

PUD Written Description

8365 Dix Ellis Trail PUD

March 25, 2022

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses:

The Applicant proposes to rezone approximately 3.52± acres of property (the “Property”) from Planned Unit Development (PUD) to PUD. The subject property is located in the southwest quadrant of Baymeadows Road and I-95 (near the I-95 south on-ramp), at 8365 Dix Ellis Trail and is more particularly described in the legal description attached as Exhibit 1 to this application.

The proposed development is consistent and comparable to the planned and permitted development in the area. The Property is located in the southwest quadrant of Baymeadows Road and I-95 (near the I-95 south on-ramp), a major interstate/arterial node. The surrounding land use categories include CGC to the North, South and East, MU to the West and LI to the Southeast. The surrounding zoning is CCG-1, PUD (Freedom Commerce Center DRI) and IL. The Property is located in a developed area with a mix of hotel, office and retail commercial uses, as well as light industrial uses nearby (to the east, on the other side of I-95). The existing structures have been in place since 1986 and will remain. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area and increases the mixed use character of this predominantly commercial node by adding a multifamily use. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

The existing PUD Ordinance 1974-0982-0538 was approved for a mix of uses on the property and surrounding area which included hotel/motel uses, and the Property is developed with 112 hotel rooms under the Sonesta Suites hotel flag. The purpose of this rezoning is to convert the existing buildings and facilities to a total of 112 multifamily apartment units which will include a tentative mix of units as follows: 60 studio rooms, 24 one bedroom dwellings and 28 two bedroom dwellings. This mix of units is subject to modification or change by the Applicant, with administrative review and approval by the Planning and Development Department.

In order to comply with the Comprehensive Plan Future Land Use Element provisions: (1) limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development, (2) prohibiting ground floor residential development abutting arterials roadways, and (3) limiting multi-

family development to a maximum of twenty units per acre, a companion small scale land use amendment seeking a site specific policy addressing these three issues has also been submitted. The tracking number is 5684. No new vertical development is proposed. A conceptual site plan of the proposed redevelopment is attached to this application (the "Site Plan").

- B. Project Name: 8365 Dix Ellis Trail PUD
- C. Project Engineer/Planner: Anderson Whalen & Associates
- D. Project Developer: PEG Companies
- E. Project Agent: Burr Forman LLP
- F. Current Land Use Category: CGC / Suburban Area
- G. Current Zoning District: PUD
- H. Requested Zoning District: PUD
- I. Real Estate Number: 152690-3500

II. QUALITATIVE DATA

- A. Total Acreage: 3.52 acres +/-
- B. Total number of dwelling units: 112
- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area: The impervious surface ratio will not exceed 85%.

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 the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

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 Property is privately owned and will remain so. The common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.

C. Policy 1.1.10 Statement:

A residential density limit of 32 dwelling units per acre has been placed on this property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multi-family dwellings.
2. Hotel/motel rooms.
3. Amenities including but not limited to cabana/clubhouse, pool, recreation/ball courts, health/exercise facility, business/conference center, business and leasing offices, and similar uses.
4. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
5. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
6. Commercial retail sales and service establishments.
7. Commercial, recreational and entertainment facilities.
8. Professional and business office uses.
9. Churches, including a rectory or similar uses.
10. Private clubs.
11. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
12. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
13. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4. 11. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.

14. Cellular towers, communication antennas and communication towers as described in Part 15 of the Zoning Code are permitted.

B. Permitted accessory uses and structures.

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

V. DESIGN GUIDELINES

A. Lot Requirements

1. Minimum lot requirement (width and area): 3.5 acres
2. Minimum lot width: None, except as otherwise required for certain uses
3. Maximum lot coverage: None, except as otherwise required for certain uses
4. Minimum front yard: Zero feet (0')*
5. Minimum side yard: Zero feet (0')*
6. Minimum rear yard: Zero feet (0')*
7. Maximum height of structures: Sixty feet (60')**

*The existing setbacks between buildings will remain. Encroachments by sidewalks, driveways, parking, signage, utility structures, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

**As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

B. Ingress, egress and circulation

1. Access: As shown on the Site Plan, access to the Property will be available via Dix Ellis Trail. Interior circulation drives will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated. Any alterations or changes to the final location and design of the access points or interior access drives is subject to the administrative review and approvals of the Planning and Development Department.
2. Pedestrian Circulation: External sidewalks segments exist along Dix Ellis Trail.

3. Parking and Loading Requirements. The proposed unit mix of 112 multi-family dwelling units will require a minimum of 113 total parking spaces. The existing hotel use has 113 parking spaces.

Maintenance of Common Areas and Infrastructure. The common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.

