

1 Introduced by the Land Use and Zoning Committee:
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4 **RESOLUTION 2026-232**

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-25-33142, AS REQUESTED
9 BY ST. JOHNS QUARTER LLC, SEEKING TO CONSTRUCT
10 A NEW PRIMARY STRUCTURE IN THE
11 RIVERSIDE/AVONDALE HISTORIC DISTRICT AT 2230 ST
12 JOHNS AVENUE (R.E. NO. 090538-0000), PURSUANT TO
13 CHAPTER 307 (HISTORIC PRESERVATION AND
14 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.
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19 **WHEREAS**, William Leuthold, on behalf of St. Johns Quarter LLC,
20 owner of property located at 2230 St. Johns Avenue (R.E. No. 090538-
21 0000), in the Riverside/Avondale Historic District in Council
22 District 7 (the "Subject Property"), submitted Application for
23 Certificate of Appropriateness COA-25-33142, requesting construction
24 of a new primary structure on the Subject Property; and

25 **WHEREAS**, by Final Order dated February 20, 2026, the
26 Jacksonville Historic Preservation Commission denied Application for
27 Certificate of Appropriateness COA-25-33142, requesting the
28 construction of a new primary structure; and

29 **WHEREAS**, on March 12, 2026, pursuant to Section 307.201,
30 *Ordinance Code*, Brenna Durden, Esq., on behalf of St. Johns Quarter
31 LLC, filed a Notice of Appeal appealing the Jacksonville Historic

1 Preservation Commission's Final Order denying Application for
2 Certificate of Appropriateness COA-25-33142; 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-25-33142. 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.

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20 Form Approved:

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22 _____
23 Office of General Counsel

24 Legislation Prepared by: Dylan Reingold

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