

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

August 19, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-430 **Application for: Auto Boutique PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 22, 2021.
2. The original written description dated June 22, 2021.
3. The original site plan dated May 24, 2021.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Permitted uses in the PUD only apply to those areas in the CGC land use category and not those areas in the MDR land use category.

Planning Department conditions:

1. Permitted uses in the PUD only apply to those areas in the CGC land use category and not those areas in the MDR land use category.

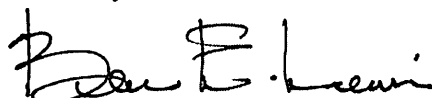
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	5-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-430 TO

PLANNED UNIT DEVELOPMENT

AUGUST 19, 2021

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 2021-430 to Planned Unit Development.

Location: 6300 Blanding Boulevard between 118th Street and Jammes Road

Real Estate Number(s): 097854-0010

Current Zoning District(s): Residential Rural-Acre (RR-Acre)
Residential Low Density-60 (RLD-60)
Residential Medium Density-A (RMD-A)
Commercial Office (CO)
Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Medium Density Residential (MDR)
Community General Commercial (CGC)

Proposed Land Use Category: Community General Commercial (CGC)
Medium Density Residential (MDR)

Planning District: Southwest, District 4

Applicant/Agent: Patrick Krechowski, Esq.
Balch and Bingham, LLP
1 Independent Drive, Suite 1800
Jacksonville, Florida 32202

Owner: Kyrlo Fesenko
Auto Boutique, LLC
8849 Arlington Expressway
Jacksonville, Florida 32211

Staff Recommendation: APPROVE WITH CONDITION

GENERAL INFORMATION

Application for Planned Unit Development 2021-430 seeks to rezone approximately 13.69 acres of land from RR-Acre, RLD-60, RMD-A, CO and CCG-2 to PUD. The rezoning to PUD is being sought to allow the retail sale of new and used automobiles including a service garage for minor and major repairs.

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 LDR, MDR and CGC functional land use categories 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5574-21C (Ordinance 2021-429) that seeks to amend the portion of the site that is within the LDR land use category to CGC. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5574-21C be approved. Therefore, the proposed rezoning 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. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use 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.

Goal 3 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.

Objective 3.2 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.

Policy 3.2.4 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.

(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 categories as identified in the Future Land Use Map series (FLUMs): LDR, MDR and CGC. There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5574-21C (Ordinance 2021-429) that seeks to amend the portion of land that is within the LDR land use category to 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial development. 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 proposed PUD has 130 feet of frontage on Blanding Boulevard. There will be no significant change to the existing streetscape.
- Traffic and pedestrian circulation patterns: The site plan shows one ingress/egress point on Blanding Boulevard.
- The use and variety of building setback lines, separations, and buffering: The PUD is proposing setbacks and buffering that is consistent with the Zoning Code for commercial development.
- The particular land uses proposed and the conditions and limitations thereon: The PUD is proposing commercial uses which are found in the commercial zoning district.

(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: On three sides of the subject property there are similar or more intensive commercial uses. The residential uses to the south are buffered by significant mature trees. To the west are wetlands which will restrict the residential development that can occur.
- 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	LDR CGC	PUD (07-225)	Undeveloped, proposed multi-family dwellings
South	MDR CGC	RMD-A PUD (86-13)	Single family dwelling, undeveloped Undeveloped, proposed auto dealership
East	CGC	CCG-2	Auto body shop, medical clinic, commercial uses
West	LDR	RR-Acre RLD-60	Undeveloped Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use category as an automobile dealership and service garage. The PUD is appropriate at this location because of the similar commercial activity that exists along Blanding Boulevard.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Blanding Blvd is an FDOT road. FDOT shall review and approve the site for access. This site meets the requirements for a cross access to the property lines of the parcels to the north and south adjacent to Blanding Blvd as given in Chapter 654.115(f) of the City of Jacksonville Code of Ordinances. The cross accesses shall be a minimum of 100' from the edge of pavement of Blanding Blvd.

(7) Usable open spaces plazas, recreation areas.

