



May 19, 2016

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2016-295

Application for: Atlantic Infiniti PUD

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson and Honorable Members of the City Council:

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

● Recommendation by JPDD: Approve Approve with Conditions Deny

● Recommendation by PC to LUZ: Approve Approve with Conditions Deny

● This rezoning is subject to the following exhibits:

1. The original legal description dated March 18, 2016.
2. The ~~original~~ revised written description dated ~~April 14~~ May 18, 2016.
3. The ~~original~~ revised site plan dated ~~March 5~~ April 15, 2016.
4. ~~The Traffic Engineering Division Memorandum dated May 2, 2016.~~

● Recommended Planning Commission Conditions* to the Ordinance:

1. There shall be a twenty foot wide landscape area along Atlantic Boulevard.
2. There shall be a six foot high, 85% opaque fence along Aloha Drive.
3. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
4. Exterior audio speakers shall be directed away from the residential dwellings to the south.
- 4-5. Sidewalks shall be installed along the Sandalwood Boulevard and Hawaii Drive East frontages.

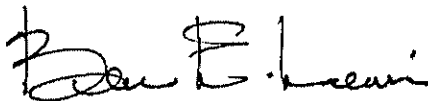
*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 6-0
- PC Commentary: There was no one to speak in opposition.
The agent indicated there was a concern on the Traffic Engineering Division Memorandum on the requirement to construct a sidewalk on Aloha Drive. The owner is willing to construct sidewalks on Sandalwood Blvd. and Hawaii Dr. E. The commission agreed that the Aloha Drive walk is not beneficial as the other two frontages.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dawn Motes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Padgett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nate Day (Alternate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Sincerely,



Bruce E. Lewis, City Planner Supervisor
Planning and Development Department

EXHIBIT D

WRITTEN DESCRIPTION

ATLANTIC INFINITI PUD

May 18, 2016

I. PROJECT DESCRIPTION

- A. The project consists of a request to rezone an existing car dealership from PUD to PUD. The property owner is seeking to remodel the existing one story building and demolish a portion of the building to increase the size of the building to 31,712 sq. ft. The reason for the remodel is to update the design in order to comply with car manufacturer requirements. The portion of the building that will be demolished is a box on box design, which is outdated and inefficient. The addition will simply square off the existing building making it more contemporary and efficient. The property is approximately 2.35 acres and the building lot coverage will be 30.97%. The building setbacks will be 74 ft. on the south side, 80 ft. on the east side, 72 ft. on the west side and 85 ft. on the north side.

Since the PUD is existing, it will incorporate the design characteristics of its current site plan which include:

1. Existing 6 ft. wide landscape buffers on the east and west side of the property,
2. Existing 20 ft. landscape buffers on the north and south side of the property,
3. Existing 6 ft. high privacy fence on the south side of the property,
4. Existing 36 ft. driveway on Atlantic and existing 30 ft. driveways on Hawaii Dr. East and Sandalwood Blvd.,
5. The majority of the existing landscaped areas and planters,
6. The majority of the existing parking spaces,
7. The general internal pedestrian and vehicular circulation with minor modifications to accommodate the addition.

In terms of the modifications from the existing PUD to the new PUD, the square footage of the building will be increased to a total of 31,712 sq. ft. It will basically square off the building where the previous box on box design was located. Parking will be minimally reconfigured from the existing layout. Pursuant to the zoning code, 95 parking spaces will be required including four handicapped spaces and two loading spaces. The proposed PUD includes more than the required parking by providing 98 parking spaces, four handicapped spaces and two loading spaces. The existing spaces will be maintained on the perimeter of the property and the spaces will be reconfigured surrounding the addition to accommodate the build out. The proposed PUD also includes vehicle display areas located along Atlantic Boulevard. A new internal drive will be

added to the building at its northeastern corner so new cars may be driven into the car dealership for display purposes.

In terms of landscaping, the project will incorporate all the existing buffers and most of the internal landscaping. New landscaping planters and walkways will be added adjacent to the addition. The new PUD will include a new handicapped walkway from Atlantic Boulevard to the entrance.

The dealership is located on the south side of Atlantic Blvd., east of Interstate 295 between Sandalwood Boulevard and Hawaii Drive East. The project will be compatible with the area. First, it is isolated from other uses because it is bounded on all sides by streets. Second, the surrounding area is predominantly commercial. The properties to the north, east, and west are designated as CGL under the Comprehensive Plan. Commercial uses, including other car sales uses, approved as PUDs exist to the north and east and the property to the west is zoned CCG-1. Residential uses, designated as LDR under the Comprehensive Plan and zoned RLD-60, exist to the south of the project. The project addresses this by including the existing 20 ft. landscaped buffer, 6 ft. privacy fence, and a building setback of 74 ft. all which minimize any potential impacts to the area. In addition, there is no vehicular access on Aloha Drive. In summary, the expansion will be keeping in with the commercial character of the area.

- B. Project Architect/Planner: Freeman Morgan Architects, 7229 Forest Avenue, Suite 209, Henrico, Virginia 23226.
- C. Project Engineer: Rogers Engineering, LLC, 1105 S.E. 3rd Avenue, Ocala, Florida 34471.
- D. Project Developer: Atlantic Infiniti, Inc., a Florida corporation, 10980 Atlantic Boulevard, Jacksonville, Florida 32225.
- E. Current Land Use Category: CGC
- F. Current Zoning District: PUD
- G. Requested Land Use Category: CGC
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 162235-0000

II. QUANTITATIVE DATA

Total Gross Acreage	2.35	acres	100	%
Amount of each different land use by acreage				
Single family	N/A	acres	0	%
Total number of units	0	d.u.		
Multiple Family	N/A	acres	0	%
Total number of units	0	d.u.		
Commercial	2.35	acres	100	%
Industrial	N/A	acres	0	%
Other land use	N/A	acres	0	%
Total amount of non-residential floor area	N/A	sq. ft.	0	%
Active recreation and/or open space	N/A	acres	0	%
Passive open space, wetlands, ponds	N/A	acres	0	%
Public and private right-of-way	N/A	acres	0	%
Maximum coverage of buildings and structures	31,712	sq. ft.	30.97	%

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code? The PUD will limit the use, intensity and development of the property to a car dealership and the proposed site plan.
- 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 will operate and maintain all the areas and functions in the project.
- C. Justification for the rezoning. First, a PUD already exists on the property and the reason for this request is the zoning code provides any increase of commercial square footage.

inside of an existing PUD requires that PUD be rezoned to a new PUD. Second, the proposed PUD satisfies all the criteria in the Code.

- (1) *The project is consistent with the Comprehensive Plan.* It meets the following Comprehensive Plan Goals, Objectives, and Policies: Goal 1, Objective 1.1, Policy 1.1.1, Policy 1.1.12, Policy, 1.1.22, Objective 1.2, Objective 3.2, Policy 3.2.2, and Policy 3.2.4. In addition, it also meets the general intent of the CGC land use category. In short, the project maintains the existing land use patterns of commercial development along Atlantic Boulevard and allows the owner to redevelop the existing dealership.
- (2) *The project is consistent with the Concurrency Management System.* The project will meet all established levels of service.
- (3) *The project has internal compatibility.* The proposed PUD incorporates the existing PUD landscaping, streetscape, and buffers in its site plan and adds new landscaping including new planters near the proposed addition. The proposed PUD also will maintain the existing sidewalks of the PUD and add new sidewalks, including a handicapped walkway from Atlantic Boulevard to the main entrance, near the proposed addition improving circulation inside the PUD. Vehicular access to and from the site will be the same as it is now in the existing PUD, which is from Atlantic Blvd., Sandalwood Blvd., and Hawaii Dr. East providing sufficient ingress and egress to the PUD. Ample setbacks and buffering will be preserved in the new site plan which consist of building setbacks of 74 ft. on the south side, 80 ft. on the east side, 72 ft. on the west side and 85 ft. on the north side and 6 ft. landscape buffers on the east and west sides and 20 ft. buffers on the north and south sides of the property.
- (4) *The project has external compatibility.* The area is bounded by four streets and is surrounded by commercial on all sides except the south side where there is residential across the street. The properties to the north, east, and west are designated as CGL under the Comprehensive Plan. Commercial uses, including other car sales uses approved as PUDs, exist to the north and east and the property to the west is zoned CCG-1, which is characterized by various commercial uses. Residential uses, designated as LDR under the Comprehensive Plan and zoned RLD-60, exist to the south of the project. Landscape buffers, building setbacks, lack of vehicular entrances, and the privacy fence mitigate any impacts to the residential neighborhood.
- (5) *The project is compatible with the intensity of development in the surrounding area.* The dealership exists today and Atlantic Blvd. is characterized by commercial uses, principally automobile dealerships. The Atlantic Infiniti PUD will maintain that character. Building setbacks, landscape buffers and the fact the project is bounded by streets on all sides will alleviate any potential impacts to the surrounding area. Finally, since the dealership is in existence, utilities already serve the PUD.
- (6) *The project satisfies all parking requirements.* The zoning code requires the project to have 95 parking spaces including four handicapped spaces and two loading spaces. The proposed PUD includes more than the required parking by providing 98 parking spaces, four handicapped spaces and two loading

spaces.

