

# Exhibit D

## WRITTEN DESCRIPTION

Coggin Avenues Collision Center PUD

REVISED April 3, 2019

### I. PROJECT DESCRIPTION

- A. The following constitutes the written description of the Planned Unit Development for the Coggin Avenues Collision Center PUD. The overall land area of this PUD will include approximately 21 acres. The site has a Future Land Use designation of CGC, LI and LDR and is located on Philips Highway between Southside Boulevard and Interstate 295. This application will be proceeding with a companion small scale land use amendment to change the approximately 2-acres of LDR on the site to CGC.

Attached to this application is a conceptual site plan which depicts the existing auto-related commercial buildings to remain as well as the proposed expansion and new commercial buildings. The site will continue to be used as an automobile dealership and major automotive repair facility, which provides for sale and service of new and used automobiles as well as accessory and related services in adjoining facilities, including outside storage and display.

The subject property is surrounded by a mix of uses as shown below:

	<u>Zoning District</u>	<u>Current Use</u>
Northwest	IL	veterinarian/auto service center
North	RMDA/RR	single family residential/vacant
East	RR	vacant residential
Southeast	RMD-MH/CCG-2	mobile home park/auto sales

- B. Project Name:** Coggin Avenues Collision Center
- C. Project Planner:** Kimley Horn and Associates, Inc.  
12740 Gran Bay Parkway, Suite 2350  
Jacksonville, FL. 32258
- D. Project Engineer:** Kimley Horn and Associates, Inc.  
12740 Gran Bay Parkway, Suite 2350  
Jacksonville, FL. 32258
- E. Project Developer:** Asbury Automotive Group, Inc.  
2905 Premiere Parkway, Suite 300  
Duluth, GA/ 30097

**F. Current Land Use Designation:** LI, LDR and CGC

**G. Current Zoning District:** IL, RR and CCG-2

**H. Requested Zoning District:** PUD

**I. Real Estate Number(s):** 156610 0100, 156611 0000, 156612 0000, 156613 0000, 156600 0100, 156637 0000, 156600 0100, 156600 0000 and 156688 0300

## **II. QUANTITATIVE DATA**

**A. Total Acreage:** Approximately 21 acres

**B. Total number of dwelling units:** None

**C. Total amount of non-residential floor area:** Approximately 120,000 sf (subject to future expansion through a Major Modification to the PUD)

**D. Total amount of recreation area:** None

**E. Total amount of open space:** Stormwater Pond Area: Approximately 2.1 acres  
Wetlands: None

**F. Total amount of public/private rights of way:** None

**G. Total amount of land coverage of all buildings and structures:** Approximately 120,000 sf. (subject to future expansion through a Major Modification to the PUD)

**H. Phase schedule of construction (include initiation dates and completion dates)**

Permitting of new construction on the site shall occur within ten (10) years of final PUD approval. All new development will be completed within twenty (20) years of final PUD approval or as the market dictates.

## **III. STATEMENTS**

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

*The PUD differs from the usual application of the Zoning Code in that a large portion of this site is zoned Industrial Light (IL) and another part Rural Residential (RR) and Commercial Community General-2. Currently, the IL zoning district only permits auto sales and outside display activities by exception. The RR zoning district does not permit any type of commercial activity. Assembling the entire site into one PUD will permit the continuance of the existing uses without the need for future zoning applications. It will*

*also specifically address all landscape buffer, parking and other issues through a unified development 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.**

*All facilities on this site will be privately owned, operated and managed by the owners of the property, Asbury Automotive Group.*

**IV. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Retail sales of new or used automobiles and trucks.
2. Service garages for minor or major repairs.
3. Auto laundry or manual car washes.
4. Commercial retail sales and service establishments
5. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
6. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
7. Hotels and motels.
8. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, 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.
9. Art galleries, museums, community centers, dance, art or music studios.
10. Vocational, trade or business schools and similar uses.
11. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
12. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
13. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).

14. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
15. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
16. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
17. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
18. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
19. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
20. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
21. Churches, including a rectory or similar use.
22. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
23. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
24. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
25. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
26. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

**B. Permissible Uses by Exception:**

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.

2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
3. Residential treatment facilities and emergency shelters.
4. Multi-family residential integrated with a permitted use.
5. Crematories.
6. Pawn shops (limited to items permitted in the CCG-1 Zoning District).
7. Blood donor stations, plasma centers and similar uses.
8. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
9. Schools meeting the performance standards and development criteria set forth in Part 4.
10. Service and repair of general appliances and small engines.

**C. Limitations on Permitted or Permissible Uses by Expectation:** None

**D. Permitted Accessory Uses and Structures:** See Section 656.403 of the Zoning Code

**E. Restrictions on Uses:** None

## **V. DESIGN GUIDELINES**

### **A. Lot Requirements:**

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None, except as otherwise required for certain uses.
3. Maximum lot coverage: 65%
4. Minimum front yard: None.
5. Minimum side yard: 5 feet
6. Minimum rear yard: 10 feet.
7. Minimum side or rear yard adjacent to residential: Where the PUD parcel is adjacent to a residentially zoned or used parcel, a minimum yard of 25-feet shall be provided along the private property lines adjoining the residential parcel. No improvements

other than landscaping, visual screening, retention or parking may be permitted in this required 25-foot yard.

8. Maximum height of structures: 60 feet.

**B. Ingress, Egress and Circulation:**

1. Parking Requirements.

- a. Vehicle Parking:

Business, Commercial or Retail (including vehicle sales): Minimum 3 spaces per 1000 square feet, maximum 6 spaces per 1000 square feet.

Auto Service and Repair (including Collision Center): 2 spaces plus 4 spaces per bay.

All other uses: Parking shall meet Section 656.604

- b. Storage and Sales: The parking spaces specifically designated for the storage and sales of automobile inventory shall not be considered in the calculation of required onsite parking for this PUD.
- c. Bicycle Parking: The minimum amount of required bicycle parking spaces shall be consistent with Section 656.608(f)(1) of the City of Jacksonville Zoning Code. This calculation is currently one (1) space per 5,000 sf of floor area.
- d. Tandem parking spaces may be permitted and count toward the required parking spaces for the new Collision Center on the eastern property line as shown on the PUD Site Plan.

2. Vehicular Access.

- a. Vehicular access to the Property shall be by way of Philips Highway, 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.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

3. Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs:**

The number, location, size and height of signage to be located upon the subject property shall be in accordance with Part 13 of the Zoning Code; however, variation from the strict requirements of Section 656.1301 of the Jacksonville Zoning Code shall be permitted to allow for identification and directional signs subject to review by the City of Jacksonville Planning and Development Department. Primary sign heights will not exceed fifty feet (50') in height.

**D. Landscaping:**

The landscaping for this project shall be consistent with Part 12 of the Zoning Code except for some of the perimeter and interior landscaping requirements as mentioned below. These variances from the code are summarized below and are hereby approved by this PUD.

1. No perimeter landscaping as set forth in Section 656.1215 shall be required along the southeastern property line, adjacent to the existing Volvo dealership (10863 Philips Highway, RE# 156595 0000).
2. No uncomplimentary buffer, as set forth in Section 656.1216, shall be required along the perimeter of the eastern-most parcel (RE# 156600 0000) until such time as it is developed.
3. Interior landscaping as set forth in Section 656.1214 shall not be required within the Inventory Preparation areas or Sales and Display areas as long as the trees typically planted in the landscape islands are planted in the perimeter buffers.
4. Perimeter landscaping (Section 656.1215) shall not be required adjacent to the "Coggin lease parcel" that is not included in this PUD (10857 Philips Highway, RE# 156592 0000) until such time as Asbury or its affiliates or successors no longer leases the parcel for use in conjunction with the parcels included in this PUD.

**E. Recreation and Open Space: None**

**F. Utilities:**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands: None**

**H. Noise Abatement:**

All exterior speakers or audio transmission devices used on or about the project will be situated and operated in volumes which are not excessive in relationship to the surrounding residential zoning districts.

**I. Illumination:**

Lighting standards shall be oriented so as to localize illumination onto the project to the greatest extent possible. The quantity of illumination shall be controlled so as to eliminate unreasonable interference or impact with surrounding residential zoning districts. All lighting shall comply with City Standards.

**VI. DEVELOPMENT PLAN APPROVAL**

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

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

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

**A. Is more efficient than would be possible through strict application of the Zoning Code;**

*This PUD is more efficient than the strict application of the Zoning Code in that a zoning exception would otherwise be required for every future expansion or building renovation within the Industrial Light (IL)-zoned portions of the subject property. Also, the site would be required to provide perimeter landscaping round many of the parcels internal to this PUD. This PUD addresses all development issues throughout the project area as a whole and not parcel by parcel.*

**B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;**

*This PUD is compatible with surrounding land uses in that the uses onsite have existed in their current location for over thirty (30) years. Furthermore, those areas of the site that are adjacent to residential zoning or use contain an elongated stormwater pond, natural vegetation (currently vacant) or are used solely for the storage of vehicles. All of these areas will be sufficiently buffered using the buffer standards found in Section 656.1216 of the Zoning Code.*

**C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.**



*The proposed PUD rezoning will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:*

***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 1.1.16***

*Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:*

- 1. Creation of like uses;*
- 2. Creation of complementary uses;*
- 3. Enhancement of transportation connections;*
- 4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or*
- 5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.*

***FLUE Policy 1.1.25***

*The City will encourage the use of such smart growth practices as:*

- 1. Interconnectivity of transportation modes and recreation and open space areas;*
- 2. A range of densities and types of residential developments;*
- 3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;*
- 4. Use of the Development Areas;*
- 5. Revitalization of older areas and the downtown, and*
- 6. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.*

***FLUE Policy 3.2.1***

*The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.*

***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 Objective 6.3***

*The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.*