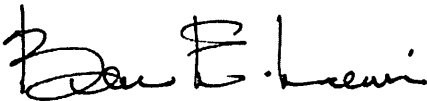




Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Aye

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 2022-0554 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 2022-0554 to Planned Unit Development.

***Location:*** 6535, 6545 Ramona Boulevard

***Real Estate Numbers:*** 007440-0060, 007440-0050

***Current Zoning Districts:*** Commercial Community General-1 (CCG-1)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Northwest, District 5

***Applicant/Agent:*** Taylor Mejia  
The Southern Group  
208 N. Laura Street Suite 710  
Jacksonville, FL 32202

***Owner:*** Jayesh Patel  
Omkar Hotels Inc.  
6535 Ramona Blvd  
Jacksonville, FL 32205

Ripal Patel  
Florida Land Trust  
6545 Ramona Blvd  
Jacksonville, FL 32205

***Staff Recommendation:*** **APPROVE W/ CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-0554 seeks to rezone approximately 3.95± acres of land from Commercial Community General-1 (CCG-1) to Planned Unit Development (PUD). The rezoning to a PUD is being sought in order to renovate the existing motel into 64 multi-family

residential units and the existing 55-room hotel will remain. The proposed PUD differs from the conventional zoning code by limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development and providing a more efficient development than would be possible through strict application of the Zoning Code.

### **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.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

#### ***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the Category Description in the FLUE, the CGC land use category in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. A combination of compatible mixed uses should be vertically integrated within a multistory building.

The maximum gross density for the CGC land use category in the UPA is 60 units/acre.

The property currently contains one motel and one hotel. The existing hotel will remain unchanged. The proposed development plan is to renovate the existing motel into 64 multifamily residential units, all to be studio apartments. The site is served by full urban services. Residential uses in CGC in the UPA may not exceed 80 percent of a development. There will be no changes to the existing hotel, which contains 55 rooms, thus the development on the subject site meets the 80 percent limitation on residential uses.

The current CGC land use category of the site is consistent with the uses identified within the written description and site plan of the PUD.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

***(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.*

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed. Historic Preservation Element

**Policy 1.2.6**

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

**Aiport Environment Zone**

The site is located within the 300-foot Height and Hazard Zone for the Herlong Recreational Airport. Zoning will limit development to a maximum height of 300', 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.

**Flood Zones**

Approximately 1.1 acres of the subject site is located within AE Flood Zone, approximately .4 acres is located in the AE Floodway Zone, and approximately 1.45 acres of the site is located within the 0.2 Percent Annual Chance Flood Hazard Zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE zone is defined as areas within the 100-year floodplain, or SFHA, where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

The AE Floodway zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE Floodway zones should be left intact as construction and filling within these areas is severely restricted.

The 0.2 Percent Annual Chance Flood Hazard zones are areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these zones. The areas are deemed to be subject to moderate flood hazards.



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

***(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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application and a CCAS / CRC application to the Concurrency & Mobility Management System Office for review, assessment, approval.

**This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.**

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

This proposed Planned Unit Development intends to allow for the redevelopment of an existing motel into multi-family housing. Moreover, 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 Sec.656.420 of the Zoning Code all multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. Due to development being a maximum of 64 units the property would not be required to provide active recreation/open space.

**The use of existing and proposed landscaping:** Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code. Along the Western property line the natural landscaping buffer between 6535 Ramona Blvd and 6545 Ramona Blvd will remain as depicted on the site plan.

**The treatment of pedestrian ways:** The property is an existing developed property and external sidewalks currently exist along Ramona Blvd to the South. Per the Transportation Memorandum dated July 28, 2022, conditioned to the PUD, ADA compliant sidewalk shall be provided on the frontage of Ramona Blvd and Henderson Road. Where there is no curb and gutter, the sidewalk shall be a minimum of 6' away from the edge of pavement of the respective road.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, 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. Comments from Traffic & Engineering include:

- ADA compliant sidewalk shall be provided on the frontage of Ramona Blvd and Henderson Road. Where there is no curb and gutter, the sidewalk shall be a minimum of 6' away from the edge of pavement of the respective road.