- (7) *The project will provide sidewalks.* The proposed site plan incorporates existing sidewalks and adds new ones to improve pedestrian circulation inside the PUD including a handicapped walkway to the main entrance from Atlantic Blvd.

D. Phase schedule of construction (include initiation dates and completion dates):

Initiation date: File for building permit within 30 days of PUD approval.

Completion date: Nine (9) months following receipt of building permit.

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Automobile sales/car dealership and service garage for minor and major repairs.
- B. Permissible Uses by Exception: N/A.
- C. Limitations on Permitted or Permissible Uses by Exception: N/A
- D. Permitted Accessory Uses and Structures: All uses allowed pursuant to Code Section 656.403.

V. DESIGN GUIDELINES

Lot Requirements:

- (1) *Minimum lot area: N/A.*
- (2) *Minimum lot width: N/A.*
- (3) *Maximum lot coverage: N/A.*
- (4) *Minimum front yard: N/A.*
- (5) *Minimum side yard: N/A.*
- (6) *Minimum rear yard: N/A.*
- (7) *Maximum height of structures: N/A.*

A. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code and as provided for as set forth in this zoning application.

(2) *Vehicular Access.*

- a Vehicular access to the Property shall be by way of Atlantic Blvd, Sandalwood Blvd. and Hawaii Drive East, 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.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and as provided for as set forth in this zoning application.

B. Signs:

All existing signs will be retained and relocated as depicted on the site plan. These signs include:

One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall consist of the existing pylon sign, not to exceed 22' 2" feet in height.

The existing wall sign shall be relocated to the wall of the addition and shall not exceed ten percent (10%) of the square footage of the occupancy frontage of the building.

Directional signs shall not exceed 4 square feet in area and 4 feet in height

C. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and as depicted in the proposed site plan.

D. Recreation and Open Space:

N/A.

E. Utilities

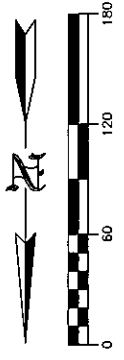
Water, sanitary sewer and electric will be provided by the Jacksonville Electric Authority.

F. Wetlands

N/A.

Atlantic Infiniti

10980 Atlantic Blvd
Jacksonville, FL 32225
(RE# 162235-0000)



ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

PUD MASTER SITE PLAN
for
ATLANTIC INFINITI

DATE: 4-15-16
SCALE: 1" = 60'
SHEET NO. 1 OF 1

Robert L. Rogers, P.E.
F. Reg. No. 10027
rrogers@rogerseng.com

Rodney K. Rogers, PSM
F. Reg. No. 2724
krogers@rogerseng.com

PROJECT CONTACTS:

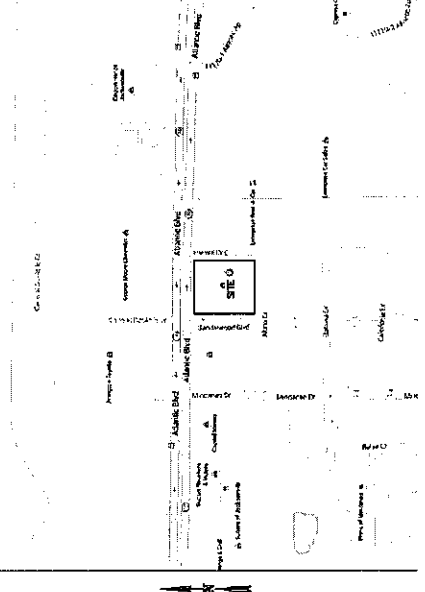
OWNER:
ATLANTIC INFINITI, INC.
7228 FOREST AVE., SUITE 209
JACKSONVILLE, FL 32225
(904) 644-0000

LAND ATTORNEY:
WILLIAM DEAS, P.A.
2215 RIVER BLVD., SUITE 200
JACKSONVILLE, FL 32204
(904) 387-5222

ARCHITECT:
FIRELAN HORGAN ARCHITECTS
7228 FOREST AVE., SUITE 209
JACKSONVILLE, FL 32225
(904) 282-9700

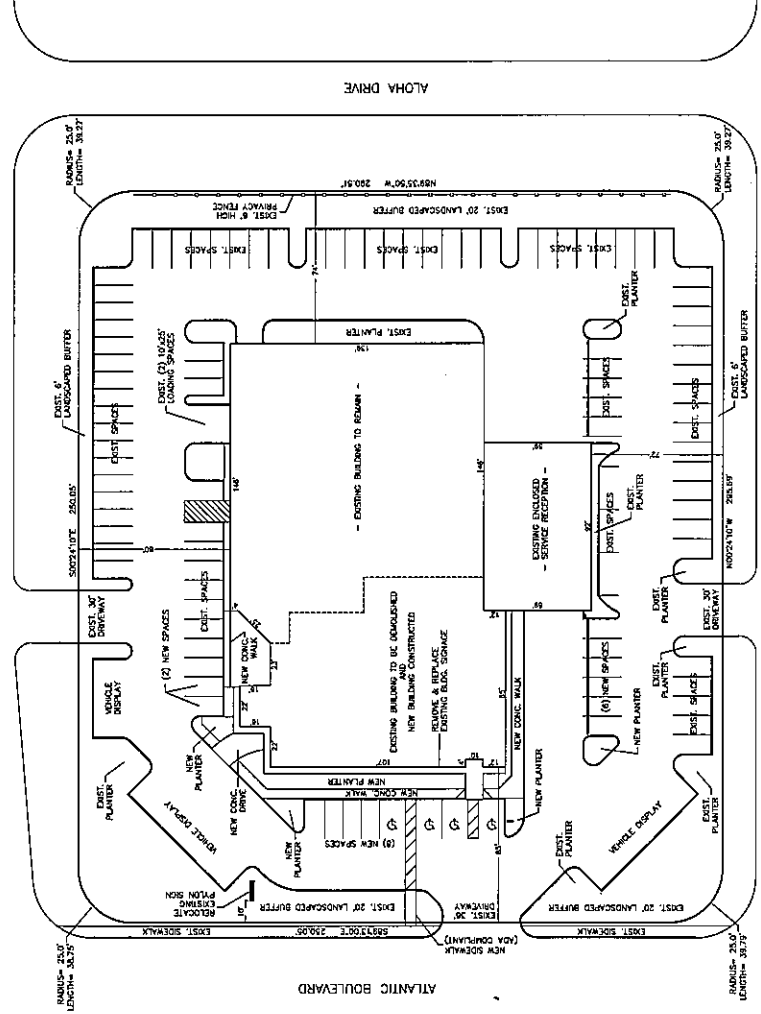
CIVIL ENGINEER:
ROGERS ENGINEERING, LLC
1105 S.E. 3RD AVE.
OCALA, FL 34471
(352) 622-9214

GENERAL CONTRACTOR:
COMMERCIAL CONSTRUCTION CORP.
10000 W. UNIVERSITY BLVD., SUITE 200
RICHMOND, VA 23221
(804) 333-0042



LEGAL DESCRIPTION
TRACTS B AND C, SANDALWOOD BLVD ONE ACCORDING TO THE P.U.D. SUBDIVISION RECORDED IN PLAN BOOK 20, PAGES 10, 1A AND 1B, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SITE DATA SUMMARY
SITE AREA = 102,395 S.F. (2.35 AC)
BUILDING AREA = 31,712 S.F. (0.727)
31,712/1000 x 3 = 95 SPACES
PARKING PROVIDED = 95 SPACES (10,000)
HANDICAP SPACES REQD. = 1 SPACE PER 25 REG. SPACES
89 / 25 = 4 SPACES
HANDICAP SPACES PROVIDED = 4 SPACES
LOADING SPACES REQD.: 25,000 S.F. = 60,000 S.F. = 2 SPACES
LOADING SPACES PROVIDED = 2 SPACES (10,000)



April 15, 2016

Exhibit 3
Page 1 of 1

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-295 TO

PLANNED UNIT DEVELOPMENT

MAY 19, 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 Ordinance **2016-295** to Planned Unit Development.

Location: 10980 Atlantic Boulevard, between Sandalwood Boulevard and Hawaii Drive East

Real Estate Number(s): 162235-0000

Current Zoning District: Planned Unit Development (PUD 1989-20)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Planning Commissioner: Chris Hagan

City Council District: The Honorable Scott Wilson, District 4

Applicant/Agent: Alexandra Deas, Esq.
2215 River Road
Jacksonville, Florida 32204

Owner: Atlantic Infiniti, Inc.
10980 Atlantic Boulevard
Jacksonville, Florida 32225

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2016-295** seeks to rezone approximately 2.21 acres of land from PUD to PUD. The rezoning to PUD is being sought so allow for the expansion of the building to a total of 31,712 square feet. The current PUD allows a maximum 16,000 square

foot automobile dealership and service garage for minor repairs, but not major repairs. There is a parcel across Hawaii Drive which is used by the dealership to store automobiles; however it is not part of this application.

