

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **RESOLUTION 2026-544**

5 A RESOLUTION CONCERNING AN APPEAL OF A FINAL  
6 ORDER OF THE JACKSONVILLE HISTORIC PRESERVATION  
7 COMMISSION DENYING APPLICATION FOR CERTIFICATE  
8 OF APPROPRIATENESS COA-26-33533, AS REQUESTED  
9 BY GINA TERESI, SEEKING TO REPLACE THE REMAINING  
10 TWENTY (20) HISTORIC WINDOWS IN THE  
11 RIVERSIDE/AVONDALE HISTORIC DISTRICT AT 3855  
12 SAINT JOHNS AVENUE (R.E. NO. 092818-0000),  
13 PURSUANT TO CHAPTER 307 (HISTORIC PRESERVATION  
14 AND PROTECTION), PART 2 (APPELLATE PROCEDURE),  
15 *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS  
16 AND CONCLUSIONS OF THE LAND USE AND ZONING  
17 COMMITTEE; PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, Gina Teresi, owner of property located at 3855 Saint  
20 Johns Avenue (R.E. No. 092818-0000), in the Riverside/Avondale  
21 Historic District in Council District 7 (the "Subject Property"),  
22 submitted Application for Certificate of Appropriateness COA-26-  
23 33533, requesting to replace the remaining twenty (20) historic  
24 windows on the Subject Property; and

25 **WHEREAS**, by Final Order dated May 12, 2026, the Jacksonville  
26 Historic Preservation Commission denied Application for Certificate  
27 of Appropriateness COA-26-33533, requesting the replacement of twenty  
28 (20) windows; and

29 **WHEREAS**, on May 29, 2026, pursuant to Section 307.201, *Ordinance*  
30 *Code*, Gina Teresi filed a Notice of Appeal appealing the Jacksonville

1 Historic Preservation Commission's Final Order denying Application  
2 for Certificate of Appropriateness COA-26-33533; and

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

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

6 **Section 1. Adoption of Recommended Findings and**  
7 **Conclusions.** The Council has reviewed the record of proceedings for  
8 the Appeal of the Final Order denying Application for Certificate of  
9 Appropriateness COA-26-33533. The record of proceedings is **On File**  
10 in the City Council Legislative Services Division and the Planning  
11 Department. After reviewing the record of proceedings, the  
12 recommended findings and conclusions of the Land Use and Zoning  
13 Committee are hereby adopted by the Council. This Resolution is the  
14 final action of the Council

15 **Section 2. Effective Date.** The adoption of this Resolution  
16 shall be deemed to constitute a quasi-judicial action of the City  
17 Council and shall become effective upon the signature by the Council  
18 President and Council Secretary.

19  
20 Form Approved:

21  
22           /s/ Terrence Harvey          

23 Office of General Counsel

24 Legislation Prepared by: Terrence L. Harvey

25 GC-#1759105-v1-COA\_Appeal-\_26-33533.docx