

MEMORANDUM

TO: Chairman and Members
Jacksonville Historic Preservation Commission

FROM: Christian Popoli, City Planner Supervisor – Planning and Development

RE: *Bonneval Road to Bentley Boulevard*

DATE: February 26, 2020

Consistent with Chapter 745 of the Jacksonville Ordinance Code on addressing and street naming regulations, requests to rename streets require a review and recommendation from the Jacksonville Historic Preservation Commission. In making a report and recommendation, the Commission shall address the following criteria:

1. The origin of the street name
2. Any historical significance of the existing street name
3. Whether there are any historical structures or landmarks on the subject street
4. Whether the existing name is part of a common theme of street names throughout the community where such street is located
5. The age of the street name
6. Whether the street name is a duplicate street name

Present Street Name: **Bonneval Road**

Proposed Street Name: **Bentley Boulevard**

Reason for Change:

The proposed street name change is in conjunction with the construction and grand opening of a new Bentley Motors dealership. The new dealership owners have requested the name change to provide recognition to the brand and help locate the new dealership.

Background:

The southern portion of Bonneval Road was platted in 1998 as part of the Galleria commercial development. The project has slowly built out since that time, with the new dealership to be constructed along the portion that abuts I-95. The northern portion of Bonneval Road was platted in 1988, as part of the Southside Farms Plat. The road is bisected by the terminus of Butler Boulevard, in essence split by 6 lanes plus turn lanes and median.

Report and Recommendation:

The origin of the street name and any historical significance of the existing street name

Although the specific reason or namesake of the commercial center road could not be determined, the road is less than 50 years old, and is not historic. Additionally the road only serves the commercial centers north and south of the Butler Boulevard terminus.

Whether there are any historical structures or landmarks on the subject street

As the road was platted in 1998, there are no structures currently landmarked, nor are there any that would qualify for landmark designation, located along this road segment.

Whether the existing name is part of a common theme of street names throughout the community where such street is located

Bonneval Road stretches from Philips Highway, east, where it curves north, crosses Butler Boulevard, and continues north until it terminates into Lenoir Avenue. The road is only internal to the north and south commercial areas surrounding the terminus of Butler Boulevard.

