

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-486

AN ORDINANCE REZONING APPROXIMATELY 1.79± ACRES
LOCATED IN COUNCIL DISTRICT 5 AT 9527 HOOD ROAD,
BETWEEN SUNBEAM ROAD AND REED AVENUE (R.E. NO(S).
149085-0010), OWNED BY Y BRIK PROPERTIES, LLC,
AS DESCRIBED HEREIN, FROM COMMERCIAL OFFICE (CO)
DISTRICT TO INDUSTRIAL BUSINESS PARK (IBP)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER
L-6040-25C; 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, the City of Jacksonville adopted a Small-Scale
Amendment to the *2045 Comprehensive Plan* for the purpose of revising
portions of the Future Land Use Map series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to
companion application L-6040-25C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-5891-23C, an application to rezone and reclassify from
Commercial Office (CO) District to Industrial Business Park (IBP)
District was filed by Jack Shad, on behalf of the owner of
approximately 1.79± acres of certain real property in Council District
5, as more particularly described in Section 1; and

WHEREAS, the Planning and Development Department, in order to

1 ensure consistency of this zoning district with the *2045 Comprehensive*
2 *Plan*, has considered the rezoning and has rendered an advisory
3 opinion; and

4 **WHEREAS**, the Planning Commission has considered the
5 application and has rendered an advisory opinion; and

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

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

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

17 **Section 1. Subject Property Location and Description.** The
18 approximately 1.79± acres are located in Council District 5 at 9527
19 Hood Road, between Sunbeam Road and Reed Avenue (R.E. No(s). 149085-
20 0010), as more particularly described in **Exhibit 1**, dated July 10,
21 2025, and graphically depicted in **Exhibit 2**, both of which are
22 attached hereto and incorporated herein by this reference (the
23 "Subject Property").

24 **Section 2. Owner and Applicant Description.** The Subject
25 Property is owned by Y Brik Properties, LLC. The applicant is Jack
26 Shad, 1239 Woodward Avenue, Jacksonville, Florida, 32207; (904) 699-
27 5694.

28 **Section 3. Property Rezoned.** The Subject Property,
29 pursuant to adopted companion Small-Scale Amendment Application
30 L-6040-25C, is hereby rezoned and reclassified from Commercial Office
31 (CO) District to Industrial Business Park (IBP) District.

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

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

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

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26 Form Approved:

27
28 /s/ Dylan Reingold

29 Office of General Counsel

30 Legislation Prepared By: Stephen Nagbe

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