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. Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. 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. A description of the category is noted below.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

The uses provided herein shall be applicable to all CGC sites within the Urban Area.

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial

recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Building trade contractors; Rescue missions; and Day labor pools.

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

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?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). 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:

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

FLUE 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.

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

FLUE 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.

(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 with specific reference to the following:

The streetscape: The PUD will have a streetscape and landscaping that is similar to other automobile dealerships across the street and along Atlantic Boulevard.

The use of existing and proposed landscaping: The majority of the existing landscape is along the perimeter of the property. The proposed expansion will not affect the perimeter landscaping but may impact interior landscaping around the building. The written description indicates the property will comply with landscaping regulations in Part 12 of the Zoning Code.

The treatment of pedestrian ways: There is an existing sidewalk along Atlantic Boulevard. There are no sidewalks along the other streets. The Traffic Engineering Division is recommending that sidewalks be constructed on Sandalwood Blvd., Hawaii Dr., and Aloha Dr. to which would then fill in the break between Aloha Drive and Atlantic Boulevard. The Traffic Engineering Division also recommends the driveways be rebuilt to current standards.

Traffic and pedestrian circulation patterns: There are three existing access drives to the property, one drive each on Hawaii Drive, Sandalwood Boulevard and Atlantic Boulevard. The proposal is not requesting any additional access drives or changes to those drives. There is no access to Aloha Drive, which abuts residential zoning to the south.

The use and variety of building setback lines, separations, and buffering: The PUD is proposing setbacks between 72 and 85 feet from the four right-of-ways. This is in excess of the required setback in a CCG-1 zoning District.

The use and variety of building sizes and architectural styles: The current PUD and the proposed PUD does not specify an architectural style. There is no prevalent architectural style along this section of the Atlantic Boulevard corridor.

(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:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:

The type, number and location of surrounding external uses: The proposed development is located along Atlantic Boulevard which is a major commercial corridor. There are several similar uses and intensive commercial uses.

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	CGC	CCG-1	General Doolittle Drive
	CGC	PUD (14-196)	Arlington Toyota
	CGC	PUD (96-763)	George Moore Chevrolet
South	LDR	RLD-60	Single family dwellings
East	CGC	PUD (97-345)	Atlantic Infiniti auto storage
West	CGC	CCG-1	Furniture store, day care

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The current PUD contains several restrictions on fencing, screening, lighting and audio speakers which are to protect the adjacent residential dwellings to the south. The proposed written description does not contain those same restrictions. **The Department recommends these restrictions need to be continued to safeguard the residents.**

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as an auto dealership. The PUD is appropriate along this commercial corridor with several similar uses.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The current PUD included restrictions on fencing, landscaping, lighting and audio speakers to protect the adjacent residential dwellings.

The existing residential density and intensity of use of surrounding lands: The area south of the property contains single family residential dwellings on 7,500 square foot lots.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The property has access on Sandalwood Boulevard, Hawaii Drive East and Atlantic Boulevard, which is an arterial roadway. The Sandalwood Blvd. access has a traffic signal and allows customers to turn left (west) on Atlantic Blvd.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(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.

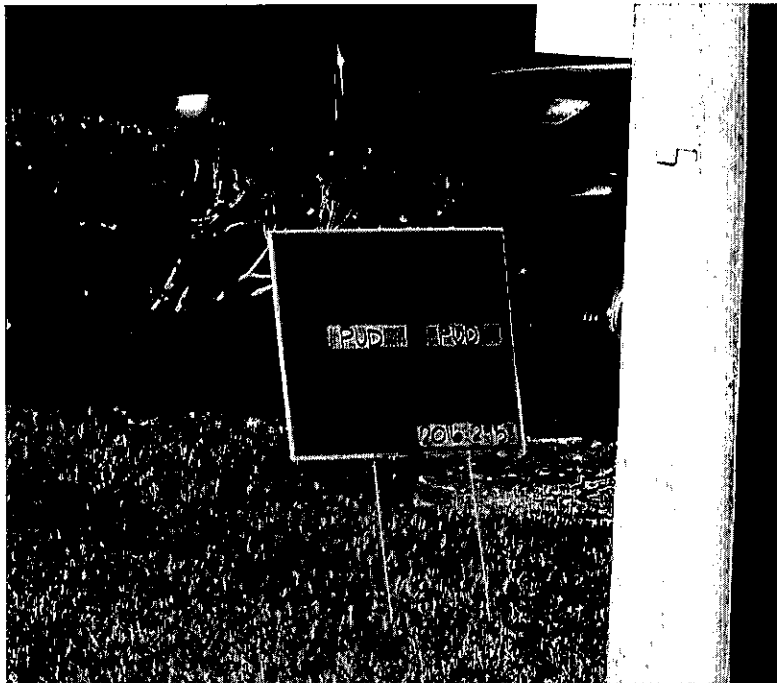
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

There is an existing sidewalk along Atlantic Boulevard. There are no sidewalks along Sandalwood Blvd, East Hawaii Dr., or Aloha Dr. **The Traffic Engineering Division recommends the proposed PUD install sidewalks along Hawaii Drive East, Aloha Drive and Sandalwood Boulevard. This would connect the existing sidewalk system to Atlantic Boulevard.**

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on May 6, 2016, the required Notice of Public Hearing sign was posted.



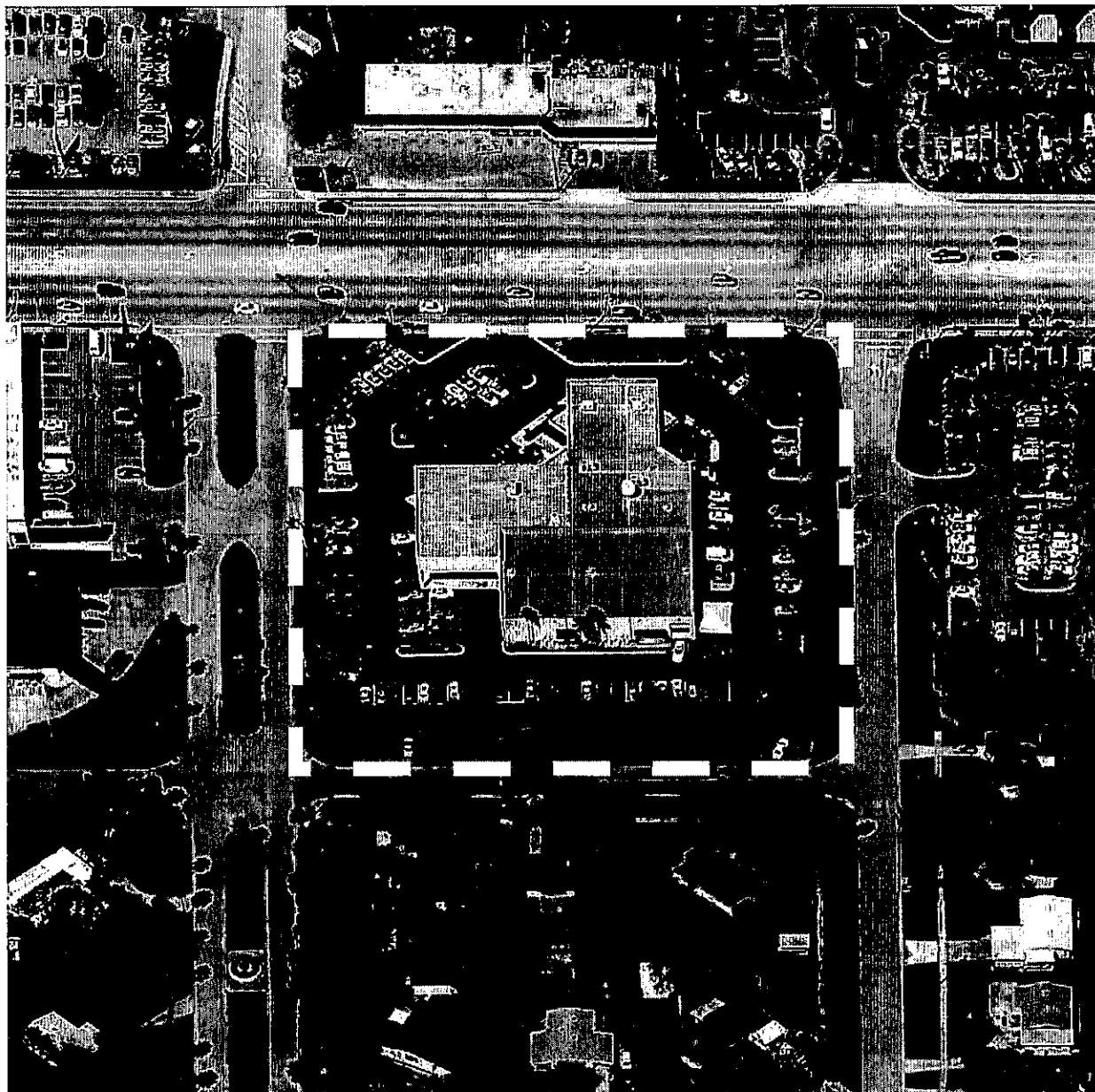
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2016-295** be **APPROVED** with the following exhibits:

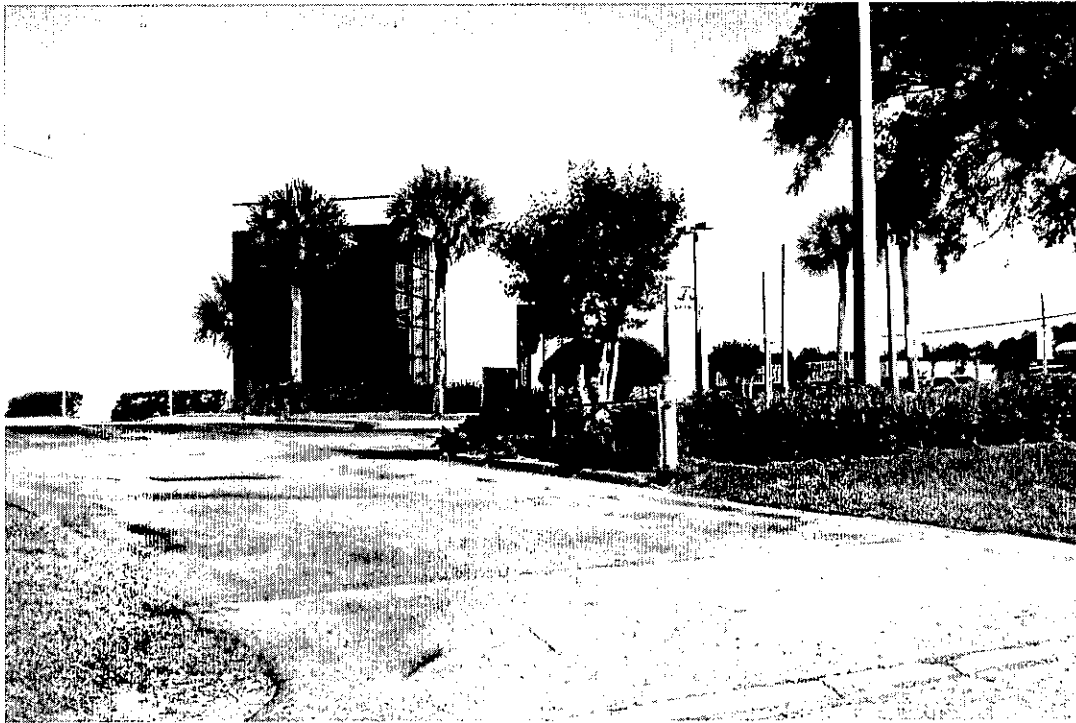
1. The original legal description dated March 18, 2016.
2. The original written description dated April 14, 2016.
3. The original site plan dated March 5, 2016.
4. The Traffic Engineering Division Memorandum date May 2, 2016.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-295** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. There shall be a twenty foot wide landscape area along Atlantic Boulevard.
2. There shall be a six foot high, 85% opaque fence along Aloha Drive.
3. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
4. Exterior audio speakers shall be directed away from the residential dwellings to the south.



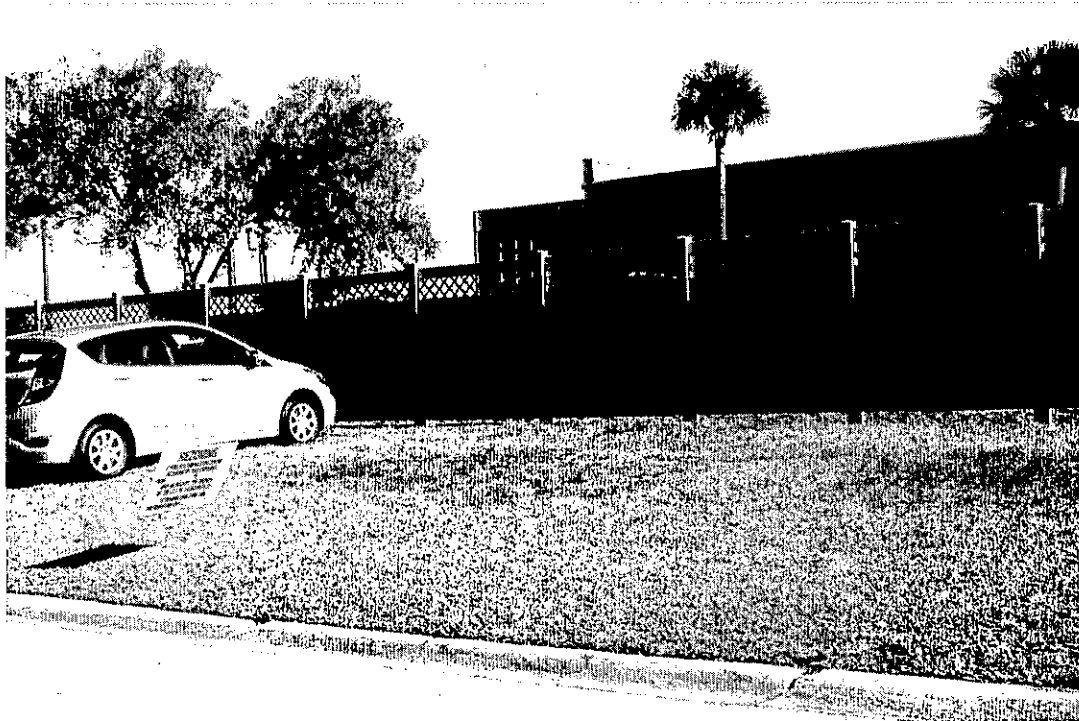
Aerial view of property.



View of auto dealership



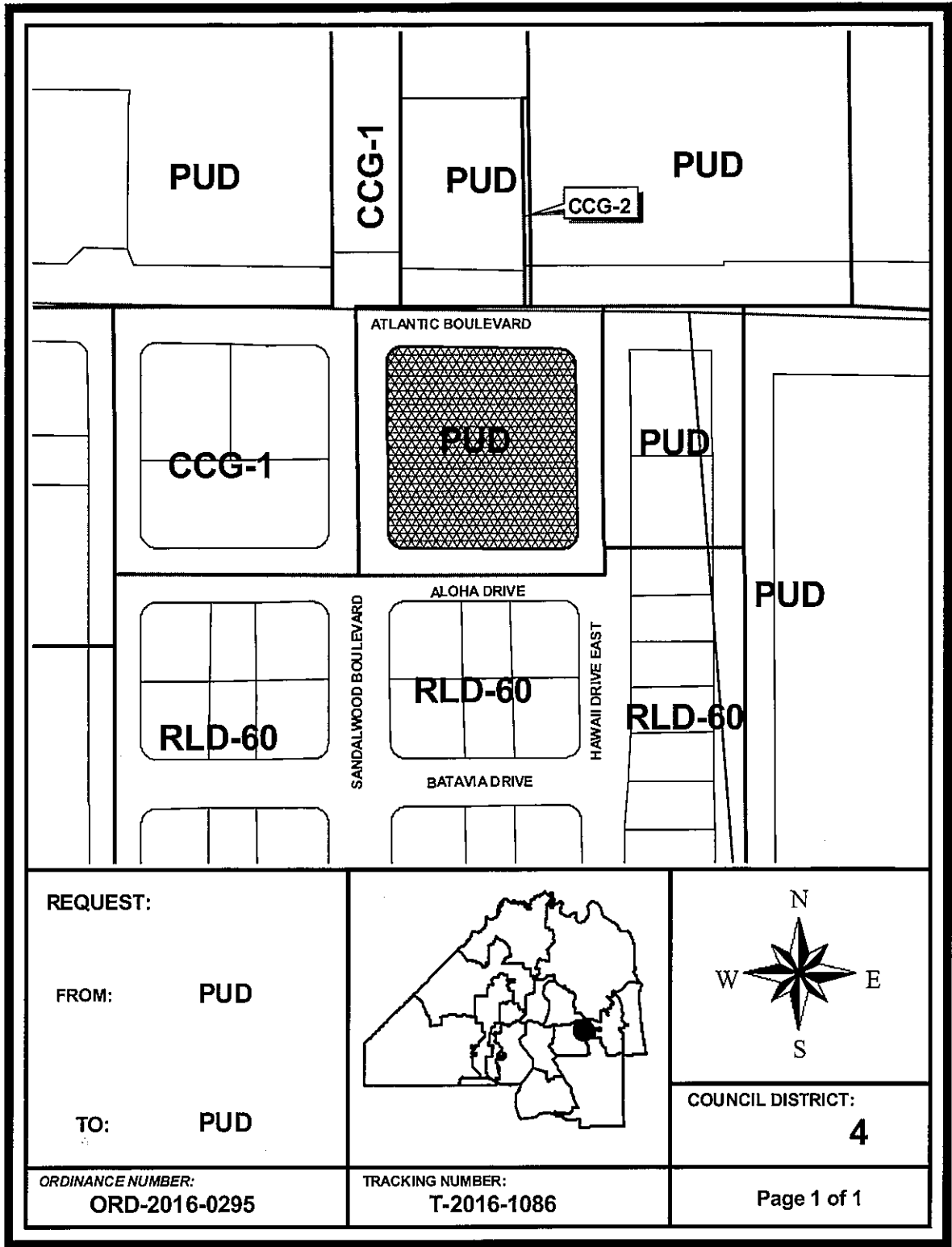
View of auto dealership



Existing fence screening residential dwellings to the south.