The age of the street name

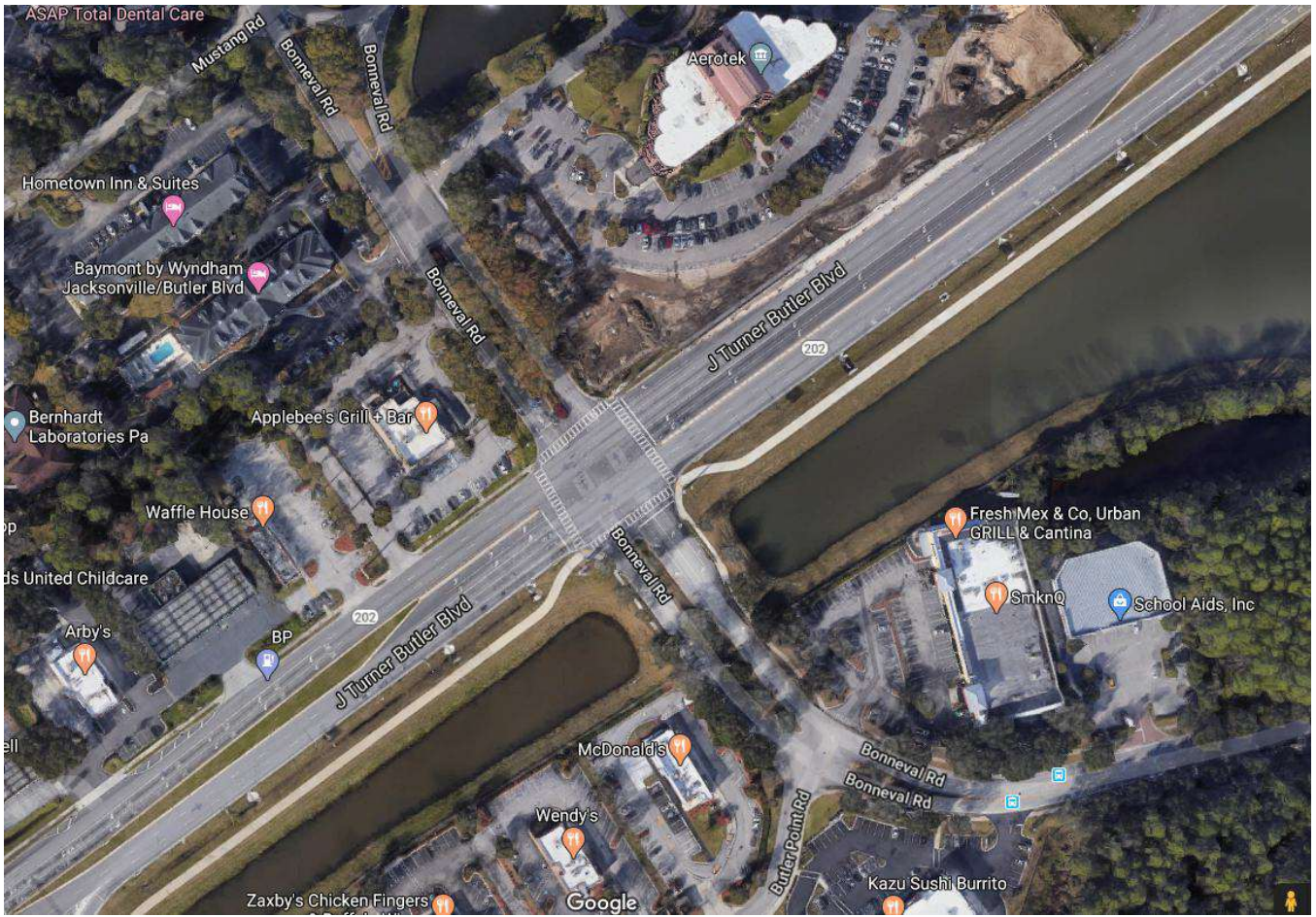
As noted above, the street was platted and named as early as 1988 for the northern Southside Shores plat, but the specific road segment in question was platted in 1998 as part of the Galleria plat.

Whether the street name is a duplicate street name

The only two segments of this road are located to the north and south of Butler Boulevard in these two commercial centers.

Recommendation:

Based on the best evidence available, the Planning and Development Department recommends that the proposed street name change from Bonneval Road to Bentley Boulevard be approved by the Commission.



**Bonneval Road divided by J Turner Butler Boulevard
Southern portion is the subject road segment**

1 original historic windows that were to be kept
2 as part of that agreement.
3 So it was determined, at that point, that
4 those windows would stay. Others that had been
5 replaced or that warranted replacement were
6 allowed to be replaced with new wood windows,
7 but those were intended to be kept at that
8 time.

9 COMMISSIONER LOPERA: Was the original
10 door part of that work?

11 MR. POPOLI: Not that I recall. It had
12 been discussed, but it wasn't -- it hadn't been
13 touched, so it wasn't part of the agreement to
14 remedy the violation.

15 COMMISSIONER LOPERA: Okay. So from what
16 I understand, all of the windows originally
17 were replaced. There was a violation. And
18 then the only two windows that remained were
19 the ones next to that front door?

20 MR. POPOLI: No. There were a number of
21 windows that were replaced. There were some on
22 the rear that were kept. They had replaced a
23 lot of the original historic windows when the
24 violation happened.

25 COMMISSIONER LOPERA: Right.
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1 MR. POPOLI: And they had put in a product
2 that wasn't acceptable. They replaced it with
3 a new product which, I believe, is wood and met
4 the normal conditions, but it was kind of a
5 mixed bag.

6 COMMISSIONER LOPERA: Okay. So as the
7 project stands, there's some newer windows
8 which they had replaced as a result of this
9 violation, but then some original windows to
10 the structure?

11 MR. POPOLI: Correct.

12 COMMISSIONER LOPERA: Okay. Then I would
13 lean towards agreeing with the staff that the
14 two windows at the front remain and be
15 rehabilitated and repaired per staff
16 recommendations since that was part of the
17 original agreement from the original judgment.

