

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2016-257**  
**TO PLANNED UNIT DEVELOPMENT**

**MAY 5, 2016**

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 2016-257 to Planned Unit Development.

***Location:*** 4660 Southside Blvd.  
Between J.T. Butler Boulevard and Gate Parkway West

***Real Estate Number:*** 147981 0400

***Current Zoning District:*** Planned Unit Development (PUD 1998-220-E)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southeast, District 3

***Planning Commissioner:*** Daniel Blanchard

***City Council District:*** The Honorable Scott Wilson, District 4

***Applicant/Agent:*** Eric Almond, P.E.  
Almond Engineering, P.A.  
6277 Dupont Station Court East, Suite 1  
Jacksonville, Florida 32217

***Owner:*** Angela Burnett  
Key Buick Co  
4660 Southside Blvd.  
Jacksonville, Florida 32216

***Staff Recommendation:*** **APPROVE**

### GENERAL INFORMATION

Application for Planned Unit Development 2016-257 seeks to rezone approximately seeks to rezone approximately 8.61+/- acres to permit the addition of a service building and customer service waiting building to the existing Key Buick/Hyundai Car Dealership at 4660 Southside Boulevard. The proposed PUD will add 8,140 square feet of auto service building and 870 square feet of customer payment, valet, and waiting area. The previous PUD, Ordinance 1998-220-E rezoned PUD Ordinance 1995-468-E to allow 10,000 square feet of additional showroom and service center square footage on the site for Key Audi. The building is currently occupied by Key Hyundai and Buick. The proposed rezoning to PUD will add another approximately 9,010 square feet to the existing 94,713+/- square feet of showroom and service space on the parcel. The new structures will be located south of the existing Key Buick building and will replace area currently used for surface parking of vehicles.

Additional permitted uses include those normally found within the CCG-1 Zoning District including commercial retail sales and service establishments, automated carwash, professional, medical, and business offices, hotels, private clubs, personal property storage, and restaurants serving alcoholic beverages. Permissible uses by exception include those found by Zoning Exception in the CCG-1 Zoning District including day labor pools, package stores, schools, and manual car wash.

### 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.

*(1) 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. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map.

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

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?*

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, 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 as follows:

*(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): Community General Commercial (CGC).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

FLUE Objective 1.1 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.

FLUE Policy 1.1.9 Permit commercial infill on commercially designated sites outside nodal areas where the infill development would: 1. Create a more compact land use pattern than development of new commercial nodes in the same area. 2. Incorporate shared access with adjacent commercial sites, and/or direct access to a frontage or parallel road facility rather than a collector or arterial street; or 3. Support the commercial integrity of an historic district.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, 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.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

*(2) Consistency with the Concurrency and Mobility 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 Office (CMMSO) prior to development approvals. The subject property has been issued City Development Number CDN 4065. Application CRC 33050.0 for a paint booth has 600 square feet enclosed area remaining. Application for additional capacity will be required prior to development.

*(3) Allocation of residential land use*

This proposed Planned Unit Development does not intend to utilize lands for residential use.

*(4) Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

Landscaping:

All onsite vehicle storage areas will be exempt from Section 656.1214, vehicular use area interior landscaping, 656.1215 perimeter landscaping, 656.1216 uncomplimentary buffering, and 656.1217 landscape and irrigation system plans required.

The treatment of pedestrian ways:

The project will be required to meet ADA minimum accessibility requirements. The submitted site plan dated December 29, 2015 shows hatched crosswalk pedestrian connection to the main showroom and sales building. The proposed customer service waiting building is located directly adjacent to the main service building, a space where pedestrians and vehicles regularly intermingle.

Traffic circulation patterns:

Access to the property from Gate Parkway West will not change. There is an additional access from a private road in front of the property. Some degree of internal realignment will occur to accommodate the new waiting area and service building.

The use and variety of building setback lines, separations, and buffering:

Applicant proposes a 10 foot rear yard setback, and no minimum front or side yard setbacks. The submitted site plan shows two new buildings set back further than any existing structures on site.

Signage:

Applicant proposes signage consistent with the CCG Zoning Categories, Chapter 656.1303.

*(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 proposed development is an expansion of an existing car dealership and ancillary uses. All construction and new square footage added will occur interior to the site. Nearby businesses include automobile dealership and ancillary uses, and retail sales and service.

