

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-60-E

AN ORDINANCE REZONING APPROXIMATELY 0.40± OF AN ACRE LOCATED IN COUNCIL DISTRICT 7 AT 1665 9TH STREET WEST AND 1910 GRUNTHAL STREET BETWEEN 9TH STREET WEST AND 10TH STREET WEST, WEST OF GRUNTHAL STREET (R.E. NO(S). 052293-0000 AND 052293-0080), OWNED BY REBUILDING EX-OFFENDERS SUCCESSFULLY THROUGH OPPORTUNITIES REHABILITATION & EDUCATION, INC. AND A.J. ANDERSON CONSTRUCTION, LLC, AS DESCRIBED HEREIN, FROM RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO RESIDENTIAL MEDIUM DENSITY-B (RMD-B) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6008-24C; 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, the City of Jacksonville adopted a Small-Scale Amendment to the *2045 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to companion application L-6008-24C; and

WHEREAS, in order to ensure consistency of zoning district with the *2045 Comprehensive Plan* and the adopted companion Small-Scale 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 10th 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

(the "Subject Property").

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

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

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

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

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

Form Approved:

 /s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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