The subject site is approximately 3.95 acres and is accessible from Ramona Blvd, a collector facility. Ramona Blvd is currently operating at 32.3% of capacity. This Ramona Blvd has a maximum daily capacity of 14,742 vehicles per day (vpd) and average daily traffic of 4,786 vpd.

The applicant requests 64 dwelling units of multi-family (ITE Code 220), which could produce 431 daily trips.

**The use and variety of building setback lines, separations, and buffering:** A minimum 15 foot setback will be required on all sides where residential uses are adjacent to nonresidential uses.

**The use and variety of building sizes and architectural styles:** The project will be the redevelopment of an existing hotel/motel so the multi-family dwelling units will consist of 62 units.



**Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:** 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.

***(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 on the north side of Ramona Boulevard and west of Land Avenue South. The north side of Ramona Boulevard is primarily zoned for commercial uses include: gas station, hotel and flee market. Southside of Ramona while primarily development with commercial uses does include townhome subdivision Bent Tree and multi-family development, Victory Pointe.

**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/LI	CCG-2/IL	I-295
South	CGC	CCG-1	Motel
East	CGC	CCG-2	Gas Station
West	CGC	CCG-1	Single Family Dwelling

***(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 64 multifamily apartment units. The PUD is appropriate at this location because it will 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 utilities.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject property is located on the north side of Ramona Boulevard, west of Lane Avenue (SR-103) and south of I-10. The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to Lane Avenue.

**Table 2**

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	Lane Ave	454	SR-228 to I-10	D	3,580	2,152	C

**School Capacity:**

Based on the Development Standards for impact assessment, the 3.95± acre proposed PUD rezoning has a development potential of 64 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 2022-0554**

**Development Potential: 64 Residential Units**

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 1&2
Elementary	2	5,958	72%	8	69%	2,684	10,678
Middle	2	2,640	70%	3	65%	84	1,514
High	2	3,122	80%	4	82%	1,021	1,494
<b>Total New Students</b>				<b>15</b>			

*Total Student Generation Yield: 0.333*

*Elementary: 0.167*

*Middle: 0.073*

*High: 0.093*

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
Romona ES #79	2	8	509	306	60%	63%
Charger Academy MS #216	2	3	1438	921	64%	65%
Ed White HS #248	2	4	2,071	1,512	73%	73%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 64 dwelling units – 2022-0554
- Same as Above (SAA)

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

Pursuant to Sec.656.420 of the Zoning Code all multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. Due to development being a maximum of 64 units the property would not be required to provide active recreation/open space.

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

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(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.***

The proposed PUD request that the existing motel site 6545 Ramona Boulevard retain the existing 64 parking spots and the hotel at 6535 Ramona Blvd retain the existing 32 parking spots, totaling 96 spot for the entire development. With the redevelopment of the motel to 64 multi-family units the property will barely be able to accommodate one parking space per unit and no additional parking spaces for staff and guest. The property additional has ample undeveloped land to the north and west of the existing structure to provide additional off-street parking spaces to accommodate tenants, guest and staff on site. The Planning and Development department feels the requested deviation from the current Zoning Code parking requirement for parking will negatively affects the public’s health/safety, by not requiring the property owner to provide enough parking for the intended use. Therefore staff is recommending the project be conditioned to meet part 6 parking requirements for multiple-family dwellings for 6545 Ramona Boulevard.

