

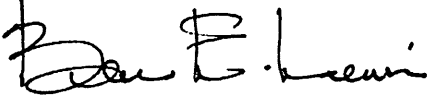


Planning Commission Report  
Page 2

Daniel Blanchard	Aye
Jordan Elsbury	Absent
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 2022-0532 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 18, 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 2022-0532 to Planned Unit Development.

***Location:*** 8255 Dix Ellis Trail, between Dix Ellis Trail and Philips Highway (SR 5 / US 1)

***Real Estate Numbers:*** 152683 0100

***Current Zoning Districts:*** Planned Unit Development (PUD 1974-0982-0538)

***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 FLUE Policy 4.4.35.

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
1431 Riverplace Boulevard, Suite 901  
Jacksonville, FL 32207

***Owner:*** Krishna Patel  
Krishna Investment Properties, LLC  
8255 Dix Ellis Trail  
Jacksonville, FL 32256

Viththal Patel  
Ravi Hotel, LLC  
8255 Dix Ellis Trail  
Jacksonville, FL 32256

***Staff Recommendation:*** **APPROVE**

### GENERAL INFORMATION

Application for Planned Unit Development **2022-0532** seeks to rezone approximately 1.71± acres of land from Planned Unit Development (PUD 1974-0982-0538) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought in order to convert the existing hotel into 110 multi-family apartment units.

There is a companion Land Use Amendment, **2022-0531 (L-5712-22C)**. The proposed LUA requests amending the Future Land Use Map series (FLUMs) for the subject site from Community/General Commercial (CGC) to Community/General Commercial (CGC) with site specific Future Land Use Element (FLUE) Policy 4.4.35. The site specific policy permits single use residential development on 100% of the subject site.

The current PUD, **1974-0982-0538**, allows for a multitude of uses including business and professional offices, and uses permitted in the now defunct CHT zoning district. The CHT zoning district was intended for service-oriented automotive uses and tourist accommodations and permitted uses such as service stations, hotels, restaurants and retail establishments.

### 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. **Ordinance 2022-0532** has a companion land use application, **Ordinance 2022-0531/ L-5712-22C** that is changing the land use from CGC to CGC with Site Specific Policy 4.4.35 in the Suburban Development Area. The 1.71 acre subject site contains a hotel and is located along the east side of Dix Ellis Trail, an unclassified road, between Philips Highway (US-1) and Interstate 95 (I-95), a limited access highway.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development.

The proposed site specific policy, pending with the companion land use amendment, allows for an increase in maximum density from 20 units per acre to 110 dwelling units to facilitate the

revitalization of the existing hotel and on the subject site and exempts the development from the mix of uses requirement. The density of the proposed PUD is consistent with the proposed site specific policy, below.

Proposed FLUE Policy 4.4.35

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2022-531 for a small scale amendment is approved subject to the following:

To implement Policy 1.1.25 of the 2030 Comprehensive Plan Future Land Use Element, the following shall apply to this small scale land use map amendment:

- Single use residential development shall be permitted on 100% of the site.
- Single use residential development shall not exceed 110 dwelling units and shall be exempt from mixed use requirements.

The amendment allows for the option of single use residential development. The amendment provides an additional location for residential uses, providing sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses. The site is located in close proximity to public transportation and connects to full urban services.

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

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

**Objective 3.1**

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.

*The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.*

**Airport Environment Zone**

The site is located within the 500 foot Height and Hazard Zone for the Jacksonville Naval Air Station (NAS Jax). Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration.

Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**Objective 2.5**

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

**Adaptation Action Area (AAA)**

Approximately 3.63 acres of the site is located within the Adaptation Action Area (AAA) boundary (Ordinance 2021-732-E). The City of Jacksonville implemented the 2015 Peril of Flood Act (Chapter 2015-69, Laws of Florida) by establishing an Adaptation Action Area (AAA). The AAA boundary is an area that experiences coastal flooding due to extreme high tides and storm surge. The area is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. Ordinance 2021-732-E expands the AAA boundaries to those areas within the projected limits of the Category 3 storm surge zone and those contiguous areas of the 100-year and 500-year Flood Zones.

