

1 Introduced and amended by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2026-131-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7.05± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 880 AND 950 US
7 301 HIGHWAY SOUTH, BETWEEN US 301 HIGHWAY SOUTH
8 AND US 301 BYPASS HIGHWAY SOUTH (R.E. NO(S).
9 000886-0010 AND 000886-0015), AS DESCRIBED
10 HEREIN, OWNED BY A 880 US HIGHWAY 301, LLC,
11 CHARLES DOUGLAS MOORE LIFE ESTATE, DANA MICHELLE
12 MOORE GAUTREUX, KENDRA ANN MOORE BAUDOIN, HAROLD
13 ROBERT MOSLEY, AND WESLEY MOSLEY JR., FROM
14 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
15 AND COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
16 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
17 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
18 ZONING CODE, TO PERMIT A CONVENIENCE STORE WITH
19 VEHICLE AND TRUCK FUELING STALLS AND TO MAINTAIN
20 THE EXISTING WAREHOUSE USE, AS DESCRIBED IN THE
21 HIGHWAY 301 PUD; PUD SUBJECT TO
22 CONDITIONS; PROVIDING A DISCLAIMER THAT THE
23 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
24 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
25 PROVIDING AN EFFECTIVE DATE.
26

27 **WHEREAS,** A 880 US Highway 301, LLC, Charles Douglas Moore Life
28 Estate, Dana Michelle Moore Gautreaux, Kendra Ann Moore Baudoin,
29 Harold Robert Mosley, and Wesley Mosley Jr., the owners of
30 approximately 7.05± acres located in Council District 12 at 880 and
31 950 US Highway South, between US 301 Highway South and US 301 Bypass

1 Highway South (R.E. No(s). 000886-0010 and 000886-00150), as more
2 particularly described in **Exhibit 1**, dated February 25, 2025, and
3 graphically depicted in **Exhibit 2**, both of which are attached hereto
4 (the "Subject Property"), has applied for a rezoning and
5 reclassification of the Subject Property from Commercial
6 Community/General-1 (CCG-1) District and Commercial
7 Community/General-2 (CCG-2) District to Planned Unit Development
8 (PUD) District, as described in Section 1 below; and

9 **WHEREAS**, the Planning Commission, acting as the local planning
10 agency, has reviewed the application and made an advisory
11 recommendation to the Council; and

12 **WHEREAS**, the Land Use and Zoning Committee, after due notice
13 and public hearing, has made its recommendation to the Council; and

14 **WHEREAS**, the Council finds that such rezoning is: (1)
15 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
16 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
17 not in conflict with any portion of the City's land use regulations;
18 and

19 **WHEREAS**, the Council finds the proposed rezoning does not
20 adversely affect the orderly development of the City as embodied in
21 the Zoning Code; will not adversely affect the health and safety of
22 residents in the area; will not be detrimental to the natural
23 environment or to the use or development of the adjacent properties
24 in the general neighborhood; and will accomplish the objectives and
25 meet the standards of Section 656.340 (Planned Unit Development) of
26 the Zoning Code; now therefore

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

28 **Section 1. Property Rezoned.** The Subject Property is
29 hereby rezoned and reclassified from Commercial Community/General-1
30 (CCG-1) District and Commercial Community/General-2 (CCG-2) District
31 to Planned Unit Development (PUD) District. This new PUD district

1 shall generally permit a convenience store with vehicle and truck
2 fueling stalls, and seeks to maintain the existing warehouse use, and
3 is described, shown and subject to the following documents, attached
4 hereto:

5 **Exhibit 1** - Legal Description dated February 25, 2025.

6 **Exhibit 2** - Subject Property per P&DD.

7 **Exhibit 3** - Written Description dated January 14, 2026.

8 **Exhibit 4** - Site Plan dated July 1, 2025.

9 **Section 2. Rezoning Approved Subject to Conditions.** This
10 rezoning is approved subject to the following conditions. Such
11 conditions control over the Written Description and the Site Plan and
12 may only be amended through a rezoning:

13 (1) Unless waived by the Chief of Traffic
14 Engineering or their designee, a traffic study shall be undertaken
15 by the developer upon PUD verification. The methodology of the study
16 shall be determined by the developer's Traffic Engineer, the Chief
17 of the Transportation Planning (or their designee), and the Chief of
18 Traffic Engineering (or their designee).

19 (2) The design and location of access drives is
20 subject to the review and approval of FDOT

21 **Section 3. Owner and Description.** The Subject Property is
22 owned by A 880 US Highway 301, LLC, Charles Douglas Moore Life Estate,
23 Dana Michelle Moore Gautreaux, Kendra Ann Moore Baudoin, Harold Robert
24 Mosley, and Wesley Mosley Jr., and is legally described in **Exhibit**
25 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1
26 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
27 807-0185.

28 **Section 4. Disclaimer.** The rezoning granted herein shall
29 **not** be construed as an exemption from any other applicable local,
30 state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

1 approvals shall be obtained before commencement of the development
2 or use and issuance of this rezoning is based upon acknowledgement,
3 representation and confirmation made by the applicant(s), owners(s),
4 developer(s) and/or any authorized agent(s) or designee(s) that the
5 subject business, development and/or use will be operated in strict
6 compliance with all laws. Issuance of this rezoning does **not** approve,
7 promote or condone any practice or act that is prohibited or
8 restricted by any federal, state or local laws.

9 **Section 5. Effective Date.** The enactment of this Ordinance
10 shall be deemed to constitute a quasi-judicial action of the City
11 Council and shall become effective upon signature by the Council
12 President and Council Secretary.

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14 Form Approved:

15
16 /s/ Dylan Reingold

17 Office of General Counsel

18 Legislation Prepared By: Kaysie Cox

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