

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-496-E

AN ORDINANCE REZONING 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), AS
DESCRIBED HEREIN, OWNED BY CLL LAND I, LLC, FROM
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2017-
10-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT,
AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
TO PERMIT HOTELS AND MOTELS, COMMERCIAL USES AND
MULTI-FAMILY DWELLINGS, AS DESCRIBED IN THE 1000
RIVERSIDE PUD, PURSUANT TO FUTURE LAND USE MAP
SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
NUMBER L-6041-25C; PUD SUBJECT TO CONDITION;
PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale
Amendment to the *2045 Comprehensive Plan* for the purpose of revising
portions of the Future Land Use Map series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to the
companion land use application L-6041-25C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-6041-25C, an application to rezone and reclassify from

1 Planned Unit Development (PUD) District (2017-10-E) to Planned Unit
2 Development (PUD) District was filed by Cyndy Trimmer, Esq., on behalf
3 of the owner of approximately 1.90± acres of certain real property
4 in Council District 7, as more particularly described in Section 1
5 below; and

6 **WHEREAS,** the Planning and Development Department, in order to
7 ensure consistency of this zoning district with the *2045 Comprehensive*
8 *Plan*, has considered the rezoning and has rendered an advisory
9 opinion; and

10 **WHEREAS,** the Planning Commission has considered the
11 application and has rendered an advisory opinion; and

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

15 **WHEREAS,** the City Council, after due notice, held a public
16 hearing, and taking into consideration the above recommendations as
17 well as all oral and written comments received during the public
18 hearings, the Council finds that such rezoning is consistent with the
19 *2045 Comprehensive Plan* adopted under the comprehensive planning
20 ordinance for future development of the City of Jacksonville; and

21 **WHEREAS,** based on the staff report of the Planning and
22 Development Department and other competent and substantial evidence
23 received at the public hearings, the Council finds that the proposed
24 PUD does not affect adversely the orderly development of the City as
25 embodied in the *Zoning Code*; will not affect adversely the health and
26 safety of residents in the area; will not be detrimental to the
27 natural environment or to the use or development of the adjacent
28 properties in the general neighborhood; and the proposed PUD will
29 accomplish the objectives and meet the standards of Section 656.340
30 (Planned Unit Development) of the *Zoning Code* of the City of
31 Jacksonville; now therefore

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

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

10 **Section 2. Owner and Applicant Description.** The Subject
11 Property is owned by CLL Land I, LLC. The applicant is Cyndy Trimmer,
12 Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202;
13 (904) 807-0185.

14 **Section 3. Property Rezoned.** The Subject Property,
15 pursuant to adopted companion Small-Scale Amendment L-6041-25C, is
16 hereby rezoned and reclassified from Planned Unit Development (PUD)
17 District (2017-10-E) to Planned Unit Development (PUD) District. This
18 new PUD district shall generally permit Hotels and motels, commercial
19 uses and multi-family dwellings, and is described, shown and subject
20 to the following documents, attached hereto:

21 **Exhibit 1** - Legal Description dated February 14, 2025.

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

23 **Revised Exhibit 3** - Revised Written Description dated September
24 26, 2025.

25 **Revised Exhibit 4** - Revised Site Plan dated September 18, 2025.

26 **Section 4. Rezoning Approved Subject to Condition.** This
27 rezoning is approved subject to the following condition. Such
28 condition controls over the Written Description and the Site Plan and
29 may only be amended through a rezoning:

30 (1) A traffic study shall be undertaken by the
31 developer upon PUD verification. The methodology of the study shall

1 be determined by the developer's Traffic Engineer, the Chief of the
2 Transportation Planning (or their designee), and the Chief of Traffic
3 Engineering (or their designee).

4 **Section 5. 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 6. 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 7. 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.
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1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

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