

1 Introduced by the Land Use and Zoning Committee:
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4 **RESOLUTION 2026-345**

5 A RESOLUTION CONCERNING THE APPEAL FILED BY
6 JOANN PURDIE, OF THE FINAL ORDERS ISSUED BY THE
7 PLANNING COMMISSION APPROVING 1) ZONING
8 EXCEPTION E-26-07, SEEKING TO ALLOW A RESTAURANT
9 WITH OUTSIDE SALES AND SERVICE, AND 2)
10 ADMINISTRATIVE DEVIATION AD-26-12, SEEKING TO A)
11 REDUCE THE NUMBER OF REQUIRED PARKING SPACES
12 FROM THIRTEEN SPACES TO FIVE SPACES, B) REDUCE
13 THE ONE-WAY DRIVE AISLE WIDTH FROM THIRTEEN FEET
14 TO TEN FEET, AND C) REDUCE THE LANDSCAPE BUFFER
15 ON THE EAST FRONTAGE ALONG MARGARET STREET FROM
16 FIVE FEET TO ZERO FEET, IN THE CCG-1 ZONING
17 DISTRICT FOR THE PROPERTY LOCATED AT 1604
18 MARGARET STREET, BETWEEN HERSCHEL STREET AND OAK
19 STREET (R.E. NO(S). 090698-0000), PURSUANT TO
20 SECTION 656.141, *ORDINANCE CODE*; ADOPTING
21 RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND
22 USE AND ZONING COMMITTEE; PROVIDING AN EFFECTIVE
23 DATE.

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25 **WHEREAS,** Steve Diebenow, on behalf of the property owner,
26 Homerick, LLC, applied to the Planning Commission for 1) Zoning
27 Exception E-26-07, seeking to allow a restaurant with outside sales
28 and service, and 2) Administrative Deviation 26-12, seeking to A)
29 reduce the number of required parking spaces from thirteen spaces to
30 five spaces, B) reduce the one-way drive aisle width from thirteen
31 feet to ten feet, and C) reduce the landscape buffer on the east

1 frontage along Margaret Street from five feet to zero feet, in the
2 CCG-1 Zoning District on property located at 1604 Margaret Street,
3 between Herschel Street and Oak Street (R.E. No(s). 090698-0000); and

4 **WHEREAS,** the Planning Commission approved Zoning Exception E-
5 26-07 and Administrative Deviation 26-12, by Final Orders dated March
6 19, 2026; and

7 **WHEREAS,** pursuant to Section 656.141, *Ordinance Code*, Joann
8 Purdie, part owner of Five Points Partners, LLC ("Appellant"), filed
9 a notice of appeal; and

10 **WHEREAS,** such appeal was timely filed, and the Appellant has
11 standing to appeal; now therefore

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

13 **Section 1. Adoption of Recommended Findings and**
14 **Conclusions.** The Council has reviewed the record of proceedings,
15 **On File** in the City Council Legislative Services Division and the
16 Planning and Development Department, and has considered the
17 recommended findings and conclusions of the Land Use and Zoning
18 Committee. The recommended findings and conclusions of the Land Use
19 and Zoning Committee are hereby adopted. This Resolution is the final
20 action of the Council.

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

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26 Form Approved:

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28 /s/ Dylan Reingold

29 Office of General Counsel

30 Legislation Prepared By: Dylan Reingold

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