

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-417

AN ORDINANCE REZONING APPROXIMATELY 0.89± OF AN ACRE LOCATED IN COUNCIL DISTRICT 6 AT 0 HOOD ROAD SOUTH, BETWEEN LOSCO ROAD AND HIDDEN RIDGE DRIVE (R.E. NOS. 156441-0016), AS DESCRIBED HEREIN, OWNED BY : BLENDI ZENELI, FROM AGRICULTURE (AGR) DISTRICT TO RESIDENTIAL LOW DENSITY-90 (RLD-90) 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, Blendi Zeneli, the owner of approximately 0.89± of an acre located in Council District 6 at 0 Hood Road South, between Losco Road and Hidden Ridge Drive (R.E. No(s). 156441-00160), as more particularly described in **Exhibit 1**, dated May 13, 2025, 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 Agriculture (AGR) District to Residential Low Density-90 (RLD-90) 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 recommendation to the Council; and

WHEREAS, the Land Use and Zoning (LUZ) Committee, after due 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:

5
6 /s/ Dylan Reingold

7 Office of General Counsel

8 Legislation Prepared by: Stephen Nagbe

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