

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-417**

5 AN ORDINANCE REZONING APPROXIMATELY 0.89± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 6 AT 0 HOOD ROAD  
7 SOUTH, BETWEEN LOSCO ROAD AND HIDDEN RIDGE DRIVE  
8 (R.E. NOS. 156441-0016), AS DESCRIBED HEREIN,  
9 OWNED BY : BLENDI ZENELI, FROM AGRICULTURE (AGR)  
10 DISTRICT TO RESIDENTIAL LOW DENSITY-90 (RLD-90)  
11 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
12 ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
13 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
14 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
15 PROVIDING AN EFFECTIVE DATE.  
16

17 **WHEREAS**, Blendi Zeneli, the owner of approximately 0.89± of an  
18 acre located in Council District 6 at 0 Hood Road South, between  
19 Losco Road and Hidden Ridge Drive (R.E. No(s). 156441-00160), as more  
20 particularly described in **Exhibit 1**, dated May 13, 2025, and  
21 graphically depicted in **Exhibit 2**, both of which are attached hereto  
22 (the "Subject Property"), has applied for a rezoning and  
23 reclassification of the Subject Property from Agriculture (AGR)  
24 District to Residential Low Density-90 (RLD-90) District; and

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

27 **WHEREAS**, the Planning Commission, acting as the local planning  
28 agency, has reviewed the application and made an advisory  
29 recommendation to the Council; and

30 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
31 notice, held a public hearing and made its recommendation to the

1 Council; and

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

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

10 **Section 1. Property Rezoned.** The Subject Property is  
11 hereby rezoned and reclassified from Agriculture (AGR) District to  
12 Residential Low Density-90 (RLD-90) District, as defined and  
13 classified under the Zoning Code, City of Jacksonville, Florida.

14 **Section 2. Owner and Description.** The Subject Property is  
15 owned by Blendi Zeneli, and is legally described in **Exhibit 1**,  
16 attached hereto. The applicant is Blendi Zeneli, 9337 Cumberland  
17 Isle Drive, Jacksonville, Florida 32257; (904) 962-3388.

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

30 **Section 4. Effective Date.** The enactment of this Ordinance  
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council  
2 President and Council Secretary.

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4 Form Approved:

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6           /s/ Dylan Reingold          

7 Office of General Counsel

8 Legislation Prepared by: Stephen Nagbe

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