

Exhibit D

WRITTEN DESCRIPTION

AUTO BOUTIQUE PUD

June 22, 2021

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

6300 Blanding Blvd., RE #: 097854 0010; 13.69 total acres; currently vacant property in the following zoning districts: RR-Acre (1.7 acres), CO (3.12 acres), CCG-2 (5.62 acres), RLD-60 (1.43 acres) and RMD-A (1.79 acres); surrounding uses are RR-Acre, CO, CCG-2, RLD-60 and RMD-A. Types of surrounding uses include automobile & trailer sales, credit union, massage salon, residential, and vacant. The proposed project will consist of an automobile dealership with 30,000 square feet structure, 1,021 “parking” spaces for vehicle staging and stormwater retention pond.

B. Project Name: **Auto Boutique**

C. Project Architect/Planner: **Almond Engineering**

D. Project Engineer: **Almond Engineering**

E. Project Developer: **Auto Boutique LLC**

1) Current Land Use Designations: **LDR, MDR and CGC**

2) Current Zoning District: **RR-Acre, CO, CCG-2, RLD-60 and RMD-A**

F. Requested Zoning District: **PUD**

G. Real Estate Number: **097854 0010**

II. QUANTITATIVE DATA

- A. Total Acreage: **13.69 Acres**
- B. Total number of dwelling units: **0**
- C. Total amount of non-residential floor area: **30,000 sq.ft.**
- D. Total amount of recreation area: **0**
- E. Total amount of open space: **0**
- F. Total amount of public/private rights-of-way: **0**
- G. Total amount of land coverage of all buildings and structures: **Parking & driveway: 8.1 acres (353,000 sq.ft.); building 0.69 acres (30,000 sq.ft.); sidewalk 0.04 acres (1,800 sq.ft.). Total = 8.83 acres (384,800 sq.ft.).**
- H. Phase of schedule of construction (include initiation dates and completion dates): **Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.**

III. STATEMENTS

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

The proposed PUD includes a large parcel with multiple zoning and land-use categories, the largest of which is CCG-2/CGC. The intended use of the property is going to be changed from vacant (former drive-in movie theatre) to an automobile dealership with vehicle staging, 30,000 sq.ft. structure, and stormwater management pond.

- 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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Commercial Retail Sales and Service Establishments.
- 2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
- 3) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services,

- major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- 4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, 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.
 - 5) Fruit, vegetable, poultry or fish markets.
 - 6) All types of professional and business offices.
 - 7) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
 - 8) Hotels and motels.
 - 9) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
 - 10) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
 - 11) Boatyards.
 - 12) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
 - 13) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
 - 14) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
 - 15) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
 - 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) Private clubs.
 - 18) Churches, including a rectory or similar use.
 - 19) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
 - 20) Vocational, trade and business schools.
 - 21) Banks, including drive-thru tellers.
 - 22) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
 - 23) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
 - 24) The sale of new or used tires, 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).

B. Permissible Uses by Exception:

- 1) Residential treatment facilities or emergency shelter.
- 2) Rescue missions.
- 3) Day labor pools.
- 4) Crematories.
- 5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- 6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- 7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- 8) Automobile storage yards.
- 9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
- 10) Schools meeting the performance standards and development criteria set forth in Part 4.
- 11) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.
- 12) Manual car wash.
- 13) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted and Permissible Uses by Exception: *See above.*

D. Permitted Accessory Uses and Structures: *Those authorized in Section 656.313.*

E. Restrictions on Uses: *None.*

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area: None*
- 2) *Minimum lot width: None*
- 3) *Maximum lot coverage: None*
- 4) *Minimum front yard: None*
- 5) *Minimum side yard: None*
- 6) *Minimum rear yard: 10 feet*
- 7) *Maximum height of structure: 60' feet*

B. Ingress, Egress and Circulation:

Parking Requirements. The parking required for this development will meet the requirements of Part 6 of the Zoning Code.

1) *Vehicular Access.*

- a. **Primary vehicular access to the Property shall be by way of Blanding Blvd., 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.**

2) *Pedestrian Access.*

- a. **Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the City's Land Development Regulations.**

C. Signs:

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under the CCG-2 zoning district.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

Further, the northern and western borders of the vehicle staging area (parking lot) will be surrounded by a 25' landscape buffer as depicted in the attached site plan.

E. Recreation and Open Space:

No recreation and open space is required and/or provided.

F. Utilities.

Water and electric will be provided by JEA. Sanitary sewer service to the site has not yet been established. The proposed development will connect to available JEA services.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. 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.

- 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 by utilizing the majority of the existing CCG-2 zoning category to develop a large, long-vacant parcel with multiple conflicting zoning categories into an automobile dealership;
- C.** Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan by utilizing the majority of the existing CCG-2 zoning category to develop a large, long-vacant parcel with multiple conflicting zoning categories into an automobile dealership;
- D.** Provides a needed service in the area by developing a large, long-vacant parcel with multiple conflicting zoning categories into an automobile dealership.