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(s)
North	CGC	PUD 1985-1121-E	Gate Parkway West
East	CGC	PUD 1985-1121-E	private service road/ Southside Blvd.
South	CGC	PUD 1996-652-E	Car dealership
West	CGC	PUD 1985-1121-E	Undeveloped/wooded

*(6) Intensity of Development*

The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

A review of the project by the Transportation Planning Division produced the following comments in their memorandum dated April 22, 2016:

*Southside Boulevard (SR 115), from J Turner Butler Boulevard to Beach Boulevard, is the directly accessed functionally classified roadway. Southside Boulevard is a 4-lane divided class I arterial I in this vicinity and is currently operating at an unacceptable LOS F. Southside Boulevard segments have a maximum daily service volume of 39,800 vpd and a 2015 daily traffic volume of 43,750. This road segment currently has insufficient capacity to accommodate the traffic generated by this development. Access to this site via Southside Boulevard must be subject to FDOT access management requirements.*

*This proposal is for and 9,100 square feet of ITE 841 New Automobile Sales (Dealership & Service) which would generate a total of 294 vpd and exceeds the amount of allowable trip generation for this property.*

*(ITE 841 New Automobile Sales – 9,100 square feet)*

The addition of 9,100 square feet of auto dealership and service center to an existing 94,000+ square foot facility will not significantly burden

*(7) Usable open spaces plazas, recreation areas.*

There is no residential component to the development. No recreation area is required.

*(8) Impact on wetlands*

Surveying of a 2004 Geographical Information Systems shape file did not identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(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.*

Existing and proposed facilities are subject to the minimum parking requirements set for in Part 6 of the Code. However, due to the nature of outdoor car inventory and vehicular sales cycle, the project will be exempt from the maximum parking requirements and interior landscaping requirements found within Part 12 of the Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

The applicant supplied a sign posted affidavit and photograph indicating the sign **was** posted on Thursday, April 28<sup>th</sup> 2016.

**RECOMMENDATION**

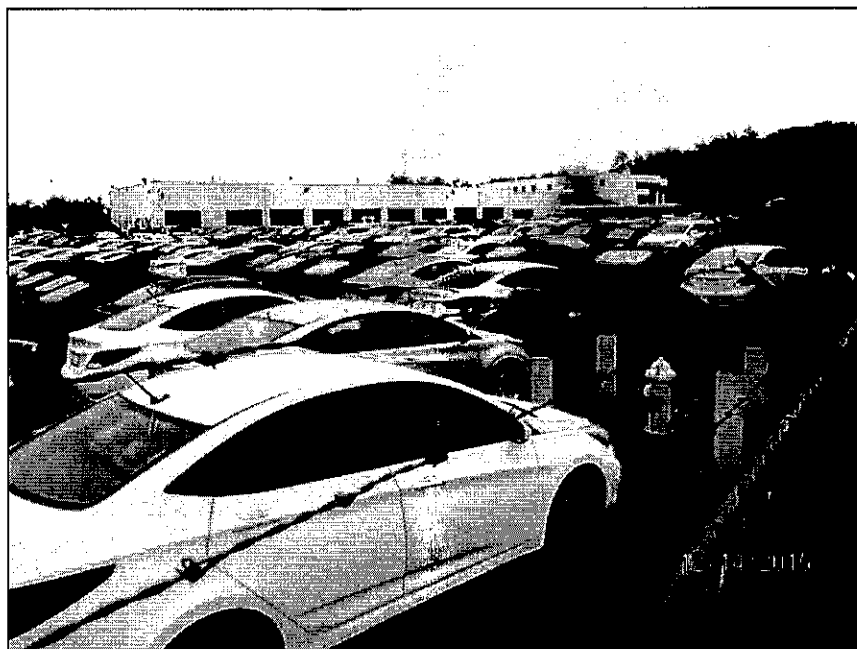
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-257** be **APPROVED** with the following exhibits:

1. The original legal description dated January 8, 2016.
2. The revised written description dated April 27, 2016.
3. The original site plan dated December 29, 2015.



*Key Hyundai and Key Buick.*

*Source: Staff, Planning and Development Department  
Date: December 14, 2015*



*Southeast portion of the parking lot, proposed location of the service station.*

