

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 18, 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.: 2022-530 **Application for: 8220 Dix Ellis Trail 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:


1. The original legal description dated April 19, 2022.
2. The original written description dated July 18, 2022.
3. The original site plan dated April 19, 2022.

Recommended Planning Commission Conditions to the Ordinance: **None**

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.

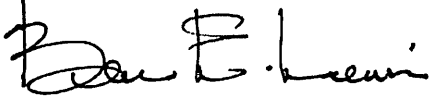
Planning Commission Vote: 7-0

 David Hacker, Chair Aye
Alex Moldovan, Vice Chair Aye
Ian Brown, Secretary Aye
Marshall Adkison Aye

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 2022-0530 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 2022-0530 to Planned Unit Development.

Location: 8220 Dix Ellis Trail, between Dix Ellis Trail and Philips Highway (SR 5 / US 1)

Real Estate Numbers: 152683 0210

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 4.4.34.

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: Shmuel Bonnardel
Baymeadows Hotel 18, LLC
8220 Dix Ellis Trail
Jacksonville, FL 32256

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2022-0530 seeks to rezone approximately 3.71± 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, **2022-0529 (L-5711-22C)**. 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 4.4.34. 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 2022-0530** has a companion land use application, **Ordinance 2022-0529/ L-5711-22C** that is changing the land use from CGC to CGC with Site Specific Policy 4.4.34 in the Suburban Development Area. The 3.71 acre subject site contains a hotel and is located along the west 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 4.4.34

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2022-529 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-5711-22C (**Ordinance 2022-0529**) 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 3.71 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-5711-22C (2022-529). 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	Convenience store, restaurant
South	MU	PUD 2001-0228-E	Vacant space
East	CGC	PUD 1974-0982-0538	Church, hotel/motel
West	MU	PUD 2001-0228-E	Vacant space

(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 63.71± acre proposed PUD rezoning has a development potential of 110 multi-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 2022-0530

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
Total New Students				26			

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
Beaulerc 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 – 2022-0530

(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.

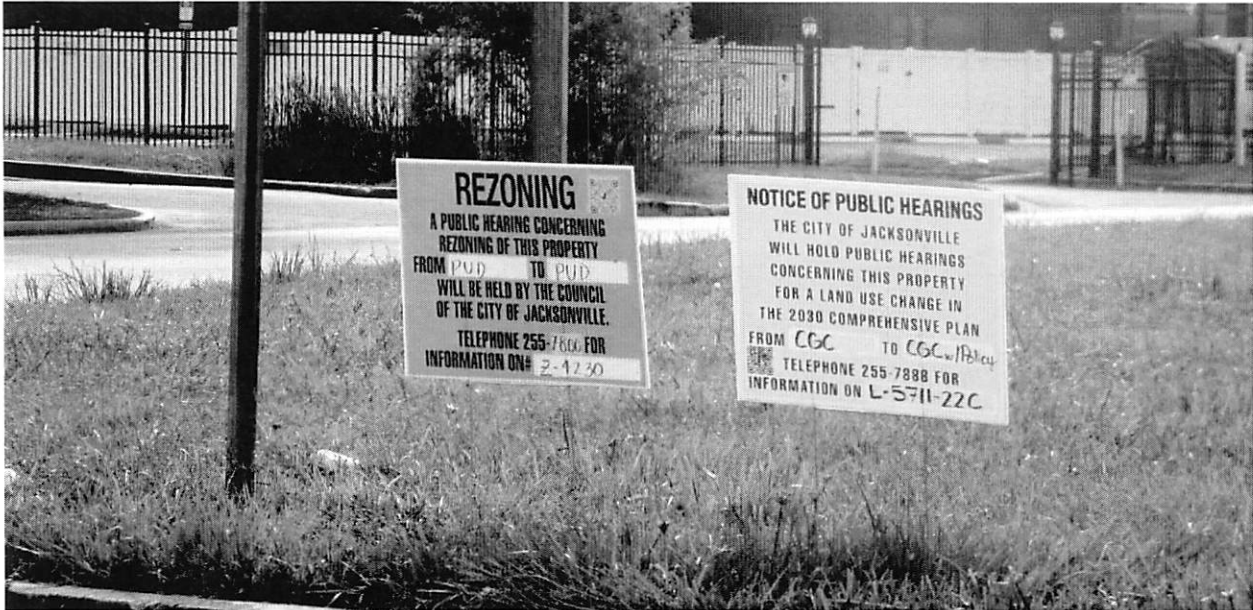
(11) Sidewalks, trails, and bikeways

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

- ADA compliant sidewalk shall be required on the frontage of Dix Ellis Trail.

