

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2026-302**

5 AN ORDINANCE REZONING APPROXIMATELY 0.37± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 3157 5TH STREET
7 WEST, AT THE CORNER OF MELSON AVENUE AND 5TH
8 STREET WEST (R.E. NO(S). 048725-0000), AS
9 DESCRIBED HEREIN, OWNED BY BEACON FINANCIAL
10 GROUP, INC., FROM RESIDENTIAL LOW DENSITY-60
11 (RLD-60) DISTRICT TO COMMERCIAL NEIGHBORHOOD
12 (CN) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
13 THE ZONING CODE, PURSUANT TO APPLICATION NUMBER
14 Z-6843; PROVIDING A DISCLAIMER THAT THE REZONING
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Beacon Financial Group, Inc., the owner of
20 approximately 0.37± acres located in Council District 9 at 3157 5th
21 Street West, at the corner of Melson Avenue and 5th Street West (R.E.
22 No(s). 048725-0000), as more particularly described in **Exhibit 1**,
23 dated January 22, 2026, and graphically depicted in **Exhibit 2**, both
24 of which are attached hereto (the "Subject Property"), have applied
25 for a rezoning and reclassification of the Subject Property from
26 Residential Low Density-60 (RLD-60) District to Commercial
27 Neighborhood (CN) District, pursuant to application number Z-6843;
28 and

29 **WHEREAS**, the Planning and Development Department has
30 considered the application and has rendered an advisory
31 recommendation; and

1 **WHEREAS,** the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

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

7 **WHEREAS,** taking into consideration the above recommendations
8 and all other evidence entered into the record and testimony taken
9 at the public hearings, the Council finds that such rezoning: (1) is
10 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
11 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
12 not in conflict with any portion of the City's land use regulations;
13 now therefore

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
17 60) District to Commercial Neighborhood (CN) District, as defined and
18 classified under the Zoning Code, City of Jacksonville, Florida.

19 **Section 2. Owner and Description.** The Subject Property is
20 owned by Beacon Financial Group, Inc., and is legally described in
21 **Exhibit 1**, attached hereto. The applicant is Travis S. Moss, PO Box
22 440620, Jacksonville, Florida, 32222; (904) 662-7228;
23 mossinvestments1@gmail.com.

24 **Section 3. Disclaimer.** The rezoning granted herein shall
25 **not** be construed as an exemption from any other applicable local,
26 state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this rezoning is based upon acknowledgement,
30 representation and confirmation made by the applicant(s), owners(s),
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

5 **Section 4. Effective Date.** The enactment of this Ordinance
6 shall be deemed to constitute a quasi-judicial action of the City
7 Council and shall become effective upon signature by the Council
8 President and Council Secretary.

9
10 Form Approved:

11
12 /s/ Terrence Harvey

13 Office of General Counsel

14 Legislation Prepared By: Mikayla Batteh

15 GC-#1744614-v1-2026-302_(Z-6843).docx