

City of Jacksonville, Florida

Lenny Curry, Mayor

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

August 4, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-482 **Application for: Cagle Road PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

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

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

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated May 3, 2022.
2. The original written description dated June 22, 2022.
3. The original site plan dated April 23, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: None

Planning Department conditions:

1. The development shall be subject to the Transportation Planning Division memorandum dated July 18, 2022 or as otherwise approved by the Planning and Development Department.

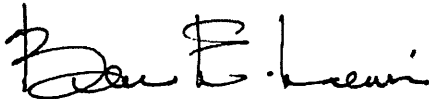
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-482 TO
PLANNED UNIT DEVELOPMENT

AUGUST 4, 2022

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 2022-482 to Planned Unit Development.

Location: 5649 Cagle Road between University Blvd. West and Bowden Road

Real Estate Number(s): 153066-0000

Current Zoning District(s): Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Community General Commercial (CGC)
With site specific policy

Planning District: Southeast , District 3

Applicant/Agent: Paul M. Harden, Esq.
1431 Riverplace Boulevard, Suite 901
Jacksonville Florida 32207

Owner: Sam-Shmuel Stern
Cagle Hospitality Associates, LLC
5649 Cagle Road
Jacksonville Florida 32216

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-482 seeks to rezone approximately 3.03 acres of land from Commercial Community General-1 (CCG-1) to PUD. The rezoning to PUD is being sought convert the existing motel into a maximum of 125 residential units. Permitted uses and permissible uses by exception found in the CCG-1 Zoning District are also allowed.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the 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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5716-22C (Ordinance 2022-481) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5716-22C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5716-22C (Ordinance 2022-481) that seeks to amend the portion of land that is within the Community General Commercial (CGC) land use category to Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is in/consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a 125 multi-family dwellings. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The written description indicates that the site may be developed without having to meet recreation or open space requirements.

- The use of existing and proposed landscaping: The written description indicates that the subject property will not be meeting Part 12 of the zoning code, they will be using the existing landscaping.
- The treatment of pedestrian ways: Pedestrian access shall be in accordance with the 2030 Comprehensive Plan.
- Compatible relationship between land uses in a mixed use project: In accordance with the mixed use requirement of the CGC land use category, the PUD does allow permitted uses found in the CCG-1 Zoning District in addition to multi-family dwellings.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: This area is a mix of legal non-conforming uses and commercial uses. There are a couple of single-family dwellings, office buildings, and hotels.
- 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	Parking lot
South	HDR	PUD (2019-231)	111 multi-family residential units
East	CGC	CCG-1	I-95 Off Ramp
West	CGC	CCG-1	Motel, offices

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category for multi-family residential units. The PUD is appropriate at this location because there is a similar development to the south. The proposed conversion to residential will help to alleviate the affordable housing shortage in the area.

- The availability and location of utility services and public facilities and services: JEA availability letter was provided with the application and the proposed PUD was reviewed by JEA.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required recreation area.

(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

The application indicates it will comply with the Comprehensive Plan regarding sidewalks. The City's Traffic Engineer requires an ADA compliant sidewalk shall be placed on the site frontage on Cagle Road. The sidewalk shall be a minimum of 6' from the edge of the pavement of Cagle Road.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 22, 2022, 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 **2022-482** be **APPROVED with the following exhibits:**

1. The original legal description dated May 3, 2022.
2. The original written description dated June 22, 2022.
3. The original site plan dated April 23, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-482** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