**Conservation/Coastal Management Element**

**Policy 11.5.2**

The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

**Future Land Use Element**

**Policy 1.5.14**

In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

***(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 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 categories as identified in the Future Land Use Map series (FLUMs): Community/General Commercial.

There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5712-22C (**Ordinance 2022-0531**) that seeks to amend the property to CGC with a site specific policy. The Planning and Development Department finds that the proposed PUD is 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. Therefore, the applicant/agent/owner will need to apply for Concurrency/Mobility for this proposed project prior to permitting/plan submittal with the City of Jacksonville.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to convert the existing hotel/motel to 110 multi-family apartment units. 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 proposal 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:** Pursuant to the 2030 Comprehensive Plan, 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 16,500 square feet of recreational/open space. The submitted written description states that approximately 0.25 acres of recreation and 0.50 acres of open space will be provided. As this is an adaptive reuse, the subject property limits the availability of additional recreation and open space.

**The use of existing and proposed landscaping:** Open space and landscaping has been developed, as this property was previously used as a hotel. The applicant intends to keep the landscaping as it currently exists.

**Traffic and pedestrian circulation patterns:** The subject site is approximately 1.71 acres and is accessible from Dix Ellis Trl, an unclassified facility. The subject site is to the south of Baymeadows Rd that is currently operating at 26.6% of capacity. This segment of Baymeadows

Rd has a maximum daily capacity of 39,492 vehicles per day (vpd) and average daily traffic of 10,495 vpd.

This PUD is a companion to a pending small-scale land use application L-5712-22C (2022-0531). Per the written description, the applicant indicates a maximum of 110 multi-family units (ITE Code 220), which could produce 741 daily vehicular trips.

Comments from Traffic & Engineering include:

- Pursuant to Policy 4.1.2 of the Transportation Element of the 2030 Comprehensive Plan. An ADA compliant sidewalk shall be required on the frontage of Dix Ellis Trail.

**The use and variety of building setback lines, separations, and buffering:** Each building shall be a minimum of twenty (20) feet from the Property boundaries. The existing setbacks between buildings will remain.

***(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:** The proposed development is located in a mixed-use area with commercial properties as the prevailing use. Allowing for the redevelopment of the subject site will complement the neighboring commercial uses by providing a mixed-variety of land uses and promote residential urban infill within the Baymeadows area.

**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	PUD 1974-0982-0538	Church, restaurant
South	CGC	PUD 1974-0982-0538	Motel
East	CGC	CCG-1	Interstate-95, hotel
West	CGC	PUD 1974-0982-0538	Motel

***(6) Intensity of Development***

The proposed development is consistent with the proposed CGC functional land use category and will convert the existing hotel/motel to 110 multifamily apartment units. The PUD is appropriate at this location because it will support the existing offices, service establishments and contribute to the variety of housing products within the area.

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer—with existing water and force mains located along Dix Ellis Trail.



**School Capacity:**

Based on the Development Standards for impact assessment, the 1.71± acre proposed PUD rezoning has a development potential of 110 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis**  
**PUD 2022-0532**

**Development Potential: 110 Residential Units**

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 3&5
Elementary	4	5,363	79%	13	89%	867	2,245
Middle	4	3,915	80%	5	71%	601	497
High	4	924	72%	8	74%	112	624
<b>Total New Students</b>				<b>26</b>			

*Total Student Generation Yield: 0.250*

*Elementary: 0.125*

*Middle: 0.051*

*High: 0.074*

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate

with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

**Adopted Level of Service (LOS) Standards**

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Beauclerc ES #230	4	13	1,041	660	63%	75%
Alfred Dupont MS #66	4	5	1,071	701	65%	71%
Atlantic Coast HS #268	5	8	2,443	2,388	98%	95%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 110 dwelling units – 2022-0532

***(7) Usable open spaces plazas, recreation areas.***

Pursuant to the 2030 Comprehensive Plan, 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 16,500 square feet of recreational/open space. The submitted written description states that approximately 0.25 acres of recreation and 0.50 acres of open space will be provided. As this is an adaptive reuse, the subject property limits the availability of additional recreation and open space.

