

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-87

AN ORDINANCE REZONING APPROXIMATELY 1.82± ACRES
LOCATED IN COUNCIL DISTRICT 12 AT 0 MCCARGO
STREET NORTH, BETWEEN NEVADA STREET AND DRIGGERS
STREET (R.E. NO(S). 006093-0010), AS DESCRIBED
HEREIN, OWNED BY RYRAD HOME BUILDERS, INC., FROM
RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT, AS
DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, Ryrad Home Builders, Inc., the owner of approximately
1.82± acres located in Council District 12 at 0 McCargo Street North,
between Nevada Street and Driggers Street (R.E. NO(S). 006093-0010),
as more particularly described in **Exhibit 1**, dated January 14, 2026,
and graphically depicted in **Exhibit 2**, both of which are attached
hereto (the "Subject Property"), have applied for a rezoning and
reclassification of the Subject Property from Residential Rural-Acre
(RR-Acre) District to Residential Low Density-60 (RLD-60) District;
and

WHEREAS, the Planning and Development Department has
considered the application and has rendered an advisory
recommendation; and

WHEREAS, the Planning Commission, acting as the local planning
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 Rural-Acre (RR-Acre)
15 District to Residential Low Density-60 (RLD-60) District, as defined
16 and classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Ryrad Home Builders, Inc., and is legally described in
19 **Exhibit 1**, attached hereto. The applicant is Janis Fleet, 11557 Hidden
20 Harbor Way, Jacksonville, Florida, 32223; (904) 476-3220.

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

1 restricted by any federal, state or local laws.

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

6
7 Form Approved:

8
9 /s/ Dylan Reingold

10 Office of General Counsel

11 Legislation Prepared By: Stephen Nagbe

12 GC-#1732399-v1-2026-87_(Z-6781).docx