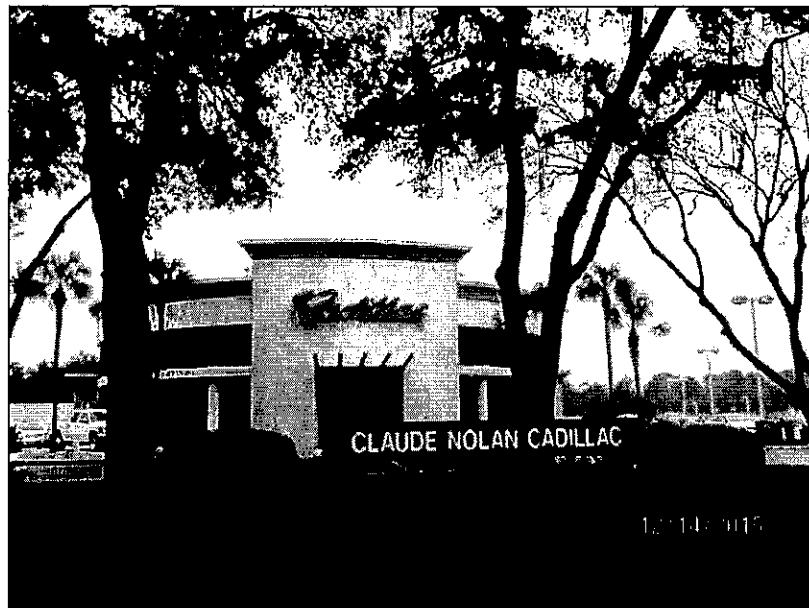
*Source: Staff, Planning and Development Department  
Date: December 14, 2015*





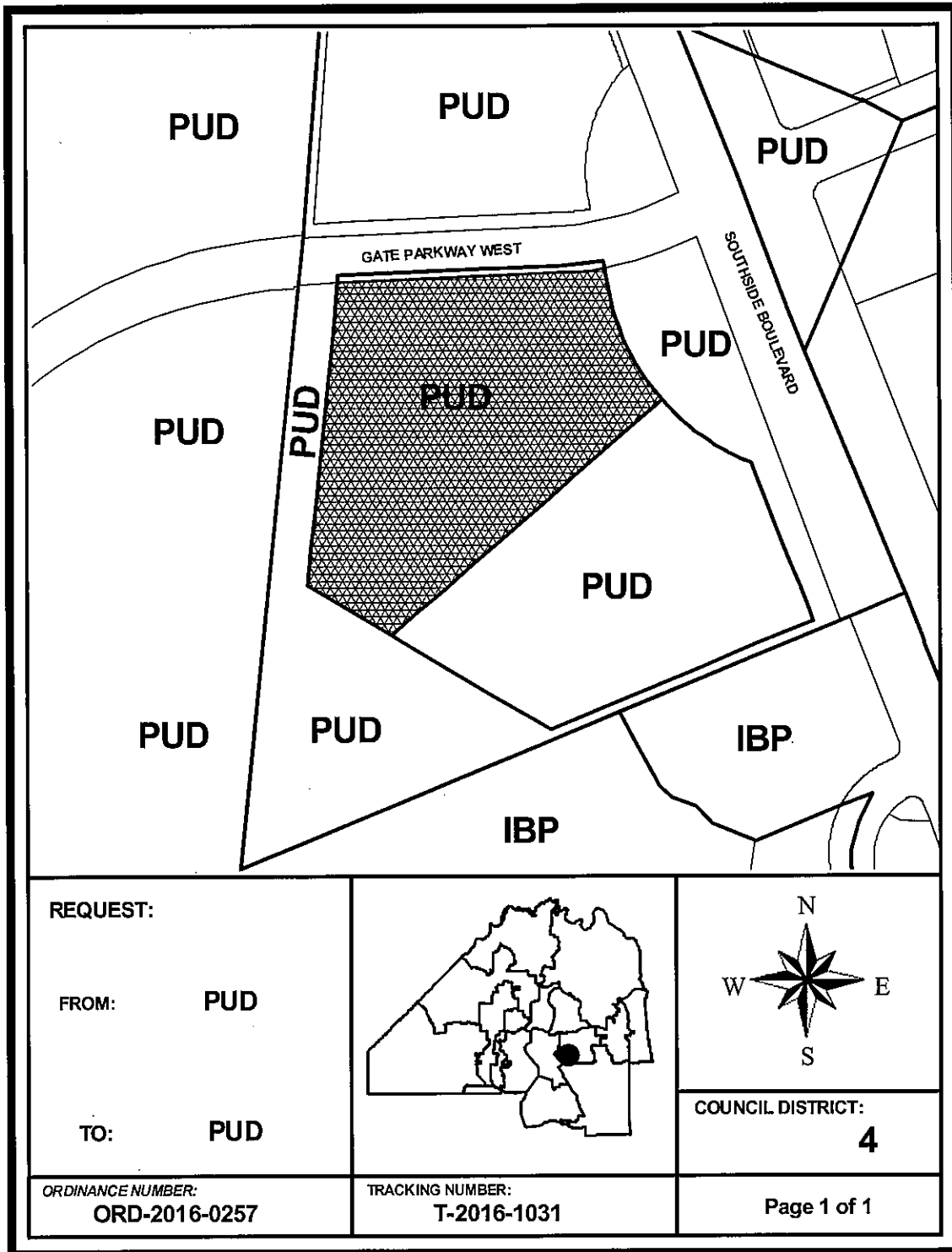
**Existing collision center in the southern corner of the property.**