SUPPLEMENTARY INFORMATION

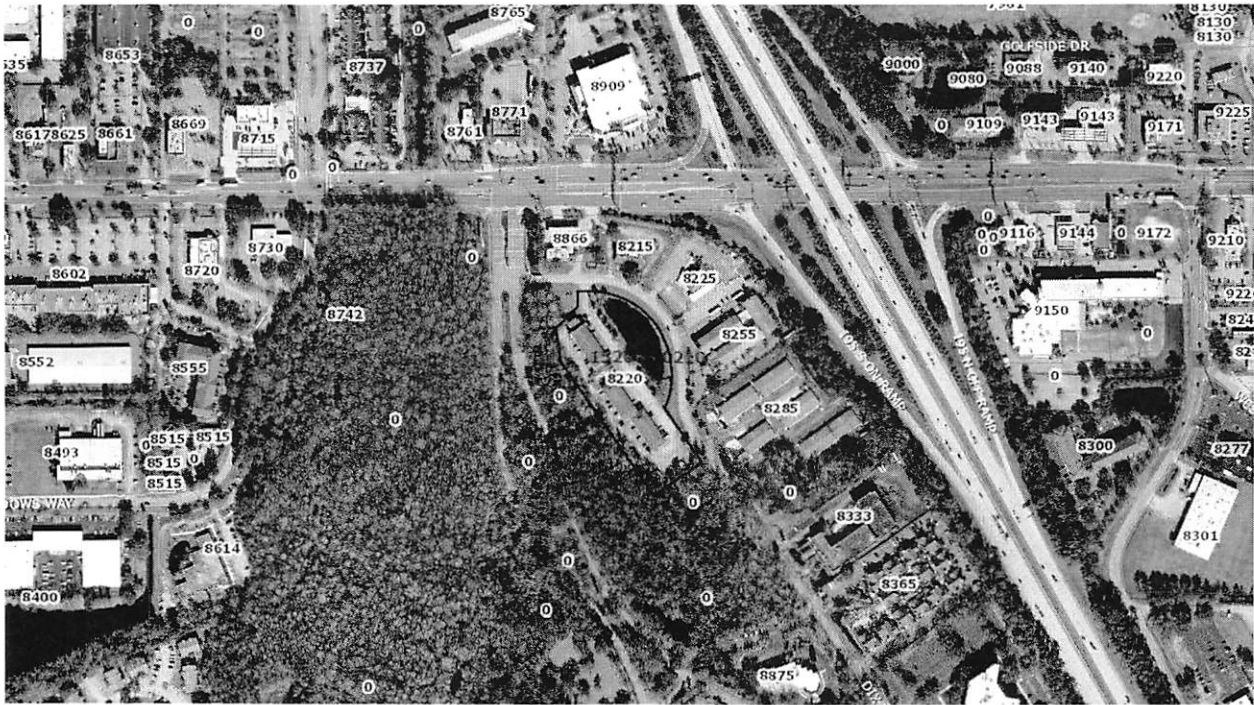
Upon visual inspection of the subject property on **August 11, 2022** the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0530** be **APPROVED** with the following exhibits:

1. The original legal description dated April 19, 2022.
2. The original written description dated July 18, 2022.
3. The original site plan dated April 19, 2022.



Source: Planning & Development Dept, 08/11/2022
Aerial view of the subject property, facing north.