***(8) Impact on wetlands***

Development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

***(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.***

According to the submitted written description, parking shall be provided at a rate of 1 space per unit.

***(11) Sidewalks, trails, and bikeways***

There are currently no sidewalks developed on the subject property. The City's Traffic Engineer has issued the following comment:

- Pursuant to Policy 4.1.2 of the Transportation Element of the 2030 Comprehensive Plan. An ADA compliant sidewalk shall be required on the frontage of Dix Ellis Trail.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **August 11, 2022** the Planning and Development Department, the Notice of Public Hearing signs were posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0532 be **APPROVED** with the following exhibits:

1. The original legal description dated April 21, 2022.
2. The original written description dated July 18, 2022.
3. The original site plan dated July 2, 2022.



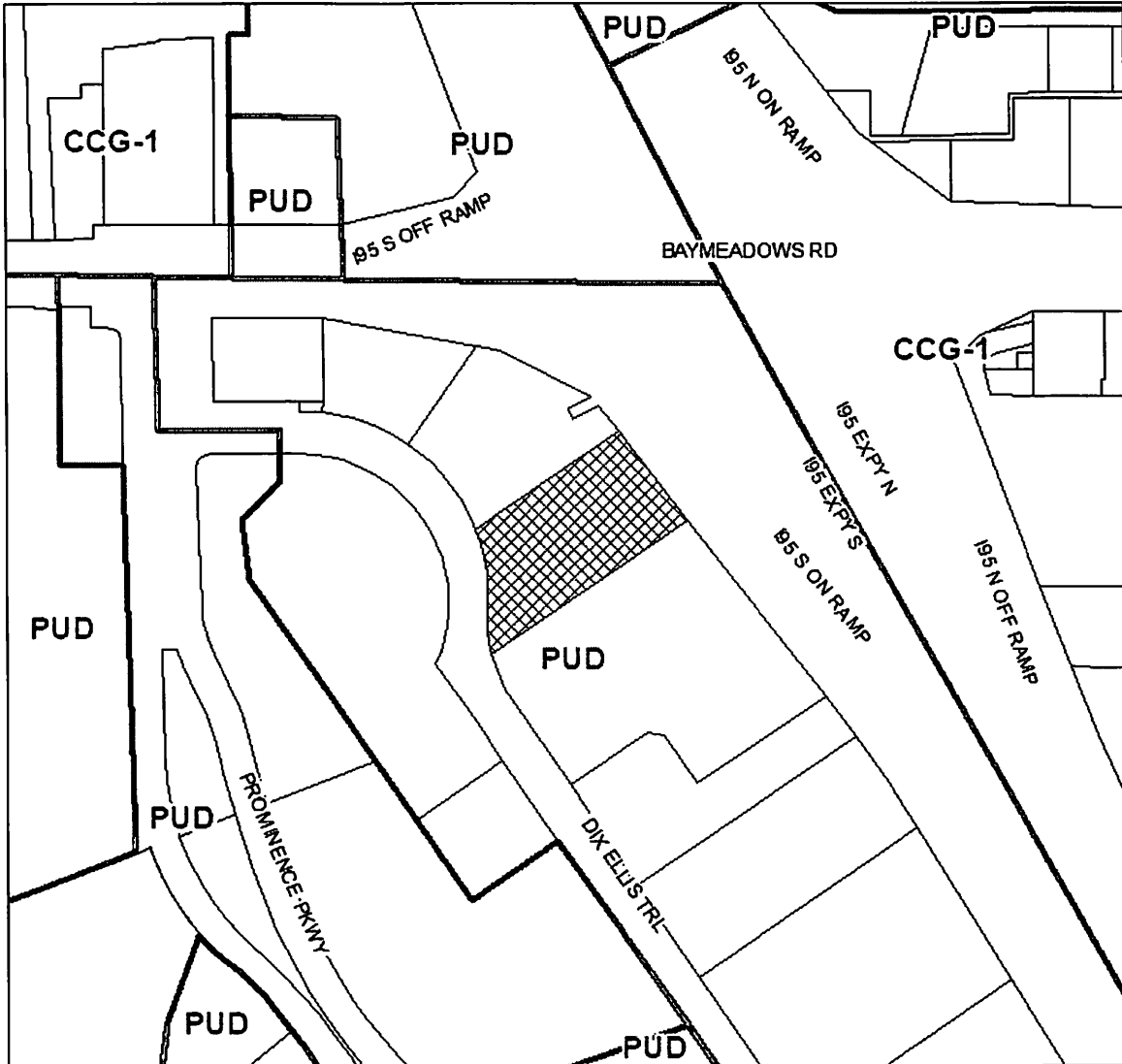
*Source: Planning & Development Dept, 08/11/2022*

