

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-613-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.87± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 10090 103RD
7 STREET, BETWEEN PIPER GLEN BOULEVARD AND CONNIE
8 JEAN ROAD (R.E. NO. 015344-0000), AS DESCRIBED
9 HEREIN, OWNED BY VANISEA, LLC, FROM COMMERCIAL
10 OFFICE (CO) DISTRICT TO COMMERCIAL
11 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS DEFINED
12 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING
13 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
14 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
15 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
16 DATE.
17

18 **WHEREAS**, Vanisea, LLC, the owner of approximately 1.87± acres
19 located in Council District 12 at 10090 103rd Street, between Piper
20 Glen Boulevard and Connie Jean Road (R.E. No. 015344-0000), as more
21 particularly described in **Exhibit 1**, dated June 17, 2024, and
22 graphically depicted in **Exhibit 2**, both of which are attached hereto
23 (the "Subject Property"), have applied for a rezoning and
24 reclassification of the Subject Property from Commercial Office (CO)
25 District to Commercial Community/General-2 (CCG-2) District; and

26 **WHEREAS**, the Planning and Development Department has
27 considered the application and has rendered an advisory
28 recommendation; and

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

1 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
2 notice, held a public hearing and made its recommendation to the
3 Council; and

4 **WHEREAS**, taking into consideration the above recommendations
5 and all other evidence entered into the record and testimony taken
6 at the public hearings, the Council finds that such rezoning: (1) is
7 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
8 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
9 not in conflict with any portion of the City's land use regulations;
10 now therefore

11 **BE IT ORDAINED** by the Council of the City of Jacksonville:

12 **Section 1. Property Rezoned.** The Subject Property is
13 hereby rezoned and reclassified from Commercial Office (CO) District
14 to Commercial Community/General-2 (CCG-2) District, as defined and
15 classified under the Zoning Code, City of Jacksonville, Florida.

16 **Section 2. Owner and Description.** The Subject Property is
17 owned by Vanisea, LLC. The applicant is Jean Bramlett, 2662 Drummond
18 Court, Orange Park, Florida 32065; (904) 228-8400.

19 **Section 3. Disclaimer.** The rezoning granted herein shall
20 **not** be construed as an exemption from any other applicable local,
21 state, or federal laws, regulations, requirements, permits or
22 approvals. All other applicable local, state or federal permits or
23 approvals shall be obtained before commencement of the development
24 or use and issuance of this rezoning is based upon acknowledgement,
25 representation and confirmation made by the applicant(s), owners(s),
26 developer(s) and/or any authorized agent(s) or designee(s) that the
27 subject business, development and/or use will be operated in strict
28 compliance with all laws. Issuance of this rezoning does **not** approve,
29 promote or condone any practice or act that is prohibited or
30 restricted by any federal, state or local laws.

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and Council Secretary.

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5 Form Approved:

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7 /s/ Dylan Reingold

8 Office of General Counsel

9 Legislation Prepared By: Madeline Read

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