18 COMMISSIONER STANSEL: Through the Chair,
19 I would also agree with that. I mean, we don't
20 have any archaeological evidence that the door
21 was in a different location. And there's a
22 previous agreement on the front windows, so I
23 don't think we can go back on that. I think
24 that needs to stand as it was. So I'm in
25 agreement with staff's recommendation of

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1 denial.

2 THE CHAIRMAN: I'm going to go ahead and
3 call for a vote, then.

4 All those in favor?

5 COMMISSION MEMBERS: Aye.

6 THE CHAIRMAN: Those opposed?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: Hearing none, you have
9 denied COA-20-23244.

10 And we will move along. Quite a bit of
11 new business today, but we're going to go ahead
12 and skip Number 1 and go to the request for a
13 road renaming.

14 MR. POPOLI: Give me just a second.

15 COMMISSIONER STANSEL: Page 364.

16 MR. POPOLI: Through the Chair, this is a
17 request for a road renaming. As you know, the
18 process involves you guys reviewing road
19 renamings and their history. This is a request
20 to rename Bonneval Road to Bentley Boulevard.

21 Just to briefly go through the process,
22 there are the six criteria that you review
23 which deal with the origin of the street name,
24 its historic significance, whether the road has
25 any structures or landmarks on it, whether the

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1 existing name is part of a common theme of
2 naming, the age of the street, and whether the
3 street name is duplicated anywhere.

4 The background: This particular stretch
5 of the road is located roughly at the
6 intersection of Philips Highway and the end of
7 Butler Boulevard. It's part of a north and
8 south commercial complex. This is the southern
9 portion.

10 Based on our research, the road was
11 platted in 1998. So it is not a historic road.
12 It was part of the Galleria plat for that
13 commercial area, which there's a number of
14 parcels that are starting to be built out at
15 this point, some of them already are.

16 The road continues to the north and is
17 bisected by the six lanes, plus the turn lanes
18 and the median of Butler Boulevard.

19 Again, the road is not 50 years old at
20 this point. There are no historic structures
21 because this was recently platted within the
22 modern era and all the structures are new,
23 especially the one related to this request.

24 As I said, the road does continue to the
25 north, but that portion of the road was platted

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1 in the late '80s, so it is also not historic.
 2 The road is duplicated north and south, but
 3 they're both modern roads.
 4 So based on the lack of historic
 5 providence for the street, we're recommending
 6 approval of the road renaming from Bonneval
 7 Road to Bentley Boulevard.
 8 I'm happy to take any questions.
 9 THE CHAIRMAN: Any questions for staff?
 10 COMMISSIONER STANSEL: Through the Chair,
 11 this is for both sides of JTB, the whole length
 12 of the road, not part of the road?
 13 MR. POPOLI: I was under the impression it
 14 was just the southern portion.
 15 COMMISSIONER STANSEL: Just the southern
 16 portion. Okay.
 17 MR. POPOLI: Yeah. Which is this plat
 18 here (indicating), this portion of the road
 19 here.
 20 COMMISSIONER STANSEL: Okay. Thank you.
 21 MR. POPOLI: Uh-huh.
 22 THE CHAIRMAN: Any other questions for
 23 staff?
 24 COMMISSION MEMBERS: (No response.)
 25 THE CHAIRMAN: All right. Thank you.

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1 Do I need a public hearing here? I didn't
 2 think so.
 3 All right. Yeah, come on up. Yeah.
 4 (Ms. Trimmer approaches the podium.)
 5 MS. TRIMMER: Cyndy Trimmer, 1 Independent
 6 Drive, Suite 1200, on behalf of the applicant.
 7 There were no cards. I will dutifully
 8 fill one out --
 9 THE CHAIRMAN: Thank you.
 10 MS. TRIMMER: -- when we're done.
 11 I just wanted to address very briefly,
 12 this is for Bonneval Road -- Bentley Road, not
 13 Bentley Boulevard, despite my suggestions that
 14 they do the alliteration.
 15 And to your question, Ms. Stansel,
 16 traditionally, you do have to rename an entire
 17 stretch of a road in order for it to be
 18 authorized as a name change.
 19 On this one, we are working with
 20 Councilman Becton to introduce legislation to
 21 permit it. This is a self-contained shopping
 22 area. It's Galleria Point Owners Association.
 23 And because it is self-contained, it's cut off
 24 by the divided highway of Butler. Everyone has
 25 agreed that it's appropriate in this instance.