Residential dwellings across street from auto dealership



Lewis, Bruce

From: Kolczynski, John
Sent: Monday, May 02, 2016 12:13 PM
To: Lewis, Bruce; Ameera Sayeed (ameera.sayeed@dot.state.fl.us); Caparas, Nelson; Hubsch, Charles; Flowe, John; King, Lisa; Mollie Price (pricml@jea.com); Mullaly, Robin; Namey, Joe; Pate, Mark; Sands, Mike; Todd Mackey (macktd@jea.com); Warnock, Blaine; Wilson, Kurtis; Zammataro, Robert J. - Manager W/WW System Planning
Subject: RE: Atlantic Infiniti PUD 2016-295

Bruce,

Sidewalks should be required on all frontages, but especially on Sandalwood and Hawaii where they will fill the missing sections between existing sidewalks. The driveways should be rebuilt to current standards.

John F. Kolczynski E.I.
Traffic Studies Associate Engineer
Traffic Engineering Division
1007 Superior Street
Jacksonville, Florida 32254
(904) 255-7547

From: Lewis, Bruce
Sent: Wednesday, April 27, 2016 10:23 AM
To: Ameera Sayeed (ameera.sayeed@dot.state.fl.us); Caparas, Nelson; Hubsch, Charles; Flowe, John; King, Lisa; Kolczynski, John; Mollie Price (pricml@jea.com); Mullaly, Robin; Namey, Joe; Pate, Mark; Sands, Mike; Todd Mackey (macktd@jea.com); Warnock, Blaine; Wilson, Kurtis; Zammataro, Robert J. - Manager W/WW System Planning
Subject: Atlantic Infiniti PUD 2016-295

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed development. Please review the attached and e-mail your comments or recommendations to this office no later than: Monday, May 9, 2016.

Bruce E. Lewis
City Planner Supervisor
Current Planning Division
Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202
904.255.7820 | direct
904.255.7884 | fax

DEVELOPMENT SERVICES



April 28, 2016

MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Atlantic Infiniti PUD**
R-2016-295 fka R-1989-20

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comment:

Atlantic Boulevard is a FDOT maintained roadway. Number, design and location of access requires FDOT permit approval.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.



MEMORANDUM

DATE: 05/09/2016

TO: Bruce Lewis
City Planner Supervisor

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF ATLANTIC INFINITY PUD

Atlantic Boulevard (SR 10), from St. Johns Bluff Road to Girvin Road, is the directly accessed functionally classified roadway. Atlantic Boulevard is a 6-lane divided class I arterial I in this vicinity and is currently operating at an acceptable LOS C. Atlantic Boulevard segments have a maximum daily service volume of 59,900 vpd and a 2015 daily traffic volume of 52,000. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Atlantic Boulevard must be subject to FDOT access management requirements.

This proposal is for 31,712 square feet of ITE 210 Single Family Residential which would generate a total of 1,072 vpd and does not exceed the amount of available capacity for this classified roadway.

(ITE 841 Automobile Sales (Dealership & Service) – 31,712 square feet)

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0295 **Staff Sign-Off/Date** BEL / 03/30/2016

Filing Date 04/25/2016 **Number of Signs to Post** 4

Hearing Dates:

1st City Council 05/24/2016 **Planning Commission** 05/19/2016

Land Use & Zoning 06/07/2016 **2nd City Council** N/A

Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL, COMMUNITIES OF EAST ARLINGTON, DEER RIDGE HOA

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1086

Application Status PENDING

Date Started 03/18/2016

Date Submitted 03/18/2016

General Information On Applicant

Last Name DEAS **First Name** ALEXANDRA **Middle Name**

Company Name
ALEXANDRA L. DEAS, P.A.

Mailing Address
2215 RIVER BLVD.

City JACKSONVILLE **State** FL **Zip Code** 32204

Phone 9043879292 **Fax** 7862843080 **Email** ALEX@DEASLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name N/A **First Name** N/A **Middle Name**

Company/Trust Name
ATLANTIC INFINITI, INC., A FLORIDA CORPORATION

Mailing Address
10980 ATLANTIC BLVD.

City JACKSONVILLE **State** FL **Zip Code** 32225

Phone 9046420200 **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1989-20

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	162235 0000	4	2	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.20

Development Number

Proposed PUD Name ATLANTIC INFINITI PUD

Justification For Rezoning Application

A CAR DEALERSHIP ZONED PUD IS SEEKING TO REMODEL ITS EXISTING BUILDING TO COMPLY WITH CAR MANUFACTURER REQUIREMENTS RESULTING IN AN INCREASE IN SQUARE FOOTAGE OF COMMERCIAL SPACE. AS A RESULT, THE OWNER OF THE PROPERTY IS REQUESTING TO REZONE THE PROPERTY FROM PUD TO PUD TO ACCOMMODATE THE INCREASE IN COMMERCIAL SQUARE FOOTAGE. THE OWNER WILL CONTINUE TO OPERATE THE PROPERTY AS A CAR DEALERSHIP.

Location Of Property

General Location

EAST OF INTERSTATE 295 ON THE SOUTH SIDE OF ATLANTIC BLVD. BETWEEN SANDALW

House #	Street Name, Type and Direction	Zip Code
10980	ATLANTIC BV	32225

Between Streets

SANDALWOOD BLVD. and HAWAII DRIVE EAST

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:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 2.20 Acres @ \$10.00 /acre:** \$30.00
- 3) Plus Notification Costs Per Addressee**
 - 24 Notifications @ \$7.00 /each:** \$168.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,198.00

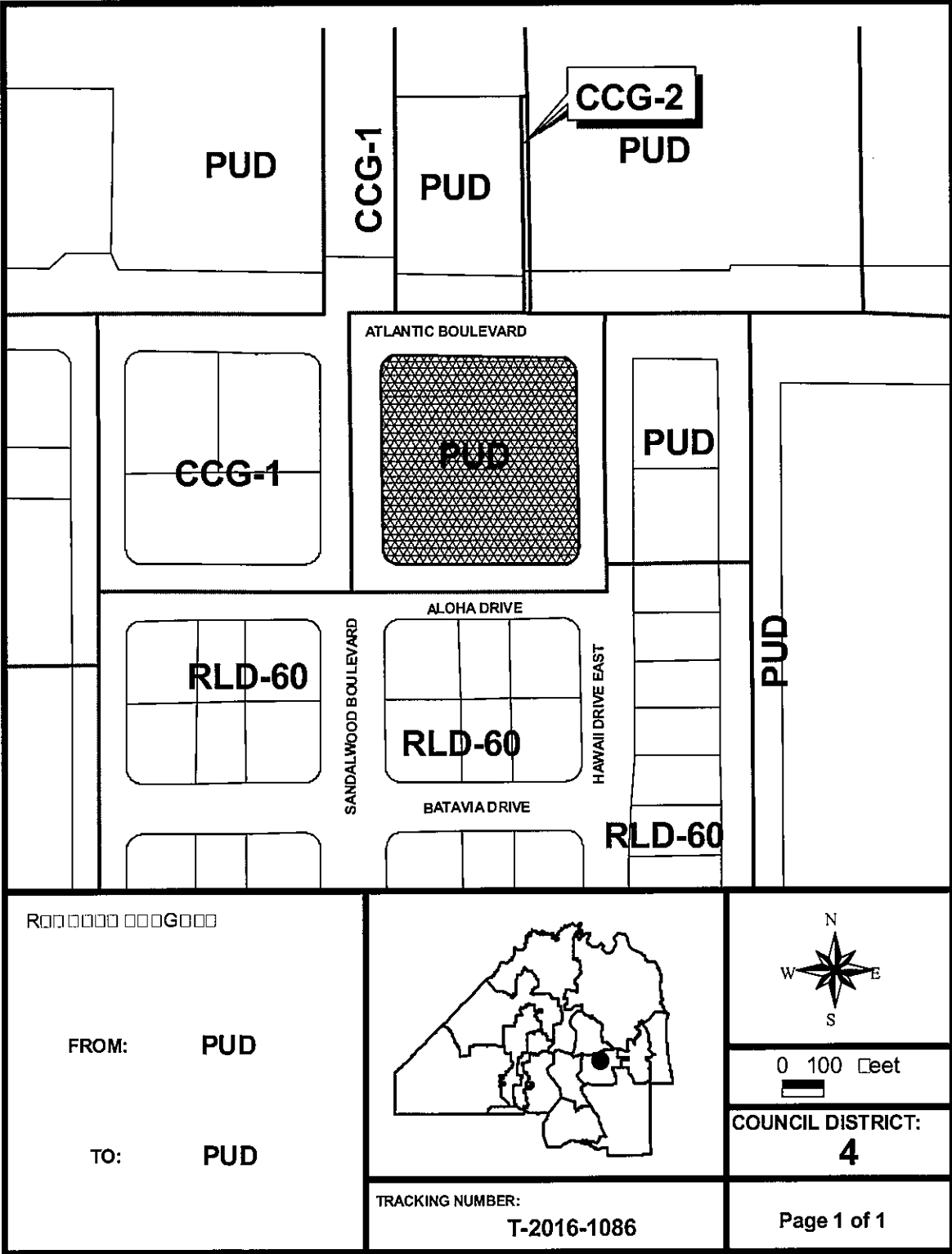
NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

