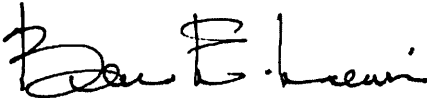


Planning Commission Report
Page 2

Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0291 TO
PLANNED UNIT DEVELOPMENT

AUGUST 20, 2020

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2020-0291 to Planned Unit Development.

Location: 0 Philip Highway between Cresham Court and Sunnydale Lane

Real Estate Number(s): 168151 0020

Current Zoning District: Commercial Office

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial

Proposed Land Use Category: Community/General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, Mcafee, Hawthorne and Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Donald Maclean
3636 Julington Creek Road
Jacksonville, FL 32223

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-0291 seeks to rezone 0.81± acres of land from Commercial Office (CO) to PUD. The rezoning to PUD is being sought to allow for an automobile sales establishment. Additional commercial uses generally permitted in the CCG-1

zoning district are included as permitted uses in the written description.

There is a companion Small Scale Land Use Amendment L-5435-20C (**Ordinance 2020-0290**) that seeks to amend the land use on the property from Light Industrial (LI) to Community/General Commercial (CGC.)

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.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Community/ Commercial General (CGC) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as arterial or higher on the Functional Highway Classification Map. Auto sales are a principal use in the CGC land use category. The subject site is located along Philips Highway, a principal arterial road.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) 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.

Pursuant to the provisions of Section 656.341(d) 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 for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 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 category as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC.) This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The proposed PUD achieves a well-balanced and organized combination of uses and zoning districts by permitting additional commercial uses in an area surrounded by commercial office, industrial, and residential uses.

Policy 3.2.4

The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The proposed PUD will be accessed via Philips Highway, and will not encourage through traffic to the adjacent residential neighborhoods.

(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 a used automobile sales facility. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The development will meet the Landscape Regulations contained in Part 12 of the Zoning Code. The applicant has noted in the written description that there will be a minimum five (5) foot landscape buffer along Philips Highway (US-1.)

Traffic and pedestrian circulation patterns: The site plan shows ingress and egress to the property from Philips Highway (US-1.) The applicant will be required to coordinate with the Florida Department of Transportation for the proposed access point on Philips Highway.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located on Philips Highway (US-1,) a principal arterial roadway, and is located in the Suburban Development Area. Surroundings areas and uses include residential dwellings, warehouses, storage, and vacant lands.

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(s)
North	CGC/ LI	CO	Open Storage, Pasture Lands
East	CGC	CO	Pasture Lands, Vacant
South	MDR	PUD 1997-0344	Single-Family Dwellings
West	LI	IBP	Residential Common Area

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a used automobile sales facility. The PUD is appropriate at this location due to it being located on Philips Highway (US 1,) a principal arterial roadway, and in an area with surrounding commercial and industrial zoning districts.

The existing residential density and intensity of use of surrounding lands: There is a single

family neighborhood located to the northeast of the subject property. There is a second single family neighborhood located to the southwest of the subject property. The proposed PUD is separated from the southwest neighborhood by a railway line and a landscaped buffer.

The availability and location of utility services and public facilities and services: JEA does indicate that full utilities are available to the site.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The memorandum provided by the Florida Department of Transportation has stated that the applicant will need to coordinate with FDOT Access Management and Permits for the proposed access driveway connection to US-1.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

(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 did not identify any wetlands on-site. However, the written description states, "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 site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. The written description states that sidewalks shall be provided throughout the Project to provide for internal pedestrian circulation.

