

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-804-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.25± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 12 AT 125
7 JACKSON AVENUE NORTH, BETWEEN NEVADA STREET AND
8 DRIGGERS STREET (R.E. NO(S). 005514-0100), AS
9 DESCRIBED HEREIN, OWNED BY JERRY L. AND DEBORAH
10 S. YARBROUGH (LIFE ESTATE), FROM RESIDENTIAL LOW
11 DENSITY-60 (RLD-60) DISTRICT TO RESIDENTIAL LOW
12 DENSITY-50 (RLD-50) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
14 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
15 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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18 **WHEREAS,** Jerry L. and Deborah S. Yarbrough (Life Estate), the
19 owner of approximately 0.25± of an acre located in Council District
20 12 at 125 Jackson Avenue North, between Nevada Street and Driggers
21 Street (R.E. No(s). 005514-0100), as more particularly described in
22 **Exhibit 1**, dated September 25, 2025, and graphically depicted in
23 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),
24 have applied for a rezoning and reclassification of the Subject
25 Property from Residential Low Density-60 (RLD-60) District to
26 Residential Low Density-50 (RLD-50) 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 Residential Low Density-50 (RLD-50) District, as
16 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 Jerry L. and Deborah S. Yarbrough (Life Estate), and is
20 legally described in **Exhibit 1**, attached hereto. The applicant is
21 Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-
22 5008.

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:

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11 /s/ Dylan Reingold

12 Office of General Counsel

13 Legislation Prepared by: Kaysie Cox

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