

23-104

Land Use and Zoning

RAMONA KERR PUD

RE 007142-0000

8385 Ramona Boulevard

Rezoning Ordinance: 2023-0165

Overview

Pivoting from the original conventional rezoning request of INDUSTRIAL LIGHT/Light Industrial to PUD. The property east-adjacent is zoned PUD; north-adjacent is zoned RLD-60/IBP; and west-adjacent is a retention pond. A combination of fencing and height restrictions are provided to create an integrated community that blends with the surrounding area.

OPTIMIZING COMBINED POTENTIALS

CREATING A BALANCE OF USES

The Why After meeting with CM White and soliciting feedback from others in the planning department and on the planning commission, the PUD pulls out certain Light Industrial uses that could detract from creating a balance of uses.

- Establishments engaged in the manufacturing of paints, varnishes, lacquers, enamels and shellac, putties, wood fillers and sealers, paint and varnish removers, paint brush cleaners and allied products, but excluding therefrom the manufacturing of the resins and other components from which such products are manufactured.
- Waste tire site, waste tire processing center, or tire recycling, as defined in Rule 62-701, Florida Administrative Code (Solid Waste Management Facilities) and Section 403.717, Florida Statutes (Waste tire and lead-acid battery requirements).
- Railroad switching facilities and repair and storage areas for railway equipment.
- Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4. C
- Concrete batch mixing plants.
- Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
- Retail sales of heavy machinery, farm equipment and building materials including outside display.



BY EXCEPTION

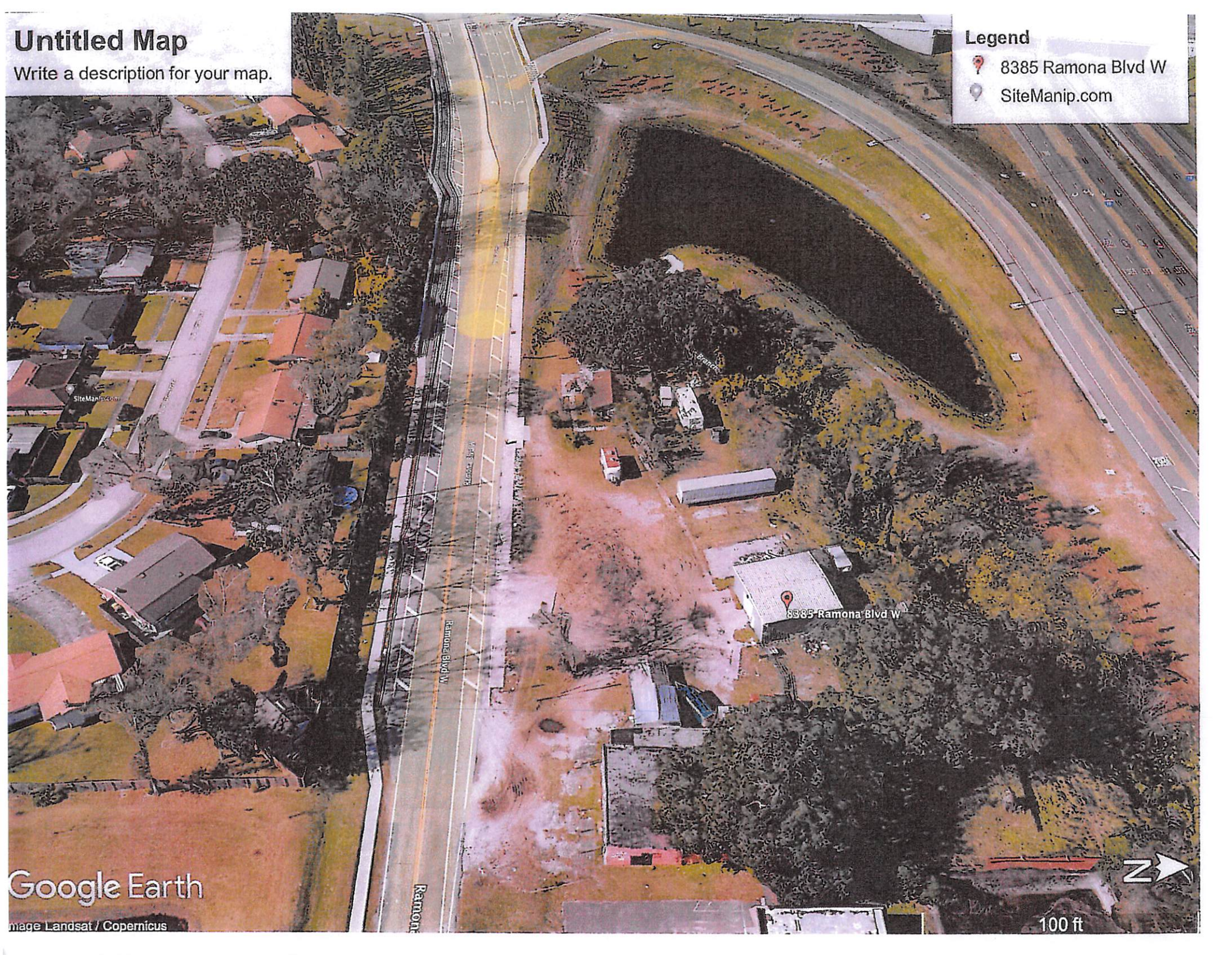
- Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- Establishments for the retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.
- Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.