Not required for the proposed commercial use.

(8) Impact on wetlands

Review of City data indicates the potential existence of approximately 0.48 acres of Category III wetlands along the western and southern boundary of the subject site. Based on this information, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

(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.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 9, 2021, 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 2021-430 be **APPROVED with the following exhibits:**

1. The original legal description dated June 22, 2021.
2. The original written description dated June 22, 2021.
3. The original site plan dated May 24, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-430 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

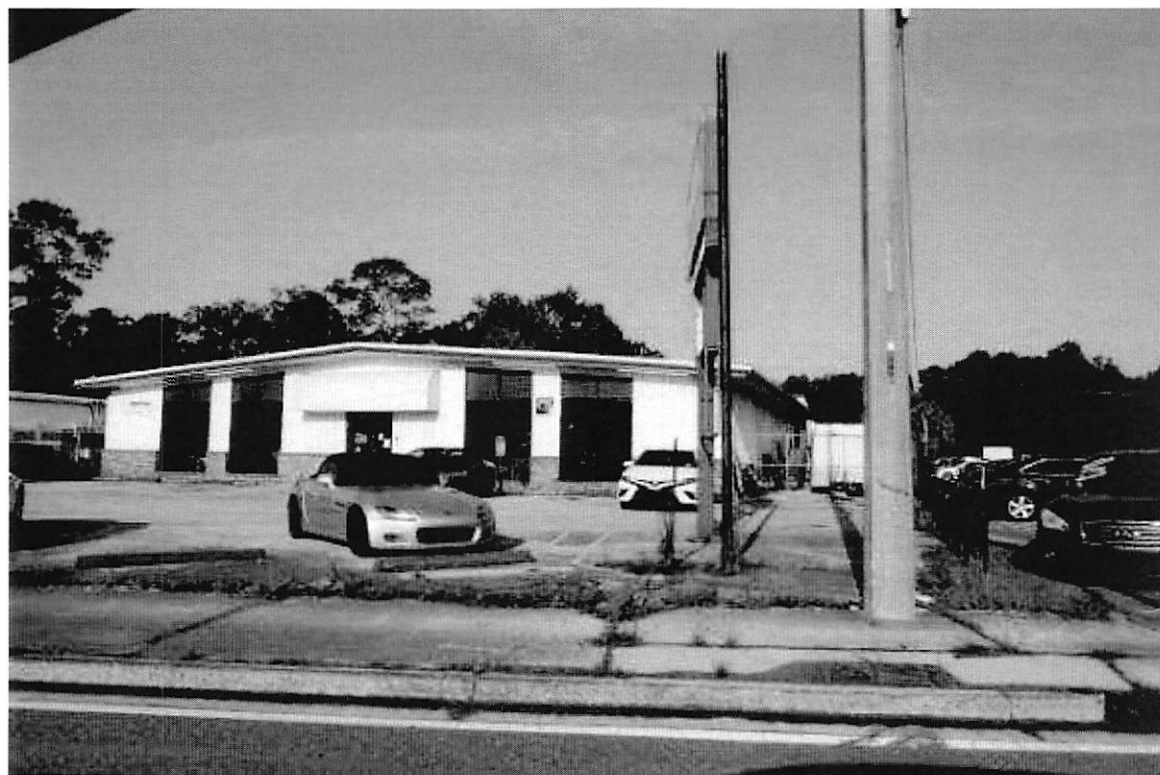
1. Permitted uses in the PUD only apply to those areas in the CGC land use category and not those areas in the MDR land use category.



