



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

August 21, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0499 Application for: A Class CDL Driving School PUD

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve with Condition**

1. **A minimum 6 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.**

Planning Commission Recommendation: **Approve with Condition**

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.**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated May 1, 2025.
2. The Original Written Description dated May 13, 2025.
3. The Original Site Plan dated May 13, 2025.

Planning Commission Commentary: There was one speaker in opposition, citing concerns regarding visual blight in relation to the existing residential developments to the north. The speaker requested additional screening through an increase in fence height to 12 feet. The Commission, in

agreement with the applicant, determined that an 8-foot fence would provide adequate screening of trucks and trailers from the roadway.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Absent
Amy Fu	Aye
Charles Garrison	Aye
Ali Marar	Aye
Dorothy Gillette	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0499 TO
PLANNED UNIT DEVELOPMENT

AUGUST 21, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0499** to Planned Unit Development.

<i>Location:</i>	10850 Harts Road Between Dunn Avenue and Turtle Creek Drive South
<i>Real Estate Number(s):</i>	044147-0070
<i>Current Zoning District(s):</i>	Commercial Community/General-1 (CCG-1)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community/ General Commercial (CGC)
<i>Planning District:</i>	North, District 6
<i>Council District:</i>	District 8
<i>Applicant/Agent:</i>	Josh Cockrell The Strella Group PO BOX 28327 Jacksonville, Florida 32226
<i>Owner:</i>	Y&T Express, Inc. 10850 Harts Road Jacksonville, Florida 32218
<i>Staff Recommendation:</i>	APPROVE with CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2025-0499** seeks to rezone approximately 2.05 acres of land from Commercial Community/General-1 (CCG-1) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a CDL trucking school which includes the outdoor storage of Truck Cabs and Trailers. The PUD differs from the normal code by allowing

the outdoor storage of trailers use by right which is not permitted in the CCG-1 or CCG-2 Zoning District while also limiting the number of allowed uses that are permitted in the CCG-2 District.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 2.05-acre subject site is located on the west side of Harts Road, which is classified as a collector roadway. The property is located between Dunn Avenue (a minor arterial roadway) and Hartshill Place (a local roadway). The subject site is in Council District 8, in Planning District 6 (North), within the Suburban Development Area.

Community General Commercial (CGC) is a land use category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. The Suburban Area is intended to provide development in a nodal development pattern.

The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum gross density. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

The applicant seeks to rezone CCG-1 to PUD to allow for the overnight parking of single cab semi-trucks and 28ft trailers.

The permitted and permissible uses listed in the PUD written description are consistent with the CGC land use description of the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community/ General Commercial (CGC). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial uses. No residential uses are proposed within the PUD.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- **The use and variety of building groupings:** The site plan shows one structure on the site which is an existing building which is used as the school building.
- **The separation and buffering of vehicular use areas and sections of vehicular use areas:** The site plan shows the parking area and learning area with standard setbacks not including along the southern property boundaries. A minimum 6 foot tall 95% opaque fence will be required for this area.
- **Landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

- **Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:** The perimeter of the proposed project is made up a minimum 10 foot Landscape Buffers or screening structures.
- **Ingress and Egress:** The proposed accesses are located on harts, which is a collector road. The two proposed driveway access is located approximately 395 feet north of the intersection of Harts Road and Dunn Avenue
- **The Comprehensive Plan and existing zoning on surrounding lands:** The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Motel
South	CGC	CCG-1	Restaurant / Bank
East	CGC	CCG-1/PBF-1	Convenience Store / Fire Station 64
West	LDR	RLD-60	Single-Family Residential

(6) Intensity of Development

The proposed development is consistent with the Community/ General Commercial (CGC) functional land use category for the proposed uses. The PUD is appropriate at this location given its location on Harts Road near the interchange of Dunn Avenue and I-95.

- **The availability and location of utility services and public facilities and services:** Public Services are available at the subject site, utilizing existing services under Harts Road.
- **The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject site located just northwest of the interchange of Dunn Avenue and I-95.

Transportation Planning Division Comments: The subject site is approximately 2.05 acres and is located on Harts Road, a collector roadway, which is north of Dunn Avenue, a minor arterial roadway. Harts Road between Dunn Avenue and Tortoise Way is currently operating at 60% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 22,400 (vpd) and average daily traffic of 13,410 vpd. Dunn Avenue between Briarcliff Road and Interstate 95 (I-95) Ramp is currently operating at 100% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 37,000 vpd.

The applicant requests 23,000 SF of commercial (ITE Code 150) which could produce 14 daily trips.

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required for commercial use.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District does not identify wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The development will be required to provide parking facilities pursuant to Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

The applicant submitted a signed Sign Posting affidavit on June 25, 2025 confirming the required Notice of Public Hearing sign was posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that the Application for Rezoning **2025-0499** be **APPROVED with the following exhibits:**

1. The original legal description dated May 1, 2025.
2. The original written description dated May 13, 2025.
3. The original site plan dated May 13, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0247** be **APPROVED with one Condition:**

- 1.) **A minimum 6 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.**



Aerial View



View of the Subject Site