LEGAL DESCRIPTION

March 18, 2016

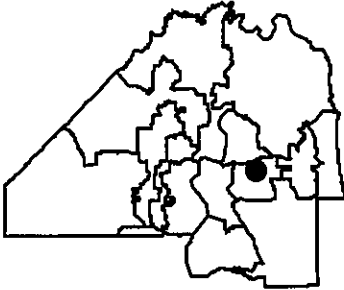
Tracts B and C, SANDALWOOD UNIT ONE, according to the plat thereof recorded in Plat Book 30, Pages 19, 19A and 19B, of the current records of Duval County, Florida.



R0000000 000G0000

FROM: PUD

TO: PUD



0 100 Feet



COUNCIL DISTRICT:
4

TRACKING NUMBER:
T-2016-1086

Page 1 of 1

EXHIBIT A

Property Ownership Affidavit

Date: 2/25/16

City of Jacksonville


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

Re: Ownership Certification

Gentleman:

I, Frank Pearson, as President, of Atlantic Infiniti Inc., a Florida corporation, 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 10980 Atlantic Blvd., Jacksonville, Florida 32225, submitted to the Jacksonville Planning and Development Department.

ATLANTIC INFINITI, INC., a Florida corporation


Frank Pearson, President

STATE OF FL

COUNTY OF Duval

The foregoing affidavit was sworn and subscribed before me this 25 day of February, 2016 by Frank Pearson, as President, of Atlantic Infiniti, Inc., a Florida corporation who is personally known to me or has produced ___ as identification.

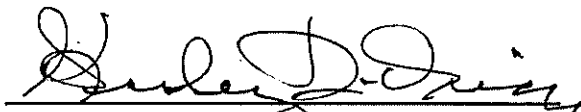

(Notary Signature)



EXHIBIT B

Agent Authorization

Date: 2/25/16

City of Jacksonville

City Council / Planning and Development Department

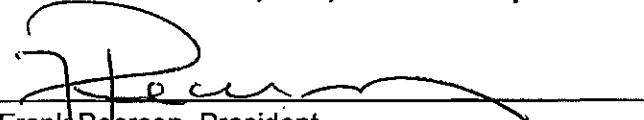
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 10980 Atlantic Blvd., Jacksonville,
Florida 32225

Gentleman:

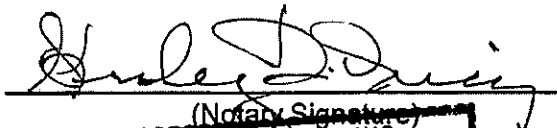
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Alexandra L, Deas, Esq. to act as agent to file application(s) for a rezoning from PUD to PUD for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

ATLANTIC INFINITI, INC., a Florida corporation


Frank Pearson, President

STATE OF FL
COUNTY OF Duval

The foregoing affidavit was sworn and subscribed before me this 25 day of February , 2016 by Frank Pearson, as President, of Atlantic Infiniti, Inc., a Florida corporation, who is personally known to me or has produced _____ as identification.


(Notary Signature)

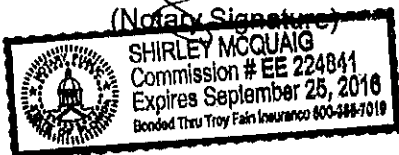


EXHIBIT C

Binding Letter

Date: 2/25/14

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

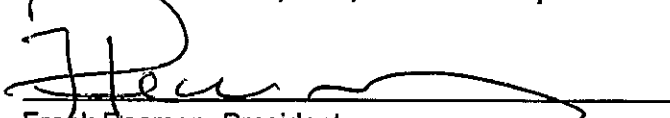
Re: Atlantic Infiniti - 10980 Atlantic Blvd., Jacksonville, Florida 32225- PUD

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,

ATLANTIC INFINITI, INC., a Florida corporation



Frank Pearson, President

EXHIBIT D

WRITTEN DESCRIPTION

ATLANTIC INFINITI PUD

April 14, 2016

I. PROJECT DESCRIPTION

- A. The project consists of a request to rezone an existing car dealership from PUD to PUD. The property owner is seeking to remodel the existing one story building and demolish a portion of the building to increase the size of the building to 31,712 sq. ft. The reason for the remodel is to update the design in order to comply with car manufacturer requirements. The portion of the building that will be demolished is a box on box design, which is outdated and inefficient. The addition will simply square off the existing building making it more contemporary and efficient. The property is approximately 2.2 acres and the building lot coverage will be 33%. The building setbacks will be 74 ft. on the south side, 80 ft. on the east side, 72 ft. on the west side and 85 ft. on the north side.

Since the PUD is existing, it will incorporate the design characteristics of its current site plan which include:

1. Existing 6 ft. wide landscape buffers on the east and west side of the property,
2. Existing 20 ft. landscape buffers on the north and south side of the property,
3. Existing 6 ft. high privacy fence on the south side of the property,
4. Existing 36 ft. driveway on Atlantic and existing 30 ft. driveways on Hawaii Dr. East and Sandalwood Blvd.,
5. The majority of the existing landscaped areas and planters,
6. The majority of the existing parking spaces,
7. The general internal pedestrian and vehicular circulation with minor modifications to accommodate the addition.

In terms of the modifications from the existing PUD to the new PUD, the square footage of the building will be increased to a total of 31,712 sq. ft. It will basically square off the building where the previous box on box design was located. Parking will be minimally reconfigured from the existing layout. Pursuant to the zoning code, 95 parking spaces will be required including four handicapped spaces and two loading spaces. The proposed PUD includes more than the required parking by providing 98 parking spaces, four handicapped spaces and two loading spaces. The existing spaces will be maintained on the perimeter of the property and the spaces will be reconfigured surrounding the addition to accommodate the build out. The proposed PUD also includes vehicle display areas located along Atlantic Boulevard. A new internal drive will be

added to the building at its northeastern corner so new cars may be driven into the car dealership for display purposes.

In terms of landscaping, the project will incorporate all the existing buffers and most of the internal landscaping. New landscaping planters and walkways will be added adjacent to the addition. The new PUD will include a new handicapped walkway from Atlantic Boulevard to the entrance.

The dealership is located on the south side of Atlantic Blvd., east of Interstate 295 between Sandalwood Boulevard and Hawaii Drive East. The project will be compatible with the area. First, it is isolated from other uses because it is bounded on all sides by streets. Second, the surrounding area is predominantly commercial. The properties to the north, east, and west are designated as CGL under the Comprehensive Plan. Commercial uses, including other car sales uses, approved as PUDs exist to the north and east and the property to the west is zoned CCG-1. Residential uses, designated as LDR under the Comprehensive Plan and zoned RLD-60, exist to the south of the project. The project addresses this by including the existing 20 ft. landscaped buffer, 6 ft. privacy fence, and a building setback of 74 ft. all which minimize any potential impacts to the area. In addition, there is no vehicular access on Aloha Drive. In summary, the expansion will be keeping in with the commercial character of the area.

