

EXHIBIT D

WRITTEN DESCRIPTION

ATLANTIC INFINITI PUD

JUNE 7, 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 The portion of the building that will be demolished is a box on box design, which is outdated and inefficient.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				
Total number of units	0	d.u.		
Commercial	2.35	acres	100	%
Industrial				
Industrial	N/A	acres	0	%
Other land use				
Other land use	N/A	acres	0	%
Total amount of non-residential floor area				
Total amount of non-residential floor area	N/A	sq. ft.	0	%
Active recreation and/or open space				
Active recreation and/or open space	N/A	acres	0	%
Passive open space, wetlands, ponds				
Passive open space, wetlands, ponds	N/A	acres	0	%
Public and private right-of-way				
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 ones, 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. [New external sidewalks will be added on Hawaii Drive East and Sandalwood Boulevard in the City Right of Way to connect the residential neighborhood to the south to Atlantic Blvd.](#)
- (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.* Internally, 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. [Two new external sidewalks will be added in the City Right of Way on Sandalwood Boulevard and Hawaii Drive East to connect the residential neighborhood to the south to Atlantic Boulevard.](#)

- 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. Internally, sidewalks will be located as depicted in the Site Plan including a new handicapped walkway from Atlantic Boulevard to the main entrance. [New external sidewalks will be constructed in the City Right of Way on Sandalwood Blvd. and Hawaii Drive East to connect the residential neighborhood to the south to Atlantic Boulevard.](#)

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.