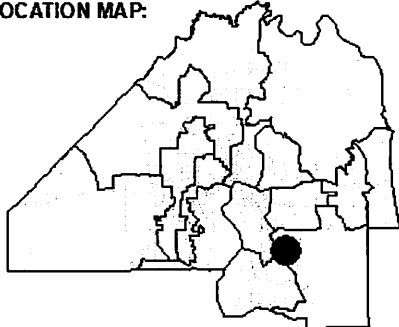
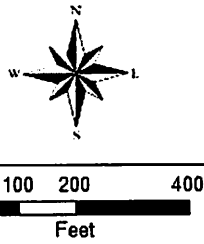
**Aerial view of the subject property, facing north.**



*Source: Planning & Development Dept, 08/11/2022*

**View of the subject property from Dix Ellis Trail.**



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p>11</p>
<p><b>ORDINANCE NUMBER</b></p> <p>ORD-2022-0532</p>	<p><b>TRACKING NUMBER</b></p> <p>T-2022-4232</p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>



ONE CITY. ONE  
JACKSONVILLE.

*Lenny Curry, Mayor*

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

## **MEMORANDUM**

**DATE:** August 10, 2022

**TO:** Kaysie Cox, City Planner II  
Current Planning Division

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: 8255 Dix Ellis PUD 2022-0532 (L-5712-22C)

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

- Pursuant to Policy 4.1.2 of the Transportation Element of the 2030 Comprehensive Plan. An ADA compliant sidewalk shall be required on the frontage of Dix Ellis Trail.

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2022-0532 **Staff Sign-Off/Date** KPC / 06/28/2022  
**Filing Date** 07/11/2022 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 08/23/2022 **Planning Commission** 08/18/2022  
**Land Use & Zoning** 09/07/2022 **2nd City Council** 09/13/2022  
**Neighborhood Association** BAYMEADOWS COMMUNITY COUNCIL; BETTER BAYMEADOWS, INC.  
**Neighborhood Action Plan/Corridor Study** N/A

### Application Info

**Tracking #** 4232 **Application Status** PENDING  
**Date Started** 04/21/2022 **Date Submitted** 04/21/2022

### 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** PATEL **First Name** KRISHNA **Middle Name**  
**Company/Trust Name**  
 KRISHNA INVESTMENT PROPERTIES, LLC  
**Mailing Address**  
 8255 DIX ELLIS TRAIL  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**Phone** **Fax** **Email**

**Last Name** PATEL **First Name** VITHTHAL **Middle Name**  
**Company/Trust Name**  
 RAVI HOTEL, LLC  
**Mailing Address**  
 8255 DIX ELLIS TRAIL  
**City** JACKSONVILLE **State** FL **Zip Code** 32256



Phone	Fax	Email
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**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 1974-0982

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 152683 0100	11	3	PUD	PUD

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

**Existing Land Use Category**  
CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**  
5712

**Total Land Area (Nearest 1/100th of an Acre)** 1.71

**Development Number**

**Proposed PUD Name** 8255 DIX ELLIS PUD

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**  
ON THE EAST SIDE OF DIX ELLIS TRL, SOUTH OF BAYMEADOWS RD

House #	Street Name, Type and Direction	Zip Code
8255	DIX ELLIS TRL	32256

**Between Streets**  
PHILIPS HWY and I-95

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h)

jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** Land Use Table

**Exhibit G** Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** Aerial Photograph.

**Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J** Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K** Site Location Map.