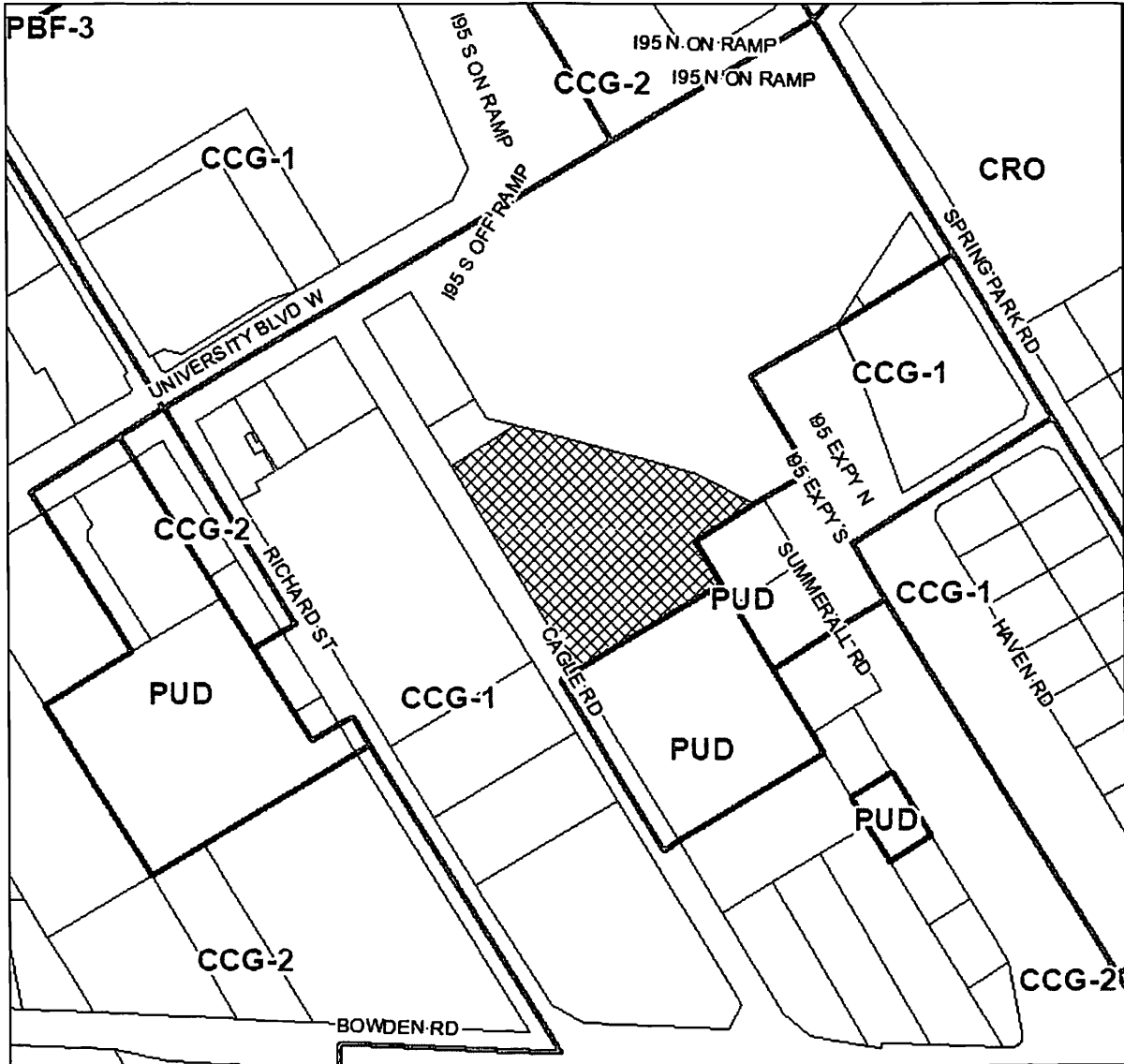
1. The development shall be subject to the Transportation Planning Division memorandum dated July 18, 2022 or as otherwise approved by the Planning and Development Department.

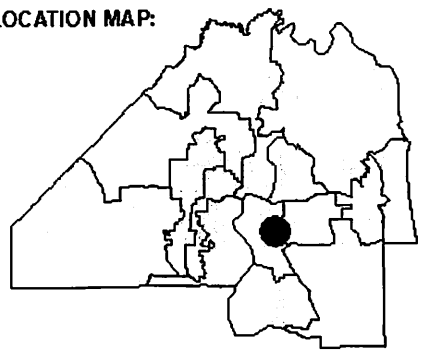



View of existing motel.



Aerial view of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p>
<p>ORDINANCE NUMBER ORD-2022-0482</p>	<p>TRACKING NUMBER T-2022-4239</p>	<p>COUNCIL DISTRICT: 5</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



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TRANSPORTATION REVIEW

DATE: July 18, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0482

Background Information:

The subject site is approximately 3.03 acres and will be accessible from Cagle Road, an unclassified facility and located to the south of University Boulevard West (SR 109), a major arterial facility. University Boulevard West is currently operating at 69.28% of capacity. This segment of University Boulevard West has a maximum daily capacity of 59,900 vehicles per day (vpd) and average daily traffic of 41,500 vpd.

This PUD is a companion to pending small-scale land use application L-5716-22C (2022-0481). Per the written description, the applicant indicates a maximum of 125 multi-family units (ITE Code 220), which could produce 843 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in the supplemental memorandum provided and dated 07/18/2022.



