

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-796 TO
PLANNED UNIT DEVELOPMENT

DECEMBER 5, 2019

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 **2019-796** to Planned Unit Development.

Location: 11003 Atlantic Boulevard (SR 10) between
General Doolittle Drive and Sutton Lakes Boulevard

Real Estate Number(s): 162229-0100

Current Zoning District(s): Planned Unit Development (PUD 2000-155-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Blair Knighting
Kimley Horn & Assoc.
12740 Gran Bay parkway West, Suite 2350
Jacksonville, Florida 32258

Owner: David Hult
Asbury Automotive Group
2905 Premiere Parkway, Suite 300
Duluth, Georgia 30097

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2019-796 seeks to rezone approximately 9.92 acres of land from Planned Unit Development (PUD) to PUD. The rezoning to PUD is being sought to expand the allowable square footage allowed in the PUD from 35,000 square feet of enclosed space to 70,000 square feet. The approved uses for the retail sale of new and used automobiles, service garage for minor and major repair and automotive laundries will remain, no additional uses are proposed,

PUD Ord. 2000-155-E was approved with the following conditions:

- (a) A landscaping master plan depicting the relocation of required landscaping shall be submitted to the Planning and Development Department for review and approval prior to verification of substantial compliance with the PUD pursuant to Section 656.341(g), Ordinance Code.
- (b) The access to the site shall be limited to only one access drive, or as otherwise approved by the Florida Department of Transportation.

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 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD to expand the square footage for an automobile dealership is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes/No. This proposed rezoning to Planned Unit Development is in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.11 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.

Policy 1.1.12 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.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

(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.

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): CGC. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 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. Mobility #101708.0 / CRC #101708.1 / City Development #1486.008 was approved on September 25 for the expansion. It reserves a new 3,727 square feet addition with 6 service bays.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial automobile dealership. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The PUD proposes an increase in the square footage of the building. The existing street scape is not expected to change and will be similar to the other automobile dealerships along this section of Atlantic Boulevard (SR 10).
- The use of existing and proposed landscaping: The written description indicates the site will comply with the landscape regulations contained in Part 12, Zoning Code.
- The use of topography, physical environment and other natural features: The site is completely built out. There are no natural features.
- Traffic and pedestrian circulation patterns: The site has two access points on Atlantic Boulevard (SR 10) with a sidewalk along the frontage. Access is controlled by FDOT.
- The variety and design of dwelling types: no dwellings are proposed.

(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 PUD is appropriate at this location because there are 10 other automobile dealerships along this 1.5 mile stretch of Atlantic Boulevard (SR 10).
- 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	PBF	PBF-3	Craig Airport
South	MDR CGC	RMD-C PUD (99-1212)	Apartments Enterprise Rent a Car, wetlands
East	CGC	PUD (16-604)	Automobile Dealership
West	CGC	PUD (96-763)	Automobile Dealership

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a commercial use. The PUD is appropriate at this location because there are 10 other automobile dealerships along this 1.5 mile stretch of Atlantic Boulevard (SR 10).

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: This section of Atlantic Boulevard (SR 10) contains intensely commercial uses including other automobile dealerships, filling stations, and retail uses.
- The existing residential density and intensity of use of surrounding lands: There are no residential dwellings directly abutting the proposed PUD.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is accessed from two access points on Atlantic Boulevard (SR 10), which is controlled by FDOT.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space.

(8) Impact on wetlands

The site is developed with impervious surfaces. No wetlands exist.

(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 with the exception that there will be no maximum parking requirements per 656.604. Staff has no objection to this request. Automobile dealerships generally require more parking than the Zoning Code allows.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. There is an existing sidewalk along the Atlantic Boulevard (SR 10) frontage.

