

**Ramona Blvd PUD  
Written Description  
July 5, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use Category: CGC
- B. Current Zoning District: CCG - 1
- C. Requested Zoning District: PUD
- D. Real Estate Number: 007440 0050 and 007440 0060

The application is comprised of two properties, 6535 and 6545 Ramona Blvd, and is more particularly described in the legal description attached as Exhibit “1”. The application proposes to rezone 3.95 acres from CGC-1 to PUD. The properties are located within the Urban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan.

**II. SUMMARY DESCRIPTION OF THE PLAN**

The properties currently contain one motel at 6545 Ramona Blvd and one hotel at 6535 Ramona Blvd. The proposed development plan is to renovate the existing motel into 64 multifamily residential units, all to be studio apartments. There are no planned changes to the existing hotel property at 6535 Ramona Blvd, it will remain as a 55-room hotel. This project will comply with the Comprehensive Plan Future Land Use Element provisions limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development. No new vertical development is proposed.

**III. USES AND RESTRICTIONS**

**A. Permitted uses.**

- (1) Multi-family apartment dwelling units
- (2) Hotels and motels
- (3) Amenities integrated into a multi-family or hotel/motel use including but not limited to cabana/clubhouse, pool, recreation/ball courts, health/exercise facility, business/conference center, business and leasing offices, and similar uses
- (4) Essential services including roads, water, sewer, gas, telephone, storm water management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code
- (5) Commercial retail sales and service establishments
- (6) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (7) 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.
- (8) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks or movie theaters.
- (9) Art galleries, museums, community centers, dance, art or music studios.
- (10) Vocational, trade or business schools and similar uses.

- (11) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (12) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (13) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (14) 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.
- (15) 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.
- (16) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (17) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (18) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (19) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (20) Churches, including a rectory or similar use.
- (21) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (22) 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.
- (23) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (24) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- (25) 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.
- (26) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- (27) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

***B. Permitted accessory uses and structures.***

- (1) Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures.

***C. 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) Crematories.
- (5) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (6) Auto laundry or manual car wash.
- (7) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- (8) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (9) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (10) Blood donor stations, plasma centers and similar uses.
- (11) Private clubs.
- (12) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (13) Billiard parlors.
- (14) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- (15) Schools meeting the performance standards and development criteria set forth in Part 4.
- (16) 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.
- (17) Nightclubs.
- (18) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- (19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
- (20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
- (21) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

***D. Limitations on permitted or permissible uses by exception.***

All of the permitted and permissible uses by exception in this PUD are subject to the following provisions unless otherwise provided for:

- (1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

## **IV. DESIGN GUIDELINES**

### ***A. Minimum lot and building requirements***

- (1) Minimum lot requirements (width and area). None.
- (2) Maximum lot coverage by all buildings. None.
- (3) Impervious surface ratio. 85%
- (4) Minimum yard requirements. A minimum 15 foot setback will be required on all sides where residential uses are adjacent to non residential uses.
- (5) Maximum height of structures. Sixty feet.

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

- (1) Parking and loading requirements.

The proposed redevelopment of the motel at 6545 Ramona Blvd into studio units and the hotel at 6535 Ramona Blvd would require a total of 151 spaces. The motel at 6545 Ramona Blvd being redeveloped into studio units will retain the existing 64 parking spots and the hotel at 6535 Ramona Blvd will retain the existing 32 parking spots, totaling 96 spots. Also, an existing easement connecting 6535 Ramona Blvd to the convenience store at 6511 Ramona Blvd (not included within the PUD boundary) via an internal road will allow for additional parking for the hotel. Parking will remain as is on the site, or as otherwise approved by the Planning Department.

- (2) Access

Access will remain as indicated on the site plan via two access points on Ramona Blvd. The hotel will retain one point of access to the property at 6535 Ramona Blvd and the multifamily use will retain the second point of access at 6545 Ramona Blvd. There is also an internal road connecting to 6535 Ramona Blvd to the property to east.

- (3) Pedestrian Access

External sidewalks exist along Ramona Blvd to South.

### ***C. Signage***

- (1) The CCG-1 signage rights, as the property has historically enjoyed, will apply.
- (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) Directional signs shall not exceed four (4) square feet.

### ***D. Landscaping***

Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code. Then natural landscaping buffer between 6535 Ramona Blvd and 6545 Ramona Blvd will remain as depicted on the site plan.

### ***E. Lighting***

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

***F. Utilities***

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

**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

**Ramona Blvd PUD**

## Land Use Table

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Total gross acreage	<b>3.95</b>	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	
Total number of dwelling units		D.U.	
Multiple family	<b>1.39</b>	Acres	<b>35</b> %
Total number of dwelling units	<b>64</b>	D.U.	
Commercial	<b>2.56</b>	Acres	<b>65</b> %
Industrial		Acres	
Other land use		Acres	
Active recreation and/or open space		Acres	
Passive open space		Acres	
Public and private right-of-way		Acres	
Maximum coverage of buildings and structures	<b>No Restriction</b>	Sq. Ft.	