*(11) Sidewalks, trails, and bikeways*

The property is an existing developed property and external sidewalks currently exist along Ramona Blvd to the South. Per the Transportation Memorandum dated July 28, 2022, conditioned to the PUD, ADA compliant sidewalk shall be provided on the frontage of Ramona Blvd and Henderson Road. Where there is no curb and gutter, the sidewalk shall be a minimum of 6' away from the edge of pavement of the respective road.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **August 1, 2022** by 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 **2022-0554** be **APPROVED** with the following exhibits:

1. The original legal description dated April 6, 2022
2. The original written description dated July 5, 2022
3. The original site plan dated April 21, 2022

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0554** be **APPROVED W/ CONDITONS**.

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated July 28, 2022, or as otherwise approved by the Planning and Development Department.
2. The development shall meet part 6 parking requirements for multiple-family dwellings for 6545 Ramona Boulevard.



**Aerial View**

*Source: JaxGIS*



**View of Proposed Multi-Family Dwellings**

*Source: Planning & Development Dept.  
Date: August 1, 2022*



**View of Proposed Multi-Family Dwellings**

*Source: Planning & Development Dept.*

*Date: August 1, 2022*



**Remaining Hotel**

*Source: Planning & Development Dept.*

*Date: August 1, 2022*



**View of Existing Parking 6545 Ramona Blvd.**

*Source: Planning & Development Dept.*

*Date: August 1, 2022*

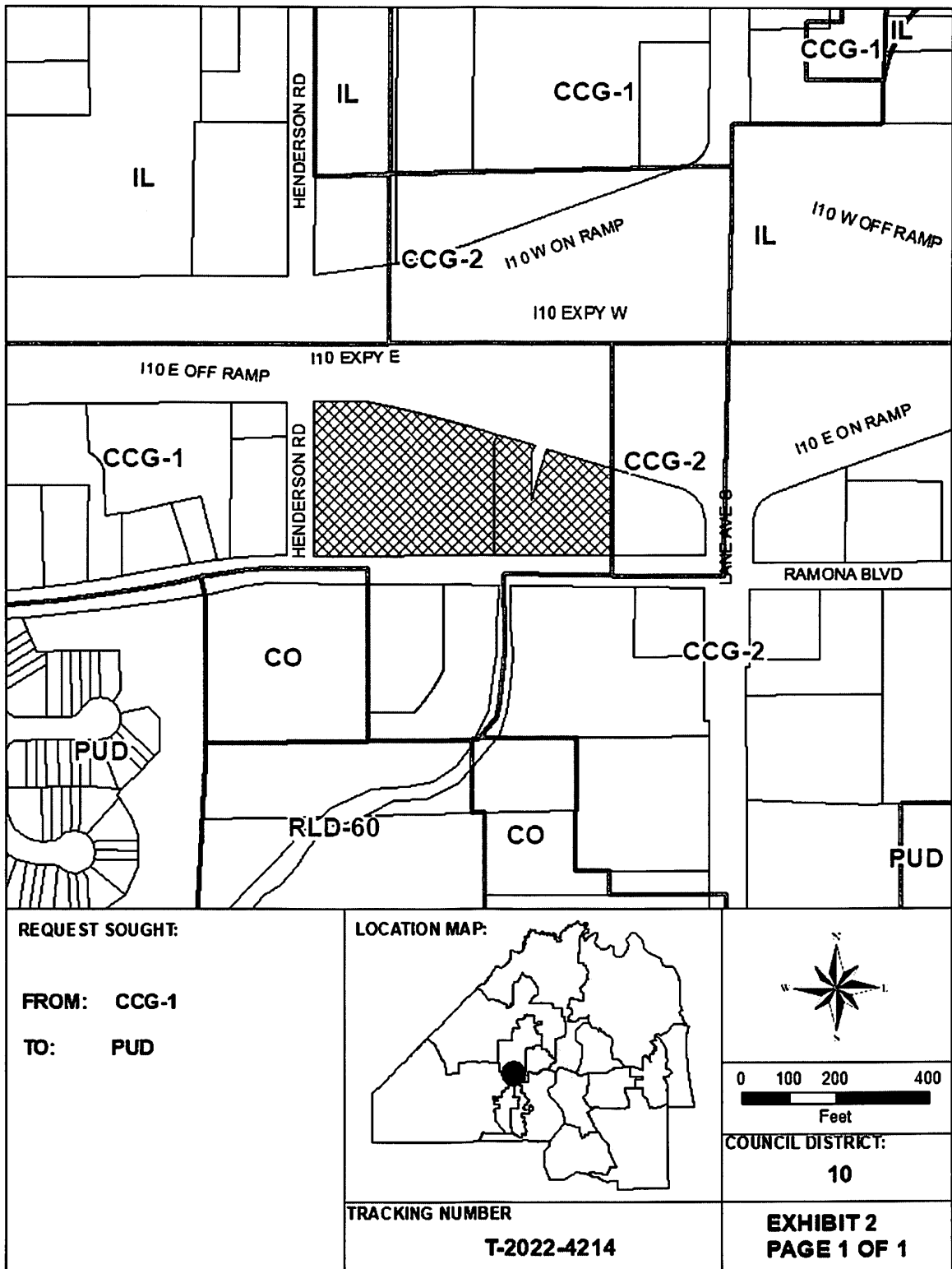


**View of Existing Parking 6545 Ramona Blvd.**

*Source: Planning & Development Dept.*

*Date: August 1, 2022*







ONE CITY. ONE  
JACKSONVILLE.

# City of Jacksonville, Florida

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*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:** July 28, 2022

**TO:** Erin Abney, City Planner II  
Current Planning Division

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

**SUBJECT:** Transportation Memorandum 2022-0554

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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:

- Proposed PUD is in violation of Policy 4.1.2 of the Transportation Element of the 2030 Comprehensive Plan. PUD is to be consistent with section 654.133 of the Code of Subdivision Regulations.