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1 We're working with Galleria Point. They are on
 2 board with this. Their owners association is
 3 in support of it.
 4 We contacted all of the affected parties
 5 ahead of time in an excess of caution, which is
 6 a step that normally is not required, but we
 7 wanted to make sure because it was going to
 8 affect business, including the two that were
 9 most affected, one that has to comply with ^
 10 ACA guidelines, for example. And across the
 11 board, everyone has been supportive thus far.
 12 So we have gone through 911 addressing.
 13 Everything has gone smoothly. We hope we'll
 14 have your support today. And I can answer any
 15 questions.
 16 THE CHAIRMAN: All right. Thank you.
 17 MS. TRIMMER: Thanks.
 18 THE CHAIRMAN: So I will go ahead and call
 19 for a vote.
 20 All those in favor?
 21 COMMISSION MEMBERS: Aye.
 22 THE CHAIRMAN: Those opposed?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: Hearing none, you have
 25 passed, at least through us, the request for a

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1 road renaming.
 2 Christian, I'm going to go ahead and knock
 3 out our discussion for the CLG training,
 4 whatever you have for that.
 5 MR. POPOLI: Okay. So as you know, we are
 6 a certified local government through the State
 7 of Florida. It's a designation for historic
 8 preservation programs. It enables us to review
 9 things that come through for certain types of
 10 federal action; like, communication towers,
 11 road projects, with regards to identifying
 12 potential archaeological resources and local
 13 historic resources for impact and things like
 14 that.
 15 It also enables us to get grant funds from
 16 a number of different sources, but particularly
 17 through the State without having to provide
 18 financial matches. And it's not just limited
 19 to our particular section or department, but
 20 also things like Parks and Recreation. So it
 21 has a real benefit in that regard.
 22 We produce an annual report that talks
 23 about the number of COAs that we do and a bunch
 24 of other criteria we have to meet. One of the
 25 things that we are pretty much always flagged

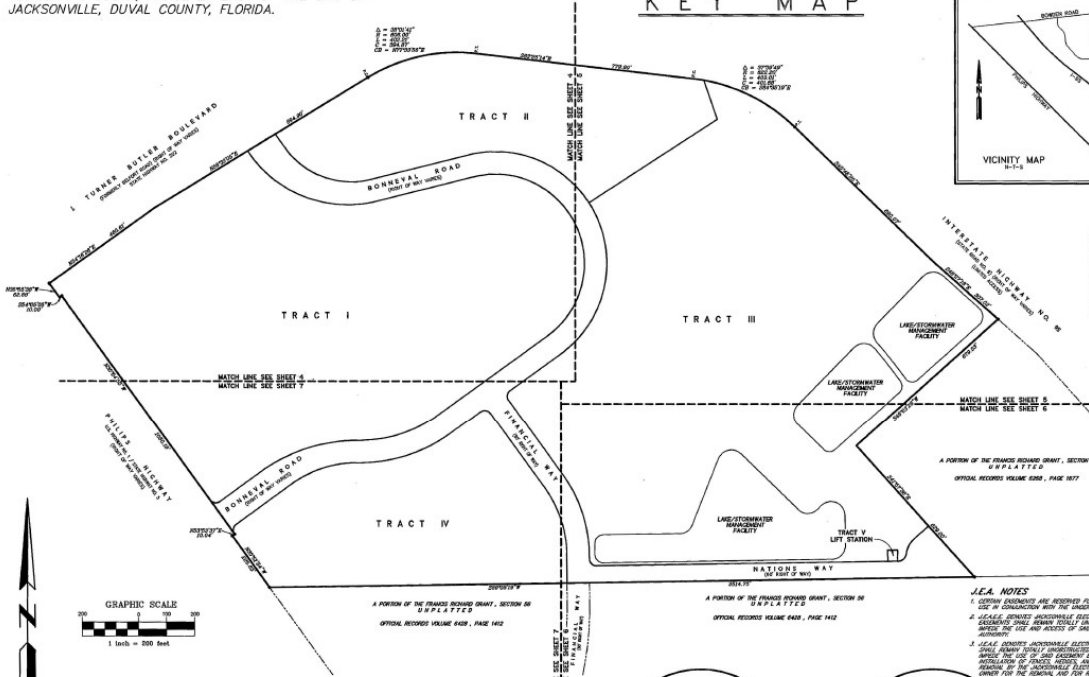
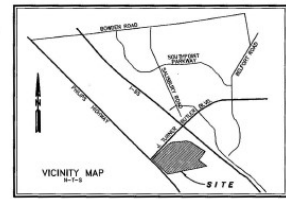
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THE GALLERIA

