

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-294**

5 AN ORDINANCE REZONING APPROXIMATELY 0.70± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 2 AT 9801
7 HECKSCHER DRIVE, BETWEEN SHAD CREEK DRIVE AND
8 FORT GEORGE ROAD (R.E. NO(S). 169134-0000 AND
9 169134-0500), PAUL ZEBOUNI, AS DESCRIBED HEREIN,
10 FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
11 DISTRICT TO RESIDENTIAL LOW DENSITY-100A
12 (RLD-100A) DISTRICT, AS DEFINED AND CLASSIFIED
13 UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND
14 USE MAP SERIES SMALL-SCALE AMENDMENT APPLICATION
15 NUMBER L-6098-26C; PROVIDING A DISCLAIMER THAT
16 THE REZONING GRANTED HEREIN SHALL NOT BE
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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20 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
21 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
22 portions of the Future Land Use Map series (FLUMs) in order to ensure
23 the accuracy and internal consistency of the plan, pursuant to
24 companion application L-6098-26C; and

25 **WHEREAS,** in order to ensure consistency of zoning district
26 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
27 Amendment L-6098-26C, an application to rezone and reclassify from
28 Commercial Community/General-2 (CCG-2) District to Residential Low
29 Density-100A (RLD-100A) District was filed by Ian A. Brown. Esq., on
30 behalf of the owner, Paul Zebouni, of approximately 0.70± of an acre
31 of certain real property in Council District 2, as more particularly

1 described in Section 1; and

2 **WHEREAS,** the Planning and Development Department, in order to
3 ensure consistency of this zoning district with the 2045
4 *Comprehensive Plan*, has considered the rezoning and has rendered an
5 advisory opinion; and

6 **WHEREAS,** the Planning Commission has considered the
7 application and has rendered an advisory opinion; and

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

11 **WHEREAS,** the City Council, after due notice, held a public
12 hearing, and taking into consideration the above recommendations as
13 well as all oral and written comments received during the public
14 hearings, the Council finds that such rezoning is consistent with the
15 *2045 Comprehensive Plan* adopted under the comprehensive planning
16 ordinance for future development of the City of Jacksonville; now
17 therefore

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

19 **Section 1. Subject Property Location and Description.** The
20 approximately 0.70± of an acre is located in Council District 2 at
21 9801 Heckscher Drive, between Shad Creek Drive and Fort George Road
22 (R.E. No(s). 169134-0000 and 169134-0500), as more particularly
23 described in **Exhibit 1**, dated February 10, 2026, and graphically
24 depicted in **Exhibit 2**, both of which are attached hereto and
25 incorporated herein by this reference (the "Subject Property").

26 **Section 2. Owner and Applicant Description.** The Subject
27 Property is owned by Paul Zebouni. The applicant is Ian A. Brown,
28 Esq., 245 Riverside Avenue, Jacksonville, Florida 32202; (904) 203-
29 4133; ian@yield-coach.com.

30 **Section 3. Property Rezoned.** The Subject Property,
31 pursuant to adopted companion Small-Scale Amendment Application

1 L-6098-26C, is hereby rezoned and reclassified from Commercial
2 Community/General-2 (CCG-2) District to Residential Low Density-100A
3 (RLD-100A) District.

4 **Section 4. Contingency.** This rezoning shall not become
5 effective until thirty-one (31) days after adoption of the companion
6 Small-Scale Amendment; and further provided that if the companion
7 Small-Scale Amendment is challenged by the state land planning agency,
8 this rezoning shall not become effective until the state land planning
9 agency or the Administration Commission issues a final order
10 determining the companion Small-Scale Amendment is in compliance with
11 Chapter 163, *Florida Statutes*.

12 **Section 5. Disclaimer.** The rezoning granted herein
13 shall not be construed as an exemption from any other applicable
14 local, state, or federal laws, regulations, requirements, permits or
15 approvals. All other applicable local, state or federal permits or
16 approvals shall be obtained before commencement of the development or
17 use and issuance of this rezoning is based upon acknowledgement,
18 representation and confirmation made by the applicant(s), owner(s),
19 developer(s) and/or any authorized agent(s) or designee(s) that the
20 subject business, development and/or use will be operated in strict
21 compliance with all laws. Issuance of this rezoning does not approve,
22 promote or condone any practice or act that is prohibited or
23 restricted by any federal, state or local laws.

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

1 Form Approved:

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3 /s/ Terrence Harvey

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

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