

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-887-W**

5 AN ORDINANCE REZONING APPROXIMATELY 12.45± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 2610 FAIRFAX
7 STREET, BETWEEN 14TH STREET WEST AND 19TH STREET
8 WEST (R.E. NO. 046670-0000), AS DESCRIBED HEREIN,
9 OWNED BY CITY OF JACKSONVILLE, FROM RESIDENTIAL
10 LOW DENSITY-60 (RLD-60) DISTRICT TO PUBLIC
11 BUILDINGS AND FACILITIES-1 (PBF-1) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
13 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
14 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
15 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
16 EFFECTIVE DATE.
17

18 **WHEREAS**, City of Jacksonville, the owners of approximately
19 12.45± acres located in Council District 10 at 2610 Fairfax Street,
20 between 14th Street West and 19th Street West (R.E. No. 046670-0000),
21 as more particularly described in **Exhibit 1**, dated November 24, 2025,
22 and graphically depicted in **Exhibit 2**, both of which are attached
23 hereto (the "Subject Property"), have applied for a rezoning and
24 reclassification of the Subject Property from Residential Low
25 Density-60 (RLD-60) District to Public Buildings and Facilities-1
26 (PBF-1) District; and

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

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

1 recommendation to the Council; and

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

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

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
15 60) District to Public Buildings and Facilities-1 (PBF-1) District,
16 as defined and classified under the Zoning Code, City of Jacksonville,
17 Florida.

18 **Section 2. Owner and Description.** The Subject Property is
19 owned by City of Jacksonville, and is legally described in **Exhibit**
20 **1**, attached hereto. The applicant is Daniel VanSickle, City of
21 Jacksonville, 214 North Hogan Street, 10th Floor, Jacksonville,
22 Florida, 32202; (904) 255-8910.

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

1 compliance with all laws. Issuance of this rezoning does not approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

4 **Section 4. Effective Date.** The enactment of this Ordinance
5 shall be deemed to constitute a quasi-judicial action of the City
6 Council and shall become effective upon signature by the Council
7 President and Council Secretary.

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9 Form Approved:

10
11 /s/ Dylan Reingold

12 Office of General Counsel

13 Legislation Prepared By: Kaysie Cox

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