SUPPLEMENTAL INFORMATION

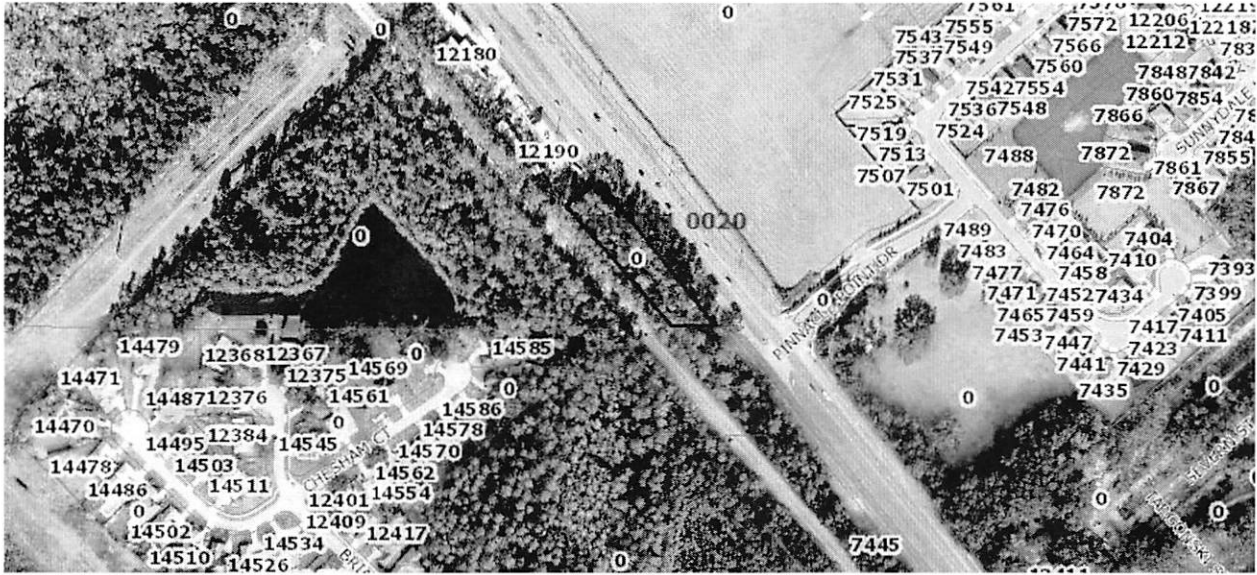
Upon visual inspection of the subject property on July 2, 2020, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2020-0291 be **APPROVED with the following exhibits:**

- 1.) The original legal description dated January 22, 2020.
- 2.) The original written description dated June 3, 2020.
- 3.) The original site plan dated May 21, 2020.



Source: City of Jacksonville Planning and Development Department, 07/10/2020

Aerial view of subject property.



Source: City of Jacksonville Planning and Development Department, 07/02/2020

View of Subject Property from Philips Highway.



