



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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Jacksonville.gov

November 20, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0804

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Mon'e Holder, Vice Chair	Aye
Michael McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Ali Marar	Absent
Dorothy Gillette	Aye
D.R. Repass	Absent
Joshua Garrison	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0804

NOVEMBER 20, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0804**.

<i>Location:</i>	125 Jackson Avenue North, between Nevada Street and Driggers Street
<i>Real Estate Numbers:</i>	005514 0100
<i>Current Zoning District:</i>	Residential Low Density-60 (RLD-60)
<i>Proposed Zoning District:</i>	Residential Low Density-50 (RLD-50)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	District 5 – Northwest
<i>Council District:</i>	District 12
<i>Applicant/Agent:</i>	Curtis Hart Hart Resources LLC 8051 Tara Lane Jacksonville, Florida 32216
<i>Owner:</i>	Jerry Yarbrough 8117 Driggers Street Jacksonville, FL 32220
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0804** seeks to rezone 0.25± acres from Residential Low Density-60 (RLD-60) to Residential Low Density-50 (RLD-50) to develop the property with two single-family dwellings.

Properties that are zoned RLD-50 have a minimum lot width of 50 feet and 5,000 square feet lot size. Staff finds that most of the surrounding area is developed with single-family dwellings with the area zoned as RLD-60. However, many of the lots were platted as 52.5' by 105' which is less

than the minimum lot requirements for RLD-60. These lots did not require rezonings as they are lots of record. Examples of these smaller lots can be found north of the subject site along Oklahoma Street and Wyoming Street.

The Low Density Residential land use category allows for up to 7 units per acre when connected to city water and city sewer, but only 2 units per acre if neither city water or city sewer are available.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2045 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?

Yes. The subject site has a land use designation of Low Density Residential (LDR) within the Suburban Development Area (SA). The applicant seeks to rezone the subject site from RLD-60 to RLD-50.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Development Area is intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicle Miles Traveled, and cul-de-sacs should be avoided.

The maximum gross density for LDR in the Suburban Area shall be seven (7) units per acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. The maximum gross density shall be two (2) units per acre and the minimum lot size shall be a ½-acre when both centralized potable water and wastewater are not available. The maximum gross density shall be four (4) units per acre and the minimum lot size shall be a ¼-acre if either one of centralized potable water or wastewater services are not available. RLD-50 is a primary zoning district in the LDR land use category.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. The proposed rezoning to RLD-50 promotes a pattern of compatible uses (*i.e.* single-family dwellings) consistent with the surrounding area and future development.

Future Land Use Element (FLUE):

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the projected growth within the given vicinity by providing for a greater variety of housing options for residents.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RLD-60 to RLD-50 to permit the development of two single-family dwellings – all while adhering to local, state, and federal regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located at the southeast intersection of Driggers Street and Jackson Avenue North, both local roadways. The subject property is currently vacant. This immediate area is developed exclusively with single-family dwellings, along with city-owned property including Thomas Jefferson Elementary and the Leroy Clemons Community Center. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single-family dwellings
East	LDR	RLD-60	Church, single-family dwellings
South	LDR	RLD-60	Single-family dwellings, Leroy Clemons Community Center
West	PBF	PBF-1	Thomas Jefferson Elementary School

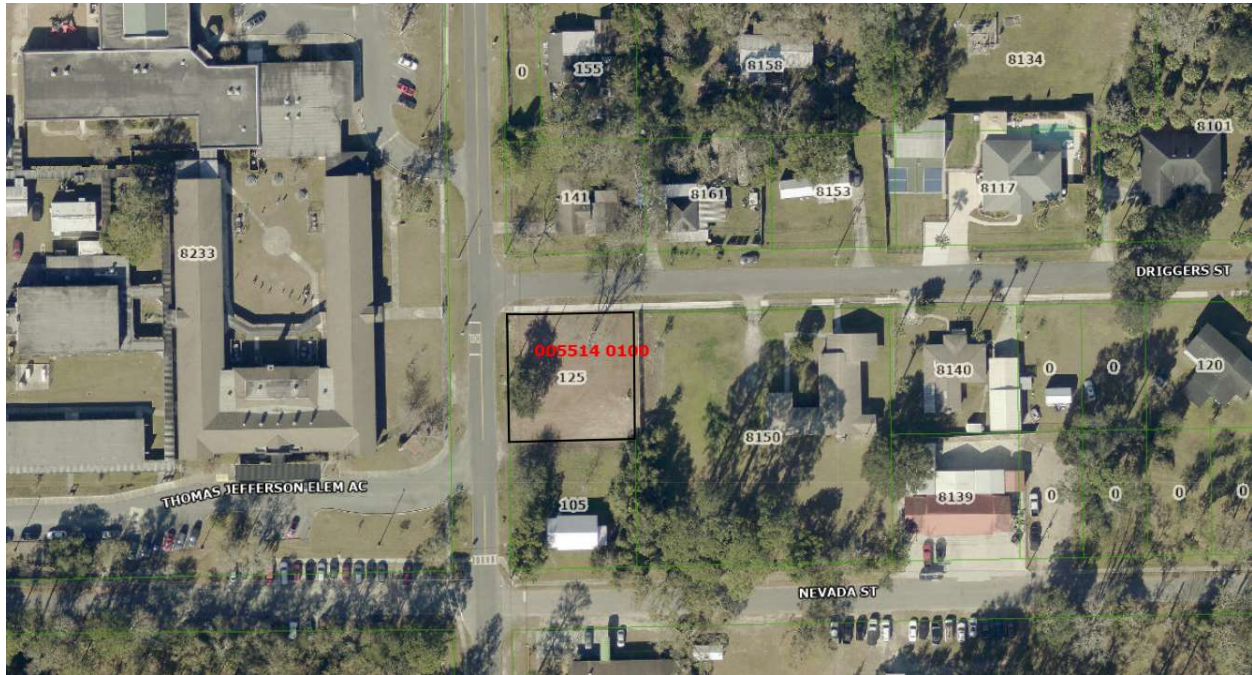
SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on October 8th, 2025 to the Planning Department, that the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **Ordinance 2025-0804** be **APPROVED**.



Aerial view of the subject property, facing north.



View of the subject property from Driggers Street.



View of the 52.5' wide lot of records along Oklahoma Street.