*Source: Staff, Planning and Development Department  
Date: December 14, 2015*



**Claude Nolan Cadillac located south of the property.**

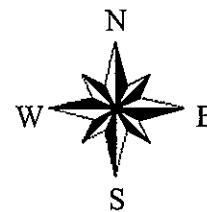
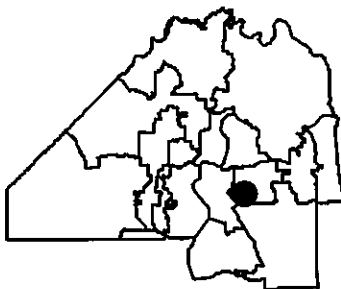
*Source: Staff, Planning and Development Department  
Date: December 14, 2015*



REQUEST:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:  
4

ORDINANCE NUMBER:  
ORD-2016-0257

TRACKING NUMBER:  
T-2016-1031

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**MEMORANDUM**

**DATE:** 04/22/2016

**TO:** Aaron Glick  
City Planner II

**FROM:** Soliman Peter Salem  
City Planner II

**SUBJECT: TRANSPORTATION REVIEW OF KEY HYUNDAI PUD**

Southside Boulevard (SR 115), from J Turner Butler Boulevard to Beach Boulevard, is the directly accessed functionally classified roadway. Southside Boulevard is a 4-lane divided class I arterial I in this vicinity and is currently operating at an **unacceptable LOS F**. Southside Boulevard segments have a maximum daily service volume of 39,800 vpd and a 2015 daily traffic volume of 43,750. This road segment currently has **insufficient** capacity to accommodate the traffic generated by this development. Access to this site via Southside Boulevard must be subject to FDOT access management requirements.

This proposal is for and 9,100 square feet of ITE 841 New Automobile Sales (Dealership & Service) which would generate a total of 294 vpd and **exceeds** the amount of allowable trip generation for this property.

(ITE 841 New Automobile Sales – 9,100 square feet)

# Application For Rezoning To PUD



## Planning and Development Department Info

Ordinance # 2016-0257 Staff Sign-Off/Date AAG / 03/18/2016

Filing Date 03/30/2016 Number of Signs to Post 2

### Hearing Dates:

1st City Council 05/10/2016 Planning Commission 05/05/2016

Land Use & Zoning 05/17/2016 2nd City Council 05/24/2016

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

## Application Info

Tracking # 1031

Application Status PENDING

Date Started 01/08/2016

Date Submitted 01/08/2016

## General Information On Applicant

Last Name	First Name	Middle Name
KUPPERMAN	GREG	S

Company Name  
GREEN & KUPPERMAN, INC.

Mailing Address  
200 FIRST STREET, SUITE B

City	State	Zip Code
NEPTUNE BEACH	FL	32266

Phone	Fax	Email
904	904	GKUPPERMAN@200FIRSTSTREET.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ODOM	PATRICIA	L.

Company/Trust Name

Mailing Address  
10567 LEM TURNER ROAD

City	State	Zip Code
JACKSONVILLE	FL	32218

Phone	Fax	Email

## Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	To Zoning District(s)
Map			

021047 0000 8 6 RR-ACRE 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 #

5184

Total Land Area (Nearest 1/100th of an Acre) 16.95

Development Number

Proposed PUD Name

CALEBS COVE PUD

Justification For Rezoning Application

THE ADDITION OF NEW ONSITE BUILDINGS REQUIRES THE EXISTING PUD TO BE REZONED INTO A NEW PUD PER COJ ZONING CHIEF

Location Of Property

General Location

EAST SIDE OF LEM TURNER ROAD, NORTH OF JERRY LANE AND SOUTH OF BESSENT ROAD

House # Street Name, Type and Direction Zip Code
0 LEM TURNER RD 32218

Between Streets

CAPPER ROAD and BROWARD 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 8 1/2" 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 [x] 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 [x] Property Ownership Affidavit - Notarized Letter(s).
Exhibit B [x] Agent Authorization - Notarized letter(s) designating the agent.
Exhibit C [x] Binding Letter.
Exhibit D [x] Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
Exhibit E [x] 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: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
  - 8.61 Acres @ \$10.00 /acre: \$90.00
- 3) Plus Notification Costs Per Addressee
  - 7 Notifications @ \$7.00 /each: \$49.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$662.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# Key Hyundai PUD Written Description