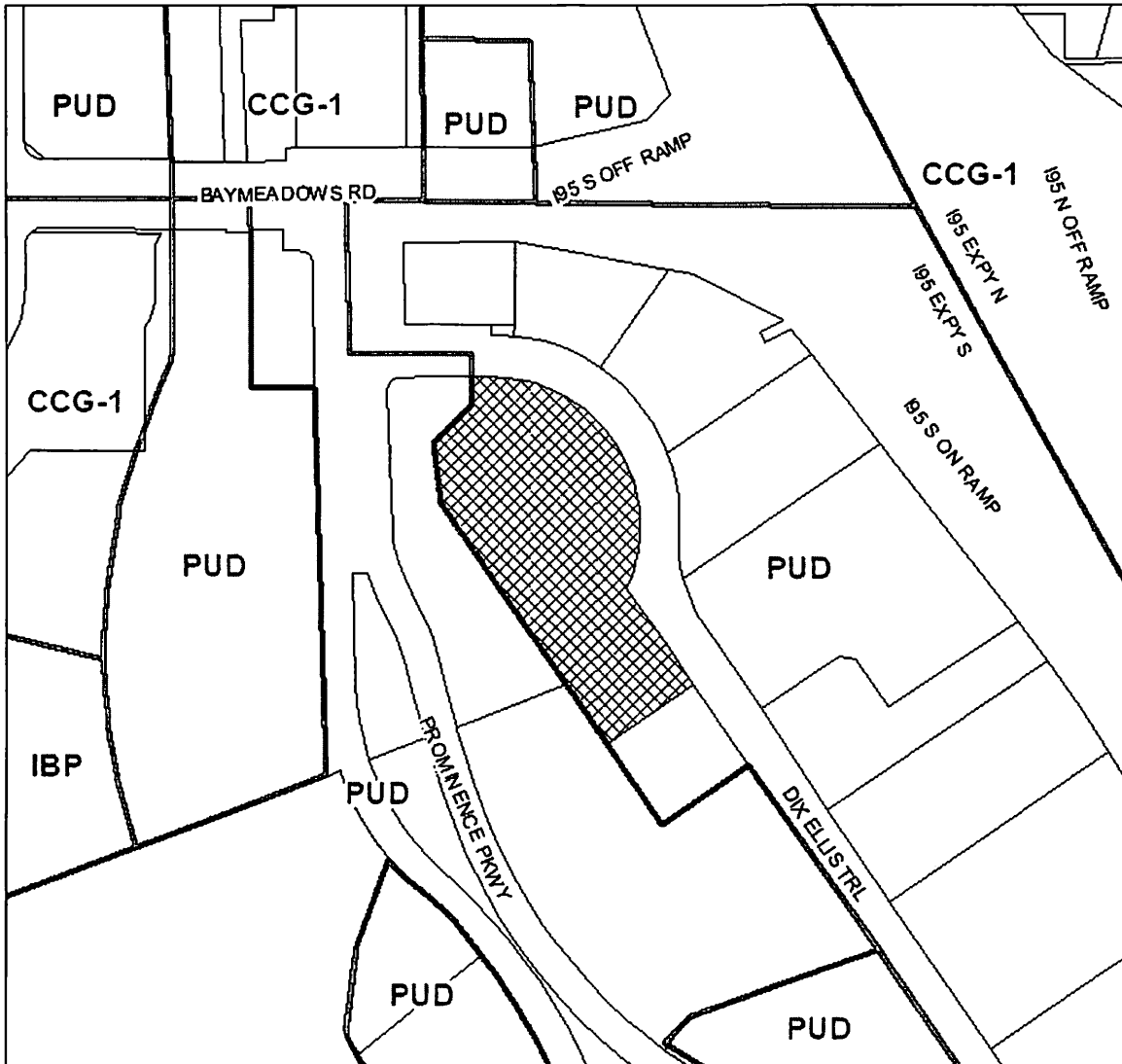


Source: Planning & Development Dept, 08/11/2022
View of subject property.



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

View of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER ORD-2022-0530</p>	<p>TRACKING NUMBER T-2022-4230</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

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

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 Memorandum: 8220 Dix Ellis PUD 2022-0530 (L-5711-22C)

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 # 2022-0530 **Staff Sign-Off/Date** KPC / 06/23/2022
Filing Date 07/11/2022 **Number of Signs to Post** 4
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 # 4230 **Application Status** PENDING
Date Started 04/19/2022 **Date Submitted** 04/19/2022

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 BONNARDEL **First Name** SHMUEL **Middle Name**
Company/Trust Name
BAYMEADOWS HOTEL 18, LLC
Mailing Address
8220 DIX ELLIS TRAIL
City JACKSONVILLE **State** FL **Zip Code** 32256
Phone **Fax** **Email**

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 0210	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 #**

5711

Total Land Area (Nearest 1/100th of an Acre) 3.71**Development Number****Proposed PUD Name** 8220 DIX ELLIS PUD**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location**

SEQ OF PROMINENCE WAY AND DIX ELLIS TRAIL

House #	Street Name, Type and Direction	Zip Code
8220	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**
 - 3.71 Acres @ \$10.00 /acre:** \$40.00
- 3) Plus Notification Costs Per Addressee**
 - 13 Notifications @ \$7.00 /each:** \$91.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,400.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