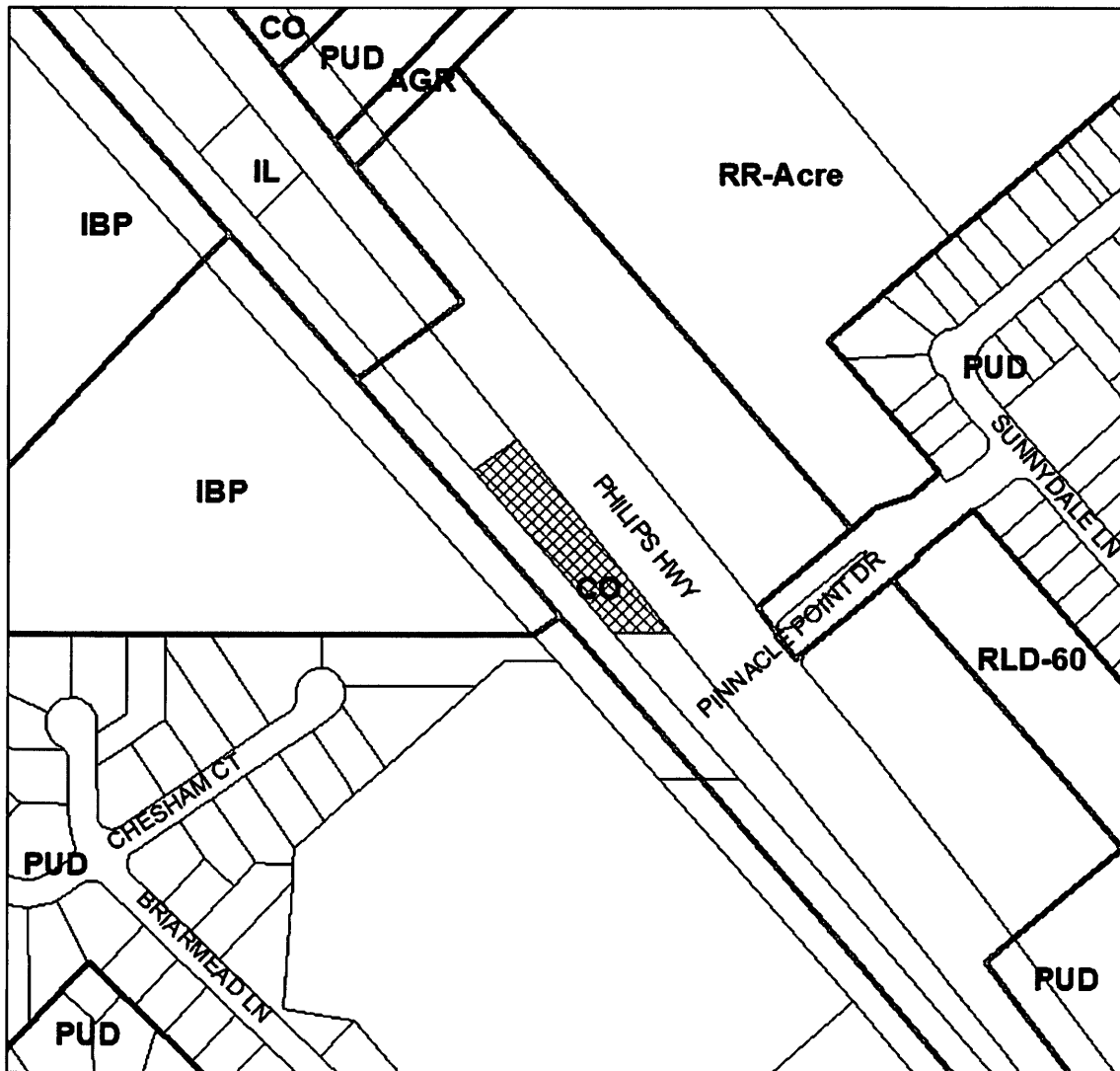
Source: City of Jacksonville Planning and Development Department, 07/10/2020

View of neighboring property located northwest of subject property.



Source: City of Jacksonville Planning and Development Department, 07/10/2020

View of neighboring property located northeast of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER ORD-2020-0291</p>	<p>TRACKING NUMBER T-2020-2740</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

August 10, 2020

Kaysie Cox
City Planner I
City of Jacksonville Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Autovision PUD

Introduction

Autovision PUD is a proposed rezoning on 0.81 acres to Planned Unit Development (PUD). The subject property is located on the west side of US-1 (Philips Highway), between Pinnacle Point Drive and Energy Center Drive. The PUD is being sought to develop a used car dealership.

Accessibility

The applicant will need to coordinate with FDOT Access Management and Permits for the proposed access driveway connection to US-1.

Bicycle and Pedestrian Facilities

The FDOT Bicycle and Pedestrian Gap Study, dated March 2018, indicates the section of SR-21 has a bicycle LOS of D and a pedestrian LOS of E.

Programmed Improvements

There are no FDOT D2 programmed capacity improvements in the vicinity of the project site.

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 10th Edition*.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Automobile Sales (Used)	841	1,040	1,000 Sq. Ft.	28	2	4

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for US-1 according to FDOT's *Florida State Highway System Level of Service Report*, dated September 2019.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2020 Peak Hour Volume	2020 Peak LOS
Duval	US-1	4489	Old St Augustine Rd to I-295	D	5,900	2,916	B

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on US-1.