**Key Hyundai Service Expansion  
Rezoning from PUD to PUD  
April 27, 2016**

## **I. PROJECT & APPLICATION DESCRIPTION**

This PUD rezoning application proposed to rezone the subject property from PUD to PUD. The subject property is located in the southwest quadrant of Southside Boulevard and Gate Parkway West, 4660 Southside Boulevard, Jacksonville, FL 32216 (RE# 147981-0400) and is currently zoned PUD (Planned Unit Development). Currently, the Key Buick CO, (Applicant) utilizes the existing facility as their administration, showroom, sales, service and inventory storage areas for the two businesses that occupy the property (Key Buick and Key Hyundai). The proposed rezoning application is to expressly allow for onsite renovations which include the addition 2 NEW BUILDINGS: a new Key Hyundai Vehicle Service Building (8,140 SF), and a new Key Hyundai Customer Waiting Area (870 SF). The written descriptions in previous PUD rezoning applications were brief with little description, this PUD application only seeks to expand the current service capability with the current cars sales and service uses, however the written description (at the request of staff) is more inclusive of the underlying CGC land use with respect to the future uses allowable within the traditional zoning code.

Proposed NEW Auto Service Building:	8,140 SF
<u>Proposed NEW Customer Service Building:</u>	<u>870 SF</u>
<b>Total New Building Area:</b>	<b>9,010 SF</b>

## **II. USES AND RESTRICTIONS**

### **A. PERMITTED USES AND RESTRICTIONS**

#### *(a) Permitted uses and structures.*

(1) Commercial Retail Sales and Service Establishments

(2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment. This includes the onsite storage of new and used vehicles (for sale or service). Storage of new and used vehicles is of a transient nature influenced by the rotational stock of cars and the frequency of the sales cycles of these vehicles.

(3) Service stations, 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 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, 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) Reserved.

(8) 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.

(9) Hotels and motels.

(10) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.

(11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.

(12) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.

(13) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

(14) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(18) Private clubs.

(19) Churches, including a rectory or similar use.

(20) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.

(21) Vocational, trade and business schools.

(22) Banks, including drive-thru tellers.

(23) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

(24) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

(25) The processing of Low-THC Cannabis for medicinal use by a State authorized Processing Facility, pursuant to F.S. § 381.496, and Ch. 64-4, F.A.C., and meeting the performance standards and development criteria set forth in Part 4.

(26) The dispensing of Low-THC Cannabis for medicinal use by a State authorized Dispensing Facility, pursuant to F.S. § 381.496, and Ch. 64-4, F.A.C., and meeting the performance standards and development criteria set forth in Part 4.

(b) *Permitted accessory uses.* See Section 656.403.

(c) *Permissible uses by exception.*

(1) Residential treatment facilities or emergency shelters.

(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) Bus, semi-tractor (but not trailer) or truck parking and/or storage.

(8) Schools meeting the performance standards and development criteria set forth in Part 4.

(9) 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.

(10) Manual car wash.

### **1. Minimum Lot and Building Requirements**

The existing and proposed facilities shall be subject to the minimum lot requirements, lot coverage, yard requirements and height restrictions typical of the current PUD zoning category:

Minimum Lot Requirements:	None
Maximum Lot Coverage Requirements:	None
Minimum Yard Requirements:	
Front:	None
Side:	None
Rear:	10 feet
Maximum Height of Structures:	60 feet

Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.

## **2. Parking Requirements**

The existing and proposed facilities shall be subject to the minimum parking requirements set forth by City of Jacksonville Code 656.604 & 656.605. However due to the nature of vehicular inventory, vehicular receiving and the vehicular sales cycle the facility the existing parking areas for the onsite vehicular storage shall be exempt from 656.1214 Vehicular use area interior landscaping, 656.1215 Perimeter Landscaping, 656.1216 Buffer Standards Relating to Uncomplimentary Land Uses and Zoning & 656.1217 Landscape and Irrigation System Plans Required. Due to the nature and functional requirements of this existing business, allowed with this PUD application shall be the ability to provide more than the required minimum parking for either customer use or vehicular inventory. Future relief from meeting the minimum COJ Parking requirements shall be allowed by Minor Modification to the PUD.

The proposed onsite modifications associated with this PUD slightly reduce the onsite storage of vehicular inventory; existing customer use and parking areas have not been affected.

## **B. DEVELOPMENT STANDARDS**

### **1. Retention & Wetland Impacts**

Stormwater retention/detention systems and any proposed wetland impacts shall be designed and constructed in accordance with the current requirements of the City of Jacksonville and the St. Johns River Water Management District. There are no wetlands onsite and the site is currently highly impervious; the proposed improvements as described within this PUD will not require a permit from the St. Johns River Water Management District.

