

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-295**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION  
6 APPLICATION AD-26-20, FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 2 AT 9801 HECKSCHER DRIVE,  
8 BETWEEN SHAD CREEK DRIVE AND FORT GEORGE ROAD  
9 (R.E. NO(S). 169134-0000 AND 169134-0500), AS  
10 DESCRIBED HEREIN, OWNED BY PAUL ZEBOUNI,  
11 REQUESTING TO 1) INCREASE THE MAXIMUM HEIGHT OF  
12 A STRUCTURE FROM 35 FEET TO 45 FEET, AND 2)  
13 INCREASE THE MAXIMUM HEIGHT OF A FENCE IN THE  
14 FRONT YARD FROM SETBACK FROM 4 FEET TO 8 FEET,  
15 IN ZONING DISTRICT RESIDENTIAL LOW DENSITY-100A  
16 (RLD-100A), AS DEFINED AND CLASSIFIED UNDER THE  
17 ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND  
18 CONCLUSIONS OF THE LAND USE AND ZONING  
19 COMMITTEE; PROVIDING FOR DISTRIBUTION;  
20 PROVIDING AN EFFECTIVE DATE.  
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22 **WHEREAS**, an application for an administrative deviation, **On File**  
23 with the City Council Legislative Services Division, was filed by Ian  
24 A. Brown, Esq., on behalf of the owner of property located in Council  
25 District 2 at 9801 Heckscher Drive, between Shad Creek Drive and Fort  
26 George Road (R.E. No(s). 169134-0000 and 169134-0500) (the "Subject  
27 Property"), requesting to 1) increase the maximum height of a  
28 structure from 35 feet to 45 feet, and 2) increase the maximum height  
29 of a fence in the front yard from setback from 4 feet to 8 feet, in  
30 zoning district Residential Low Density-100A (RLD-100A); and

31 **WHEREAS**, the Planning and Development Department has considered

1 the application and all attachments thereto and has rendered an  
2 advisory recommendation; and

3 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
4 held a public hearing and having duly considered both the testimonial  
5 and documentary evidence presented at the public hearing, has made  
6 its recommendation to the Council; now, therefore

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

8 **Section 1. Adoption of Findings and Conclusions.** The  
9 Council has considered the recommendation of the Land Use and Zoning  
10 Committee and reviewed the Staff Report of the Planning and  
11 Development Department concerning administrative deviation  
12 Application AD-26-20, which requests to 1) increase the maximum height  
13 of a structure from 35 feet to 45 feet, and 2) increase the maximum  
14 height of a fence in the front yard from setback from 4 feet to 8  
15 feet. Based upon the competent, substantial evidence contained in  
16 the record, the Council hereby determines that the requested  
17 administrative deviation meets each of the following criteria  
18 required to grant the request pursuant to Section 656.109(h),  
19 *Ordinance Code*, as specifically identified in the Staff Report of the  
20 Planning and Development Department:

21 (1) There are practical or economic difficulties in carrying out  
22 the strict letter of the regulation;

23 (2) The request is not based exclusively upon a desire to reduce  
24 the cost of developing the site, but would accomplish some result  
25 that is in the public interest, such as, for example, furthering the  
26 preservation of natural resources by saving a tree or trees;

27 (3) The proposed deviation will not substantially diminish  
28 property values in, nor alter the essential character of, the area  
29 surrounding the site and will not substantially interfere with or  
30 injure the rights of others whose property would be affected by the  
31 deviation;

1 (4) The proposed deviation will not be detrimental to the public  
2 health, safety or welfare, result in additional public expense, the  
3 creation of nuisances, or conflict with any other applicable law;

4 (5) The proposed deviation has been recommended by a City  
5 landscape architect, if the deviation is to reduce required  
6 landscaping; and

7 (6) The effect of the proposed deviation is in harmony with the  
8 spirit and intent of the Zoning Code.

9 Therefore, administrative deviation Application AD-26-20 is  
10 hereby approved.

11 **Section 2. Owner and Description.** The Subject Property is  
12 owned by Paul Zebouni, and is legally described in **Exhibit 1**, dated  
13 February 10, 2026, and graphically depicted in **Exhibit 2**, both of  
14 which are attached hereto. The applicant is Ian A. Brown, Esq., 245  
15 Riverside Avenue, Jacksonville, Florida 32202; (904) 203-4133;  
16 ian@yield-coach.com.

17 **Section 3. Distribution by Legislative Services.**  
18 Legislative Services is hereby directed to mail a copy of this  
19 legislation, as enacted, to the applicant and any other parties to  
20 this matter who testified before the Land Use and Zoning Committee  
21 or otherwise filed a qualifying written statement as defined in  
22 Section 656.140(c), *Ordinance Code*.

23 **Section 4. Effective Date.** The enactment of this Ordinance  
24 shall be deemed to constitute a quasi-judicial action of the City  
25 Council and shall become effective upon signature by the Council  
26 President and 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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