- B. Project Architect/Planner: Freeman Morgan Architects, 7229 Forest Avenue, Suite 209, Henrico, Virginia 23226.
- C. Project Engineer: Rogers Engineering, LLC, 1105 S.E. 3rd Avenue, Ocala, Florida 34471.
- D. Project Developer: Atlantic Infiniti, Inc., a Florida corporation, 10980 Atlantic Boulevard, Jacksonville, Florida 32225.
- E. Current Land Use Category: CGC
- F. Current Zoning District: PUD
- G. Requested Land Use Category: CGC
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 162235-0000

II. QUANTITATIVE DATA

Total Gross Acreage	2.2	acres	100	%
Amount of each different land use by acreage				
Single family	N/A	acres	0	%
Total number of units	0	d.u.		
Multiple Family				
Total number of units	0	d.u.		
Commercial	3.12	acres	100	%
Industrial				
	N/A	acres	0	%
Other land use				
	N/A	acres	0	%
Total amount of non-residential floor area				
	N/A	sq. ft.	0	%
Active recreation and/or open space				
	N/A	acres	0	%
Passive open space, wetlands, ponds				
	N/A	acres	0	%
Public and private right-of-way				
	N/A	acres	0	%
Maximum coverage of buildings and structures	31,712	sq. ft.	33	%

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code? The PUD will limit the use, intensity and development of the property to a car dealership and the proposed site plan.
- 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 will operate and maintain all the areas and functions in the project.
- C. Justification for the rezoning. First, a PUD already exists on the property and the reason for this request is the zoning code provides any increase of commercial square footage

inside of an existing PUD requires that PUD be rezoned to a new PUD. Second, the proposed PUD satisfies all the criteria in the Code.

- (1) *The project is consistent with the Comprehensive Plan.* It meets the following Comprehensive Plan Goals, Objectives, and Policies: Goal 1, Objective 1.1, Policy 1.1.1, Policy 1.1.12, Policy, 1.1.22, Objective 1.2, Objective 3.2, Policy 3.2.2, and Policy 3.2.4. In addition, it also meets the general intent of the CGC land use category. In short, the project maintains the existing land use patterns of commercial development along Atlantic Boulevard and allows the owner to redevelop the existing dealership.
- (2) *The project is consistent with the Concurrency Management System.* The project will meet all established levels of service.
- (3) *The project has internal compatibility.* The proposed PUD incorporates the existing PUD landscaping, streetscape, and buffers in its site plan and adds new landscaping including new planters near the proposed addition. The proposed PUD also will maintain the existing sidewalks of the PUD and add new sidewalks, including a handicapped walkway from Atlantic Boulevard to the main entrance, near the proposed addition improving circulation inside the PUD. Vehicular access to and from the site will be the same as it is now in the existing PUD, which is from Atlantic Blvd., Sandalwood Blvd., and Hawaii Dr. East providing sufficient ingress and egress to the PUD. Ample setbacks and buffering will be preserved in the new site plan which consist of building setbacks of 74 ft. on the south side, 80 ft. on the east side, 72 ft. on the west side and 85 ft. on the north side and 6 ft. landscape buffers on the east and west sides and 20 ft. buffers on the north and south sides of the property.
- (4) *The project has external compatibility.* The area is bounded by four streets and is surrounded by commercial on all sides except the south side where there is residential across the street. The properties to the north, east, and west are designated as CGL under the Comprehensive Plan. Commercial uses, including other car sales uses approved as PUDs, exist to the north and east and the property to the west is zoned CCG-1, which is characterized by various commercial uses. Residential uses, designated as LDR under the Comprehensive Plan and zoned RLD-60, exist to the south of the project. Landscape buffers, building setbacks, lack of vehicular entrances, and the privacy fence mitigate any impacts to the residential neighborhood.
- (5) *The project is compatible with the intensity of development in the surrounding area.* The dealership exists today and Atlantic Blvd. is characterized by commercial uses, principally automobile dealerships. The Atlantic Infiniti PUD will maintain that character. Building setbacks, landscape buffers and the fact the project is bounded by streets on all sides will alleviate any potential impacts to the surrounding area. Finally, since the dealership is in existence, utilities already serve the PUD.
- (6) *The project satisfies all parking requirements.* The zoning code requires the project to have 95 parking spaces including four handicapped spaces and two loading spaces. The proposed PUD includes more than the required parking by providing 98 parking spaces, four handicapped spaces and two loading

spaces.

(7)

(8) *The project will provide sidewalks.* The proposed site plan incorporates existing sidewalks and adds new ones to improve pedestrian circulation inside the PUD including a handicapped walkway to the main entrance from Atlantic Blvd.

D. Phase schedule of construction (include initiation dates and completion dates):

Initiation date: File for building permit within 30 days of PUD approval.

Completion date: Nine (9) months following receipt of building permit.

IV. USES AND RESTRICTIONS

A. Permitted Uses: Automobile sales/car dealership.

B. Permissible Uses by Exception: N/A.

C. Limitations on Permitted or Permissible Uses by Exception: N/A

D. Permitted Accessory Uses and Structures: All uses allowed pursuant to Code Section 656.403.

V. DESIGN GUIDELINES

Lot Requirements:

(1) *Minimum lot area: N/A.*

(2) *Minimum lot width: N/A.*

(3) *Maximum lot coverage: N/A.*

(4) *Minimum front yard: N/A.*

(5) *Minimum side yard: N/A.*

(6) *Minimum rear yard: N/A.*

(7) *Maximum height of structures: N/A.*

A. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code and as provided for as set forth in this zoning application.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Atlantic Blvd, Sandalwood Blvd. and Hawaii Drive East, 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.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and as provided for as set forth in this zoning application.

B. Signs:

All existing signs will be retained and relocated as depicted on the site plan. These signs include:

One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall consist of the existing pylon sign, not to exceed 22' 2" feet in height.

The existing wall sign shall be relocated to the wall of the addition and shall not exceed ten percent (10%) of the square footage of the occupancy frontage of the building.

Directional signs shall not exceed 4 square feet in area and 4 feet in height

C. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and as depicted in the proposed site plan.

D. Recreation and Open Space:

N/A.

E. Utilities

Water, sanitary sewer and electric will be provided by the Jacksonville Electric Authority.

F. Wetlands

N/A.

Atlantic Infiniti
 10980 Atlantic Blvd.
 Jacksonville, Fl. 32225
 (RE# 162235-0000)

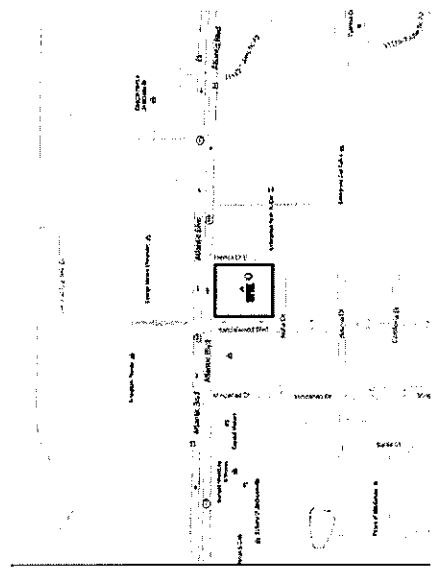
Robert L. Rogers, PE
 P.E. No. 12022
 Professional Engineer
 State of Florida
 10980 Atlantic Blvd., Suite 200
 Jacksonville, FL 32225
 (904) 642-0200
 www.rogers-engineering.com

