

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **RESOLUTION 2025-845-A**

5 A RESOLUTION GRANTING THE APPEAL FILED BY TONYA
6 BROCK OF THE FINAL ORDER ISSUED BY THE PLANNING
7 COMMISSION DENYING APPLICATION FOR ZONING
8 VARIANCE V-25-22, REQUESTING A ZONING VARIANCE
9 TO 1) REDUCE THE DISTANCE REQUIREMENTS BETWEEN
10 A DAY CARE AND SEXUAL PREDATOR FROM 2,500 FEET
11 TO 1,980 FEET, 2) REDUCE THE SETBACK FOR ANY
12 IMPROVEMENTS, OTHER THAN LANDSCAPING, VISUAL
13 SCREENING, OR RETENTION FROM 15 FEET TO 6.7
14 FEET, 3) REDUCE THE UNCOMPLIMENTARY LAND USE
15 BUFFER ON THE EAST PROPERTY LINE FROM 10 FEET TO
16 6.7 FEET, 4) REDUCE THE NUMBER OF REQUIRED
17 PARKING SPACES FROM 8 TO 1, AND 5) REDUCE LOADING
18 ZONE SPACES FROM 1 TO 0, IN THE CCG-1 ZONING
19 DISTRICT FOR THE PROPERTY LOCATED AT 15 25TH EAST
20 STREET, BETWEEN NORTH MAIN STREET AND NORTH
21 LIBERTY STREET (R.E. NO. 133426-0000), PURSUANT
22 TO SECTION 656.141, *ORDINANCE CODE*; ADOPTING
23 RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND
24 USE AND ZONING COMMITTEE; PROVIDING FOR NOTICE;
25 PROVIDING AN EFFECTIVE DATE.
26

27 **WHEREAS,** Tonya Brock applied to the Planning Commission for a
28 Zoning Variance to 1) reduce the distance requirements between a day
29 care and sexual predator from 2,500 feet to 1,980 feet, 2) reduce the
30 setback for any improvements, other than landscaping, visual
31 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 V-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. Based on the competent
21 substantial evidence in the record of proceedings, including the
22 Planning Department Staff Report, the evidence presented during the
23 LUZ Committee meeting and the record of the Jacksonville Planning
24 Commission, the appeal is granted. The Planning Commission Final
25 Order denying Application V-25-22 is overturned, and Application V-
26 25-22 is approved. Pursuant to Section 166.033, *Florida Statutes*,
27 the Council hereby finds:

28 (1) This Resolution shall serve as written notice to the
29 appellant/applicant, Tonya Brock (c/o Paul Harden, Esq.).

30 (2) Based on a review and application of the standards and
31 criteria set forth in Section 656.132, *Ordinance Code*, pertaining to

1 Zoning Variances, and the competent and substantial evidence in the
2 record of proceedings, Application for Zoning Variance V-25-22
3 sufficiently demonstrates a basis for granting the request to 1)
4 reduce the distance requirements between a day care and sexual
5 predator from 2,500 feet to 1,980 feet, 2) reduce the setback for any
6 improvements, other than landscaping, visual screening, or retention
7 from 15 feet to 6.7 feet, 3) reduce the uncomplimentary land use
8 buffer on the east property line from 10 feet to 6.7 feet, 4) reduce
9 the number of required parking spaces from 8 to 1, and 5) reduce
10 loading zone spaces from 1 to 0, in the Commercial Community/General-
11 1 (CCG-1) Zoning District. This Resolution is the final action of the
12 Council.

13 **Section 2. Notice.** Legislative Services is hereby
14 directed to mail a copy of this Resolution, as adopted, to the
15 appellant/applicant for Application for Zoning Variance V-25-22, and
16 any other parties to this matter who testified before the Land Use
17 and Zoning Committee, or who otherwise filed a qualifying written
18 statement as defined in Section 656.140(c), *Ordinance Code*.

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

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24 Form Approved:

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26 /s/ Dylan Reingold

27 Office of General Counsel

28 Legislation Prepared By: Dylan Reingold

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