

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-372**

5 AN ORDINANCE REZONING APPROXIMATELY 1.92± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 12020 DUNN CREEK
7 ROAD, BETWEEN DUNN CREEK CEMETERY ROAD AND BARDIN
8 ROAD (R.E. NO(S). 106490-0050), AS DESCRIBED
9 HEREIN, OWNED BY EIGGER ENTERPRISE, LLC, FROM
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
11 RESIDENTIAL LOW DENSITY-50 (RLD-50) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 PURSUANT TO APPLICATION NUMBER Z-6763; PROVIDING
14 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
17 DATE.
18

19 **WHEREAS**, Eigger Enterprise, LLC, the owner of approximately
20 1.92± acres located in Council District 8 at 12020 Dunn Creek Road,
21 between Dunn Creek Cemetery Road and Bardin Road (R.E. No(s). 106490-
22 0050), as more particularly described in **Exhibit 1**, dated December
23 15, 2025, and graphically depicted in **Exhibit 2**, both of which are
24 attached hereto (the "Subject Property"), have applied for a rezoning
25 and reclassification of the Subject Property from Residential Rural-
26 Acre (RR-Acre) District to Residential Low Density-50 (RLD-50)
27 District; and

28 **WHEREAS**, the Planning and Development Department has
29 considered the application and has rendered an advisory
30 recommendation; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

6 **WHEREAS,** taking into consideration the above recommendations
7 and all other evidence entered into the record and testimony taken
8 at the public hearings, the Council finds that such rezoning: (1) is
9 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
10 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
11 not in conflict with any portion of the City's land use regulations;
12 now therefore

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
16 District to Residential Low Density-50 (RLD-50) District, as defined
17 and classified under the Zoning Code, City of Jacksonville, Florida,
18 pursuant to Application Number Z-6763.

19 **Section 2. Owner and Description.** The Subject Property is
20 owned by Eigger Enterprise, LLC, and is legally described in **Exhibit**
21 **1**, attached hereto. The applicant is Michael Herzberg, 12483 Aladdin
22 Road, Jacksonville, Florida, 32223; (904) 731-8806;
23 mherzberg@sleiman.com.

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

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

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

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10 Form Approved:

11
12 /s/ Terrence Harvey

13 Office of General Counsel

14 Legislation Prepared By: Erin Abney

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