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 623-9214 • Lic. No. 44074

PUD MASTER SITE PLAN
 for
ATLANTIC INFINITI

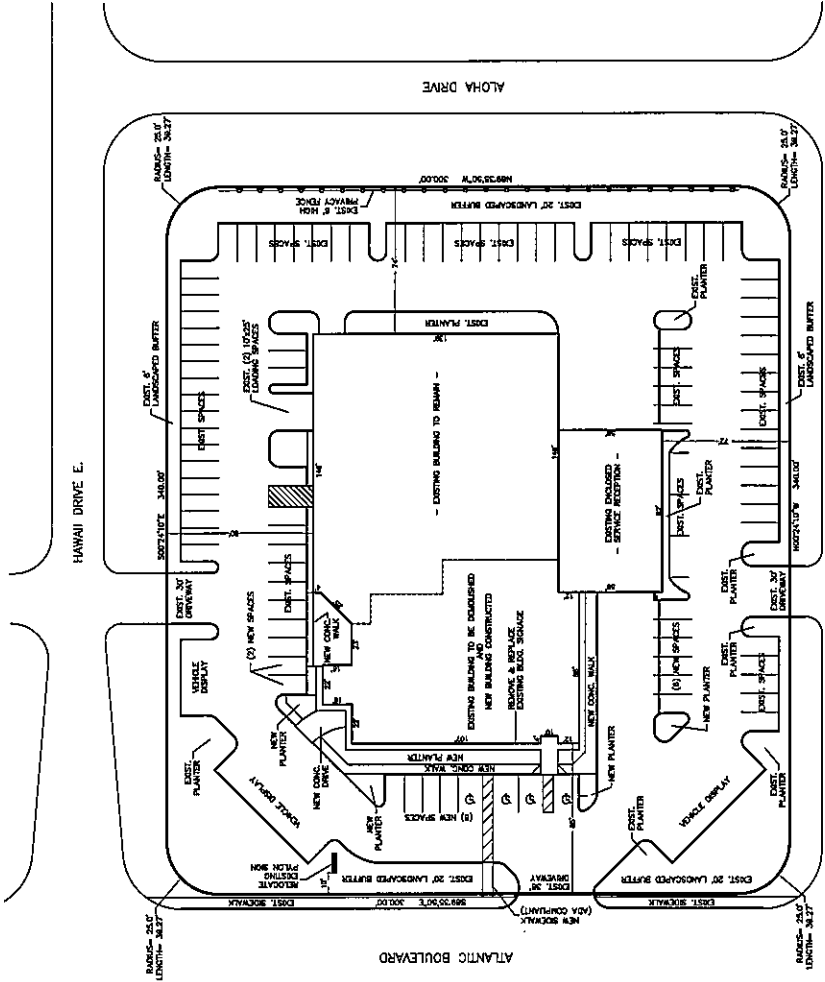


PROJECT CONTACTS:
OWNER: ATLANTIC INFINITI, INC.
 10980 ATLANTIC BLVD., SUITE 200
 JACKSONVILLE, FL 32225
 (904) 642-0200
LAND ATTORNEY: L. KEVIN
 MULLAMON, J.D., P.A.
 2215 RIVER BLVD., SUITE 200
 JACKSONVILLE, FL 32204
 (904) 307-8282
ARCHITECT: FREDMAN MORGAN ARCHITECTS
 1200 W. 17th Ave., Suite 206
 JACKSONVILLE, FL 32202
 (904) 281-9700
CIVIL ENGINEER: ROGERS ENGINEERING, LLC
 10980 ATLANTIC BLVD., SUITE 200
 JACKSONVILLE, FL 32225
 (904) 642-0200
GENERAL CONTRACTOR: INTERSECTION CORP.
 2300 PATTERSON AVE.
 ROYALTON, VA 23221
 (804) 333-3042



LOCAL IDENTIFIERS:
 TRACTS B AND C, SANDALWOOD UNIT ONE, ACCORDING TO THE PLAT THEREOF
 RECORDED IN PLAT BOOK 30, PAGES 19, 18A AND 19B, OF THE PUBLIC RECORDS
 OF SUCAL COUNTY, FLORIDA.

SITE DATA SUMMARY
 SITE AREA = 138,867 SQ. FT. (3.12 AC.)
 BUILDING AREA = 31,712 S.F. (728,888)
 PARKING RECD. 3 SPACES PER 1000 S.F. GROSS FLOOR AREA
 31,712/1000 x 3 = 95 SPACES
 PARKING PROVIDED = 98 SPACES (107,007)
 LANDSCAP SPACES RECD. = 1 SPACE PER 25 REG. SPACES
 98 / 25 = 4 SPACES
 LANDSCAP SPACES PROVIDED = 4 SPACES
 LOADING SPACES RECD. 25,000 S.F. = 10,000 S.F. = 2 SPACES
 LOADING SPACES PROVIDED = 2 SPACES (107,025)



Prepared by & return to: Charles Lea Hume, Esq. Fowler, White, Burnett, Hurley, Banick & Strickroot, P.A. 175 Northwest First Avenue Miami, FL 33123

This Warranty Deed Made and executed the 27 day of February A.D. 1990 by NORTH ATLANTIC HOLDINGS, INC., a Virginia corporation

a corporation existing under the laws of State of Virginia and having its principal place of business at 7400 Midlothian Pike, Richmond, Virginia 23225 hereinafter called the grantor, to Atlantic Infiniti, Inc.

whose postoffice address is 10990 Atlantic Boulevard, Jacksonville, Florida 32225 hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "grantee" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Vertical stamp: 100671

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Duval County, Florida, viz:

TRACTS B and C, SANDALWOOD UNIT ONE, according to the plat thereof recorded in Plat Book 30, Pages 19, 19A and 19B, of the current public records of Duval County, Florida.

Subject to covenants, restrictions, reservations and easements of record.

The within described real property is not the residence, homestead or domicile of the Grantors.

Vertical stamp: STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE APR 10 1990 368.00

Vertical stamp: 294040

Stamp: STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE APR 10 1990 990.00

Stamp: STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE APR 10 1990 990.00

Stamp: STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE APR 10 1990 990.00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free of all encumbrances

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Daniel B. Wilkins Secretary Signed, sealed and delivered in the presence of: [Signatures]

NORTH ATLANTIC HOLDINGS, INC. By Max H. Pearson President

STATE OF VIRGINIA COUNTY OF CHESTERFIELD

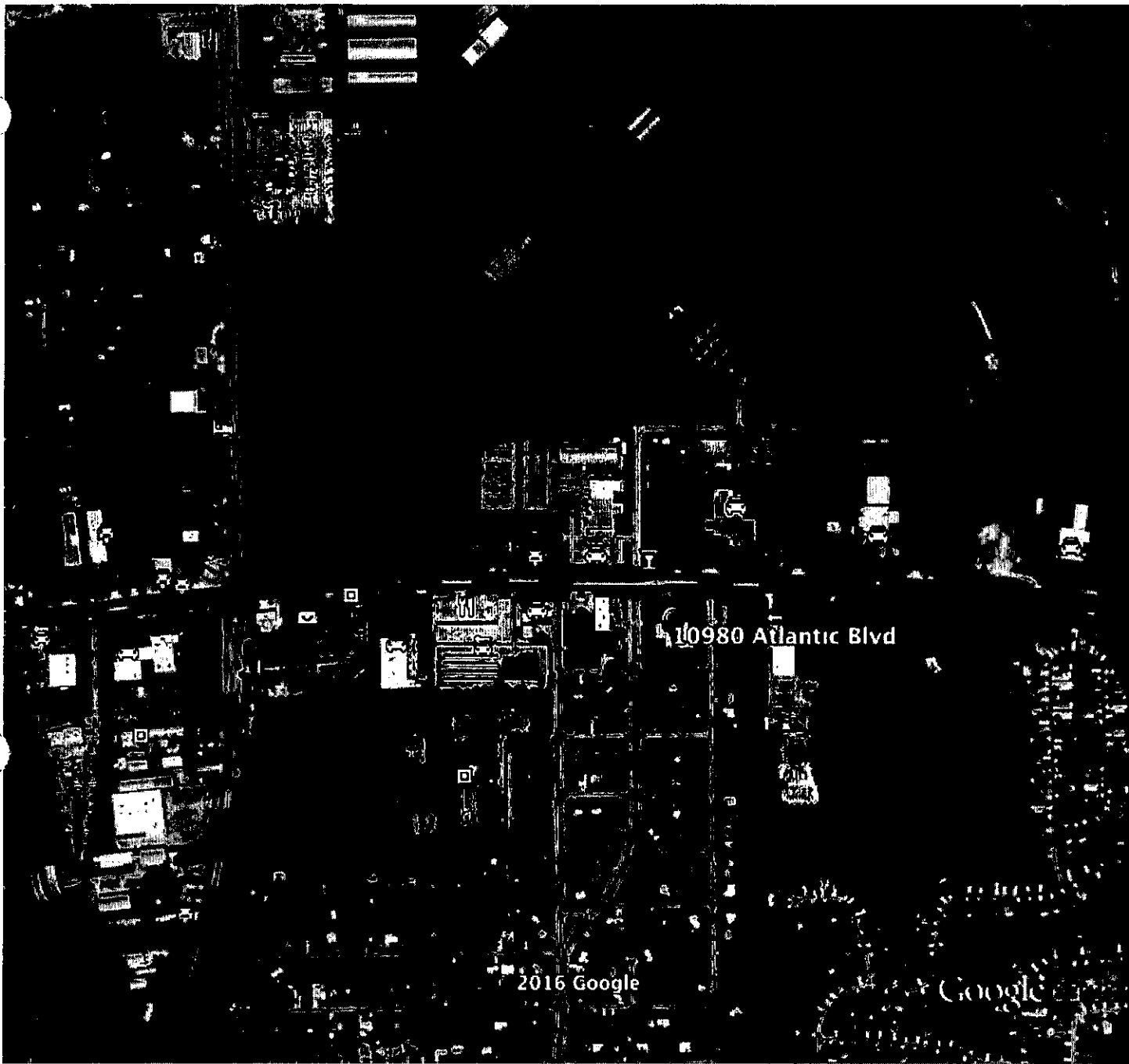
Stamp: STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE APR 10 1990 00.50

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Max H. Pearson and Daniel B. Wilkins respectively of the corporation named as grantor and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily and that the seal affixed thereto is the true corporate seal of said corporation.

My Commission Expires: 8/31/91

Notary Public [Signature] DONNA W. STANLEY

Vertical stamp: RECORDS DEPT. OF REVENUE APR 10 1990 1 49 PM '90



Google earth





10980 Atlantic Blvd, Jacksonville, FL 32225

My Notes

On the go? Use m.bing.com to find maps, directions, businesses, and more