- ADA compliant sidewalk shall be provided on the frontage of Ramona Blvd and Henderson Road. Where there is no curb and gutter, the sidewalk shall be a minimum of 6' away from the edge of pavement of the respective road.

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
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## **TRANSPORTATION REVIEW**

**DATE:** July 28, 2022

**TO:** Erin Abney, City Planner II  
Current Planning Division

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

**SUBJECT:** Transportation Review: PUD 2022-0554

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### **Background Information:**

The subject site is approximately 3.95 acres and is accessible from Ramona Blvd, a collector facility. Ramona Blvd is currently operating at 32.3% of capacity. This Ramona Blvd has a maximum daily capacity of 14,742 vehicles per day (vpd) and average daily traffic of 4,786 vpd.

The applicant requests 64 dwelling units of multi-family (ITE Code 220), which could produce 431 daily trips.

### **Transportation Planning Division comments to be included in staff report:**

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

### **Transportation Planning Division CONDITIONS the following:**

Per conditions set forth in Transportation Memorandum 2022-0554 dated 07/28/2022.



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.  
SECRETARY

July 25, 2022

Erin L. Abney, MPA  
City Planner II  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**RE: Ramona Blvd PUD**

**Introduction**

Ramona Blvd PUD is a proposed rezoning on 3.95 acres to Planned Unit Development (PUD). The subject property is located on the north side of Ramona Boulevard, west of Lane Avenue (SR-103) and south of I-10. The rezoning is being sought to redevelop an existing motel into 64 multifamily residential units.

**Accessibility**

Access to the site is to be provided via an existing driveway connection to Ramona Boulevard. There is no direct access to a State facility.

**Bicycle and Pedestrian Facilities**

There is a sidewalk on the south side of Ramona Boulevard.

**Programmed Improvements**

FDOT has programmed a project to add lanes and reconstruct I-10 from I-95 to I-295 (FPID 439100-1). Construction is estimated to completed in Winter 2024.

**Trip Generation**

Table 1 shows trip generation based on the plan of development using ITE’s Trip Generation Manual, 11th Edition.