If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0291 **Staff Sign-Off/Date** KPC / 03/26/2020
Filing Date 05/27/2020 **Number of Signs to Post** 2

Hearing Dates:
1st City Council 07/25/2020 **Planning Commission** 08/20/2020
Land Use & Zoning 09/01/2020 **2nd City Council** 09/08/2020

Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study US-1 CORRIDOR

Application Info

Tracking # 2740 **Application Status** PENDING
Date Started 01/28/2020 **Date Submitted** 02/18/2020

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**

Company Name
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1200

City JACKSONVILLE **State** FL **Zip Code** 32202

Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MACLEAN **First Name** DONALD **Middle Name**

Company/Trust Name

Mailing Address
 3636 JULINGTON CREEK RD

City JACKSONVILLE **State** FL **Zip Code** 32223

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 168151 0020	11	3	CO	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LI

Land Use Category Proposed?

If Yes, State Land Use Application #

5435

Total Land Area (Nearest 1/100th of an Acre) 0.81

Justification For Rezoning Application

APPLICANT WOULD LIKE AN AUTOMOBILE SALES ESTABLISHMENT TO BE BUILT ON THE PROPERTY.

Location Of Property

General Location

NORTHWEST OF PINNACLE POINT DR. AND SOUTHWEST OF ENERGY CENTER DR.

House #	Street Name, Type and Direction	Zip Code
0	PHILIPS HWY	32256

Between Streets

CRESHAM CT. and SUNNYDALE LN.

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
0.81 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
8 Notifications @ \$7.00 /each: \$56.00
- 4) Total Rezoning Application Cost: \$2,066.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