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City of Jacksonville, Florida

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MEMORANDUM

DATE: July 18, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0482

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Proposed PUD is in violation of Policy 4.1.2 of the Transportation Element of the 2030 Comprehensive Plan. Parcel to the south of the subject site is subject to ordinance 2019-231-E. Ordinance 2019-231-E indicates "Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan". Right-of-Way constraints for this ordinance (2022-0482) are consistent with ordinance 2019-231-E. Final site plan approval for 2019-231-E indicated a code minimum of 5' wide sidewalk along Cagle Road frontage. Sidewalks are to remain consistent with PUD to the south of the property.
- ADA compliant sidewalk shall be placed on the site frontage on Cagle Road. The sidewalk shall meet clear zone requirements.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0482 **Staff Sign-Off/Date** BEL / 06/03/2022
Filing Date 06/22/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 08/09/2022 **Planning Commission** 08/04/2022
Land Use & Zoning 08/16/2022 **2nd City Council** 08/24/2022
Neighborhood Association NONE
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4239 **Application Status** PENDING
Date Started 04/26/2022 **Date Submitted** 04/26/2022

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
LAW OFFICE OF PAUL M. HARDEN
Mailing Address
1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name STERN **First Name** SAM-SHMUEL **Middle Name**
Company/Trust Name
CAGLE HOSPITALITY ASSOCIATES, LLC
Mailing Address
5649 CAGLE RD
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 153066 0000	5	3	CCG-1	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 #

5716

Total Land Area (Nearest 1/100th of an Acre) 3.03

Development Number

Proposed PUD Name CAGLE ROAD PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

SWQ UNIVERSITY BLVD W & I-95

House #	Street Name, Type and Direction	Zip Code
5649	CAGLE RD	32216

Between Streets

UNIVERSITY BLVD W and BOWDEN RD

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.).

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 3.03 Acres @ \$10.00 /acre: | \$40.00 |
| 3) Plus Notification Costs Per Addressee | |
| 14 Notifications @ \$7.00 /each: | \$98.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,407.00 |

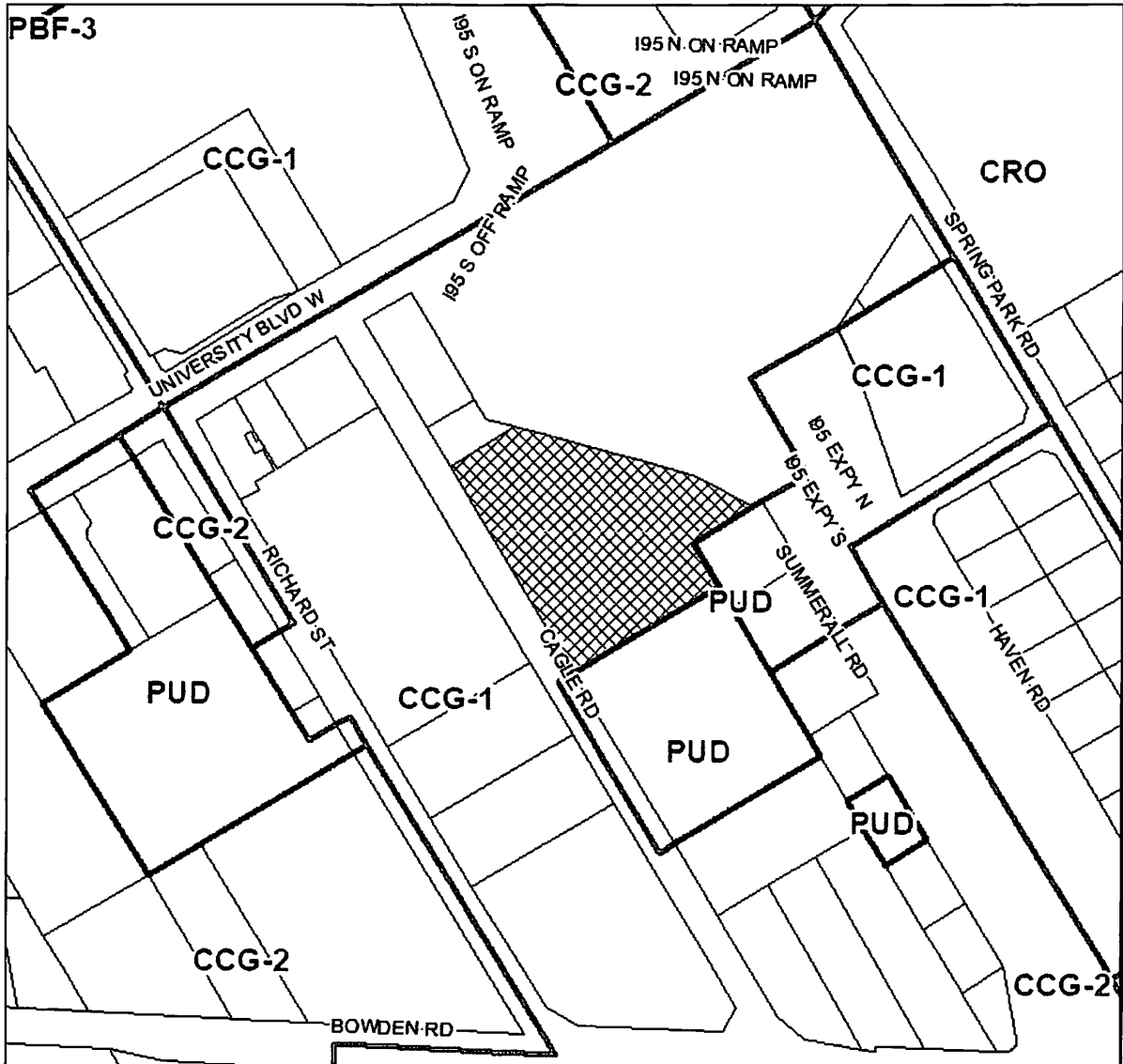
NOTE: Advertising Costs To Be Billed to Owner/Agent

