

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-292**

5 AN ORDINANCE REZONING APPROXIMATELY 3.37± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 0, 1144 AND 1115
7 PACETTI STREET, AND 0, 1040 AND 1102 8TH STREET,
8 AND 0, 1739 AND 1743 PHOENIX AVENUE, BETWEEN
9 FLORIDA AVENUE AND FRANKLIN STREET (R.E. NO(S).
10 114028-0010, 114930-0100, 114943-0000, 114942-
11 0000, 114941-0000, 114939-0000, 114933-0000,
12 114933-0010, 114934-0000, 114940-0000 AND
13 115088-0000), AS DESCRIBED HEREIN, OWNED BY
14 PERFECT SCORE REALTY GROUP II LLC AND DESTINED
15 FOR A CHANGE, INC., FROM INDUSTRIAL LIGHT (IL)
16 DISTRICT AND COMMERCIAL COMMUNITY/GENERAL-2
17 (CCG-2) DISTRICT TO PLANNED UNIT DEVELOPMENT
18 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
19 THE ZONING CODE, TO PERMIT A PHASED MIXED-USE
20 DEVELOPMENT, WHICH INCLUDES BOTH COMMERCIAL AND
21 RESIDENTIAL USES, AS DESCRIBED IN THE PHEONIX
22 COMMONS PUD, PURSUANT TO FUTURE LAND USE MAP
23 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
24 NUMBER L-6092-25C; PROVIDING A DISCLAIMER THAT
25 THE REZONING GRANTED HEREIN SHALL NOT BE
26 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
27 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

28
29 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
30 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
31 portions of the Future Land Use Map series (FLUMs) in order to ensure

1 the accuracy and internal consistency of the plan, pursuant to the
2 companion land use application L-6092-25C; and

3 **WHEREAS**, in order to ensure consistency of zoning district
4 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
5 Amendment L-6092-25C, an application to rezone and reclassify from
6 Industrial Light (IL) District and Commercial Community/General-2
7 (CCG-2) District to Planned Unit Development (PUD) District was filed
8 by Cyndy Trimmer, Esq., on behalf of Perfect Score Realty Group II
9 LLC and Destined For A Change, Inc., owners of approximately 3.37±
10 acres of certain real property in Council District 7, as more
11 particularly described in Section 1 below; and

12 **WHEREAS**, the Planning and Development Department, in order to
13 ensure consistency of this zoning district with the *2045 Comprehensive*
14 *Plan*, has considered the rezoning and has rendered an advisory
15 opinion; and

16 **WHEREAS**, the Planning Commission has considered the
17 application and has rendered an advisory opinion; and

18 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
19 notice, held a public hearing and made its recommendation to the
20 Council; and

21 **WHEREAS**, the City Council, after due notice, held a public
22 hearing, and taking into consideration the above recommendations as
23 well as all oral and written comments received during the public
24 hearings, the Council finds that such rezoning is consistent with the
25 *2045 Comprehensive Plan* adopted under the comprehensive planning
26 ordinance for future development of the City of Jacksonville; and

27 **WHEREAS**, based on the staff report of the Planning and
28 Development Department and other competent and substantial evidence
29 received at the public hearings, the Council finds that the proposed
30 PUD does not affect adversely the orderly development of the City as
31 embodied in the *Zoning Code*; will not affect adversely the health and

1 safety of residents in the area; will not be detrimental to the
2 natural environment or to the use or development of the adjacent
3 properties in the general neighborhood; and the proposed PUD will
4 accomplish the objectives and meet the standards of Section 656.340
5 (Planned Unit Development) of the *Zoning Code* of the City of
6 Jacksonville; now therefore

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

8 **Section 1. Subject Property Location and Description.** The
9 approximately 3.37± acres are located in Council District 7 at 0,
10 1144 and 1115 Pacetti Street, and 0, 1040 and 1102 8th Street, and 0,
11 1739 and 1743 Phoenix Avenue, between Florida Avenue and Franklin
12 Street (R.E. NO(s). 114028-0010, 114930-0100, 114943-0000, 114942-
13 0000, 114941-0000, 114939-0000, 114933-0000, 114933-0010, 114934-
14 0000, 114940-0000 and 115088-0000), as more particularly described
15 in **Exhibit 1**, dated December 12, 2025, and graphically depicted in
16 **Exhibit 2**, both of which are **attached hereto** and incorporated herein
17 by this reference (the "Subject Property").

18 **Section 2. Owner and Applicant Description.** The Subject
19 Property is owned by Perfect Score Realty Group II LLC and Destined
20 For A Change, Inc. The applicant is Cyndy Trimmer, Esq., 1 Independent
21 Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185;
22 ckt@drivermcafee.com.

23 **Section 3. Property Rezoned.** The Subject Property,
24 pursuant to adopted companion Small-Scale Amendment L-6092-25C, is
25 hereby rezoned and reclassified from Industrial Light (IL) District
26 and Commercial Community/General-2 (CCG-2) District to Planned Unit
27 Development (PUD) District. This new PUD district shall generally
28 permit a phased mixed-use development, which includes both commercial
29 and residential uses, and is described, shown and subject to the
30 following documents, attached hereto:

31 **Exhibit 1** - Legal Description dated December 12, 2025.

1 **Exhibit 2** - Subject Property Map (prepared by P&DD).

2 **Exhibit 3** - Written Description dated September 16, 2025.

3 **Exhibit 4** - Site Plan dated August 25, 2025.

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

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

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

1 Form Approved:

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3 /s/ Terrence Harvey

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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