

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-495-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 RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL (RPI) TO COMMUNITY/GENERAL COMMERCIAL (CGC) ON APPROXIMATELY 1.90± ACRES LOCATED IN COUNCIL DISTRICT 7 AT 860 AND 1000 RIVERSIDE AVENUE AND 1049 MAY STREET, BETWEEN LOMAX STREET AND POST STREET (R.E. NO(S). 090198-0000, 090204-0010, and 090211-0000), OWNED BY CLL LAND I, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6041-25C; 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 Residential-Professional-Institutional (RPI) to Community/General Commercial (CGC) on 1.90± acres of certain real property in Council District 7 was filed by Cyndy Trimmer, Esq. on behalf of the owner, CLL Land I, LLC; and

**WHEREAS,** the Planning and Development Department reviewed the proposed revision and application and has prepared a written report

1 and rendered an advisory recommendation to the City Council with  
2 respect to the proposed amendment; and

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

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

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

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

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

30       **Section 1. Purpose and Intent.** This Ordinance is adopted  
31 to carry out the purpose and intent of, and exercise the authority

1 set out in, the Community Planning Act, Sections 163.3161 through  
2 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
3 amended.

4 **Section 2. Subject Property Location and Description.** The  
5 approximately 1.90± acres located in Council District 7 at 860 and  
6 1000 Riverside Avenue and 1049 May Street, between Lomax Street and  
7 Post Street (R.E. No(s). 090198-0000, 090204-0010, and 090211-0000),  
8 as more particularly described in **Exhibit 1**, dated February 14, 2025,  
9 and graphically depicted in **Exhibit 2**, both attached hereto and  
10 incorporated herein by this reference (the "Subject Property").

11 **Section 3. Owner and Applicant Description.** The Subject  
12 Property is owned by CLL Land I, LLC. The applicant is Cyndy Trimmer,  
13 Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202;  
14 (904) 807-0185.

15 **Section 4. Adoption of Small-Scale Land Use Amendment.** The  
16 City Council hereby adopts a proposed Small-Scale revision to the  
17 Future Land Use Map series of the *2045 Comprehensive Plan* by changing  
18 the Future Land Use Map designation of the Subject Property from  
19 Residential-Professional-Institutional (RPI) to Community/General  
20 Commercial (CGC), pursuant to Application Number L-6041-25C.

21 **Section 5. Applicability, Effect and Legal Status.** The  
22 applicability and effect of the *2045 Comprehensive Plan*, as herein  
23 amended, shall be as provided in the Community Planning Act, Sections  
24 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
25 development undertaken by, and all actions taken in regard to  
26 development orders by governmental agencies in regard to land which  
27 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
28 be consistent therewith as of the effective date of this amendment  
29 to the plan.

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

31 (a) If the amendment meets the criteria of Section 163.3187,

1 *Florida Statutes*, as amended, and is not challenged, the effective  
2 date of this plan amendment shall be thirty-one (31) days after  
3 adoption.

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

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

21 **Section 8. Effective Date.** This Ordinance shall become  
22 effective upon signature by the Mayor or upon becoming effective  
23 without the Mayor's signature.

24  
25 Form Approved:

26  
27 /s/ Dylan Reingold

28 Office of General Counsel

29 Legislation Prepared By: Eric Hinton

30 GC-#1697857-v1-2025-495\_(L-6041).docx