

**Written Description Coggin  
Atlantic Blvd. PUD  
August 2019  
Clean Version (original and new text)**

**EXISTING SITE INFORMATION**

Address: 11003 Atlantic Blvd  
Real Estate#: 162229-0100  
Acreage: 9.92

**I. PLANNED UNIT DEVELOPMENT PROJECT DESIGN**

The following information constitutes the written description of the Planned Unit Development (PUD) for the Coggin Atlantic Boulevard PUD. The PUD shall allow for commercial use consistent with the Future Land Use designation. The parcel is located on the north side of Atlantic Boulevard, south of Craig Field. The parcel is 9.92 acres in size. The site was approved for a land use change to Community General Commercial (CGC) in March of 2000. The site is currently surrounded by lands with a Future Land Use designation of CGC and PBF (Craig Field). The site adjacent to two (2) other car dealerships. The site was developed as a car dealership in 2001.

This request only includes updating the original PUD to allow for building expansion by increasing the maximum square footage listed in Section II.

**II. PLANNED UNIT DEVELOPMENT LAND USE RESTRICTIONS**

Attached hereto is a site plan indicating the development on the site. The site plan details an automobile dealership which will provide for the sale and service of new and used automobiles as well as accessory and related services in adjoining facilities. The structures shown on the site plan include approximately 45,000 square feet of sales and showroom facilities as well as service and parts facilities. The exact square footage developed into the site for individual uses may vary, however the total enclosed square footage for the project shall not exceed 70,000 square feet.

**A. Permitted Uses and Restrictions**

**Permitted Uses.** After this modification, the site shall continue to be used as an automobile dealership for the sale of new and used automobiles sales and service including minor and major repair of automotive vehicles and automotive laundries. The site shall allow for outside display of the vehicles. In addition, all uses permitted or permissible by right or exception within this current CCG-1 zoning district as provided in §656.313 of the Zoning Code will be allowed within the property upon approval of a revised site plan as a minor modification to the PUD pursuant to the provisions of the Jacksonville Zoning Code so long as such uses comply with the standards and requirements of the CCG-1 zoning category.

**B. PUD Development Standards**

1. **Minimum lot and building requirements.** The minimum lot size, lot width, maximum lot coverage and building height and minimum yard requirements shall be as set forth in the current CCG-1 zoning district pursuant to the provisions of §656.313 of the Jacksonville Zoning Code.
2. **Parking and Loading Requirements.** Parking and Loading Requirements of the City of Jacksonville as set forth in Part 6 of the current Zoning Code of the City of Jacksonville shall apply with the exception of the maximum parking thresholds as set forth in Section 656.604

3. **Vehicular Access.** Access to the site will be off Atlantic Boulevard as shown on the site plan.
4. **Retention.** On site 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. The stormwater detention area as shown on the site plan may serve additional property in accordance with the requirements of the City of Jacksonville and St. Johns River Water Management District. The site plan depicts the general location of the stormwater detention on the area, however relocation of such stormwater detention shall be permitted upon final site design provided the stormwater detention area meets the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District.

### III. **PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES**

The following design guidelines shall be incorporated in the project:

#### **A. Landscaping**

Landscaping on the site shall be in accordance with the requirements of the current City of Jacksonville Landscape and Tree Protection Ordinances. Notwithstanding the provisions of Part 12 of the Jacksonville Zoning Code, the location of project landscaping may vary from the strict requirements of such Part and be relocated to alternative placement to provide for improved site design and function.

#### **B. Signage**

The number, location, size and height of signage to be located upon the property shall be in accordance with the Sign Ordinance of the City of Jacksonville. However, variation from the strict requirements of the Part 13 of the Jacksonville Zoning Ordinance shall be permitted to allow for identification and directional signs subject to review by the City of Jacksonville Planning and Development Department. Primary sign heights will not exceed fifty (50) feet on the property.

#### **C. Utilities**

The property will be served by City of Jacksonville Water and Sewer. Electric power to the site will be provided to the property by the JEA.