**Table 1**

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Low-Rise)	220	64	Dwelling Units	486	43	48

**Roadway Capacity**

Table 2 shows the maximum level of service and peak hour volume for Lane Avenue according to FDOT's *Florida State Highway System Level of Service Report*, dated July 2021.

**Table 2**

<b>County</b>	<b>Road</b>	<b>Segment ID</b>	<b>Segment</b>	<b>FDOT LOS Standard</b>	<b>Maximum Service Volume</b>	<b>2025 Peak Hour Volume</b>	<b>2025 Peak LOS</b>
Duval	Lane Ave	454	SR-228 to I-10	D	3,580	2,152	C

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to Lane Avenue.

If you have any questions, please do not hesitate to contact me by email: [brian.austin@dot.state.fl.us](mailto:brian.austin@dot.state.fl.us) or call: (904) 360-5664.

Sincerely,



Brian Austin  
Transportation Planner  
FDOT District Two

**Application For Rezoning To PUD**

**Planning and Development Department Info**

**Ordinance #** 2022-0554 **Staff Sign-Off/Date** ELA / 07/11/2022  
**Filing Date** 07/26/2022 **Number of Signs to Post** 5  
**Hearing Dates:**  
**1st City Council** 08/24/2022 **Planning Commission** 08/18/2022  
**Land Use & Zoning** 09/07/2022 **2nd City Council** N/A  
**Neighborhood Association** N/A  
**Neighborhood Action Plan/Corridor Study** N/A

**Application Info**

**Tracking #** 4214 **Application Status** FILED COMPLETE  
**Date Started** 04/13/2022 **Date Submitted** 04/21/2022

**General Information On Applicant**

**Last Name** MEJIA **First Name** TAYLOR **Middle Name**  
**Company Name** THE SOUTHERN GROUP  
**Mailing Address** 208 N LAURA ST SUITE 710  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9043495954 **Fax** 904 **Email** MEJIA@THESOUTHERNGROUP.COM

**General Information On Owner(s)**

**Check to fill first Owner with Applicant Info**

**Last Name** PATEL **First Name** JAYESH **Middle Name**  
**Company/Trust Name** OMKAR HOTELS INC  
**Mailing Address** 6535 RAMONA BLVD  
**City** JACKSONVILLE **State** FL **Zip Code** 32205  
**Phone** **Fax** **Email**

**Last Name** PATEL **First Name** RIPAL **Middle Name**  
**Company/Trust Name** FLORIDA LAND TRUST  
**Mailing Address** 6545 RAMONA BLVD  
**City** JACKSONVILLE **State** FL **Zip Code** 32205  
**Phone** **Fax** **Email**

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District

Map 007440 0060 10 5 CCG-1 PUD  
 Map 007440 0050 10 5 CCG-1 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 #**

**Total Land Area (Nearest 1/100th of an Acre) 3.95**

**Development Number**

**Proposed PUD Name** RAMONA BLVD PUD

**Justification For Rezoning Application**

REZONING TO A PUD TO ALLOW FOR THE REDEVELOPMENT OF AN EXISTING MOTEL INTO MULTI FAMILY HOUSING.