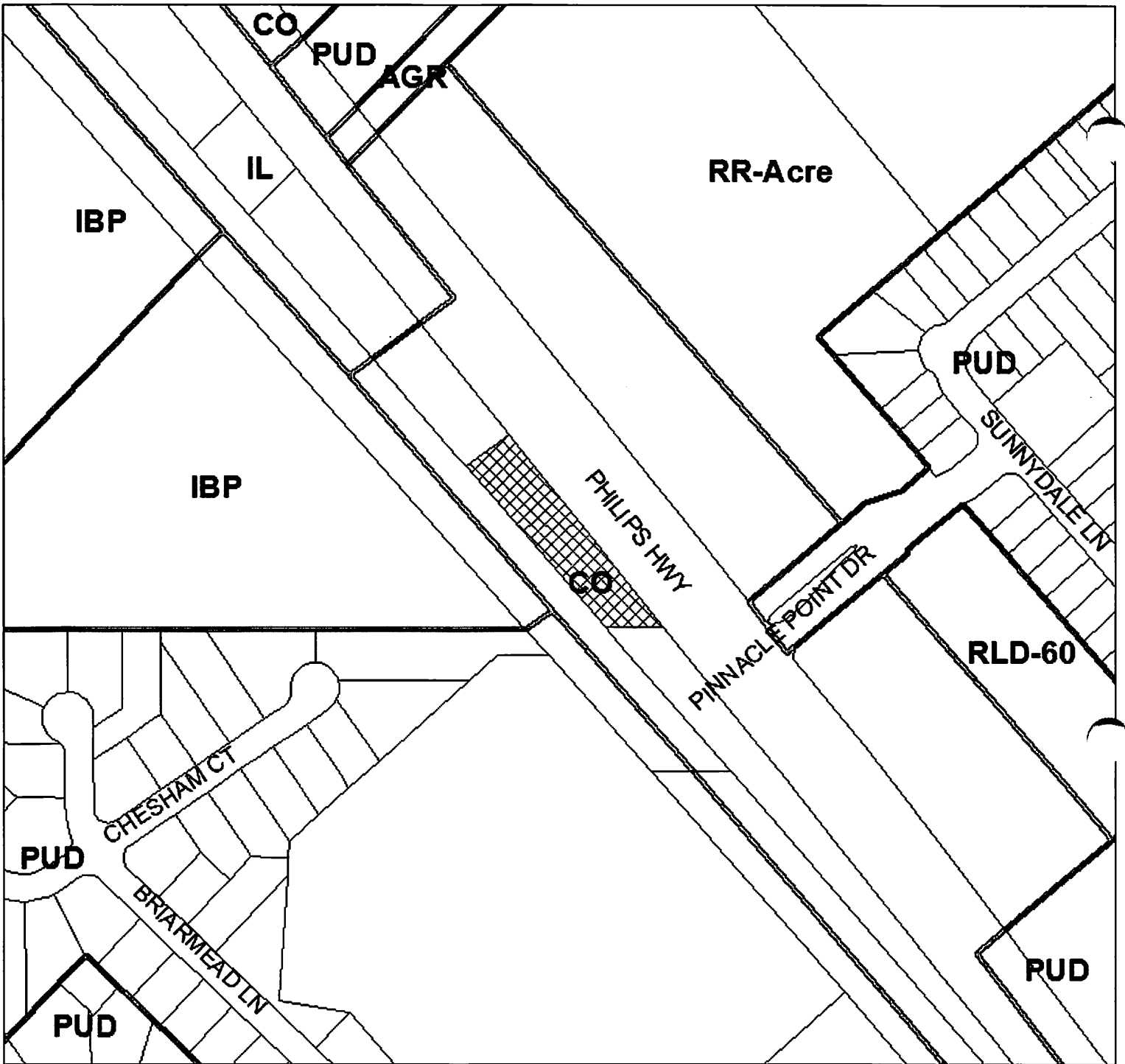
January 22, 2020

PARCEL 1 OF 1: (RE #: 168151-0020)

A ONE-HALF (1/2) INTEREST AS TENANT-IN-COMMON IN:

THE FOLLOWING REAL PROPERTY SITUATED IN DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF TALLAHASSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST BOUNDARY LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY AND THE SOUTH BOUNDARY LINE OF SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF TALLAHASSEE; THENCE EAST ALONG THIS SECTION LINE A DISTANCE OF 98 FEET TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF STATE ROAD 4; THENCE IN A NORTHWESTERN DIRECTION ALONG THE LAST MENTIONED RIGHT-OF-WAY LINE A DISTANCE OF 450 FEET; THENCE AT RIGHT ANGLE TO THE LAST MENTIONED LINE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 82 FEET TO THE ABOVE-MENTIONED RAILROAD RIGHT-OF-WAY LINE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THIS RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 395 FEET TO THE POINT OF BEGINNING.

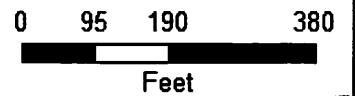
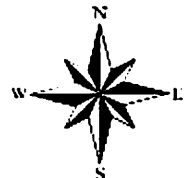
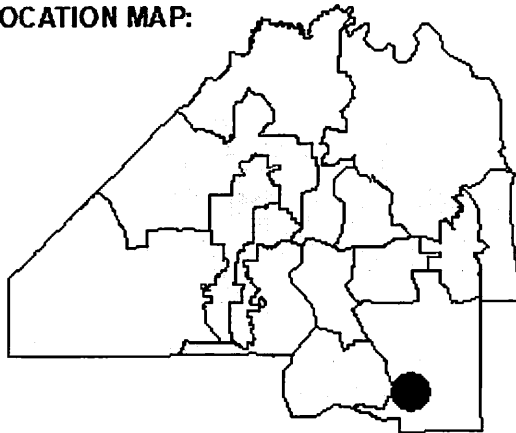


REQUEST SOUGHT:

FROM: CO

TO: CCG-2

LOCATION MAP:



COUNCIL DISTRICT:

11

ORDINANCE NUMBER

ORD-2020-0291

TRACKING NUMBER

T-2020-2740

**EXHIBIT 2
PAGE 1 OF 1**

PUD WRITTEN DESCRIPTION
AUTOVISION PLANNED UNIT DEVELOPMENT

June 3, 2020

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.81 acres of property from CO to PUD to facilitate development of property located at 0 Phillips Highway as more particularly described in Exhibit 1 (the "Property") into a used car dealership.

