

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-59-E**

AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE 2045 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) ON 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 10<sup>TH</sup> 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 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6008-24C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** pursuant to the provisions of Section 650.402(b), Ordinance Code, and Section 163.3187(1), Florida Statutes, an application for a proposed Small-Scale Amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan to change the Future Land Use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on 0.40± of an acre of certain real property in Council District 7 was filed by Rebecca Davis, on behalf of the owners Rebuilding Ex-Offenders Successfully Through

1 Opportunities Rehabilitation & Education, Inc. and A.J. Anderson  
2 Construction, LLC; and

3       **WHEREAS**, the Planning and Development Department reviewed the  
4 proposed revision and application and has prepared a written report  
5 and rendered an advisory recommendation to the City Council with  
6 respect to the proposed amendment; and

7       **WHEREAS**, the Planning Commission, acting as the Local Planning  
8 Agency (LPA), held a public hearing on this proposed amendment, with  
9 due public notice having been provided, reviewed and considered  
10 comments received during the public hearing and made its  
11 recommendation to the City Council; and

12       **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City  
13 Council held a public hearing on this proposed amendment to the *2045*  
14 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,  
15 considered all written and oral comments received during the public  
16 hearing, and has made its recommendation to the City Council; and

17       **WHEREAS**, the City Council held a public hearing on this  
18 proposed amendment, with public notice having been provided, pursuant  
19 to Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4,  
20 *Ordinance Code*, and considered all oral and written comments received  
21 during public hearings, including the data and analysis portions of  
22 this proposed amendment to the *2045 Comprehensive Plan* and the  
23 recommendations of the Planning and Development Department, the  
24 Planning Commission and the LUZ Committee; and

25       **WHEREAS**, in the exercise of its authority, the City Council  
26 has determined it necessary and desirable to adopt this proposed  
27 amendment to the *2045 Comprehensive Plan* to preserve and enhance  
28 present advantages, encourage the most appropriate use of land, water,  
29 and resources consistent with the public interest, overcome present  
30 deficiencies, and deal effectively with future problems which may  
31 result from the use and development of land within the City of

Jacksonville; now therefore

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

**Section 1. Purpose and Intent.** This Ordinance is adopted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Sections 163.3161 through 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended.

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

**Section 3. 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 4. Adoption of Small-Scale Land Use Amendment.** The City Council hereby adopts a proposed Small-Scale revision to the Future Land Use Map series of the *2045 Comprehensive Plan* by changing the Future Land Use Map designation of the Subject Property from Low Density Residential (LDR) to Medium Density Residential (MDR), pursuant to Application Number L-6008-24C.

**Section 5. Applicability, Effect and Legal Status.** The applicability and effect of the *2045 Comprehensive Plan*, as herein amended, shall be as provided in the Community Planning Act, Sections 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All development undertaken by, and all actions taken in regard to

1 development orders by governmental agencies in regard to land which  
2 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
3 be consistent therewith as of the effective date of this amendment  
4 to the plan.

5       **Section 6.       Effective Date of this Plan Amendment.**

6       (a) If the amendment meets the criteria of Section 163.3187,  
7 *Florida Statutes*, as amended, and is not challenged, the effective  
8 date of this plan amendment shall be thirty-one (31) days after  
9 adoption.

10       (b) If challenged within thirty (30) days after adoption, the  
11 plan amendment shall not become effective until the state land  
12 planning agency or the Administration Commission, respectively, issue  
13 a final order determining the adopted Small-Scale Amendment to be in  
14 compliance.

15       **Section 7.       Disclaimer.** The amendment granted herein shall  
16 **not** be construed as an exemption from any other applicable local,  
17 state, or federal laws, regulations, requirements, permits or  
18 approvals. All other applicable local, state or federal permits or  
19 approvals shall be obtained before commencement of the development  
20 or use, and issuance of this amendment is based upon acknowledgement,  
21 representation and confirmation made by the applicant(s), owner(s),  
22 developer(s) and/or any authorized agent(s) or designee(s) that the  
23 subject business, development and/or use will be operated in strict  
24 compliance with all laws. Issuance of this amendment does **not** approve,  
25 promote or condone any practice or act that is prohibited or  
26 restricted by any federal, state or local laws.

27       **Section 8.       Effective Date.** This Ordinance shall become  
28 effective upon signature by the Mayor or upon becoming effective  
29 without the Mayor's signature.

1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Madeline Read

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