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Image Landsat / Copernicus


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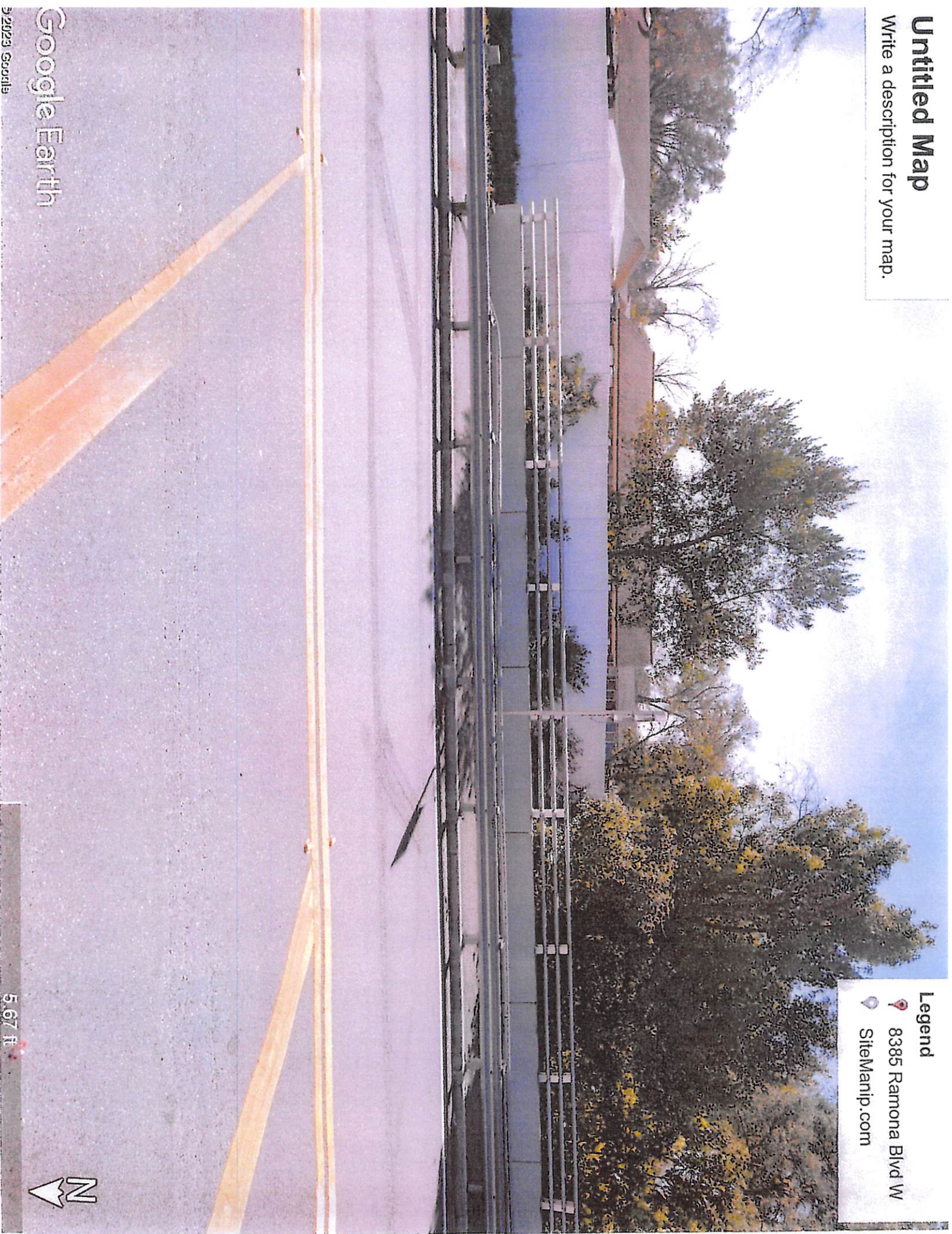
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