C. Signs

On the Dix Ellis Trail frontage there shall be permitted at least one (1) double-sided monument sign up to eight (8) feet in width and up to eight (8) feet in height in the location as generally depicted on the Site Plan. Any monument signs may be either internally or externally illuminated. Other signs shall be allowed on the Property including building and wall signage, including but not limited to a building sign near the lobby entrance to the main building on the Property that is up to eight (8) feet in width and up to five (5) feet in height. Real estate signs, directional signs and construction signs in compliance with Part 13 of the Zoning Code shall be permitted. Temporary signs for models units are also permitted. Wall signs not exceeding ten (10) percent of the square footage of the occupancy frontage or respective side of a building abutting a public right-of-way or approved private street are permitted within the PUD. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

D. Landscaping

The Property is already developed with open space and landscaping; accordingly such open space and landscaping shall be located on the Property as it currently exists and as generally depicted on the Site Plan. Otherwise, landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided, however, that any required uncomplimentary buffer may overlap with the building setbacks. In addition, accessory structures may be located within any required uncomplimentary buffer. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

E. Recreation and Open Space

Pursuant to the Comprehensive Plan, particularly the Recreation and Open Space Element (Policy 2.2.5) all multi-family developments of 100 units or more shall provide a minimum of one hundred fifty (150) square feet per unit; accordingly, the proposed 112 units will require approximately 16,800 square feet of recreational/open space. This will be met by the existing and aggregate amenity facilities and open space on the Property.

F. Architectural Design Elements

Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

G. Lighting

Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.

H. Stormwater Retention.

Stormwater facilities will be provided in accordance with all applicable regulations.

I. Utilities

Electric utility, water and sewer services will be provided by the JEA.

J. Conceptual Site Plan

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

K. Temporary Uses & Structures

Temporary leasing office and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.

L. Modifications / Amendments

Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including

administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

M. Wetlands

The Property is not located on a designated wetland. Any development which impacts wetlands will be permitted in accordance with applicable local, state and federal requirements.

VI. JUSTIFICATION FOR PUD 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;

The PUD will permit the re-use of the Property to provide needed multi-family residential dwellings in the area. The proximity of this site to the Baymeadows Road and I-95 cross-section and the density of mixed uses in the general area will provide an appropriate selection of residential amenities to that region. The residential density of the PUD is within the contemplated density outlined in the 2030 Comprehensive Plan for Suburban Areas with this proximity to Urban Areas in commercial districts.

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

The proposed development is consistent and comparable to the planned and permitted development in the area. The Property is located in the southwest quadrant of Baymeadows Road and I-95 (near the I-95 south on-ramp), a major interstate/arterial node. The surrounding land use categories include CGC to the North, South and East, MU to the West and LI to the Southeast. The surrounding zoning is CCG-1, PUD (Freedom Commerce Center DRI) and IL. The Property is located in a developed area with a mix of hotel, office and retail commercial uses, as well as light industrial uses nearby (to the east, on the other side of I-95). The existing structures have been in place since 1986 and will remain. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area and increases the mixed use character of this predominantly commercial node by adding a multifamily use. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the site will be available from Dix Ellis Trail and may be gated. Internal circulation will be provided by approved private roads. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are

aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties.

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

In order to comply with the Comprehensive Plan Future Land Use Element provisions: (1) limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development, (2) prohibiting ground floor residential development abutting arterials roadways, and (3) limiting multi-family development to a maximum of twenty units per acre, a companion small scale land use amendment seeking a site specific policy addressing these three issues has also been submitted. The tracking number is 5684. No new vertical development is proposed. Property is located within the CGC - Suburban Area land use category according to the Future Land Use Map of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: 1.1.12, 1.1.13, 1.1.20, 1.1.22, 1.1.25, 1.2.4, 1.2.9, 2.10, 3.1.6, and 3.1.11.

Specifically, the PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

5. Policy 1.1.16 of the Future Land Use Element of the 2030 Comprehensive Plan – Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment

through: a. Creation of like uses; b. Creation of complementary uses c. Enhancement of transportation connections; d. Use of noise, odor, vibration, and visual/aesthetic controls; and/or e. Other appropriate mitigation measure such as requirement for buffer zones and landscaping between uses.

6. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

7. Policy 2.2.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

8. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City’s neighborhoods and enhancing the viability of non-residential areas.

9. Objective 3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

10. Policy 3.1.17 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

11. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City’s residential areas.

12. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

PUD Name

8365 Dix Ellis Trail PUD

Land Use Table

Total gross acreage	3.52	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	3.52	Acres	100 %
Total number of dwelling units	112	D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space	0.39	Acres	11 %
Passive open space	0.84	Acres	24 %
Public and private right-of-way		Acres	%
Maximum coverage of buildings and structures	62,290.8	Sq. Ft.	40 %