**Public Hearings And Posting Of Signs**

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

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

**Application Certification**

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

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
1.71 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**  
9 Notifications @ \$7.00 /each: \$63.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,352.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE

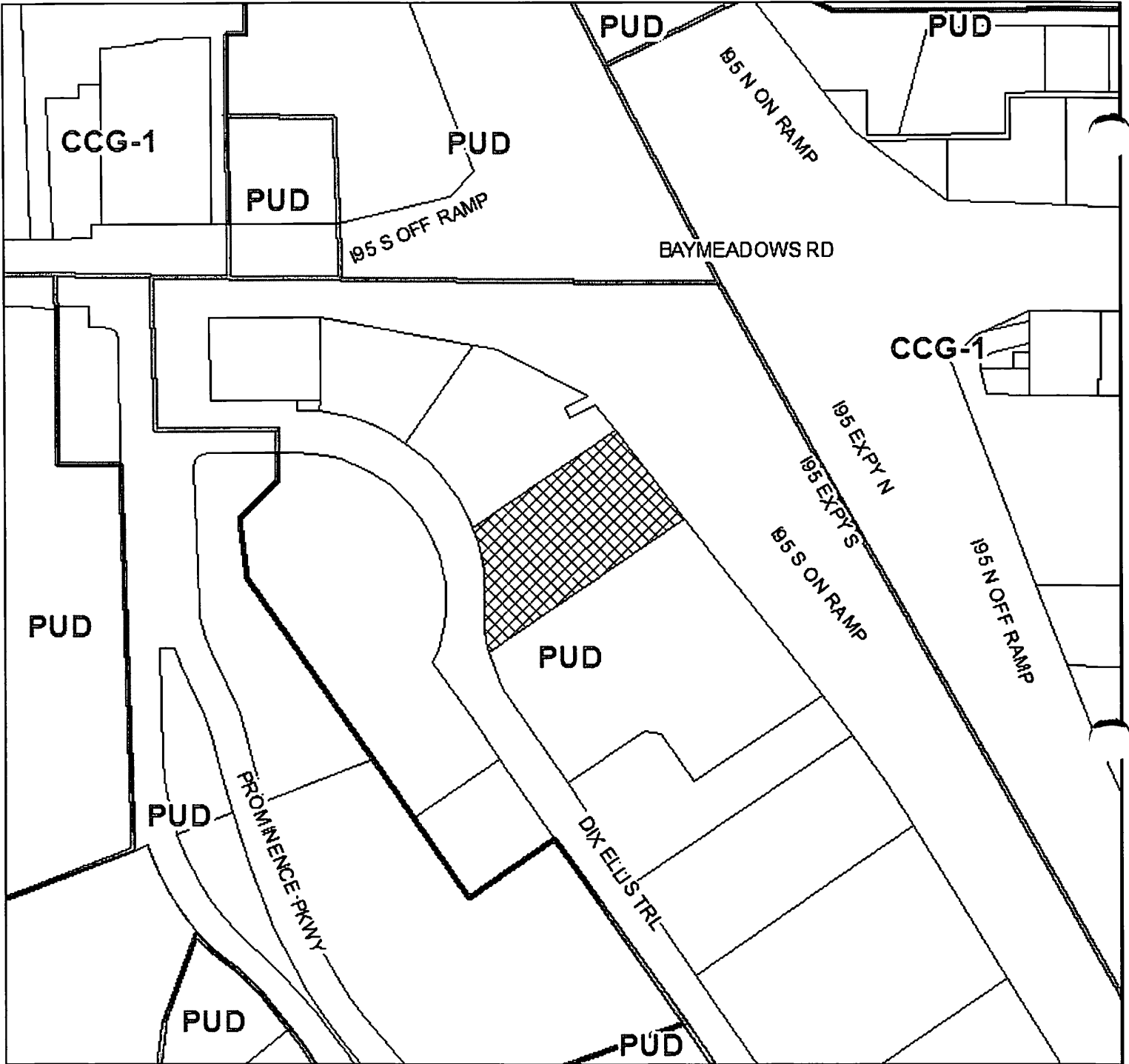
April 21, 2022

## Legal Description

A tract of land, being a portion of the F. Richard Grant, Section 56, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the centerline intersection of Baymeadows Road (formerly San Clerc Road) and Interstate Route 95, and run South 89 degrees 44 minutes 01 seconds West, along said centerline of Baymeadows Road, a distance of 717.54 feet; run thence South 0 degrees 15 minutes 59 seconds East, a distance of 90.00 feet to a point in the Southerly right of way line of said Baymeadows Road, said point being the end of the limited access right of way of Interstate Route 95 and the Northeasterly corner of that certain property described in Official Records Volume 2799, page 698, Public Records of said County; run thence South 79 degrees 37 minutes 08 seconds East, along the Southwesterly right of way line of said Interstate Route 95, a distance of 321.57 feet to a point; run thence South 62 degrees 51 minutes 26 seconds East, continuing along said right of way line, a distance of 182.53 feet to a point; run thence South 60 degrees 42 minutes 46 seconds West, a distance of 48.49 feet to a point; run thence South 29 degrees 17 minutes 14 seconds East, a distance of 20.00 feet to a point; run thence North 60 degrees 42 minutes 46 seconds east, a distance of 51/51 feet to a point in the southwesterly right of way line of said Interstate Route 95; run thence South 37 degrees 51 minutes 49 seconds East, along said right of way line, a distance of 59.60 feet to a point for point of beginning.