**Location Of Property**

**General Location**

6535 AND 6545 RAMONA BLVD

House #	Street Name, Type and Direction	Zip Code
6545	RAMONA BLVD	32205

**Between Streets**

LANE AVE S and HENDERSON RD

**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.

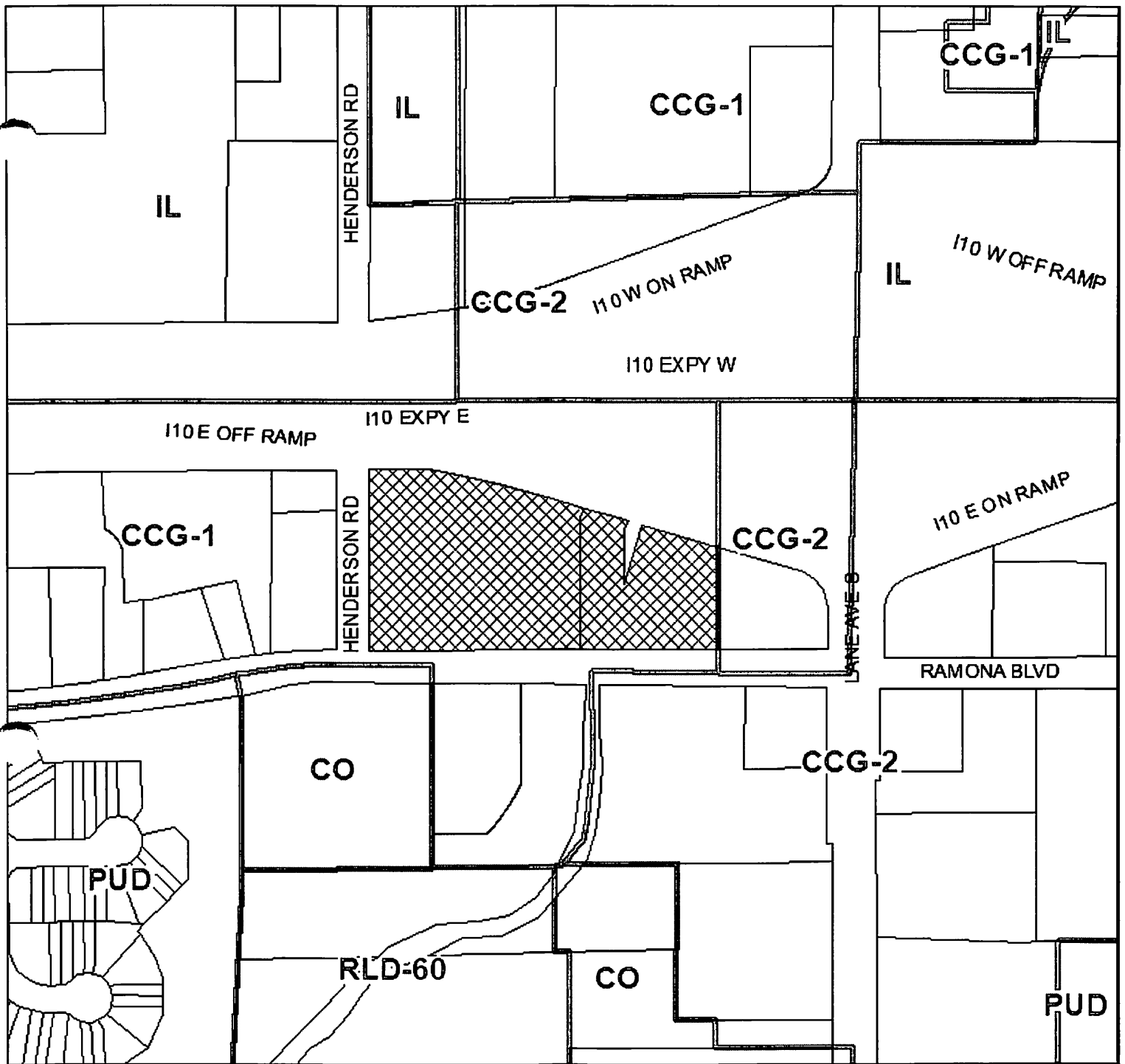
Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof
  - 3.95 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee
  - 17 Notifications @ \$7.00 /each: \$119.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,428.00