SUPPLEMENTAL INFORMATION

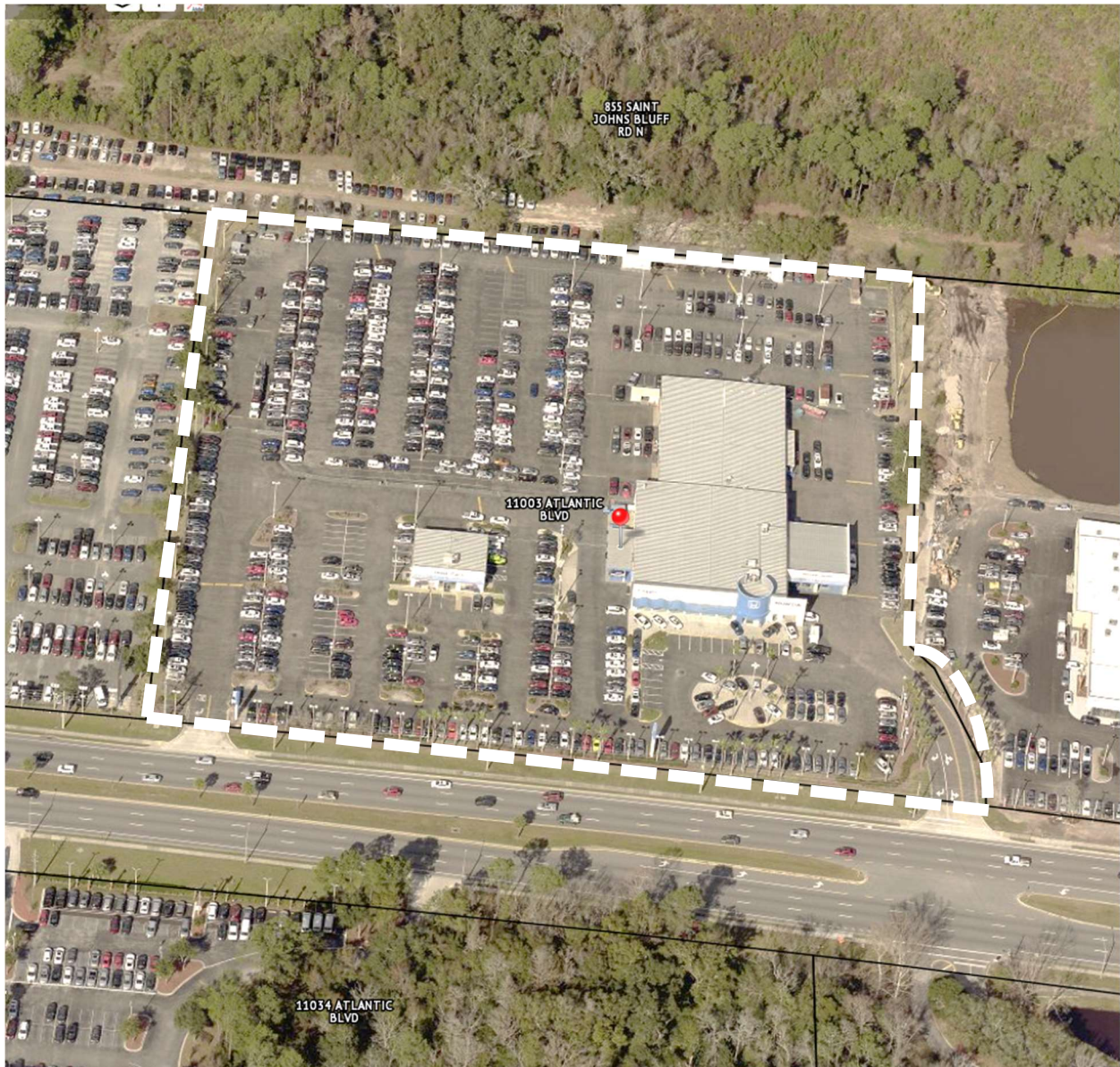
Upon visual inspection of the subject property on November 29, 2019, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-796** be **APPROVED with the following exhibits:**

1. The original legal description dated September 20, 2019.
2. The original written description dated August, 2019.
3. The original site plan dated September 2019.



Aerial view of subject property.

