

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

5 A RESOLUTION GRANTING AN APPEAL OF A FINAL ORDER
6 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 FOR NOTICE; PROVIDING AN
18 EFFECTIVE DATE.

19
20 **WHEREAS**, William Leuthold, on behalf of St. Johns Quarter LLC,
21 owner of property located at 2230 St. Johns Avenue (R.E. No. 090538-
22 0000), in the Riverside/Avondale Historic District in Council
23 District 7 (the "Subject Property"), submitted Application for
24 Certificate of Appropriateness COA-25-33142, requesting construction
25 of a new primary structure on the Subject Property; and

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

30 **WHEREAS**, on March 12, 2026, pursuant to Section 307.201,
31 *Ordinance Code*, Brenna Durden, Esq., on behalf of St. Johns Quarter

1 LLC, filed a Notice of Appeal appealing the Jacksonville Historic
2 Preservation Commission's Final Order denying Application for
3 Certificate of Appropriateness COA-25-33142; and

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

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

7 **Section 1. Adoption of Recommended Findings and**
8 **Conclusions.** The Council has reviewed the record of proceedings for
9 the Appeal of the Final Order denying Application for Certificate of
10 Appropriateness COA-25-33142. The record of proceedings is **On File**
11 in the City Council Legislative Services Division and the Planning
12 Department. After reviewing the record of proceedings, the
13 recommended findings and conclusions of the Land Use and Zoning
14 Committee are hereby adopted by the Council. Based on the competent,
15 substantial evidence in the record of proceedings, the appeal is
16 granted, the Historic Preservation Commission Final Order denying
17 Application for Certificate of Appropriateness COA-25-33142 is
18 overturned, and Application for Certificate of Appropriateness COA-
19 25-33142 is approved. Pursuant to Section 166.033, *Florida Statutes*,
20 the Council hereby finds:

21 (1) This Resolution shall serve as written notice of the
22 Council's action to grant the appeal and approve COA-25-33142 to
23 Brenna Durden, Esq., on behalf of St. Johns Quarter LLC, and the
24 applicant for Certificate of Appropriateness COA-25-33142.

25 (2) Based on a review and application of the criteria
26 listed in Section 307.106, *Ordinance Code*, pertaining to a request
27 to construct a new residence with street-facing carriage style garage
28 doors within a historic district, and the competent, substantial
29 evidence in the record of proceedings, Application for Certificate
30 of Appropriateness COA-25-33142 sufficiently demonstrates a basis for
31 granting the request for the proposed design of street-facing carriage

1 style garage doors to the subject contributing structure located in
2 the Riverside/Avondale Historic District. This Resolution is the
3 final action of the Council.

4 **Section 2. Notice.** Legislative Services is hereby directed
5 to mail a copy of this Resolution, as adopted, to the appellant,
6 applicant for Certificate of Appropriateness COA-25-33142, and any
7 other parties who testified before the Land Use and Zoning Committee,
8 or who otherwise filed a qualifying written statement as defined in
9 Section 307.202(c), *Ordinance Code*.

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

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15 Form Approved:

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17 /s/ Dylan Reingold

18 Office of General Counsel

19 Legislation Prepared by: Dylan Reingold

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