

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-499**

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; 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  
recommendation to the Council; and

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

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

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

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

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

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

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

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

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

27       **Section 2. Owner and Description.** The Subject Property is  
28 owned by Y & T Express, Inc., and is legally described in **Exhibit 1**,  
29 attached hereto. The applicant is Josh Cockrell, P.O. Box 28327,  
30 Jacksonville, Florida 32226; (803) 917-2420.

31       **Section 3. Disclaimer.** The rezoning granted herein shall

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

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

16  
17 Form Approved:

18  
19 /s/ Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Connor Corrigan

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