The property is currently undeveloped. Applicant originally filed to rezone the Property to CCG-2 as the only zoning category that will permit sale of used vehicles. The current PUD is filed to adopt CCG-1 uses with the ability to sell used vehicles while avoiding more intense uses otherwise permitted in the CCG-2 land use category.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LI/CGC/LDR	CO/IL/RR-Acre	Commercial sales and rentals
East	LI/CGC/LDR	CO/RR-Acre/PUD	Phillips Highway, vacant land and then single-family homes
South	LI/MDR	CO/PUD	Vacant land
West	LI	CO/IBP/PUD	Railroad tracks

The Project provides for a commercial retail use along a major principal highway to serve the surrounding area.

- B. Project name: Autovision Planned Unit Development
- C. Project engineer: Alliant Engineering, Inc.
- D. Project developer: AL & IC, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LI.
- G. Current zoning district: CO.
- H. Requested land use designation: CGC.
- I. Requested zoning district: Planned Unit Development.
- J. Real estate number: 168151-0020.

II. QUANTITATIVE DATA

- A. Total acreage: 0.81 acres.
- B. Total amount of non-residential floor area: 1,040 sq. ft.
- C. Total amount of land coverage of all buildings and structures: 1,040 sq. ft.

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD adopts CCG-1 zoning district regulations and incorporates the following use as permitted by right: retail sales of new or used automobiles, boats, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards).

Landscape requirements are modified to clarify that display areas are not considered surface parking or vehicle use areas for purposes of determining required landscaping, to permit grouping of trees, and to require a minimum five (5) foot buffer along Philips Highway.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

- A. Permitted uses:

1. Retail sales of new or used automobiles, boats, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards).
2. Commercial retail sales and service establishments
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. Professional or business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
5. Hotels and motels.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic

equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.

7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
13. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
16. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
19. Churches, including a rectory or similar use.
20. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
21. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is

limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

22. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
23. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
24. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
25. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
26. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.

C. Permissible uses by exception.

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
3. Residential treatment facilities and emergency shelters.
4. Multi-family residential integrated with a permitted use.
5. Crematories.
6. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
7. Auto laundry or manual car wash.
8. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
9. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
10. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.

11. Blood donor stations, plasma centers and similar uses.
12. Private clubs.
13. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
14. Billiard parlors.
15. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
16. Schools meeting the performance standards and development criteria set forth in Part 4.
17. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
18. Nightclubs.
19. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
20. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

D. Restrictions on uses: Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None (except as otherwise required for certain uses).
2. Minimum lot width: None.
3. Maximum lot coverage: None. Impervious surface ratio as required by Section 654.129.
4. Minimum front building setback: None.
5. Minimum side building setback: None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
6. Minimum rear building setback: Ten (10) feet.

B. Maximum height of structures: Sixty (60) feet.

C. Ingress, egress and circulation:

1. **Parking requirements:** The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
2. **Vehicular access:** Vehicular access to the Property shall be by way of Phillips Highway substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
3. **Pedestrian access:** Sidewalks shall be provided throughout the Project to provide for internal pedestrian circulation.

D. Signs:

1. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
2. Wall signs are permitted.
3. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
4. In lieu of the street frontage sign permitted in subsection (1) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (1) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in Section 656.1303 (h)(1) of the zoning code. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

Landscaping: Landscaping will be provided pursuant to Part 12 of the Zoning Code provided that the following exceptions apply: (i) required trees may be grouped together within the Property; (ii) landscape islands shall not be required in vehicle display and vehicle inventory areas; and (iii) Applicant shall maintain a minimum five (5) foot landscape buffer along Philips Highway. For the avoidance of doubt, paved display and car storage areas will not be considered vehicle use areas for purposes of meeting the parking and landscaping requirements of the zoning code.