### **2. Site Lighting**

Any and all forms of future exterior lighting or parking lighting in industrial areas shall be designed and installed to localize illumination onto the property, and to minimize unreasonable interference or impact on any non-commercial adjacent property outside of the PUD. Since the existing facility is a business in current operation, in an commercial area with no planned adjustments to site lighting and any adjacent residential properties, a photometric / site lighting analysis shall not be required at the time of Verification of Substantial Compliance with a PUD.

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

### **1. Tree Protection and Landscape Buffers**

The requirements of the City of Jacksonville Code 656 Part 12 shall apply to future horizontal development (not considered within this PUD) of the property should the facilities be expanded. However, at part of this PUD, the existing parking areas for the onsite vehicular storage shall be exempt from 656.1214 Vehicular use area interior landscaping, 656.1215 Perimeter Landscaping,

656.1216 Buffer Standards Relating to Uncomplimentary Land Uses and Zoning & 656.1217 Landscape and Irrigation System Plans Required.

Future Landscaping associated with potential future horizontal development (not considered within this PUD) may be relocated to provide for efficient development of this industrial site as approved by the Planning and Development Department.

**2. Signage**

The number, location, height and size of signage on the property shall be in general accordance with the Sign Ordinance of the City of Jacksonville (656.1303).

**D. SUCCESSORS IN TITLE**

All successors in title to the property, or any portion of the property, shall be bound to the conditions of this PUD.

**E. EXTERNAL COMPATIBILITY**

**1. Uses on or Near the Perimeter of the PUD**

The zoning of all lands surrounding the subject parcel is PUD. Adjacent lands are similar in nature and use with car dealerships bordering the subject property to the north and south. Across Southside Boulevard is a mixture of commercial offices and commercial retail facilities. Currently there are no incompatible uses adjoining the property requiring buffers as described in Part 12 of the Zoning Code.

**G. INTENSITY OF DEVELOPMENT**

**1. Proposed Use**

The proposed PUD is an existing, fully operational car dealership and service facility. This PUD simply requests to add additional square footage (for two new buildings) onsite to expand the services provide by Key Hyundai.

**2. Availability of Utility Services**

All utilities are available for the proposed PUD. JEA is currently providing water, sewer and electric to the existing property.

**3. Access to and Suitability of Transportation Arteries**

The proposed PUD is located along Southside Boulevard, an arterial collector street. Public Transportation is available in the surrounding areas; a COJ bus stop is adjacent to the subject property.

**E. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

1. The PUD application submitted herein should prove to reflect a development that will respond to the uses and needs in the area.

The northwest and southwest quadrants contain existing, functioning, thriving car dealerships. (North Florida Lincoln Mercury, Key Buick, Key Hyundai, & Claud Nolan Cadillac. Car sales facilities are also in the business of providing service after the sale with wither routine maintenance, warranty service, or minor repairs. This service adds value to the customer and is becoming an industry standard practice for car dealerships. The proposed PUD rezoning is in harmony with and consistent with services provided by neighboring businesses. Allowing this use will concentrate the service and warranty repair functions onsite, rather than having to find offsite locations to perform the same use which would be an inconvenience to both the business and customer base.

2. The PUD application submitted conforms to the Goals, Objectives and Policies of the Jacksonville Comprehensive Plan.

Yes, This PUD application conforms to the Goals, Objectives and Policies of the Jacksonville Comprehensive Plan.

3. The proposed PUD allows for an efficient use of land in a commercial use.

The proposed PUD, would enhance the appearance of the area through the development of an infill location. This OUD would prevent commercial sprawl be containing and concentrating the service and warranty repair functions onsite (in conjunction with new and used vehicular sales), rather than having to find offsite locations to perform the same use which would be an inconvenience to both the business and customer base when the existing property has the physical space to support the additional use.