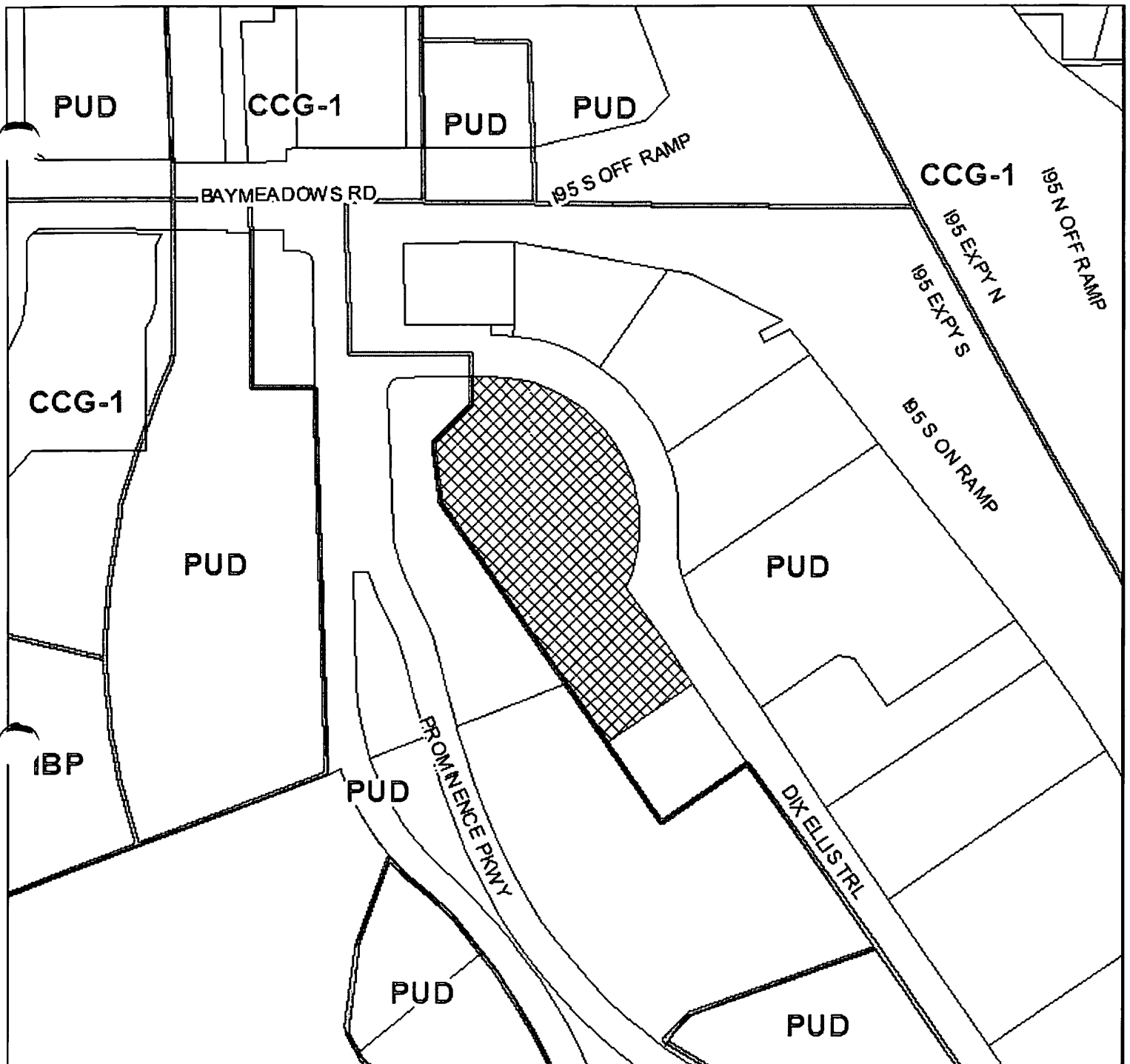
April 19, 2022

Legal Description

A parcel of land, being a portion of Francis Richard Grant, Section 56, and a portion of the Joseph Sumner Grant, Section 57, all being in Township 3 South, Range 27 East Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference, commence at a point which is the intersection of the southwesterly prolongation of the Southerly right-of-way line of Baymeadows Road (a 100 foot wide-right-of-way, as now established), and run North 89° 44' 01" East, along said Southwesterly prolongation of said southerly right-of-way line, a distance of 35.00 feet to a point in said Southerly right-of-way line of Baymeadows Road; thence continue North 89° 44' 01" East, along last said right-of-way line, a distance of 3,247.24 feet to a point, said point being the most Northwesterly corner of a tract of land as described in Official Records Volume 4275, Page 756, Public Records of said County; run thence along the Westerly boundary of said tract, South 00° 15' 59" East, a distance of 290.00 feet to a Point, thence North 89° 44' 01" East, along the Southerly boundary of said tract, a distance of 113.71; run thence South 01° 56' 50" East, departing from last said Southerly line, a distance of 701.45 feet to a point in the Southerly line of aforementioned Section 56, said line being the dividing line between said Section 56 and 57, Joseph Sumner Grant; run thence North 68° 53' 28" East along said dividing line a distance of 464.68 feet to the Point of Beginning for this description:

From the Point of Beginning thus described run thence North 34° 30' 23" West departing from said dividing line, a distance of 400.00 feet; run thence North 07° 29' 43" West a distance of 107.16 feet; run thence North 44° 44' 01" East, a distance of 100.00 feet; run thence North 00° 15' 59" West., a distance of 50.00 feet to a point in the Southwesterly right-of-way line of Dix Ellis Trail, as now established; run thence North 89° 44' 01" East along said Southwesterly right-of-way line, a distance of 32.98 feet to a point of curvature therein; run thence 394.86 feet along the arc of a curve to the right having a radius of 270.00 feet, and a central angle of 83° 47' 30", said arc being subtended by a chord which bears South 48° 22' 15" East, 360.60 feet to a point, thence continue along said Southwesterly right-of-way line 145.29 feet along the arc of a curve to the right having a radius of 270.00 feet, and a central angle of 30° 49' 51" said arc being subtended by a chord which bears South 08° 56' 26" West, 143.54 feet to a point; thence continue along said Southwesterly right-of-way line of said Dix Ellis Trail, South 34° 30' 23" East, a distance of 212.38 feet; thence South 55° 29' 37" West, 190.00 feet; thence North 34° 30' 23" West, 129.76 feet to the Point of Beginning.

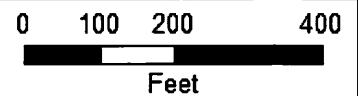
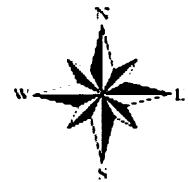
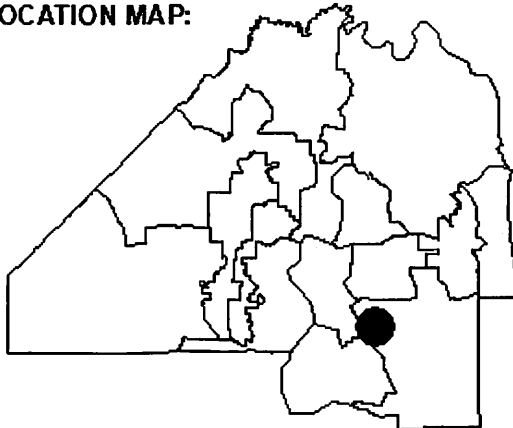


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2022-4230

EXHIBIT 2
PAGE 1 OF 1

WRITTEN DESCRIPTION

8220 Dix Ellis PUD

RE# 152683-0210

June 17, 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. 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: 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	



Availability Letter

Paul Harden

4/15/2022

Law Office of Paul M Harden
1431 Riverplace Blvd., Suite 901
Jacksonville, Florida 32207

Project Name: 8220 Dix Ellis PUD

Availability #: 2022-1513

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

(4) 665-7980

Availability Number: 2022-1513

Request Received On: 4/12/2022

Availability Response: 4/15/2022

Prepared by: Susan West

Expiration Date: 04/14/2024

Project Information

Name: 8220 Dix Ellis PUD

Address: 8220 DIX ELLIS TRL, JACKSONVILLE, FL 32256

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 26250

Parcel Number: 152683 0210

Location: southeast quadrant of Prominence Pkwy & Dix Ellis Trl

Description: Motel to apartment conversion

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 12 inch and 6 inch water mains on Dix Ellis Trail

Connection Point #2: Existing service may be utilized if adequately sized and in good condition.

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 10" gravity sewer main within the Dix Ellis Trl. ROW, adjacent to this property.

Connection Point #2: Existing service may be utilized if adequately sized and in good condition.

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.

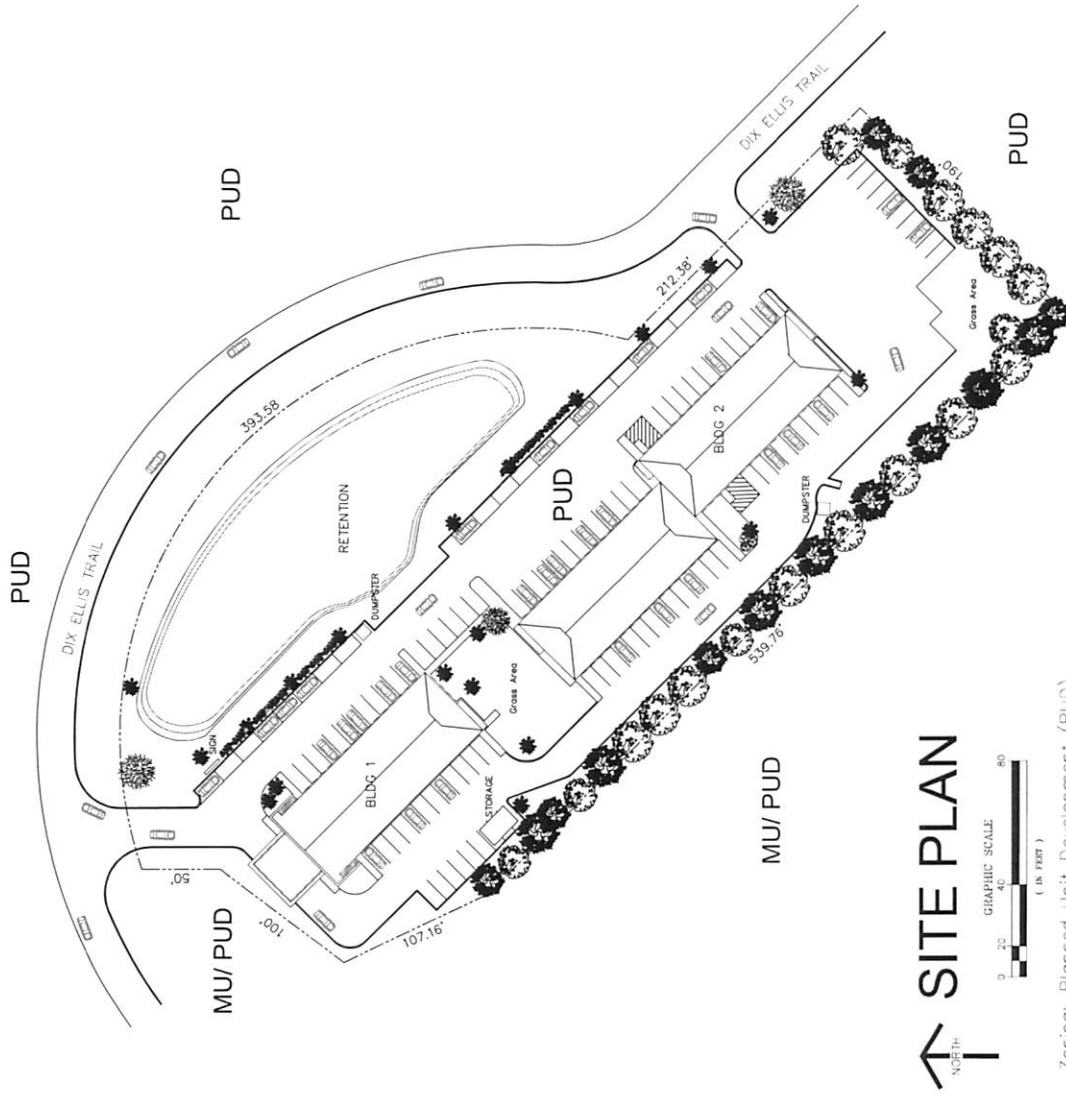
Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: the 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.



1746 West 17th Street, Fort Lauderdale, FL 33311
 www.theperrycompany.com
 info@theperrycompany.com

AMERICA'S BEST INN
 8220 DIX ELLIS TRAIL, JACKSONVILLE, FLORIDA 32256

SITE PLAN



↑ NORTH
SITE PLAN



Zoning: Planned Unit Development (PUD)
 Land Area: 161,425 square feet
 Building 1: 16,054 square feet
 Building 2: 28,006 square feet