- E. Lighting:** Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential

zoning districts outside of the Project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination. Light poles shall be a maximum of eight (8) feet in height.

- F. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. Stormwater retention: Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District (SJRWMD). Stormwater retention areas may be located on or offsite and may be shared with other parcels provided the stormwater design for the entire PUD meets the standards and requirements of the City of Jacksonville and the SJRWMD. Underground detention vaults may be utilized.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the

requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.11 of the Future Land Use Element of the 2030 Comprehensive Plan – Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.
5. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
6. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
7. Policy 1.2.9 of the Future Land Use Element of the 2030 Comprehensive Plan – Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
8. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation

network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

9. Policy 3.1.17 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.
10. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to 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.
11. Policy 3.2.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
12. Policy 3.2.4 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.
13. Goal 6 of the Future Land Use Element of the 2030 Comprehensive Plan – To increase coordination between land use, transportation, and utility infrastructure.
14. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

EXHIBIT F
AUTOVISION PUD

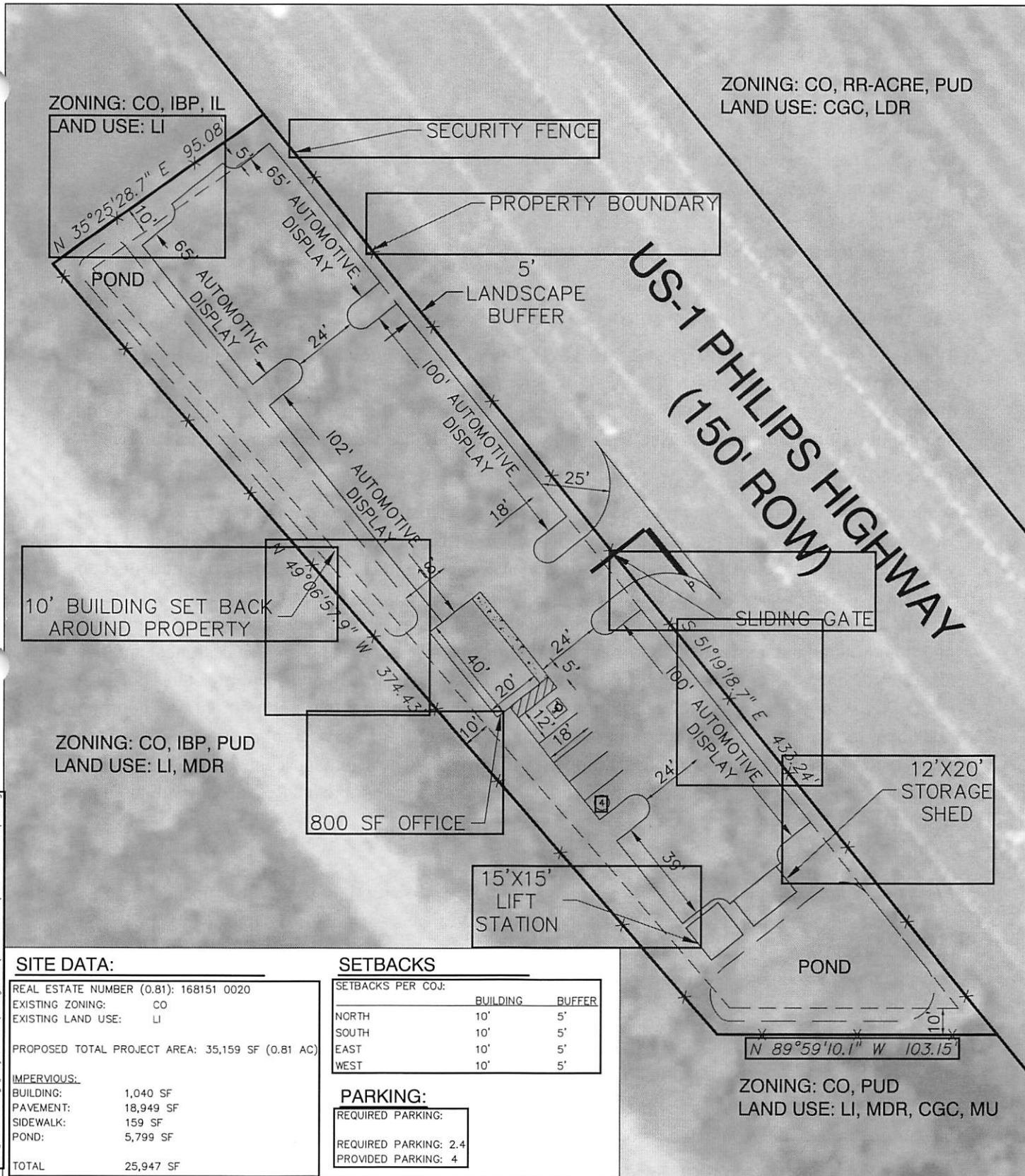
Land Use Table

Total gross acreage	<u>0.81</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>0.81</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

ZONING: CO, IBP, IL
LAND USE: LI

ZONING: CO, RR-ACRE, PUD
LAND USE: CGC, LDR



SITE DATA:

REAL ESTATE NUMBER (0.81): 168151 0020
 EXISTING ZONING: CO
 EXISTING LAND USE: LI
