

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

4 **ORDINANCE 2026-131**

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; PROVIDING A DISCLAIMER THAT THE
22 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
23 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
24 PROVIDING AN EFFECTIVE DATE.
25

26 **WHEREAS,** A 880 US Highway 301, LLC, Charles Douglas Moore Life
27 Estate, Dana Michelle Moore Gautreaux, Kendra Ann Moore Baudoin,
28 Harold Robert Mosley, and Wesley Mosley Jr., the owners of
29 approximately 7.05± acres located in Council District 12 at 880 and
30 950 US Highway South, between US 301 Highway South and US 301 Bypass
31 Highway South (R.E. No(s). 000886-0010 and 000886-00150), as more

1 particularly described in **Exhibit 1**, dated February 25, 2025, and
2 graphically depicted in **Exhibit 2**, both of which are attached hereto
3 (the "Subject Property"), has applied for a rezoning and
4 reclassification of the Subject Property from Commercial
5 Community/General-1 (CCG-1) District and Commercial
6 Community/General-2 (CCG-2) District to Planned Unit Development
7 (PUD) District, as described in Section 1 below; and

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

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

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

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

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

27 **Section 1. Property Rezoned.** The Subject Property is
28 hereby rezoned and reclassified from Commercial Community/General-1
29 (CCG-1) District and Commercial Community/General-2 (CCG-2) District
30 to Planned Unit Development (PUD) District. This new PUD district
31 shall generally permit a convenience store with vehicle and truck

1 fueling stalls, and seeks to maintain the existing warehouse use, and
2 is described, shown and subject to the following documents, attached
3 hereto:

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

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

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

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

8 **Section 2. Owner and Description.** The Subject Property is
9 owned by A 880 US Highway 301, LLC, Charles Douglas Moore Life Estate,
10 Dana Michelle Moore Gautreaux, Kendra Ann Moore Baudoin, Harold Robert
11 Mosley, and Wesley Mosley Jr., and is legally described in **Exhibit**
12 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1
13 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
14 807-0185.

15 **Section 3. Disclaimer.** The rezoning granted herein shall
16 **not** be construed as an exemption from any other applicable local,
17 state, or federal laws, regulations, requirements, permits or
18 approvals. All other applicable local, state or federal permits or
19 approvals shall be obtained before commencement of the development
20 or use and issuance of this rezoning is based upon acknowledgement,
21 representation and confirmation made by the applicant(s), owners(s),
22 developer(s) and/or any authorized agent(s) or designee(s) that the
23 subject business, development and/or use will be operated in strict
24 compliance with all laws. Issuance of this rezoning does **not** approve,
25 promote or condone any practice or act that is prohibited or
26 restricted by any federal, state or local laws.

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

1 Form Approved:

2

3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

6 GC-#1735689-v1-2026-131_(Z-6124).docx