

Introduced and amended by the Land Use and Zoning Committee:

**RESOLUTION 2025-33-A**

A RESOLUTION GRANTING THE APPEAL OF A FINAL ORDER OF THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION DENYING APPLICATION FOR CERTIFICATE OF APPROPRIATENESS COA-24-31492, AS REQUESTED BY MATTHEW ALLEN ON BEHALF OF THE OWNER, CHRISTIAN ALLEN, INC., SEEKING AN ALTERATION, PAINTING AN UNPAINTED BRICK VENEER, ON A CONTRIBUTING STRUCTURE IN THE RIVERSIDE/AVONDALE HISTORIC DISTRICT AT 3523 VALENCIA ROAD (R.E. NO. 079537-0000) IN COUNCIL DISTRICT 7, PURSUANT TO CHAPTER 307 (HISTORIC PRESERVATION AND PROTECTION), PART 2 (APPELLATE PROCEDURE), *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR NOTICE; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** Matthew Allen, on behalf of Christian Allen, Inc., owner of property located at 3523 Valencia Road, in the Riverside/Avondale Historic District in Council District 7 (the "Subject Property"), submitted Application for Certificate of Appropriateness COA-24-31492 requesting an alteration, painting an unpainted brick veneer, on a contributing structure located on the Subject Property; and

**WHEREAS,** by Final Order dated November 21, 2024, the Jacksonville Historic Preservation Commission denied Application for Certificate of Appropriateness COA-24-31492, requesting an alteration, painting an unpainted brick veneer, on a contributing structure; and

1       **WHEREAS**, on December 11, 2024, pursuant to Section 307.201,  
2       *Ordinance Code*, Matthew Allen, on behalf of Christian Allen, Inc.,  
3       filed a Notice of Appeal appealing the Jacksonville Historic  
4       Preservation Commission's Final Order denying Application for  
5       Certificate of Appropriateness COA-24-31492; and

6       **WHEREAS**, the Notice of Appeal was timely filed and the  
7       appellant has standing to appeal; now therefore

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

9       **Section 1. Adoption of recommended findings and**  
10      **conclusions.** The Council has reviewed the record of proceedings for  
11      the Appeal of the Final Order denying Application for Certificate of  
12      Appropriateness COA-24-31492. The record of proceedings is **On File**  
13      in the City Council Legislative Services Division and the Planning  
14      and Development Department. After reviewing the record of  
15      proceedings, the recommended findings and conclusions of the Land Use  
16      and Zoning Committee are hereby adopted by the Council. Based on the  
17      competent, substantial evidence in the record of proceedings, the  
18      appeal is granted, the Historic Preservation Commission Final Order  
19      denying Application for Certificate of Appropriateness COA-24-31492  
20      is overturned, and Application for Certificate of Appropriateness  
21      COA-24-31492 is approved. Pursuant to Section 166.033, Florida  
22      Statutes, the Council hereby finds:

23           (1) This Resolution shall serve as written notice of the  
24      Council's action to grant the appeal and approve COA-24-31492 to  
25      Matthew Allen, on behalf of Christian Allen, Inc., and the applicant  
26      for Certificate of Appropriateness COA-24-31492.

27           (2) Based on a review and application of the criteria  
28      listed in Section 307.106, *Ordinance Code*, pertaining to requests for  
29      alterations to a contributing structure within a historic district,  
30      and the competent, substantial evidence in the record of proceedings,  
31      Application for Certificate of Appropriateness COA-24-31492

1 sufficiently demonstrates a basis for granting the request for  
2 alterations to the subject contributing structure located in the  
3 Riverside/Avondale Historic District. This Resolution is the final  
4 action of the Council.

5 **Section 2. Notice.** Legislative Services is hereby directed  
6 to mail a copy of this Resolution, as adopted, to the appellant,  
7 applicant for Certificate of Appropriateness COA-24-31492, and any  
8 other parties who testified before the Land Use and Zoning Committee,  
9 or who otherwise filed a qualifying written statement as defined in  
10 Section 307.202(c), Ordinance Code.

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

15  
16 Form Approved:

17  
18 /s/ Dylan Reingold

19 Office of General Counsel

20 Legislation Prepared By: Dylan Reingold

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