January 8, 2016

ORDINANCE 98-220-E

### Legal Description

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A PARCEL OF LAND BEING A PART OF AND LYING IN SECTION 12 (SECTIONS 11 AND 12 PER DEED), TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 1, 12 AND 56, TOWNSHIP AND RANGE, AFOREMENTIONED, AND RUN SOUTH 04° 17' 00" WEST, ALONG THE LINE DIVIDING SECTIONS 12 AND 56, A DISTANCE OF 1,164.41 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5727, PAGE 1131, OF THE PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 04° 17' 00" WEST, A DISTANCE OF 625.75 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF THAT CERTAIN EASEMENT PROVIDED FOR JTA ROADWAY PURPOSES ( A 100 FOOT RIGHT OF WAY); RUN THENCE NORTH 87° 31' 20" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 77.50 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN NORTH 87° 31' 20" EAST, A DISTANCE OF 482.53 FEET; RUN THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 622.96 FEET, A CHORD DISTANCE OF 77.14 FEET TO A POINT OF INTERSECTION OF THE NORTHWESTERLY GATE LANDS COMPANY RIGHT OF WAY LINE AND THE SOUTHERLY JTA RIGHT OF WAY LINE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 83° 58' 22" EAST; RUN THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES; FIRST COURSE, SOUTH 11° 00' 00" EAST, A DISTANCE OF 67.01 FEET; SECOND COURSE, SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 492.47 FEET, A CHORD DISTANCE OF 253.25 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 25° 53' 58" EAST; RUN THENCE SOUTH 48° 59' 21" WEST A DISTANCE OF 759.14 FEET; RUN THENCE NORTH 59° 02' 25" WEST, A DISTANCE OF 204.46 FEET; RUN THENCE NORTH 05° 51' 32" EAST, A DISTANCE OF 606.26 FEET; RUN THENCE NORTH 04° 17' 00" EAST, A DISTANCE OF 54.66 FEET THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT RIGHTS AS CONTAINED ON OFFICIAL RECORDS BOOK 5884, PAGE 745 AND ASSIGNED IN QUIT CLAIM, ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6249, PAGE 59 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

AND

TOGETHER WITH EASEMENT RIGHTS AS CONTAINED IN OFFICIAL RECORDS BOOK 5913, PAGE 995 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

THE LAND THUS DESCRIBED CONTAINS 8.815 ACRES, MORE OR LESS.

# EXHIBIT A

## Property Ownership Affidavit

Date: December 28, 2015

### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Maureen P. Burnett hereby certify that I am the  
Owner of the property described in the attached legal description, **Exhibit 1** in connection with  
filing application(s) for Key Hyundai Service Expansion PUD / Key Buick CO (RE# 147981-0400),  
submitted to the Jacksonville Planning and Development Department.

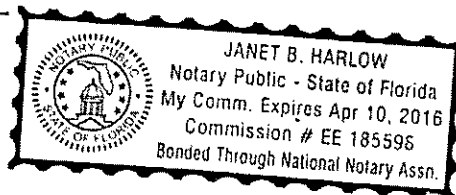
Maureen Burnett

(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 28<sup>th</sup> day of  
December (month), 2015 (year) by Maureen Burnett  
who is personally known to me or has produced \_\_\_\_\_  
as identification.

Janet Harlow  
(Notary Signature)





# EXHIBIT B

## Agent Authorization

Date: December 28, 2015

### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

4660 Southside Boulevard, Jacksonville, FL 32216 ( RE # 147981-0400)

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Eric J. Almond, P.E./Almond Engineering, P.A. to act as agent to file application(s) for Key Hyundai Service Expansion PUD / Key Buick CO for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

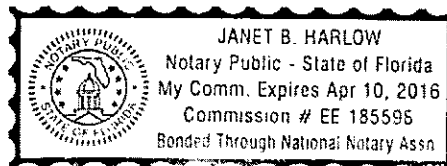
Maureen Burnett

(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 28<sup>th</sup> day of December (month), 2015 (year) by Maureen Burnett, who is personally known to me or has produced \_\_\_\_\_ as identification.

Janet B. Harlow  
(Notary Signature)



# EXHIBIT C

## Binding Letter

Date: December 28, 2015

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

**Re:** Key Hyundai Service Expansion **PUD**

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: *Marcus Burnett*  
(Owner's Signature)

Its: *President*

OFFICIAL RECORDS

Warranty Deed

(CORPORATE)

This Instrument Prepared By GRIFFIN DENNIS, Attorney 8015 Hankly Road, Suite 9 Jacksonville, Florida 32212.

THIS INDENTURE, Made this 21st day of November, A. D. 1984 BETWEEN KEY BUICK COMPANY authorized to do business a corporation organized and existing under the laws of the State of Delaware, in the State of Florida of the County of Duval, State of Florida, party of the first part, and J. CHARLES SAWYER, whose mailing address is: P. O. Box 5400, Jacksonville, Florida 32207 of the County of Duval, State of Florida, part Y of the second part, WITNESSETH: that the said party of the first part, for and in consideration of the sum of Ten and other valuable considerations (\$10.00 Dollars, to it in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, it has granted, bargained and sold to the said part Y of the second part, his heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SUBJECT to covenants, easements and restrictions of record, if any.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its name by its President and caused its Corporate Seal attested by its Secretary to be hereto affixed the day and year first above written.

