

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-499-E

AN ORDINANCE REZONING APPROXIMATELY 2.05± ACRES
LOCATED IN COUNCIL DISTRICT 8 AT 10850 HARTS
ROAD, BETWEEN DUNN AVENUE AND TURTLE CREEK DRIVE
SOUTH (R.E. NO(S). 044147-0070), AS DESCRIBED
HEREIN, OWNED BY Y & T EXPRESS, INC., FROM
COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
PERMIT BUS, SEMI-TRACTOR OR TRUCK PARKING AND
COMMERCIAL USES, AS DESCRIBED IN THE A CLASS CDL
DRIVING SCHOOL PUD; 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, Y & T Express, Inc., the owner of approximately 2.05±
acres located in Council District 8 at 10850 Harts Road, between Dunn
Avenue and Turtle Creek Drive South (R.E. No(s). 044147-0070), as
more particularly described in **Exhibit 1**, dated May 1, 2025, and
graphically depicted in **Exhibit 2**, both of which are attached hereto
(the "Subject Property"), has applied for a rezoning and
reclassification of the Subject Property from Commercial
Community/General-1 (CCG-1) District to Planned Unit Development
(PUD) District, as described in Section 1 below; and

WHEREAS, the Planning Commission, acting as the local planning
agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

4 **WHEREAS,** the Council finds that such rezoning is: (1)
5 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
6 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
7 not in conflict with any portion of the City's land use regulations;
8 and

9 **WHEREAS,** the Council finds the proposed rezoning does not
10 adversely affect the orderly development of the City as embodied in
11 the Zoning Code; will not adversely affect the health and safety of
12 residents in the area; will not be detrimental to the natural
13 environment or to the use or development of the adjacent properties
14 in the general neighborhood; and will accomplish the objectives and
15 meet the standards of Section 656.340 (Planned Unit Development) of
16 the Zoning Code; now therefore

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Community/General-1
20 (CCG-1) District to Planned Unit Development (PUD) District. This new
21 PUD district shall generally permit bus, semi-tractor or truck parking
22 and commercial uses, and is described, shown and subject to the
23 following documents, attached hereto:

24 **Exhibit 1** - Legal Description dated May 1, 2025.

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

26 **Exhibit 3** - Written Description dated May 13, 2025.

27 **Exhibit 4** - Site Plan dated May 13, 2025.

28 **Section 2. Rezoning Approved Subject to Condition.** This
29 rezoning is approved subject to the following condition. Such
30 condition controls over the Written Description and the Site Plan and
31 may only be amended through a rezoning:

(1) A minimum 8 foot tall 95% opaque fence shall be provided and maintained along the southern, eastern and western property boundaries screening the storage area for trucks and trailers.

Section 3. Owner and Description. The Subject Property is owned by Y & T Express, Inc., and is legally described in **Exhibit 1**, attached hereto. The applicant is Josh Cockrell, P.O. Box 28327, Jacksonville, Florida 32226; (803) 917-2420.

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

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

Form Approved:

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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