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56,
TOWNSHIP 3 SOUTH, RANGE 27 EAST OF THE CITY OF
JACKSONVILLE, DUAL COUNTY, FLORIDA.

PLAT BOOK **52** PAGE **6B**
SHEET 3 OF 7 SHEETS

KEY MAP

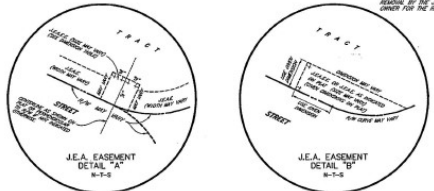


- LEGEND**
- Δ CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - S.R.D. STATE ROAD DEPARTMENT
 - M.D. METERS
 - D.R.V. OFFICIAL RECORDS VOLUME
 - P.C. PAGE



- NOTES:**
1. (B) CONDUIT PERMANENT REFERENCE MONUMENT
 2. (D) CONDUIT PERMANENT CONTROL POINT
 3. BOUNDARY SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY AS BEING NORTH 35° 45' 00" WEST
 4. THERE MAY BE ADDITIONAL ALLEGATIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY.
 5. CERTAIN EASEMENTS ARE REQUIRED FOR THE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 6. NON-ACCESS EASEMENTS ARE REQUIRED ON CORNER LOTS SO THAT ACCESS MAY BE GAINED ONLY FROM ONE STREET.
 7. THE FRONT BUILDING SETBACK LINE FOR ONE-OR-MORE LOTS IS AT THE REQUIRED SETBACK DISTANCE TO MAKE THE LOT MEET THE MINIMUM LOT WIDTH. MINIMUM IS 10 FEET.
 8. THE LANE WIDTH LINES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
 9. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, PLACING, REMOVAL, OF CURBS, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR HIGHWAY WITHOUT THE WRITTEN APPROVAL OF DUAL COUNTY OF WHICH REGULATION APPLIES.
 10. WITHIN THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR HIGHWAY, THE NECESSARY UTILITIES APPROXIMATE TO THE BOUNDARY OF ANY PUBLIC ROAD OR HIGHWAY, SHALL BE SUPERSEDED AND RECEIVED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

- J.E.A. NOTES**
1. ALL EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 2. J.E.A. EASEMENTS JACKSONVILLE ELECTRIC AUTHORITY PROPERTY RECORDS: THESE EASEMENTS SHALL REMAIN VALID UNLESS CANCELLED BY ANY INSTRUMENTS THAT MAY BE FILED IN THE PUBLIC RECORDS OF DUAL COUNTY OF JACKSONVILLE, FLORIDA.
 3. J.E.A. EASEMENTS JACKSONVILLE ELECTRIC AUTHORITY PROPERTY RECORDS: THESE EASEMENTS SHALL REMAIN VALID UNLESS CANCELLED BY ANY INSTRUMENTS THAT MAY BE FILED IN THE PUBLIC RECORDS OF DUAL COUNTY OF JACKSONVILLE, FLORIDA. THE INSTALLATION OF THESE EASEMENTS AND LAYOUTS IS RESPONSIBLE FOR THE DESIGN OF THE JACKSONVILLE ELECTRIC AUTHORITY'S AND THE DESIGN OF EACH LOT OWNER FOR THE DESIGN AND FOR REPLACEMENT OF EACH EASEMENT.



J.E.A. DIMENSION TABLE	
5'-10"	FRONTAL 10' x 10' J.E.A. EQUIPMENT EASEMENT
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PREPARED BY:
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CITY DEVELOPMENT NO. 2810, PSD NO. 86-020

Plat of The Galleria, showing Bonneval Road as created in 1998