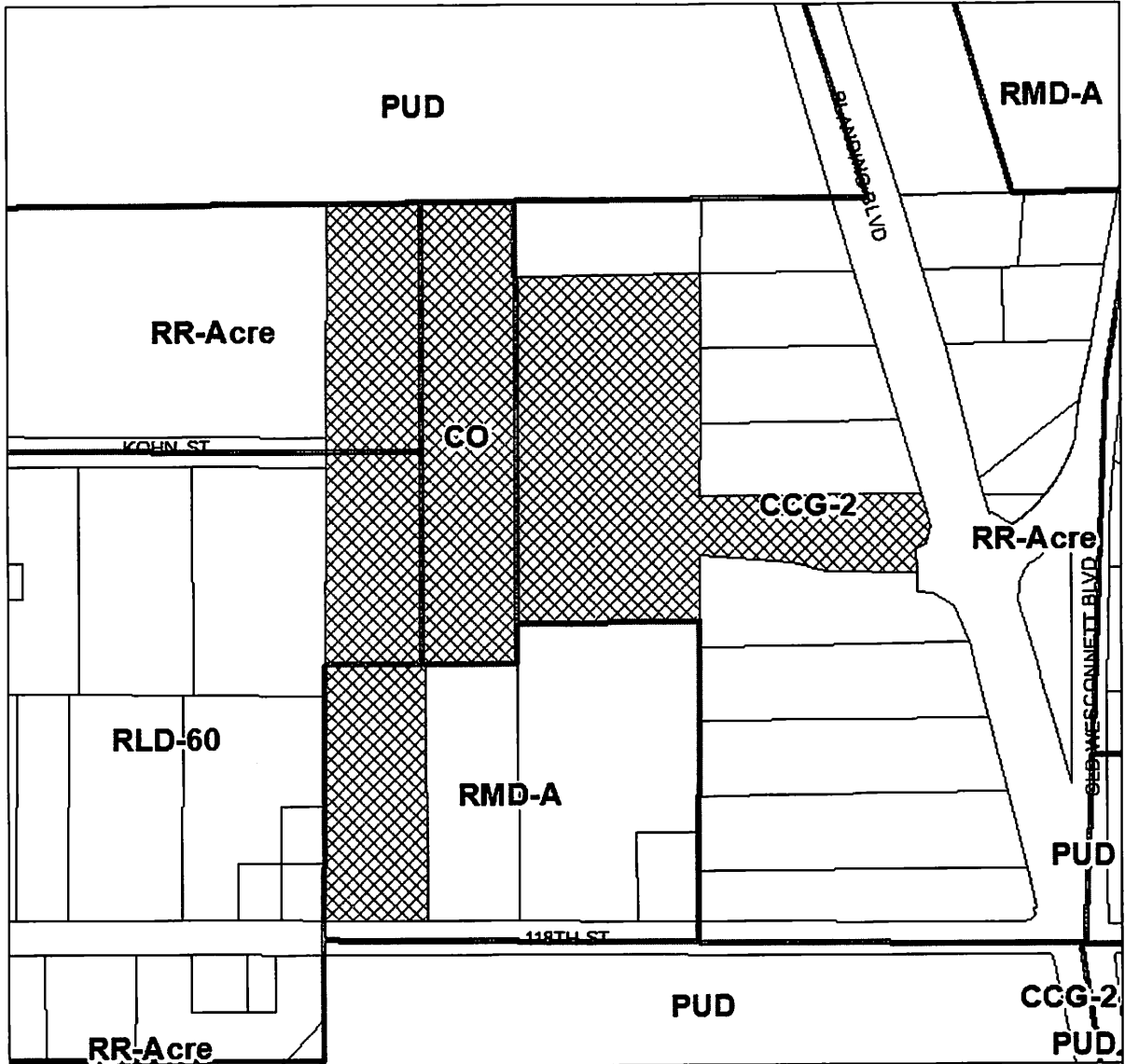
Aerial view of subject property.



View of subject property



Similar commercial business on Blanding Blvd.