#### **D. Noise Abatement**

All exterior speakers or audio transmission devices used on or about the project will be situated and operated at volumes which are not excessive in relationship to the surrounding residential zoning districts.

#### **E. Illumination**

Lighting Standards shall be oriented so as to localize illumination onto the project to the greatest extent possible. The quantity of illumination shall be controlled so as to minimize unreasonable interference or impact with surrounding residential zoning districts.

#### **F. Concurrency**

The Owner has been approved for Concurrency under CRC#101708.1.

**IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT**

The proposed project allows for services related to new and used automobile dealership. The project design is in harmony with the purpose and intent of the City of Jacksonville Zoning Code. The design and layout of the PUD is:

- A. Creative in its approach through the use of natural features of the site;
- B. More desirable than would be possible through strict application of the minimum requirements of the Jacksonville Zoning Code;
- C. More efficient and will have lower development costs;
- D. Compatible with surrounding land uses, including the existing automobile dealerships in the immediate area; and
- E. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and
- F. Currently, the existing PUD (2000-155-E) limits the use to 35,000 square feet of enclosed space. The forethought for growth was not considered, therefore this new PUD considers the expansion that is necessary and increases the square footage maximum. It is not unusual to have an automotive dealership of this size in the immediate area.
- G. There are approximately nine automotive dealerships along this portion of Atlantic Blvd, all with various square footages, therefore the increase in square footage with this request will not have a negative impact on the surrounding properties or uses.

**V. CRITERIA FOR REVIEW**

**A. Consistency with the Comprehensive Plan**

The subject property land use designation is Community/General Commercial (CCG) Urban Area on the Future Land Use Map. The 2030 Comprehensive Plan indicates that auto sales and repairs are a principal use within the category. This is consistent with the existing use as an automobile dealership.

**B. Internal Compatibility**

- i. The streetscape for the PUD is compatible with the existing buildings on site as well as the other automobile dealerships along Atlantic Blvd.
- ii. The existing use of this property as an automobile dealership is very suitable for this commercial corridor and retail section of Atlantic Blvd.
- iii. The existing site has functioned well as an automobile dealership since 2001 without internal pedestrian or vehicular conflict.

**C. External Compatibility**

- i. The areas of the existing PUD that are located on or near the perimeter are adjacent to other similar uses, therefore the expansion will not have a negative

impact to the adjacent properties. The property to the north is an airport and therefore will also not be affected by the expansion.

- ii. All of the properties to the south of the airport, along the north side of Atlantic Blvd are automobile related, therefore a minor expansion of the existing automobile dealership will not have a negative impact on any of the surrounding properties.
- iii. All of the properties to the south of Craig airport, along the north side of Atlantic Blvd have a CGC land use and PUD zoning. This matches the subject parcel in zoning and land use. Expanding the existing use that was approved in 2000 will be compatible with the surrounding area.
- iv. This area of Atlantic Blvd is a very intense commercial area therefore the minor expansion of the service garage will not have a negative impact on the surrounding area that is all commercial in nature.

#### **D. Intensity of Development**

- i. The intensity caused by expanding the current use is compatible with the surrounding uses and will not have a negative impact.
- ii. The expansion of the existing use will not exceed the level of service for public facilities.
- iii. The parcel is currently utilized as an automobile dealership therefore open spaces, plazas, recreational areas and common areas are not provided other than the showroom area for customers.
- iv. There are no known environmental hazards on the site.
- v. The site is located along Atlantic Blvd with access to the Jacksonville Transit Authority's (JTA) bus route which helps with encouraging the use of public transportation.

#### **E. Impact on Wetlands**

The existing site does not contain wetlands therefore there will be no wetlands impacted with the building expansion on the site.

#### **F. Listed Species Regulations**

The existing site does not contain any known listed species therefore there will not be a negative impact to any listed species from the expansion of the existing use.

#### **G. Sidewalks. Trails. And Bikeways**

The site currently features a pedestrian sidewalk along Atlantic Blvd. Therefore, the project does not include additional pedestrian access points to be added. In addition, due to the nature of the use (automotive dealership), additional pedestrian access points are not anticipated to be needed.