From the point of beginning thus described continue South 37 degrees 51 minutes 49 seconds East, along said right of way line, a distance of 203.25 feet; run thence South 55 degrees 29 minutes 37 seconds West, a distance of 430.47 feet to a point in the Northeasterly right of way line of a proposed road; run thence along said proposed right of way line and along the arc of a curve, concave Northeasterly and having a radius of 270.00 feet, a chord distance of 87.68 feet to a point of reverse curvature in said proposed right of way line, the bearing of the aforementioned chord being North 5 degrees 21 minutes 31 seconds West; run thence along said proposed right of way and along the arc of a curve, concave Southwesterly and having a radius of 330.00 feet, a chord distance of 60.17 feet to the Southeast corner of Dix Ellis Trail, as said right of way is described in the Public Records of said county, In Official Records Volume 4756, page 448, the bearing of the aforementioned chord being North 1 degrees 14 minutes 41 seconds West; run thence along the Easterly right of way line of said Dix Ellis Trail and along the arc of a curve, concave Southwesterly and having a radius of 330.00 feet, a chord distance of 81.39 feet to a point, the bearing of the aforementioned chord being North 13 degrees 33 minutes 32 seconds West; run thence North 55 degrees 29 minutes 37 seconds East, a distance of 313.71 feet to the point of beginning.

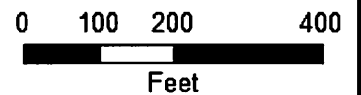
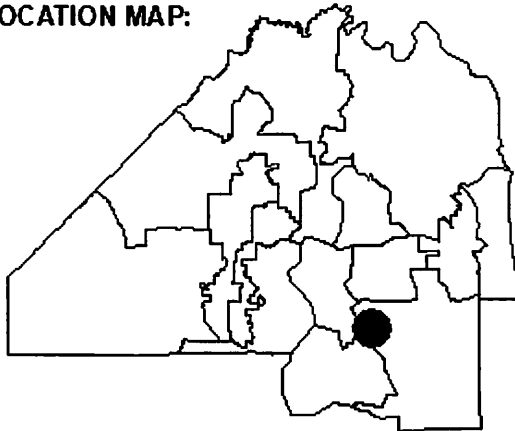


**REQUEST SOUGHT:**

**FROM: PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**11**

**TRACKING NUMBER**

**T-2022-4232**

**EXHIBIT 2  
PAGE 1 OF 1**

## WRITTEN DESCRIPTION

**8255 Dix Ellis PUD**  
**RE# 152683-0100**  
**June 17, 2022**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.71 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 on the east side of Dix Ellis Trail, south of Baymeadows Road.