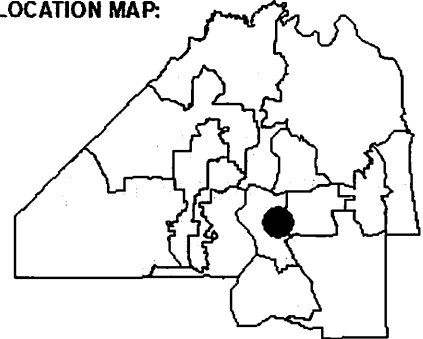
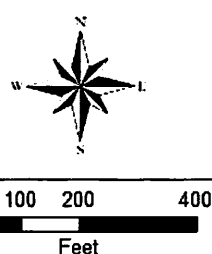
Legal Description

May 3, 2022

PART OF FARMS 28 AND 29, BOWDEN FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 91 AND PART OF LOTS 7 AND 8, LOVEGROVE GARDENS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 19, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF UNIVERSITY BOULEVARD (WIDTH VARIES) WITH THE EAST LINE OF CAGLE ROAD (A 60.0 FOOT RIGHT OF WAY), THENCE SOUTH $31^{\circ}11'06''$ EAST, 305.45 FEET, ALONG THE EAST LINE OF SAID CAGLE ROAD TO THE POINT OF BEGINNING. THENCE NORTH $58^{\circ}47'24''$ EAST 137.35 FEET TO A POINT ON THE SOUTHWEST LINE OF INTERSTATE HIGHWAY NO. 95 (A VARIABLE WIDTH RIGHT OF WAY), THENCE SOUTH $74^{\circ}23'47''$ EAST 393.69 FEET ALONG THE SOUTHWEST LINE OF SAID INTERSTATE HIGHWAY NO. 95 TO AN ANGLE POINT, THENCE SOUTH $58^{\circ}50'44''$ EAST 113.88 FEET ALONG SAID LINE, THENCE SOUTH $58^{\circ}33'24''$ WEST 123.37 FEET ALONG THE SOUTH LINE OF LOT 8 OF SAID LOVEGROVE GARDENS TO ITS SOUTHWEST CORNER, THENCE SOUTH $31^{\circ}25'06''$ EAST 92.21 FEET, THENCE SOUTH $58^{\circ}51'38''$ WEST 299.42 FEET TO THE EAST LINE OF SAID CAGLE ROAD, THENCE NORTH $31^{\circ}11'06''$ WEST 440.49 FEET ALONG THE EAST LINE OF SAID CAGLE ROAD TO THE POINT OF BEGINNING.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER T-2022-4239</p>	 <p>COUNCIL DISTRICT: 5</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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WRITTEN DESCRIPTION

**Cagle Road PUD
RE# 153066-0000
June 22, 2022**

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.03 acres of property from PUD to PUD. The site is the subject of a companion FLUM Amendment from CGC to CGC with a site specific text amendment to waive the 20% commercial requirement due to the existing commercial development in the area. The parcel is located in the southwest quadrant of I-95 and University Boulevard West.

