

WRITTEN DESCRIPTION
RAMONA KERR
August 4, 2023

I. PROJECT DESCRIPTION

- A. Applicant proposes to rezone 2.16 acres of property from Commercial Neighborhood (CN) to PUD to expand the current onsite operation while putting limits on the height of the operations. The property is located at 8385 Ramona Boulevard West, between Ramona Boulevard West and Interstate-10, Hammond Boulevard is to the west and Estates Cove Road is to the east. The existing uses of this site include storage of equipment and trucks.

The proposed PUD rezoning will be consistent and compatible with the surrounding development, as the property east-adjacent is zoned PUD. While conventional zoning was considered, particularly CGC, an increase in traffic that accompanies future commercial development is to be avoided as this is a collector roadway.

The proposed use of the property is to meet its current operations of storing equipment and trucks. There will be no net increase in daily trips, thus no potential roadway impact. A combination of fencing and height restrictions are provided in this PUD to create an integrated community that blends in with the surrounding area.

- B. Project Name: Ramona Kerr
- C. Project Architect/Planner: TBD
- D. Project Engineer: TBD
- E. Project Developer: No project is being developed.
- F. Project Agent: The Southern Group
- G. Current Land Use Designation: Neighborhood Commercial (NC)
- H. Current Zoning District: Commercial Neighborhood (CN)
- I. Requested Zoning District: PUD
- J. Real Estate Number(s): 007142-0000

II. QUANTITATIVE DATA

- A. Total Acreage: 2.16
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 1600 sq ft
- D. Total amount of recreation area: 0
- E. Total amount of open space: 1.5 acres
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 1600 sq ft
- H. Phase schedule of construction (include initiation dates and completion dates): N/A

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

It is the purpose and intent of this PUD to provide flexibility in planning, design, and maintenance; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features, thereby promoting the public health, safety, moral, order, comfort, convenience, appearance, prosperity, and the general welfare of the community.

The proposed PUD differs from the usual application of the Zoning Code because it allows for the activity currently occurring at the site without disturbing the residential nature of the area south of the site. The extension of CGC from the east to this site *was* considered, however with the potential commercial uses that would result from the conventional CGC zoning distinction, a resulting increase in traffic is not to be ignored. This increase would not only impact the residential nature created by the community across Ramona Blvd W, zoned LDR, but would disrupt the traffic flowing on to the 1-10 E on-ramp that is adjacent to the site. However, this PUD will not result in an increase in traffic.

The following limitation on permitted uses will be limiting the maximum height of outdoor storage materials to 45 feet.

The proposed PUD allows for mainly for the maintenance of the operations of storage and trucks.

- 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.

IV. USES AND RESTRICTIONS

A1. Permitted Uses and Structures by right:

- (1) Medical and dental or chiropractor offices and clinics.
- (2) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (3) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, (but not concrete batch mixing plants), and similar uses.
- (4) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
- (5) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (6) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (7) Vocational, technical, business, trade or industrial schools and similar uses.
- (8) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (9) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
- (10) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- (11) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (12) Printing, publishing, or similar establishments.
- (13) Automobile service stations, major indoor repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.
- (14) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
- (15) Bulk storage yards (not to include concrete batch mixing plants or bulk storage of flammable liquids and acids) visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (16) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (17) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
- (18) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.

- (19) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.
- (20) An industrial, manufacturing, distribution, storage or wholesaling use which is otherwise lawful, except those uses listed hereunder as being permissible only by exception.
- (21) Service establishments catering to commerce and industry, including, linen supply, laundry and dry-cleaning plants, freight movers, communications services, business machine services, sign companies, restaurants (including drive-thru restaurants) (regulated by DBPR - Division of Hotels and Restaurants), the retail sale and service of beer and wine, hiring and union halls, employment agencies, and day labor pools by right.
- (22) All types of professional and business offices.

A2. By Exception Only:

- (1) 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.
- (2) Establishments for the retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.
- (3) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4, by exception.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area*: None, except as otherwise required for certain uses.
- (2) *Minimum lot width*: None, except as otherwise required for certain uses.
- (3) *Maximum lot coverage*: None, except as otherwise required for certain uses.
Impervious surface ratio as required by Section 654.129.
- (4) *Minimum front yard*: None
- (5) *Minimum side yard*: None
- (6) *Minimum rear yard*: None
- (7) *Maximum height of structures*: Outdoor storage of materials will not exceed 45 feet in height.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements:*

Parking will not be required for the existing business, however, any new business or use on the site will be required to meet Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Ramona Boulevard, substantially as shown in aerials. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs

- (i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
- (ii) Wall signs are permitted.
- (iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
- (iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flagpole.

D. Landscaping:

Landscaping will not be required for the existing business, however, any new business or use on the site will be required to meet Part 12 of the Zoning Code.

E. Recreation and Open Space:

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands:

Wetlands will be permitted according to local, state and federal requirements.

H. Fencing

Within 36 months of plan approval, a new chain link fence and gate, 6 feet in height with slats on the west, south, and eastern boundaries of the subject property will be installed.

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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The justification for the PUD zoning district is as follows:

Allow for a creative approach to the design and use;
Provide a more desirable environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
Efficient use of land resulting in lower costs and maintenance of traffic volume;

Provide an environment that will improve the characteristics of the surrounding area;
Enhance the appearance of the area through development criteria;
Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and this plan and design will create a sustainable development plan for the future.