipient site.
18 Bordan Development, LLC shall pay all reasonable costs for
19 physical removal/relocation of the Arpen House structure
20 from the Property, to include preparation and structural
21 reinforcement of the Arpen House for transport and the
22 actual move of the structure to a recipient site, costs to
23 create or develop engineering plans for the Arpen House
24 structure, and permitting, material, and labor costs solely
25 for installation and construction of a foundation or
26 similar support structure at the recipient site. Except as
27 provided herein, Bordan Development, LLC shall not be
28 responsible to pay any costs to prepare the recipient site
29 to receive the Arpen House structure. For purposes of
30 clarification "reasonable costs" for the
31 removal/relocation of the Arpen House structure shall

1 exclude any permitting costs (except permitting costs for
2 installation and construction of a foundation or similar
3 support structure at the recipient site as outlined above),
4 and any costs related to transit of the Arpen House
5 structure along or across public or private rights-of-way,
6 including but not limited to, costs to move/raise any
7 utility/communication lines, police escort, tree removal
8 and/or trimming, or the like. Subject to the aforementioned
9 limitations, Bordan Development, LLC shall only be required
10 to pay the costs for removal/relocation of the Arpen House
11 structure in an amount equal to the total relocation costs
12 or \$65,000, whichever is less. Thereafter, Bordan
13 Development, LLC shall be responsible to ensure that any
14 and all debris remaining after removal/relocation of the
15 Arpen House structure is removed from the Property on or
16 before ninety (90) days from the effective date of this
17 Resolution. If the removal/relocation does not occur
18 within ninety (90) days, the demolition permit shall be
19 automatically approved.

20 This Resolution is the final action of the Council.

21 **Section 2. Directive to Legislative Services Division.** The
22 City Council Legislative Services Division is hereby directed to mail
23 a copy of this Resolution, as adopted, to the appellant/applicant,
24 Bordan Development, LLC, c/o Rogers Towers, P.A., Attn: Courtney P.
25 Gaver, Esq., 1301 Riverplace Blvd, Suite 1500, Jacksonville, Florida
26 32207.

27 **Section 3. Effective Date.** The adoption of this Resolution
28 shall be deemed to constitute a quasi-judicial action of the City
29 Council and shall become effective upon the signature by the Council
30 President and Council Secretary.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Dylan Reingold

GC-#1679944-v1-2025-35-A.docx