<p>REQUEST SOUGHT:</p> <p>FROM: CO, RLD-60, CCG-2, RMD-A, & RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 95 190 380 Feet</p> <p>COUNCIL DISTRICT: 9</p>
<p>ORDINANCE NUMBER ORD-2021-0430</p>	<p>TRACKING NUMBER T-2021-3574</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0430 **Staff Sign-Off/Date** BEL / 06/29/2021
Filing Date 07/19/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 08/24/2021 **Planning Commission** 08/19/2021
Land Use & Zoning 09/08/2021 **2nd City Council** 09/14/2021
Neighborhood Association ARGYLE AREA CIVIC ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3574 **Application Status** FILED COMPLETE
Date Started 06/02/2021 **Date Submitted** 06/24/2021

General Information On Applicant

Last Name KRECHOWSKI **First Name** PATRICK **Middle Name** W
Company Name BALCH AND BINGHAM, LLP
Mailing Address 1 INDEPENDENT DRIVE, SUITE 1800
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043486877 **Fax** 8662261996 **Email** PKRECHOWSKI@BALCH.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name FESENKO **First Name** KYRYLO **Middle Name**
Company/Trust Name AUTO BOUTIQUE LLC
Mailing Address 8849 ARLINGTON EXPRESSWAY
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone 8126063409 **Fax** **Email** KIRILL@AUTOBOUTIQUE.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 097854 0010	9	4	RR-ACRE	PUD
Map 097854 0010	9	4	CCG-2	PUD
Map 097854 0010	9	4	CO	PUD
Map 097854 0010	9	4	RLD-60	PUD
Map 097854 0010	9	4	RMD-A	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #
5574

Total Land Area (Nearest 1/100th of an Acre) 13.69

Development Number

Proposed PUD Name AUTO BOUTIQUE

Justification For Rezoning Application

REDEVELOPMENT OF VACANT FORMER DRIVE-IN MOVIE THEATRE INTO AUTO SALES, AUTO STAGING AND AUTO BODY REPAIR.

Location Of Property**General Location**

WESTSIDE AREA

House #	Street Name, Type and Direction	Zip Code
6300	BLANDING BLVD	32211

Between Streets

118TH STREET and JAMMES ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e., *building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee:	\$2,269.00
2) Plus Cost Per Acre or Portion Thereof	
13.69 Acres @ \$10.00 /acre:	\$140.00
3) Plus Notification Costs Per Addressee	
32 Notifications @ \$7.00 /each:	\$224.00
4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):	\$2,633.00
<u>NOTE: Advertising Costs To Be Billed to Owner/Agent</u>	

LEGAL DESCRIPTION

June 22, 2021

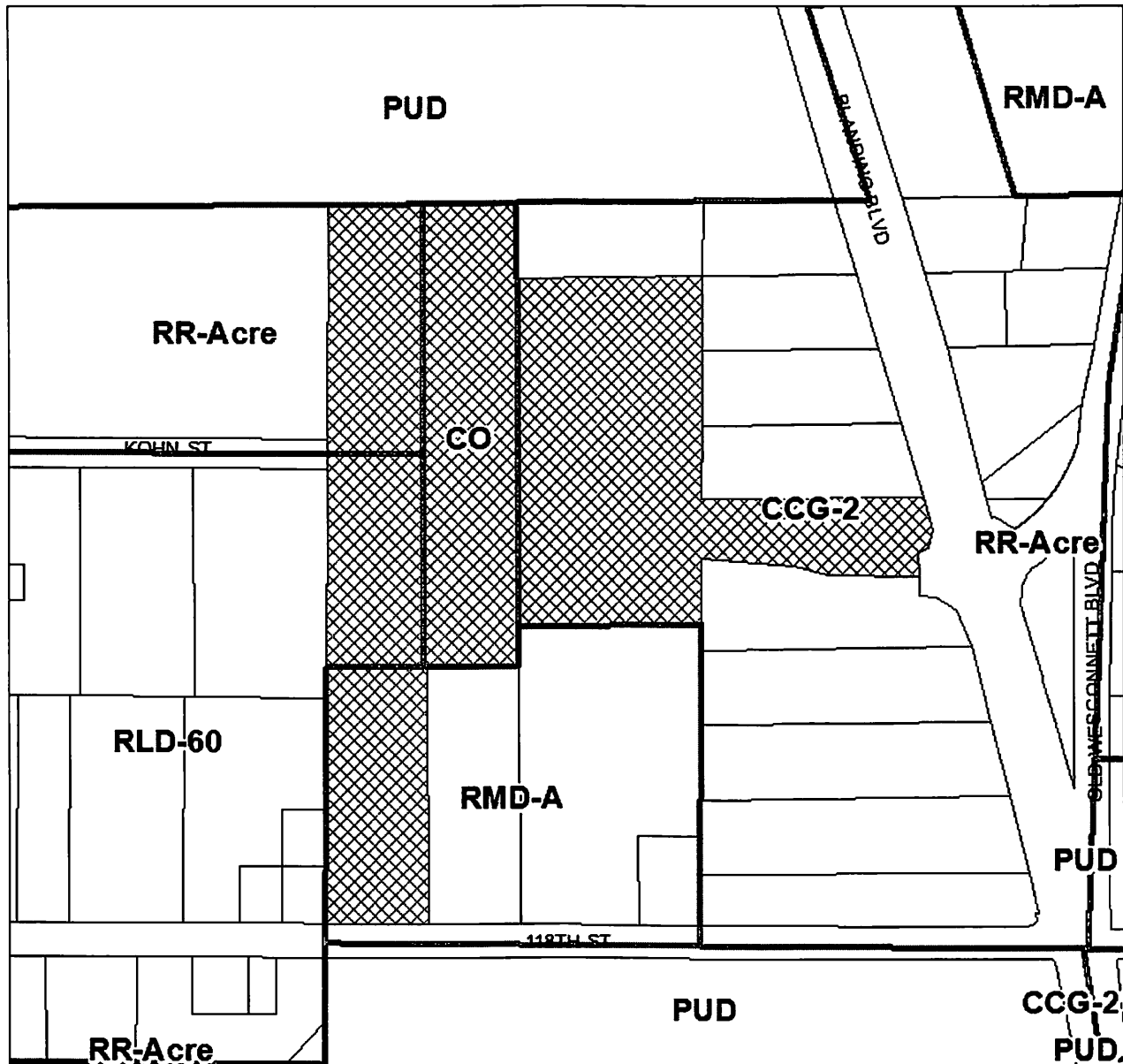
A parcel of land being a part of Tracts 13, 14, and 15, Block 3, Section 18, Township 3 South, Range 26 East, Jacksonville Heights, according to map recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida, said parcel being more particularly described as follows:

Begin at the Northeast corner of Amelia Kohn's Subdivision, according to map recorded in Plat Book 16, page 92 of said current public records; thence on the North line of said Tract 13, run North 89°11'40" East, 329.60 feet to the Northeast corner of said Tract 13; thence on the East line thereof, run South 00°11'00" East,

130.50 feet; thence North 89°11'40" East, 330.61 feet to the East line of said Tract 14; thence on last said line, run South 00°22'01" East, 389.30 feet; thence North 89°11'40" East, 386.32 feet to the Westerly right of way line of State Road No. 21 (Blanding Boulevard); thence on last said line, run South 17°03'35" East, 135.34 feet to a point on the South line of said Tract 15, said point being the Northeast corner of lands described in Official Records Book 2965, page 328 of said current public records; thence on the Northerly boundary of said lands, run the following three courses: (1) South 89°11'40" West, 208.39 feet; (2) North 76°12'00" West, 59.68 feet; (3) North 86°27'00" West, 159.31 feet to a point on said East line of Tract 14, said point being the Northwest corner of said lands; thence on said East line, and on the West line of said lands, run South 00°22'01" East, 118.02 feet; thence South 89°11'40" West, 332.56 feet to the Easterly line of said Tract 13; thence on last said line, run South 00°11'00" East, 68.46 feet; thence South 89°11'40" West, 161.50 feet; thence South 00°11'00" East, 451.75 feet to the North right of way line of 118th Street (a 66 foot wide right-of-way); thence on last said line, run South 89°44'30" West, 170.12 feet to the Easterly line of aforesaid Amelia Kohn's Subdivision; thence on last said line, run North 00°05'28" West, 1259.25 feet to the Point of Beginning.

Less and Except lands described in Official Records Book 10925, page 1665 (Parcel 139) of the current public records of Duval County, Florida.

Together with an easement for Ingress and egress, as described in Official Records Volume 3259, page 138, re-recorded in Official Records Book 3262, page 185, and Amendment thereto recorded in Official Records Volume 3821, page 1076 of the current public records of Duval County, Florida.

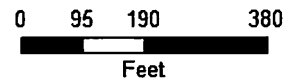
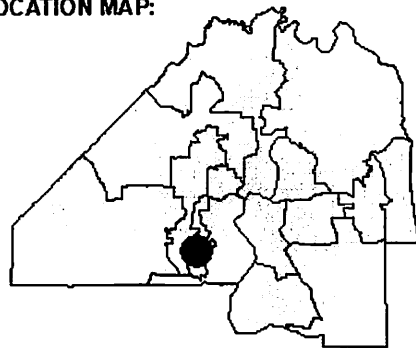


REQUEST SOUGHT:

FROM: CO, RLD-60, CCG-2, RMD-A, & RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

9

2021-0434

TRACKING NUMBER

T-2021-3574

**EXHIBIT 2
PAGE 1 OF 1**

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

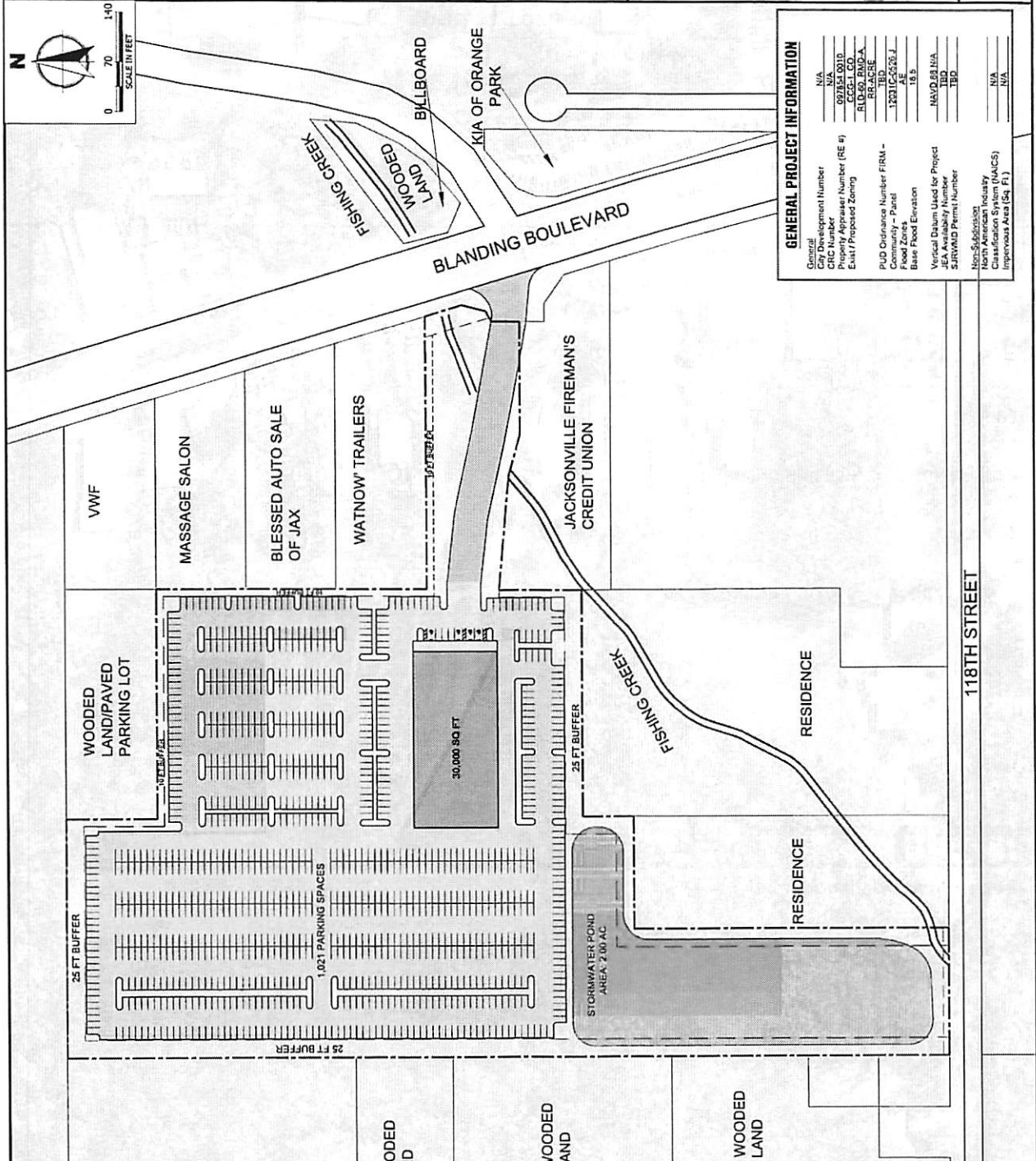
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall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

ALMOND ENGINEERING CONSULTING CIVIL ENGINEERS 6277 DUPONT STATION COURT EAST, SUITE 1 JACKSONVILLE, FL 32217 (904) 424-9959	MASTER SITE PLAN Auto Boutique Blvd 6300 Blanding Blvd	C-100 FIG. DATE: 5/24/2021 AT JOB NO: 21-13 DESIGNED BY: WJB CHECKED BY: WJB DATE: 5/24/2021 DRAWN BY: WJB DATE: 5/24/2021
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GENERAL PROJECT INFORMATION	
General	N/A
City Development Number	N/A
CRS Number	097854-0010
Property Appraiser Number (RE #)	1000000000
County	FLD-05 RMD-A
Exist / Proposed Zoning	RR-AGRE
PUD Ordinance Number FIRM -	1903 LC-20-20 J
Community - Panel	18-5
Flood Zones	18-5
Base Flood Elevation	18.5
Vertical Datum Used for Project	NAVD83 IGA
JEA Availability Number	TBD
SRVMP Permit Number	TBD
Non-Subdivision	N/A
North American Industry Classification System (NAICS)	N/A
Improvement Area (SQ. FT.)	N/A

PROJECT CONTACTS

OWNER
 Almond Engineering, P.A.
 6277 Dupont Station Court East, Suite 1
 Jacksonville, Florida 32217
 PH: 904.336.0182

DESIGNER
 Eric J Almond, P.E.
 ealmond@almondengineering.com
 William J Byers, P.E.
 wbyers@almondengineering.com

LANDSCAPE ARCHITECT
 A & K Land Planning
 426 Tebbale Trce
 Jacksonville, Florida 32259
 PH: 904.476.9692

SITE DATA SUMMARY

Total Site Area	13.69 ac
Wetland Area	0.82 ac
Isolated Buffer Area	12.87 ac
Exist / Proposed Zoning	CCG-1, CO, RLD-60, RMD-A, RR-AGRE / PUD
Exist / Proposed Land Use	CCG, CO, RLD, RMD, RR / CCG
Minimum Lot Width	65.18
Minimum Front Setback	4
Minimum Side Setback	5
Minimum Rear Setback	01321
Minimum Lot Area	NONE
Minimum Lot Coverage	NONE
Max Lot Coverage	85%
F.S.R.	NONE
Minimum Yard Requirements	NONE
Front Setback	NONE
Side Setback	NONE
Rear Setback	60'
Max Structure Height	60'

Parking Requirements for Retail / Office Use:
 Required Parking: 2 per 1,000 sq ft per COO requirements + 1 per 1,000 sq ft per ADA requirements - 15% Provided
 ADA Spaces for (16-100) = 4
 Provided ADA Spaces = 4
 Required Bicycle Parking: 1 space per 20,000 sq ft floor area
 42,800 / 20,000 = 2.14
 1 Park Station for 4 bicycles provided



VICINITY MAP

EXHIBIT F

PUD Name

Auto Boutique

Date

Jun 22, 2021

Land Use Table

Total gross acreage	13.69	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	11.13	Acres	81.3 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	2.56	Acres	18.7 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	30,000	Sq. Ft.	