 PROPOSED TOTAL PROJECT AREA: 35,159 SF (0.81 AC)

IMPERVIOUS:

BUILDING:	1,040 SF
PAVEMENT:	18,949 SF
SIDEWALK:	159 SF
POND:	5,799 SF
TOTAL	25,947 SF

SETBACKS

SETBACKS PER COJ:

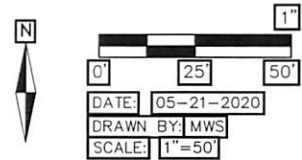
	BUILDING	BUFFER
NORTH	10'	5'
SOUTH	10'	5'
EAST	10'	5'
WEST	10'	5'

PARKING:

REQUIRED PARKING:
 REQUIRED PARKING: 2.4
 PROVIDED PARKING: 4

ZONING: CO, PUD
LAND USE: LI, MDR, CGC, MU

AUTOVISION CAR LOT
 PHILIPS HIGHWAY, JACKSONVILLE FL, 32256



c:\pwworking\projectwise\aregionid\dms00868\car lot concept.dwg



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Carter McMillan
Driver, McAfee, Hawthorne & Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, FL, 32223

February 26, 2020

Project Name: 0 Philips Hwy - Automobile Sales
Availability#: 2020-0751

Attn: Carter McMillan,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-0751
 Request Received On: 2/18/2020
 Availability Response: 2/26/2020
 Prepared by: Roderick Jackson

Project Information

Name: 0 Philips Hwy - Automobile Sales
 Type: Retail Store
 Requested Flow: 1,500 gpd
 Location: 0 Philips Hwy., Jacksonville FL, 32256
 Parcel ID No.: 168151 0020
 Description: APPLICANT WOULD LIKE AN AUTOMOBILE SALES ESTABLISHMENT TO BE BUILT ON THE PROPERTY.

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 20-inch water main within the Philips Hwy ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address, availability number, approved plans showing where the proposed connections will be installed and signed and sealed fire flow calculations.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: No sewer main abuts this property. Existing 6-inch force main within the Philips Hwy ROW, approx. 200 +/- LF SE of this property.
 Connection Point #2: NA
 Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: Existing 8-inch reclaimed water main within the Philips Hwy ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: Reclaim is for irrigation purposes only.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. POC location to be field verified by developer during project design which includes a level A SUE report. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed a pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.