

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-368**

AN ORDINANCE REZONING APPROXIMATELY 3.88± ACRES  
LOCATED IN COUNCIL DISTRICT 12 AT 9554 103<sup>RD</sup>  
STREET, AT THE SOUTHEAST CORNER OF 103<sup>RD</sup> STREET  
AND MONROE SMITH ROAD (A PORTION OF R.E. NO.  
015250-0000), AS DESCRIBED HEREIN, OWNED BY  
NEGUANJE, LLC, FROM COMMERCIAL OFFICE (CO)  
DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-1 (CCG-  
1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
ZONING CODE; 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,** Neguanje, LLC, the owner of approximately 3.88± acres  
located in Council District 12 at 9554 103<sup>rd</sup> Street, at the southeast  
corner of 103<sup>rd</sup> Street and Monroe Smith Road (a portion of R.E. No.  
015250-0000), as more particularly described in **Exhibit 1**, dated  
March 24, 2024, and graphically depicted in **Exhibit 2**, both of which  
are attached hereto (the "Subject Property"), has applied for a  
rezoning and reclassification of the Subject Property from Commercial  
Office (CO) District to Commercial Community/General-1 (CCG-1)  
District; and

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

**WHEREAS,** the Planning Commission, acting as the local planning  
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 Commercial Office (CO) District  
15 to Commercial Community/General-1 (CCG-1) District, as defined and  
16 classified under the Zoning Code, City of Jacksonville, Florida.

17       **Section 2. Owner and Description.** The Subject Property is  
18 owned by Neguanje, LLC, and is legally described in **Exhibit 1**,  
19 attached hereto. The applicant is Curtis Hart, 8051 Tara Lane,  
20 Jacksonville, Florida 32216; (904) 993-5008.

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

1 restricted by any federal, state or local laws.

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

6  
7 Form Approved:

8  
9             /s/ Dylan Reingold      

10 Office of General Counsel

11 Legislation Prepared By: Kaysie Cox

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