

PUD WRITTEN DESCRIPTION
RIDENOW POWERSPORTS PUD

November 9, 2019

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 7.7 acres of property from PUD and CO to PUD to facilitate future development of property located at 6407 Blanding Boulevard as more particularly described in Exhibit 1 (the “Property”) to include a building for parts, service and storage and additional screening from adjacent residential uses to improve security.

The majority of the property was developed and was rezoned to PUD in 1988 (Ordinance 88-1424-772) to allow for development of the property as a retail outlet for the sale of new or used automobiles, motorcycles, boats and similar products (the “Existing Use”). The site plan attached to the 1988 PUD was fixed to the parcel by Condition 3 of Ordinance 88-1424-772.

The current PUD is filed to unify the parcel under one zoning district, allow for the addition of a 10,000 sq. ft. building at the rear of the property to reflect additional screening along the eastern border, and to reflect on area for future development on the southern portion of the parcel (the “Future Use”) as conceptually depicted on the conceptual site plan (the “Site Plan”) filed herewith.

The new building and fencing will serve increased demand while providing improved buffering of and security for outdoor areas from surrounding uses.

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	CGC	PUD	Commercial (auto sales)
East	LDR	PUD	Multi-family homes
South	CGC	CCG-2	Commercial (boat consignment)
West	CGC	CCG-2/PUD	Blanding Boulevard, Commercial (liquor store, retail sales, auto sales)

- B. Project name: RideNow Powersports
- C. Project engineer: J Brown Professional Group, Inc.
- D. Project developer: Chilton Properties, LLC.
- E. Project agent: Driver, McAfee, Hawthorne, and Diebenow, PLLC
- F. Current land use designation: CGC.
- G. Current zoning district: PUD, and CO.

H. Requested zoning district: Planned Unit Development.

I. Real estate number: 098175-0000.

II. QUANTITATIVE DATA

A. Total acreage: 7.7 acres.

B. Total amount of non-residential floor area: 5.77 acres.

C. Total amount of land coverage of all buildings and structures: 75 percent.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the current PUD?

The proposed PUD

- Establishes a new 10,000 sq. ft. building on the property (Bldg E on the Site Plan);
- Permits existing structures on the property to be enclosed in order to improve aesthetics and security;
- Eliminates interior landscaping requirements from vehicle storage and display areas for the Existing Use;
- Allows an 8-foot fence to be incorporated in the noncomplementary use buffer along the eastern border of the Property in order to improve security;
- Modifies the buffer at the northern boundary of the property to eight (8) feet of landscaping with a portion of the sidewalk crossing onto the property;
- Adds sixty-five (65) on-site parking spaces;
- Establishes sidewalks that do not currently exist; and
- Incorporates the southern portion of the parcel for future development.

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 and service of automobiles, motorcycles and boats, and similar recreational equipment including outdoor display, sales and service.

2. Commercial retail sales and service establishments.
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. Professional and 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, and movie theaters.
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. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
 25. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins). Temporary sales, leasing, and construction offices and trailers.
- 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, other than as permitted for automobile, motorcycle, boat, and similar recreational vehicle use, 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. Auto laundry or manual car wash.
 7. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
 8. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
 9. Blood donor stations, plasma centers and similar uses.

10. Private clubs.
11. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
12. Billiard parlors.
13. Schools meeting the performance standards and development criteria set forth in Part 4.
14. Nightclubs.
15. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
16. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot requirements: None.
2. Maximum lot coverage: None.
3. Minimum front yard setback: None.
4. Minimum side yard setback: None.
5. Minimum rear yard setback: Ten (10) feet.
6. Maximum height of structures: Sixty (60) feet.

B. Ingress, egress and circulation:

1. Parking requirements: A minimum of eighty-five (85) off-street parking spaces shall be provided for the Existing Use as conceptually depicted on the Site Plan. Parking for the Future Use shall comply with Part 6 of the Zoning Code.
2. Vehicular access: Vehicular access to the Existing Use shall be by way of 118th Street and Blanding Boulevard as depicted on the Site plan. The final location of all access points for the Future Use is subject to the review and approval of the Development Services Division.
3. Pedestrian access: Sidewalks shall be provided in compliance with the 2030 Comprehensive Plan; provided, however, that a portion of the sidewalk at the north boundary of the property may be located on the property due to the existing location of utility poles and stormwater facilities as detailed on the Site Plan.