The subject property is currently owned by Cagle Hospitality Associates, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently developed as a motel. Surrounding uses include: CGC/CCG-1 to the west, north and east across I-95 (commercial); and CGC/PUD to the south (commercial); and CGC/CCG-1 to the east across I-95 (commercial).

Project Name: Cagle Road PUD
Project Architect/Planner: The Parris Company
Project Engineer: The Parris Company
Project Developer: Instant Hotel, Inc

II. QUANTITATIVE DATA

Total Acreage: 3.03
Total number of dwelling units: up to 125
Total amount of non-residential floor area: N/A
Total amount of recreation area: 0.50 acres
Total amount of open space: 1.00 acre
Total amount of public/private rights of way: N/A
Total amount of land coverage of all buildings and structures: 54,362 s.f.
Phase schedule of construction (include initiation dates and completion dates)
Initiation 1 year Completion 2 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multi-family residential without an integrated permitted use
2. Commercial retail sales and service establishments
3. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
4. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry or manual car wash, mobile car detailing services, minor or major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
5. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
6. Fruit, vegetable, poultry or fish markets.
7. All types of professional and business offices.
8. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises. This use shall be only as an accessory use to a commercial retail use.
9. Hotels and motels.

10. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
11. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Boatyards.
13. Racetracks for animals or vehicles.
14. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating. This use shall be only as an accessory use to a commercial retail use.
15. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4
16. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
17. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
19. Private clubs.
20. Churches, including a rectory or similar use
21. Personal property storage establishments meeting the performance development criteria set forth in Part 4
22. Vocational, trade or business schools and similar uses
23. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
24. 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
25. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
26. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
27. Art galleries, museums, community centers, dance, art or music studios.

28. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
29. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
30. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4
31. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
32. Filling or gas stations with convenience store, with or without car washes, meeting the performance standards and development criteria set forth in Part 4. Notwithstanding Part 4, this use shall allow for outdoor service and seating and there shall be no maximum parking limitation

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. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
7. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
8. Automobile storage yards.
9. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
10. Schools meeting the performance standards and development criteria set forth in Part 4.
11. Nightclubs.
12. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

13. Billiard parlors.
14. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
15. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
16. Rescue missions.
17. Day labor pools.

C. Limitations on Permitted or Permissible Uses by Exception:

N/A

D. Permitted Accessory Uses and Structures:

See §646.403

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application.

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 areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None.

(6) *Minimum rear yard:* 10 feet. Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 15 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.

(7) *Maximum height of structures:* 60 feet

B. 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.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Cagle Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

a. A sidewalk shall be provided pursuant to the 2030 Comprehensive Plan.

C. Signs.

(1) Two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and thirty-five (35) feet in height.

(2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

(3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

E. Utilities:

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

F. Recreation and Open Space:

The recreation and open space requirements shall comply with §656.420, Zoning Code.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

