

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-60**

5 AN ORDINANCE REZONING APPROXIMATELY 0.40± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 7 AT 1665 9TH  
7 STREET WEST AND 1910 GRUNTHAL STREET BETWEEN 9TH  
8 STREET WEST AND 10<sup>TH</sup> STREET WEST, WEST OF GRUNTHAL  
9 STREET (R.E. NO(S). 052293-0000 AND 052293-  
10 0080), OWNED BY REBUILDING EX-OFFENDERS  
11 SUCCESSFULLY THROUGH OPPORTUNITIES  
12 REHABILITATION & EDUCATION, INC. AND A.J.  
13 ANDERSON CONSTRUCTION, LLC, AS DESCRIBED HEREIN,  
14 FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)  
15 DISTRICT TO RESIDENTIAL MEDIUM DENSITY-B (RMD-B)  
16 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
17 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP  
18 SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER  
19 L-6008-24C; PROVIDING A DISCLAIMER THAT THE  
20 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
22 PROVIDING AN EFFECTIVE DATE.  
23

24 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
25 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
26 portions of the Future Land Use Map series (FLUMs) in order to ensure  
27 the accuracy and internal consistency of the plan, pursuant to  
28 companion application L-6008-24C; and

29 **WHEREAS**, in order to ensure consistency of zoning district  
30 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
31 Amendment L-6008-24C, an application to rezone and reclassify from

1 Residential Low Density-60 (RLD-60) District to Residential Medium  
2 Density-B (RMD-B) District was filed by Rebecca Davis, on behalf of  
3 the owners Rebuilding Ex-Offenders Successfully Through Opportunities  
4 Rehabilitation & Education, Inc. and A.J. Anderson Construction, LLC,  
5 the owners of approximately 0.40± of an acre of certain real property  
6 in Council District 7, as more particularly described in Section 1;  
7 and

8 **WHEREAS**, the Planning and Development Department, in order to  
9 ensure consistency of this zoning district with the *2045 Comprehensive*  
10 *Plan*, has considered the rezoning and has rendered an advisory  
11 opinion; and

12 **WHEREAS**, the Planning Commission has considered the  
13 application and has rendered an advisory opinion; and

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

17 **WHEREAS**, the City Council, after due notice, held a public  
18 hearing, and taking into consideration the above recommendations as  
19 well as all oral and written comments received during the public  
20 hearings, the Council finds that such rezoning is consistent with the  
21 *2045 Comprehensive Plan* adopted under the comprehensive planning  
22 ordinance for future development of the City of Jacksonville; now  
23 therefore

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

25 **Section 1. Subject Property Location and Description.** The  
26 approximately 0.40± of an acre is located in Council District 7 at  
27 1665 9th Street West and 1910 Grunthal Street between 9th Street West  
28 and 10<sup>th</sup> Street West, west of Grunthal Street (R.E. No(s). 052293-  
29 0000 and 052293-0080), as more particularly described in **Exhibit 1**,  
30 dated December 12, 2024, and graphically depicted in **Exhibit 2**, both  
31 of which are attached hereto and incorporated herein by this reference

1 (the "Subject Property").

2 **Section 2. Owner and Applicant Description.** The Subject  
3 Property is owned by Rebuilding Ex-Offenders Successfully Through  
4 Opportunities Rehabilitation & Education, Inc. and A.J. Anderson  
5 Construction, LLC. The applicant is Rebecca Davis, 2500 King Louis  
6 Drive, Jacksonville, Florida, 32254; (904) 210-4693.

7 **Section 3. Property Rezoned.** The Subject Property,  
8 pursuant to adopted companion Small-Scale Amendment Application  
9 L-6008-24C, is hereby rezoned and reclassified from Residential Low  
10 Density-60 (RLD-60) District to Residential Medium Density-B (RMD-B)  
11 District.

12 **Section 4. Contingency.** This rezoning shall not become  
13 effective until thirty-one (31) days after adoption of the companion  
14 Small-Scale Amendment; and further provided that if the companion  
15 Small-Scale Amendment is challenged by the state land planning agency,  
16 this rezoning shall not become effective until the state land planning  
17 agency or the Administration Commission issues a final order  
18 determining the companion Small-Scale Amendment is in compliance with  
19 Chapter 163, *Florida Statutes*.

20 **Section 5. Disclaimer.** The rezoning granted herein  
21 shall not be construed as an exemption from any other applicable  
22 local, state, or federal laws, regulations, requirements, permits or  
23 approvals. All other applicable local, state or federal permits or  
24 approvals shall be obtained before commencement of the development  
25 or use and issuance of this rezoning is based upon acknowledgement,  
26 representation and confirmation made by the applicant(s), owner(s),  
27 developer(s) and/or any authorized agent(s) or designee(s) that the  
28 subject business, development and/or use will be operated in strict  
29 compliance with all laws. Issuance of this rezoning does not approve,  
30 promote or condone any practice or act that is prohibited or  
31 restricted by any federal, state or local laws.

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

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6 Form Approved:

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8                     /s/ Dylan Reingold          

9 Office of General Counsel

10 Legislation Prepared By: Kaysie Cox

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