

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-888-E**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING  
6 EXCEPTION E-25-58 FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 13 AT 2198 MAYPORT ROAD, AT THE  
8 SOUTHWEST CORNER OF MAYPORT ROAD AND FAIRWAY  
9 VILLAS DRIVE (R.E. NO. 169406-0000), AS  
10 DESCRIBED HEREIN, OWNED BY CC JAX HOLDINGS, LLC,  
11 REQUESTING AN ESTABLISHMENT OR FACILITY WHICH  
12 INCLUDES THE RETAIL SALE AND SERVICE OF ALL  
13 ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER AND  
14 WINE FOR ON-PREMISES CONSUMPTION, FOR THE  
15 CREATIVE COOK MAYPORT, LLC, IN THE COMMERCIAL  
16 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS  
17 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
18 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF  
19 THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR  
20 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS,** an application for a zoning exception, **On File** with  
23 the City Council Legislative Services Division, was filed by Cyndy  
24 Trimmer, on behalf of the owner of property located in Council  
25 District 13 at 2198 Mayport Road, at the southwest corner of Mayport  
26 Road and Fairway Villas Drive (R.E. No. 169406-0000) (the "Subject  
27 Property"), requesting an establishment or facility which includes  
28 the retail sale and service of all alcoholic beverages including  
29 liquor, beer and wine for on-premises consumption, for The Creative  
30 Cook Mayport, LLC, in the Commercial Community/General-2 (CCG-2)  
31 District; and

1       **WHEREAS,** the Planning and Development Department has  
2 considered the application and all attachments thereto and has  
3 rendered an advisory recommendation; and

4       **WHEREAS,** the Land Use and Zoning Committee, after due notice,  
5 held a public hearing and having duly considered both the testimonial  
6 and documentary evidence presented at the public hearing, has made  
7 its recommendation to the Council; now therefore

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

9       **Section 1. Adoption of Findings and Conclusions.** The  
10 Council has considered the recommendation of the Land Use and Zoning  
11 Committee and reviewed the Staff Report of the Planning and  
12 Development Department concerning application for zoning exception  
13 E-25-58. Based upon the competent, substantial evidence contained in  
14 the record, the Council hereby determines that the requested zoning  
15 exception meets each of the following criteria required to grant the  
16 request pursuant to Section 656.131(c), *Ordinance Code*, as  
17 specifically identified in the Staff Report of the Planning and  
18 Development Department:

19       (1) Will be consistent with the Comprehensive Plan, including  
20 any subsequent plan adopted by the Council pursuant thereto;

21       (2) Will be compatible with the existing contiguous uses or  
22 zoning and compatible with the general character of the area,  
23 considering population density, design, scale and orientation of  
24 structures to the area, property values, and existing similar uses  
25 or zoning;

26       (3) Will not have an environmental impact inconsistent with the  
27 health, safety and welfare of the community;

28       (4) Will not have a detrimental effect on vehicular or pedestrian  
29 traffic, or parking conditions, and will not result in the generation  
30 or creation of traffic inconsistent with the health, safety and  
31 welfare of the community;

1 (5) Will not have a detrimental effect on the future development  
2 of contiguous properties or the general area, according to the  
3 Comprehensive Plan, including any subsequent amendment to the plan  
4 adopted by the Council;

5 (6) Will not result in the creation of objectionable or  
6 excessive noise, lights, vibrations, fumes, odors, dust or physical  
7 activities, taking into account existing uses or zoning in the  
8 vicinity;

9 (7) Will not overburden existing public services and facilities;

10 (8) Will be sufficiently accessible to permit entry onto the  
11 property by fire, police, rescue and other services; and

12 (9) Will be consistent with the definition of a zoning  
13 exception, and will meet the standards and criteria of the zoning  
14 classification in which such use is proposed to be located, and all  
15 other requirements for such particular use set forth elsewhere in the  
16 Zoning Code, or otherwise adopted by the Planning Commission or  
17 Council.

18 Therefore, zoning exception application E-25-58 is hereby  
19 approved.

20 **Section 2. Owner and Description.** The Subject Property is  
21 owned by CC Jax Holdings, LLC and is described in **Exhibit 1**, dated  
22 June 3, 2025, and graphically depicted in **Exhibit 2**, both attached  
23 hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive,  
24 Suite 1200, Jacksonville, Florida, 32202; (904) 807-0185.

25 **Section 3. Distribution by Legislative Services.**  
26 Legislative Services is hereby directed to mail a copy of this  
27 legislation, as enacted, to the applicant and any other parties to  
28 this matter who testified before the Land Use and Zoning Committee  
29 or otherwise filed a qualifying written statement as defined in  
30 Section 656.140(c), *Ordinance Code*.

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City  
2 Council and shall become effective upon signature by the Council  
3 President and Council Secretary. Failure to exercise the zoning  
4 exception, if herein granted, by the commencement of the use or action  
5 herein approved within one (1) year of the effective date of this  
6 legislation shall render this zoning exception invalid and all rights  
7 arising therefrom shall terminate.

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9 Form Approved:

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11 /s/ Dylan Reingold

12 Office of General Counsel

13 Legislation Prepared By: Kareena Mehta

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