

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-496**

5 AN ORDINANCE REZONING APPROXIMATELY 1.90± ACRES  
6 LOCATED IN COUNCIL DISTRICT 7 AT 860 AND 1000  
7 RIVERSIDE AVENUE AND 1049 MAY STREET, BETWEEN  
8 LOMAX STREET AND POST STREET (R.E. NO(S). 090198-  
9 0000, 090204-0010, AND 090211-0000), AS  
10 DESCRIBED HEREIN, OWNED BY CLL LAND I, LLC, FROM  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2017-  
12 10-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT,  
13 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
14 TO PERMIT HOTELS AND MOTELS, COMMERCIAL USES AND  
15 MULTI-FAMILY DWELLINGS, AS DESCRIBED IN THE 1000  
16 RIVERSIDE PUD, PURSUANT TO FUTURE LAND USE MAP  
17 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
18 NUMBER L-6041-25C; PROVIDING A DISCLAIMER THAT  
19 THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
22

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

28 **WHEREAS,** in order to ensure consistency of zoning district  
29 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
30 Amendment L-6041-25C, an application to rezone and reclassify from  
31 Planned Unit Development (PUD) District (2017-10-E) to Planned Unit

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

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

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

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

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

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

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

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

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

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

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

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

22           **Exhibit 3** - Written Description dated April 24, 2025.

23           **Exhibit 4** - Site Plan dated July 3, 2025.

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

1           **Section 5.       Disclaimer.** The rezoning granted herein shall  
2 not be construed as an exemption from any other applicable local,  
3 state, or federal laws, regulations, requirements, permits or  
4 approvals. All other applicable local, state or federal permits or  
5 approvals shall be obtained before commencement of the development  
6 or use, and issuance of this rezoning is based upon acknowledgement,  
7 representation and confirmation made by the applicant(s), owner(s),  
8 developer(s) and/or any authorized agent(s) or designee(s) that the  
9 subject business, development and/or use will be operated in strict  
10 compliance with all laws. Issuance of this rezoning does not approve,  
11 promote or condone any practice or act that is prohibited or  
12 restricted by any federal, state or local laws.

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

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18 Form Approved:

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20           /s/ Dylan Reingold          

21 Office of General Counsel

22 Legislation Prepared By: Connor Corrigan

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