C. Signs:

1. One street frontage sign not to exceed two hundred (200) square feet for the Existing Use and three hundred (300) square feet for the Future Use along each frontage and not more than twenty-five (25) feet in height, is permitted. A conceptual plan to update the Existing Use signage on Blanding Boulevard is provided.
 2. Wall, monument, and pole signs are permitted.
 3. One under the canopy sign per occupancy not exceeding a maximum of eight (i) 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.
- D. Landscaping: Landscaping shall be provided in compliance with Part 12 of the Zoning Code provided (i) no interior landscaping shall be required within storage and display areas for the Existing Use, (ii) the street buffer on the northern boundary of the property shall be a total of eleven (11) feet to allow for three (3) feet of sidewalk encroachment and eight (8) feet of landscaping as detailed on the Site Plan; and (iii) the uncomplimentary use buffer may include a visual screen of up to eight (8) feet in height which may (but is not required to) be constructed of pre-cast concrete or block.
- E. Lighting: 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 Property.
- 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.

C. 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 1.1.12 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.
5. 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.
6. 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.

Double Face Internally Illuminated Pylon Sign



18038 NW 246th ST., HIGH SPRINGS, FL.
 PHONE: (389) 201-0819 FAX: (389) 201-0820
 www.dowlingsigns.com

CUSTOMER: RIDENOW
 LOCATION: 6407 BLANDING BLVD., JAX., FL
 SALESMAN: CHRIS LEWIS
 DESIGNER: STEVE GOOLSBY
 DATE: AUG 25, 2019

- ARTWORK
 - DESIGN
 - SURVEY
- ALL BOXES CHECKED TO ENTER ORDER

COMPANION FILES

PRODUCTION PROCESSING

Job # _____
 -001 _____
 -002 _____
 -003 _____
 -004 _____

DATE:

REVISIONS:

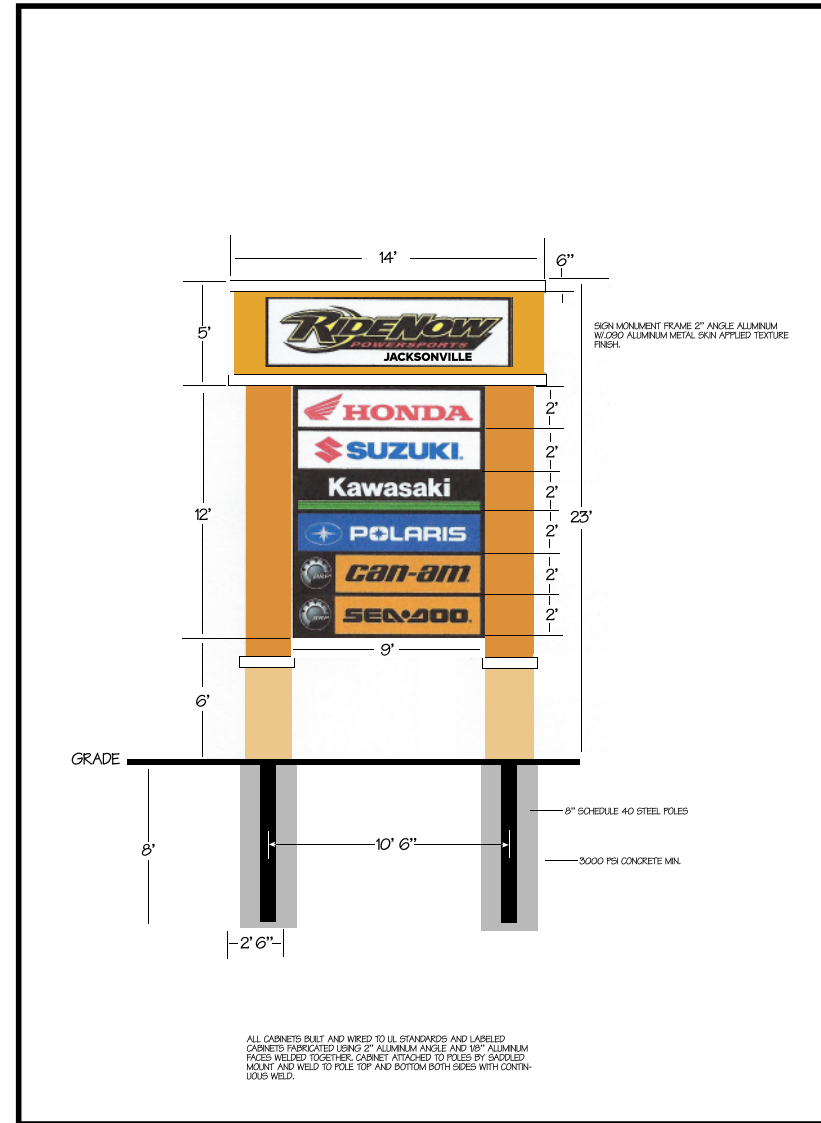
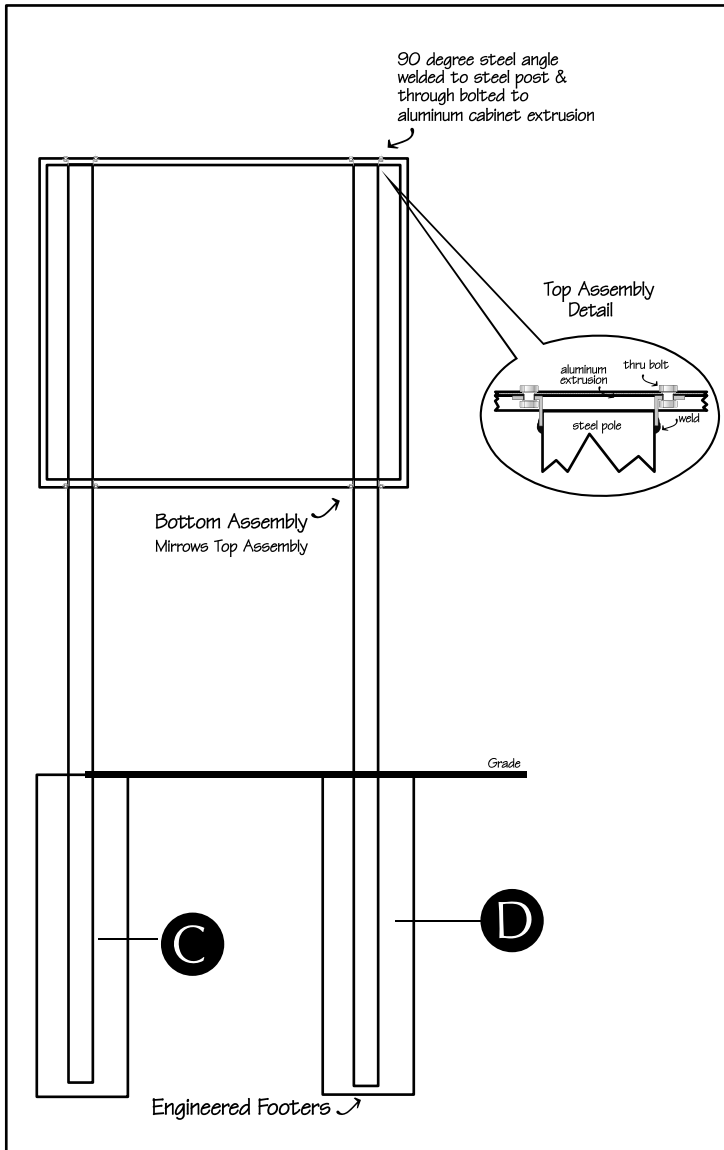
- A
- B
- C
- D
- E
- F
- G
- H

Drawing #

1

Exhibit 3

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ELEVATION-NTS

SIGN SIZE AND PLACEMENT ARE AS THEY WILL APPEAR WHEN INSTALLED

INSTALLATION DETAIL

INTERNALLY ILLUMINATED PYLON SIGN

- A FABRICATED ALUMINUM CABINET PAINTED; COLORS TBD
- B WHITE ACRYLIC FACE WITH PREMIUM VINYL GRAPHICS.
- C 8" SCHEDULE 40 STEEL PIPE
- D ENGINEERED FOOTER