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

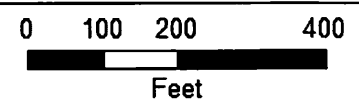
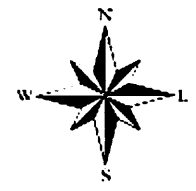
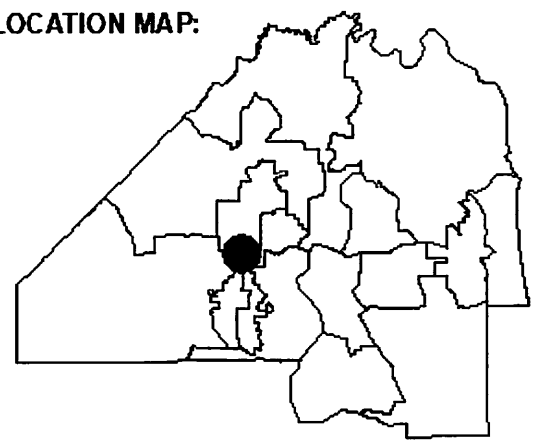




**REQUEST SOUGHT:**

**FROM: CCG-1**  
**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**10**

**TRACKING NUMBER**

**T-2022-4214**

**EXHIBIT 2**  
**PAGE 1 OF 1**

# Legal Description

4/6/2022

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RE # 007440 0060

Part of Lot 5, Estate of John Gardner, according to the plat thereof, recorded in Plat Book 2, page 52 of the current Public Records of Duval County, Florida, more particularly described as follows:

Commence at the intersection of the East line of Henderson Road (a 50 foot right-of-way) with the North line of Ramona Boulevard (a 60.0 foot right-of-way); thence North 89 degrees 53'10" East 385.01 feet, along the North line of said Ramona Boulevard to the Point of Beginning; Thence North 00 degrees 09'32" West, 242.24 feet; thence North 31 degrees 50'58" East 17.95 feet to the South line of Interstate Highway No. 10 (I-10 a limited access variable width right-of-way); thence South 73 degrees 42'27" East 83.04 feet along the South line of said I-10; thence South 31 degrees 50'58" West, 17.27 feet; thence South 00 degrees 09'32" East 99.36 feet; thence North 16 degrees 17'33" East 111.94 feet to the South line of said I-10; thence South 73 degrees 42'27" East, 144.46 feet along the South line of said I-10; thence South 00 degrees 06'50" East, 186.56 feet to the North line of Ramona Boulevard; thence South 89 degrees 50'10" West. 250.10 feet. Along the North line of said Ramona Boulevard to the Point of Beginning.

RE # 007440 0050

A PART OF LOT 5, ESTATE OF JOHN H. GARDNER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 52, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF HENDERSON ROAD (A 50 FOOT RIGHT OF WAY) WITH THE NORTH LINE OF RAMONA BOULEVARD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 00 DEGREES 07 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID HENDERSON ROAD, A DISTANCE OF 329. 42 FEET TO THE SOUTH LINE OF INTERSTATE HIGHWAY NO 10 (I-10 LIMITED ACCESS VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 89 DEGREES 23 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID I-10, A DISTANCE OF 107.93 FEET TO AN ANGLE POINT BEING A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2,241.83 FEET, THENCE AROUND AND ALONG SAID CURVE AND THE SOUTH LINE OF SAID I-10, THROUGH A CENTRAL ANGLE OF 05 DEGREES 40 MINUTES 47 SECONDS, AN ARC DISTANCE OF 22223 FEET (CHORD BEARING AND DISTANCE OF SOUTH 76 DEGREES 32 MINUTES 49 SECONDS EAST, 222.14 FEET) TO ITS POINT OF TANGENCY, THENCE CONTINUE ALONG SAID SOUTH LINE OF I-10, SOUTH 73 DEGREES 42 MINUTES 27 SECONDS EAST, A DISTANCE OF 156.59 FEET, THENCE SOUTH 31 DEGREES 50 MINUTES 58 SECONDS WEST, A DISTANCE OF 17.27 FEET THENCE SOUTH 00 DEGREES 09 MINUTES 32 SECONDS EAST,

