

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-487**

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 COMMUNITY/GENERAL COMMERCIAL (CGC) AND LOW DENSITY RESIDENTIAL (LDR) TO LIGHT INDUSTRIAL (LI) ON 0.91 OF AN ACRE, AND LOW DENSITY RESIDENTIAL (LDR) TO COMMUNITY/GENERAL COMMERCIAL (CGC) ON 1.38 ACRES, FOR A TOTAL OF APPROXIMATELY 2.29± ACRES, LOCATED IN COUNCIL DISTRICT 4 AT 11153 BEACH BOULEVARD, BETWEEN DESALVO ROAD AND CORTEZ ROAD (A PORTION OF R.E. NO. 163505-0050), OWNED BY MY JAX, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6043-25C; 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 Community/General Commercial (CGC) and Low Density Residential (LDR) to Light Industrial (LI), and Low Density Residential (LDR) to Community/General Commercial (CGC) on 2.29± acres of certain real property in Council District 4 was filed

1 by Cyndy Trimmer, Esq., on behalf of the owner, My Jax, LLC; and

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

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

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

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

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

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

2        **Section 1.        Purpose and Intent.**    This Ordinance is adopted  
3 to carry out the purpose and intent of, and exercise the authority  
4 set out in, the Community Planning Act, Sections 163.3161 through  
5 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
6 amended.

7        **Section 2.        Subject Property Location and Description.**    The  
8 approximately 2.29± acres are located in Council District 4 at 11153  
9 Beach Boulevard, between DeSalvo Road and Cortez Road (a portion of  
10 R.E. No. 163505-0050), as more particularly described in **Exhibit 1**,  
11 dated April 1, 2025, and graphically depicted in **Exhibit 2**, both  
12 attached hereto and incorporated herein by this reference (the  
13 "Subject Property").

14        **Section 3.        Owner and Applicant Description.**    The Subject  
15 Property is owned by My Jax, LLC. The applicant is Cyndy Trimmer,  
16 Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida 32202;  
17 (904) 807-0185.

18        **Section 4.        Adoption of Small-Scale Land Use Amendment.**    The  
19 City Council hereby adopts a proposed Small-Scale revision to the  
20 Future Land Use Map series of the *2045 Comprehensive Plan* by changing  
21 the Future Land Use Map designation of the Subject Property from  
22 Community/General Commercial (CGC) and Low Density Residential (LDR)  
23 to Light Industrial (LI), and Low Density Residential (LDR) to  
24 Community/General Commercial (CGC), pursuant to Application Number  
25 L-6043-25C.

26        **Section 5.        Applicability, Effect and Legal Status.**    The  
27 applicability and effect of the *2045 Comprehensive Plan*, as herein  
28 amended, shall be as provided in the Community Planning Act, Sections  
29 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
30 development undertaken by, and all actions taken in regard to  
31 development orders by governmental agencies in regard to land which

1 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
2 be consistent therewith as of the effective date of this amendment  
3 to the plan.

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

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

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

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

26 **Section 8. Effective Date.** This Ordinance shall become  
27 effective upon signature by the Mayor or upon becoming effective  
28 without the Mayor's signature.  
29  
30  
31

1 Form Approved:

2

3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Jermaine Anderson, Jr.

6 GC-#1697861-v1-2025-487\_(L-6043).docx