

WRITTEN DESCRIPTION

8220 Dix Ellis PUD

RE# 152683-0210

July 18, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.71 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 in the southeast quadrant of Prominence Parkway and Dix Ellis Trail.

The subject property is currently owned by Baymeadows Hotel 18, 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 and east across Dix Ellis Trail (commercial); MU/PUD to the south and west (vacant).

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: 8220 Dix Ellis PUD

Project Architect/Planner: The Parris Company

Project Engineer: The Parris Company

Project Developer: Instant Hotel, Inc

II. QUANTITATIVE DATA

Total Acreage: 3.71

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: 49,169 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:* None
- (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. 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 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.

PUD Name: 8220 Dix Ellis PUD

Land Use Table

| | | |
|--|----------------|-------|
| Total gross acreage | 3.71 Acres | 100% |
| Amount of each different land use by acreage | | |
| Single family | 0 | 100 % |
| Total number of dwelling units | | |
| Multiple family | 3.71 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 | 0.50 Acres | |
| Passive open space | 1.00 Acre | |
| Public and private right-of-way | N/A | |
| Maximum coverage of buildings and structures | 49,169 s.f | |