(CORPORATE SEAL)

KEY BUICK COMPANY

ATTEST

By: Jean Mac Manus

By: Thomas W. Perry Jr.

Its Secretary

Its President

Signed and Sealed in Our Presence:

STATE OF Florida COUNTY OF Duval

Before me personally appeared Thomas W. Perry, Jr. and Jean Mac Manus respectively the President and Secretary of Key Buick Company

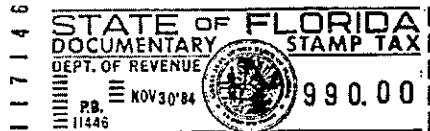
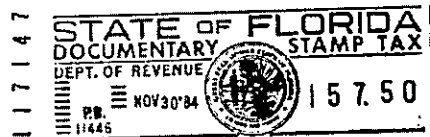
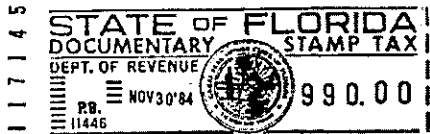
a corporation under the laws of the State of Delaware, to me well known to be the individuals and officers described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 21st day of November, 1984 at Jacksonville, County and State aforesaid.

Notary Public in and for the County and State Aforesaid. My Commission expires 9-14-88. Notary Public State of Florida My Commission Expires Sept. 14, 1988 Bonded thru National Fire Ins. Co. of Hartford

A part of Farms 15 & 16, Bowden Farms, as shown on plat recorded in Plat Book 6, page 91, Current Public Records of Duval County, Florida, and being more particularly described as follows:

For Point of Beginning commence at the most westerly corner of Lot 1, Block 3, Southland, Unit No. 1, as shown on plat recorded in Plat Book 25, Pages 81 and 81A, Current Public Records of said County, and run South 31 deg. 11 min. 10 sec. East along the westerly line of said Block 3, a distance of 437.07 feet to the most southerly corner of Lot 4 of said Block 3; run thence South 58 deg. 50 min. 00 sec. West, a distance of 200.00 feet to the northeasterly right-of-way line of Phillips Highway, U.S. Highway No. 1 (a 150' right-of-way); run thence North 31 deg. 11 min. 10 sec. West, along said northeasterly right-of-way line, a distance of 437.00 feet to intersection of said northeasterly right-of-way line with the southeasterly right-of-way line of Southgate Drive (a 60' right-of-way); run thence North 58 deg. 48 min. 50 sec. East, along said southeasterly right-of-way line, a distance of 200.00 feet to the Point of Beginning.



(LEGAL DESCRIPTION to Warranty Deed from Key Buick to Sawyer) *ps*

84- 107732

Nov 30 9 47 AM '84

RECORDS OF DUVAL COUNTY, FLA.

*[Signature]*

DUVAL COUNTY, FLA.

Michael Corrigan, Tax Collector  
Duval County/City of Jacksonville  
Comments - taxcollector@coj.net  
Inquiries - (904)630-1916  
www.coj.net/tc

**County, City Of Jacksonville**  
**ael Corrigan , Tax Collector**  
231 E. Forsyth Street  
Jacksonville, FL 32202

Date: 01/22/2016 Time: 11:30:35  
Location: P06 Clerk: MHL  
Transaction 0045889

**General Collection Receipt**

Date: 1/15/2016  
Email: AGlick@coj.net

Miscellaneous  
Item: CR - CR354912  
Receipt 0045889.0001-0001 662.00  
  
Total Paid 662.00  
  
CHECK 069653 662.00  
  
Total Tendered 662.00

Eric Almond  
Almond Engineering, PA 6277 Dupont Station Court East, Suite 1  
**Description:** Key Hyundai PUD • Rezoning Application's General Base Fee: \$2,000.00 • Plus  
Acre or Portion Thereof 0.00 Acres @ \$10.00/acre: \$0.00 • Plus Notification Costs  
Per Addressee Notifications @ \$7.00/each: \$49.00 • Calcula

SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
							662.00

Paid By: KEY BUICK  
Thank You

**Total Due: \$662.00**

**Michael Corrigan , Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**

Account No: CR354912 **REZONING/VARIANCE/EXCEPTION**  
Name: Eric Almond

Date: 1/15/2016

Address: Almond Engineering, PA 6277 Dupont Station Court East, Suite 1  
**Description:** Key Hyundai PUD • Rezoning Application's General Base Fee: \$2,000.00 • Plus Cost Per Acre or Portion Thereof 0.00 Acres @  
\$10.00/acre: \$0.00 • Plus Notification Costs Per Addressee Notifications @ \$7.00/each: \$49.00 • Calcula

**Total Due: \$662.00**