The subject property is currently owned by Krishna Investment Properties, 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/PUD to the north across Baymeadows Road (commercial); CGC/PUD to the west and south (commercial); and CGC/CCG-1 to the east across I-95 (commercial).

A residential density limit of 110 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.

**Project Name:** 8255 Dix Ellis PUD

**Project Architect/Planner:** Robert M. Angas Associates (as built)

**Project Engineer:** Robert M. Angas Associates (as built)

**Project Developer:** Instant Hotel, Inc

### II. QUANTITATIVE DATA

**Total Acreage:** 1.71

**Total number of dwelling units:** up to 110

**Total amount of non-residential floor area:** N/A

**Total amount of recreation area:** 0.25 acres

**Total amount of open space:** 0.50 acre

**Total amount of public/private rights of way:** N/A

**Total amount of land coverage of all buildings and structures:** 53,737 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) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (4) 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.
- (5) Hotels and motels.
- (6) 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, adult arcade amusement centers operated by a licensed permitholder, 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.
- (7) Art galleries, museums, community centers, dance, art or music studios.
- (8) Vocational, trade or business schools and similar uses.
- (9) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (10) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (11) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (12) 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.
- (13) 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.

- (14) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (15) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (16) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (17) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (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) Churches, including a rectory or similar use.
- (20) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (21) 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.
- (22) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (23) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- (24) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (25) Mobile Car Detailing Services and automated car wash facilities 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).

**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) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (7) Auto laundry or manual car wash.
- (8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- (9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (11) Blood donor stations, plasma centers and similar uses.
- (12) Private clubs.
- (13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (14) Billiard parlors.
- (15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- (16) Schools meeting the performance standards and development criteria set forth in Part 4.
- (17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (18) Nightclubs.
- (19) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- (20) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
- (21) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.



(22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

**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:* 15 feet
- (5) *Minimum side yard:* None.
- (6) *Minimum rear yard:* 10 feet.
- (7) *Maximum height of structures:* 60 feet

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

- (1) *Parking Requirements.*

The parking requirements for this development shall be 1 space per unit with no visitor parking requirement.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Dix Ellis Trail, 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. As this is an infill site, there is no physical space to construct a sidewalk; therefore, the sidewalk requirement shall be waived.

**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 landscaping requirements shall be waived, in that the site was constructed prior to current landscaping requirements. The project is an adaptive reuse.

**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:**

Recreation on the site shall be 0.25 acres; open space shall be 0.50 acres. As this is an adaptive reuse, the site limits the availability of additional recreation space.

**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.

## EXHIBIT F

PUD Name: 8255 Dix Ellis PUD

### Land Use Table

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Total gross acreage	1.71 Acres	100%
Amount of each different land use by acreage		
Single family	0	100 %
Total number of dwelling units		
Multiple family	1.71 Acres	
Total number of dwelling units		
	Up to 110 D.U.	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	0.25 Acres	
Passive open space	0.50 Acre	
Public and private right-of-way	N/A	
Maximum coverage of buildings and structures	53,737 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: 8225 Dix Ellis PUD

Availability #: 2022-1516

Attn: Paul Harden

Thank you for your inquiry regarding the availability of Electric, 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/](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](https://www.jea.com/water_and_wastewater_development)

Sincerely,

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

Availability Number: 2022-1516  
Request Received On: 4/12/2022  
Availability Response: 4/15/2022  
Prepared by: Susan West  
Expiration Date: 04/14/2024

### **Project Information**

Name: 8225 Dix Ellis PUD  
Address: 8225 DIX ELLIS TRL, JACKSONVILLE, FL 32256  
County: Duval County  
Type: Electric,Water  
Requested Flow: 26250  
Parcel Number: 152683 0060  
Location: east side of Dix Ellis Trail, south of Baymeadows Road  
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 12 inch water main along Dix Ellis Trail

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

### **Sewer Connection**

Sewer Grid: Arlington East

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

Connection Point #2: Existing 10 inch gravity sewer main along Dix Ellis Trail

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.**

