

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-303**

5 AN ORDINANCE REZONING APPROXIMATELY 1.24± ACRES  
6 LOCATED IN COUNCIL DISTRICT 6 AT 11662 FLYNN  
7 ROAD, BETWEEN BENJAMIN ROAD AND LORETTO ROAD  
8 (R.E. NO(S). 105676-0100), AS DESCRIBED HEREIN,  
9 OWNED BY KALIL LAND LLC, FROM RESIDENTIAL RURAL-  
10 ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW  
11 DENSITY-90 (RLD-90) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
13 APPLICATION NUMBER Z-6844; 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.

17  
18 **WHEREAS,** Kalil Land LLC, the owners of approximately 1.24±  
19 acres located in Council District 5 at 11662 Flynn Road, between  
20 Benjamin Road and Loretto Road (R.E. No(s). 105676-0100), as more  
21 particularly described in **Exhibit 1**, dated February 13, 2026, and  
22 graphically depicted in **Exhibit 2**, both of which are attached hereto  
23 (the "Subject Property"), have applied for a rezoning and  
24 reclassification of the Subject Property from Residential Rural-Acre  
25 (RR-Acre) District to Residential Low Density-90 (RLD-90) District,  
26 pursuant to application number Z-6844; 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 Rural-Acre (RR-Acre)  
15 District to Residential Low Density-90 (RLD-90) 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 Kalil Land LLC, and is legally described in **Exhibit 1**,  
19 attached hereto. The applicant is Wyman Duggan, Esq., 1301 Riverplace  
20 Boulevard, Suite 1500, Jacksonville, Florida, 32207; (904) 398-3911;  
21 wduggan@rtlaw.com.

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

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10                     /s/ Terrence Harvey          

11 Office of General Counsel

12 Legislation Prepared By: Kaysie Cox

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