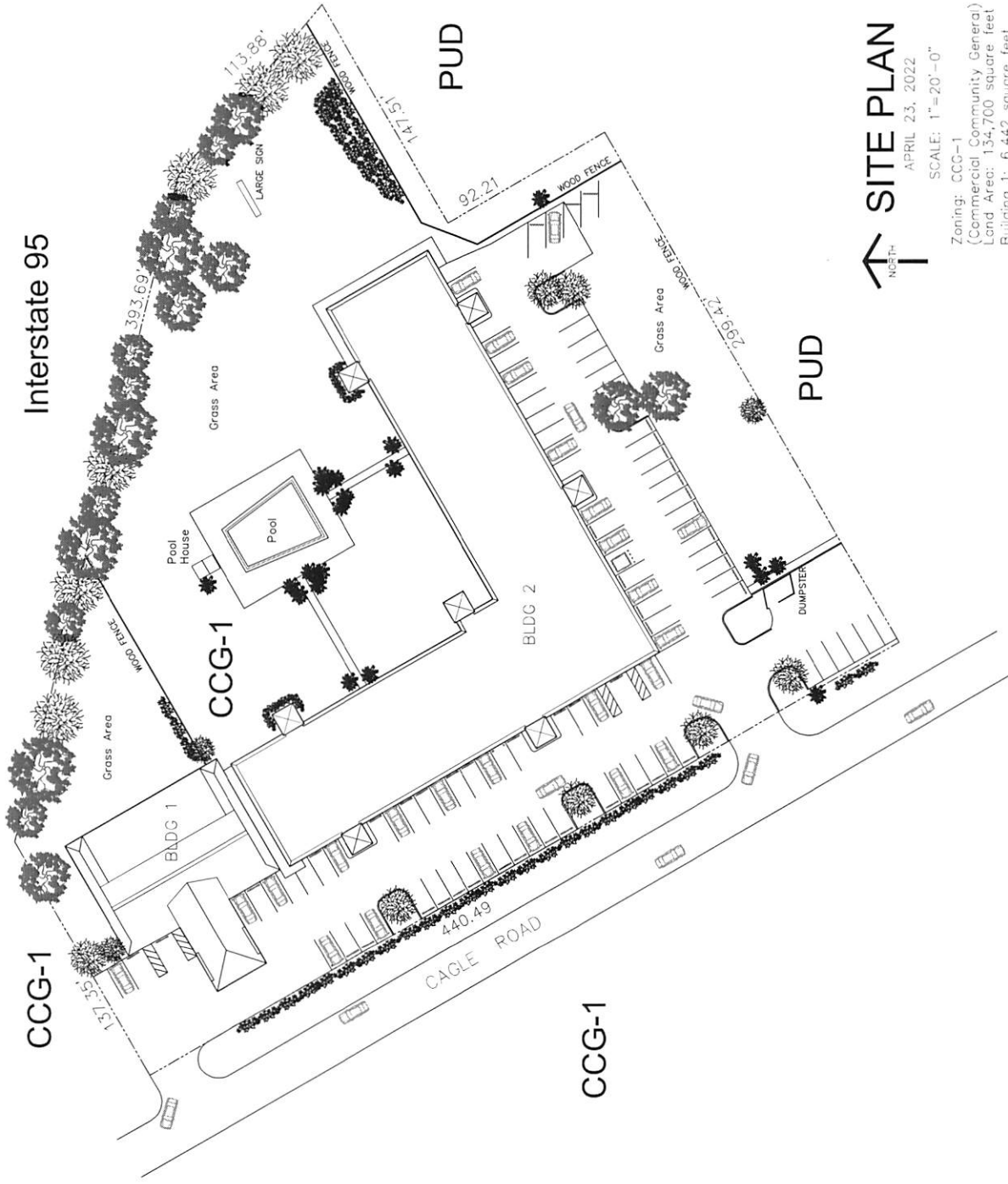
The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.



ZEN LIVING SUITES
5649 CAGLE ROAD JACKSONVILLE, FLORIDA 32216

SITE PLAN



SITE PLAN
NORTH ↑

APRIL 23, 2022
SCALE: 1" = 20'-0"
Zoning: CCG-1
(Commercial Community General)
Land Area: 134,700 square feet
Building 1: 6,442 square feet
Building 2: 47,920 square feet

Interstate 95

CCG-1

CCG-1

PUD

PUD

CCG-1

April 23, 2022

Exhibit 4
Page 1 of 1

EXHIBIT F

PUD Name: Cagle Road PUD

Land Use Table

Total gross acreage	3.03 Acres	100%
Amount of each different land use by acreage		
Single family	0	100 %
Total number of dwelling units		
Multiple family	3.03 Acres	
Total number of dwelling units		
	Up to 125 D.U.	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	0.50 Acres	
Passive open space	1.00 Acre	
Public and private right-of-way	N/A	
Maximum coverage of buildings and structures	54,362 s.f	



Availability Letter

Paul Harden

4/15/2022

Law Office of Paul M. Harden

1431 Riverplace Blvd, Suite 901

Jacksonville, Florida 32207

Project Name: Cagle Road PUD

Availability #: 2022-1517

Attn: Paul Harden

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2022-1517

Request Received On: 4/12/2022

Availability Response: 4/15/2022

Prepared by: Susan West

Expiration Date: 04/14/2024

Project Information

Name: Cagle Road PUD

Address: 5649 CAGLE RD, JACKSONVILLE, FL 32216

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 29750

Parcel Number: 153066 0000

Location: SWQ I-95 and University Blvd W

Description: Motel to apartment conversion

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing service may be utilized if adequately sized and in good condition.

Connection Point #2: Existing 8" water main within the Cagle Rd. ROW, adjacent to this property.

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing service may be utilized if adequately sized and in good condition.

Connection Point #2: Existing 8" gravity sewer main within the Cagle Rd. ROW, adjacent to this property.

Sewer Special Conditions:

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages.