

**PUD WRITTEN DESCRIPTION**  
**AUTOVISION PLANNED UNIT DEVELOPMENT**

**July 28, 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. 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.

6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. 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.
12. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
13. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
14. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
19. 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.

20. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
  21. 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.
  22. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
  23. 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. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
  2. Residential treatment facilities and emergency shelters.
  3. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
  4. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
  5. Blood donor stations, plasma centers and similar uses.
  6. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
  7. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
  8. Schools meeting the performance standards and development criteria set forth in Part 4.
  9. 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.

- E. 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 to specifically include trees such as crepe myrtle not more than thirty-five (35) feet apart. 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.
- F. 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.
- G. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.
- H. 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.
- I. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- J. 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.