A DISTANCE OF 99.36 FEET, THENCE NORTH 16 DEGREES 17 MINUTES 33 SECONDS EAST A DISTANCE OF 111.94 FEET TO THE SOUTH LINE OF SAID I-10; THENCE SOUTH 73 DEGREES 42 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID I-10, A DISTANCE OF 144.46 FEET THENCE SOUTH 00 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 186.58 FEET TO THE NORTH LINE OF SAID RAMONA BOULEVARD, THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID RAMONA BOULEVARD, A DISTANCE OF 635.11 FEET, TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PART LYING WITHIN CEDAR CREEK,

TOGETHER WITH BENEFICIAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES GRANTED IN OFFICIAL RECORDS VOLUME 12725, PAGE 1775, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND ALSO BEING PART OF LOT 5 IN GARDNER'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF COMMENCEMENT BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LANE AVENUE SOUTH (STATE ROAD NO. 103, RIGHT OF WAY WIDTH VARIES), THENCE SOUTH 89°53'10" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8231, PAGE 183, THENCE NORTH 00°06'50" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8231, PAGE 183, A DISTANCE OF 126.56 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00°06'50" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 60.00 FEET TO A POINT SITUATE IN THE SOUTHWESTERLY LINE OF A LIMITED ACCESS EXIT RAMP OF INTERSTATE HIGHWAY NO 10; THENCE SOUTH 73°42'27" EAST, ALONG SAID SOUTHWESTERLY LINE OF A LIMITED ACCESS EXIT RAMP OF INTERSTATE HIGHWAY NO 10, A DISTANCE OF 130.31 FEET TO A POINT, THENCE SOUTH 00°06'50" EAST, A DISTANCE OF 48.99 FEET TO A POINT; THENCE NORTH 78°27'07" WEST, A DISTANCE OF 127.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PART OF LOT 5, ESTATE OF JOHN H GARDNER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST LINE OF HENDERSON ROAD (A 50.0 FOOT RIGHT-OF-WAY) WITH THE NORTH LINE OF RAMONA BOULEVARD (A 60.0 FOOT RIGHT-OF-WAY) THENCE NORTH 89°-53'40" EAST, 385.01 FEET ALONG THE NORTH LINE OF SAID RAMONA BOULEVARD TO THE POINT OF BEGINNING; THENCE NORTH 00°-09'-32" WEST, 242.224 FEET; THENCE NORTH 31°-50'-58" EAST, 17.95 FEET, TO THE SOUTH LINE OF INTERSTATE HIGHWAY NUMBER 10 (I-10 A LIMITED ACCESS VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 73°-42'-27" EAST, 83.04 FEET, ALONG THE SOUTH LINE OF SAID I-10; THENCE SOUTH 31°-50'-58" WEST, 17.27 FEET; THENCE SOUTH 00°-09'-32" EAST, 99.36 FEET; THENCE NORTH 16°47'-33" EAST, 111.94 FEET, TO THE SOUTH LINE OF SAID I-10;

THENCE SOUTH 73°-42'-27" EAST, 144.46 FEET, ALONG THE SOUTH LINE OF SAID I-10. THENCE SOUTH 00°-06'-50" EAST, 186.56 FEET TO THE NORTH LINE OF SAID RAMONA BOULEVARD; THENCE SOUTH 89°-53'40" WEST, 250.10 FEET, ALONG THE NORTH LINE OF SAID RAMONA BOULEVARD, TO THE POINT OF BEGINNING.

**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.





# EXHIBIT F

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	<input type="text"/> Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/> 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	<input type="text"/> Acres	<input type="text"/> %
Other land use	<input type="text"/> Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text"/> Acres	<input type="text"/> %
Passive open space	<input type="text"/> Acres	<input type="text"/> %
Public and private right-of-way	<input type="text"/> Acres	<input type="text"/> %
Maximum coverage of buildings and structures	<b>No Restriction</b> Sq. Ft.	<input type="text"/> %