

Introduced by the Land Use and Zoning Committee:

RESOLUTION 2025-845

A RESOLUTION CONCERNING THE APPEAL FILED BY TONYA BROCK OF THE FINAL ORDER ISSUED BY THE PLANNING COMMISSION DENYING APPLICATION FOR ZONING VARIANCE E-25-22, REQUESTING A ZONING VARIANCE TO 1) REDUCE THE DISTANCE REQUIREMENTS BETWEEN A DAY CARE AND SEXUAL PREDATOR FROM 2,500 FEET TO 1,980 FEET, 2) REDUCE THE SETBACK FOR ANY IMPROVEMENTS, OTHER THAN LANDSCAPING, VISUAL SCREENING, OR RETENTION FROM 15 FEET TO 6.7 FEET, 3) REDUCE THE UNCOMPLIMENTARY LAND USE BUFFER ON THE EAST PROPERTY LINE FROM 10 FEET TO 6.7 FEET, 4) REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 8 TO 1, AND 5) REDUCE LOADING ZONE SPACES FROM 1 TO 0, IN THE CCG-1 ZONING DISTRICT FOR THE PROPERTY LOCATED AT 15 25TH EAST STREET, BETWEEN NORTH MAIN STREET AND NORTH LIBERTY STREET (R.E. NO. 133426-0000), PURSUANT TO SECTION 656.141, *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Tonya Brock applied to the Planning Commission for a Zoning Variance to 1) reduce the distance requirements between a day care and sexual predator from 2,500 feet to 1,980 feet, 2) reduce the setback for any improvements, other than landscaping, visual screening, or retention from 15 feet to 6.7 feet, 3) reduce the

1 uncomplimentary land use buffer on the east property line from 10
2 feet to 6.7 feet, 4) reduce the number of required parking spaces
3 from 8 to 1, and 5) reduce loading zone spaces from 1 to 0, in the
4 Commercial Community/General-1 (CCG-1) Zoning District (V-25-22) on
5 property located at 15 25th East Street, between North Main Street
6 and North Liberty Street (R.E. No. 133426-0000); and

7 **WHEREAS,** the Planning Commission denied Application E-25-22 by
8 Final Order dated October 9, 2025; and

9 **WHEREAS,** pursuant to Section 656.141, *Ordinance Code*, Tonya
10 Brock filed a notice of appeal; and

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

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

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

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

1 Form Approved:

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4 Office of General Counsel

5 Legislation Prepared By: Dylan Reingold

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