

# SHOPPES AT FORT CAROLINE

REZONING 2024-231



ST. JOHNS

LAW GROUP



- **Ash Properties:**



- Ash Properties, a local leader in commercial development and management.
- A staple in Northeast Florida for over 40 years.
- 12+ million square feet of commercial property and growing.

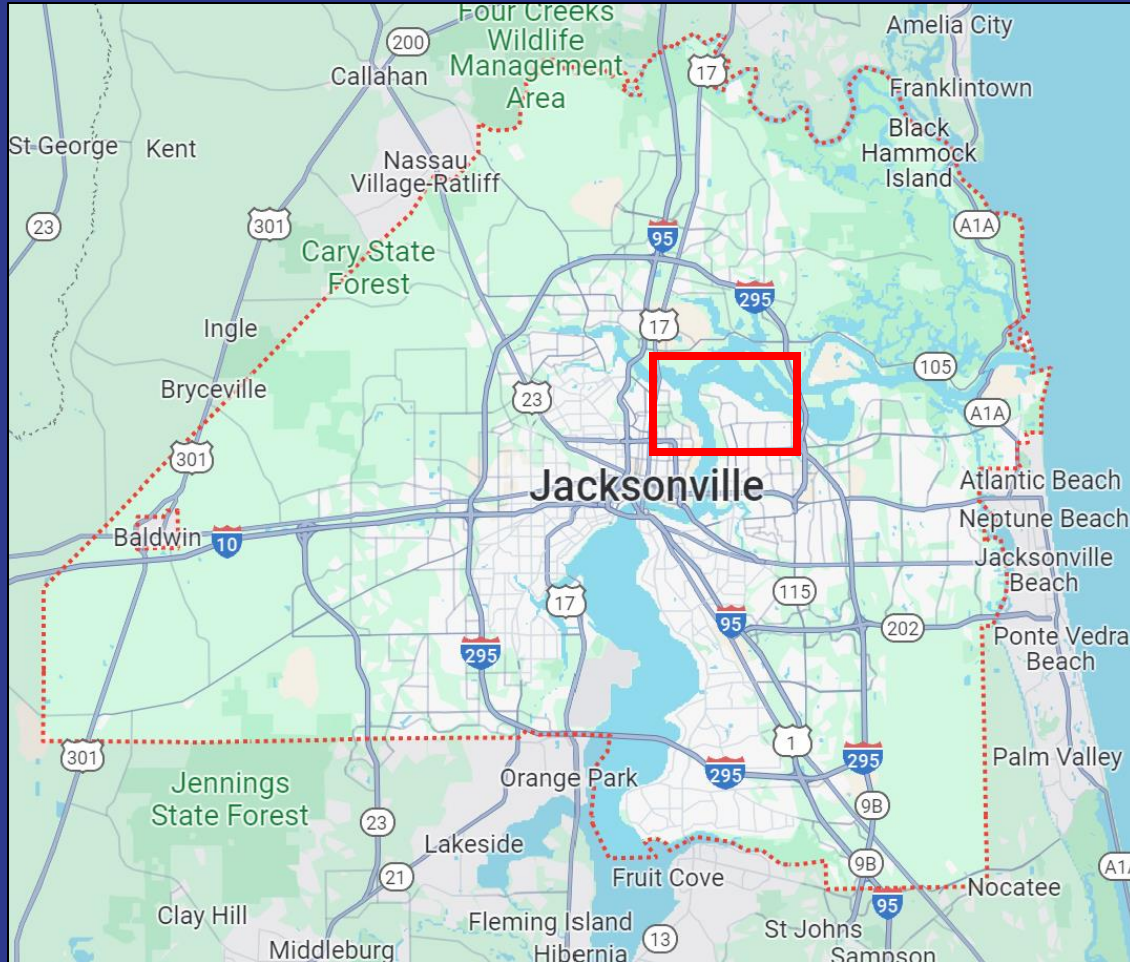




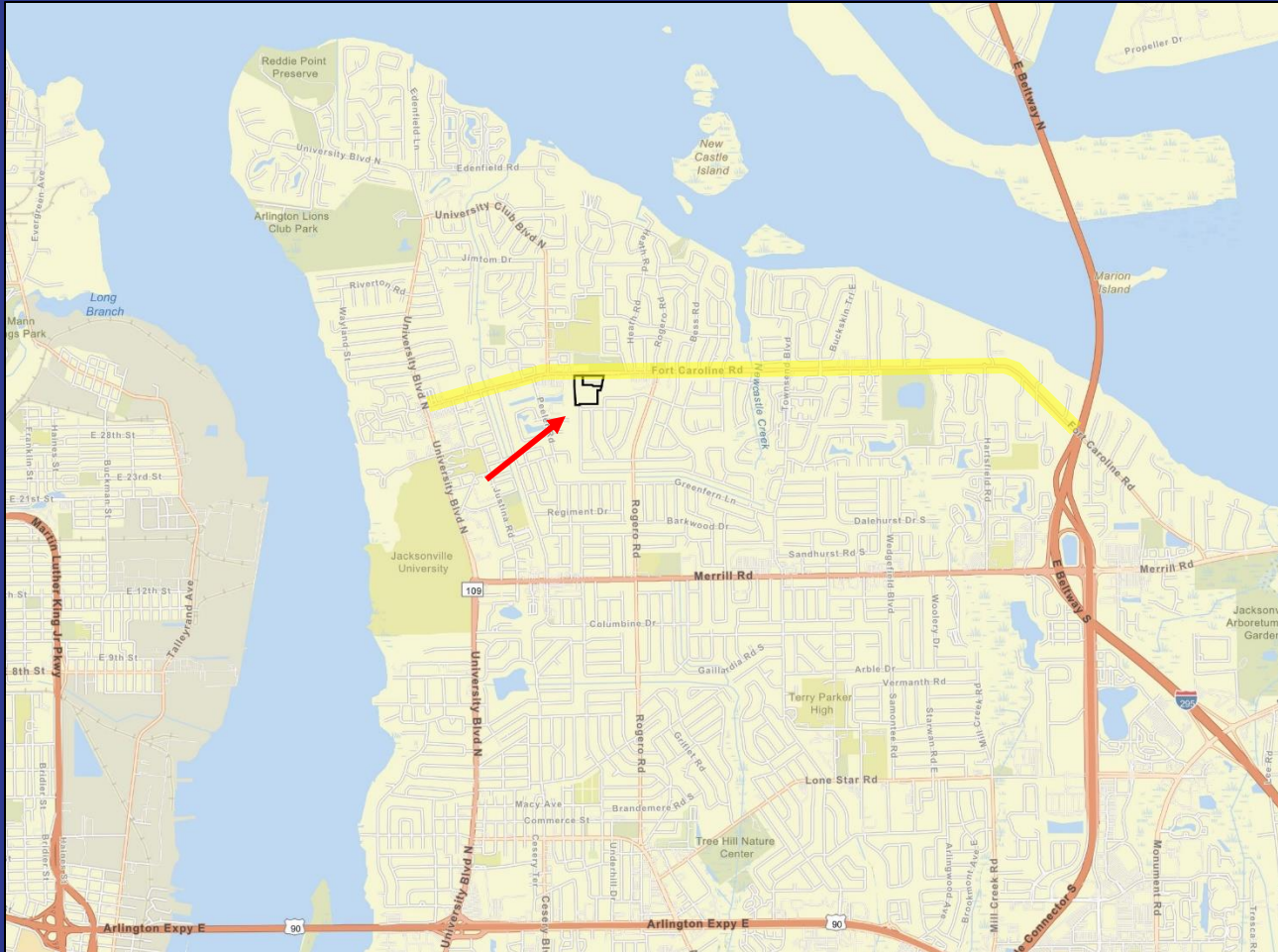




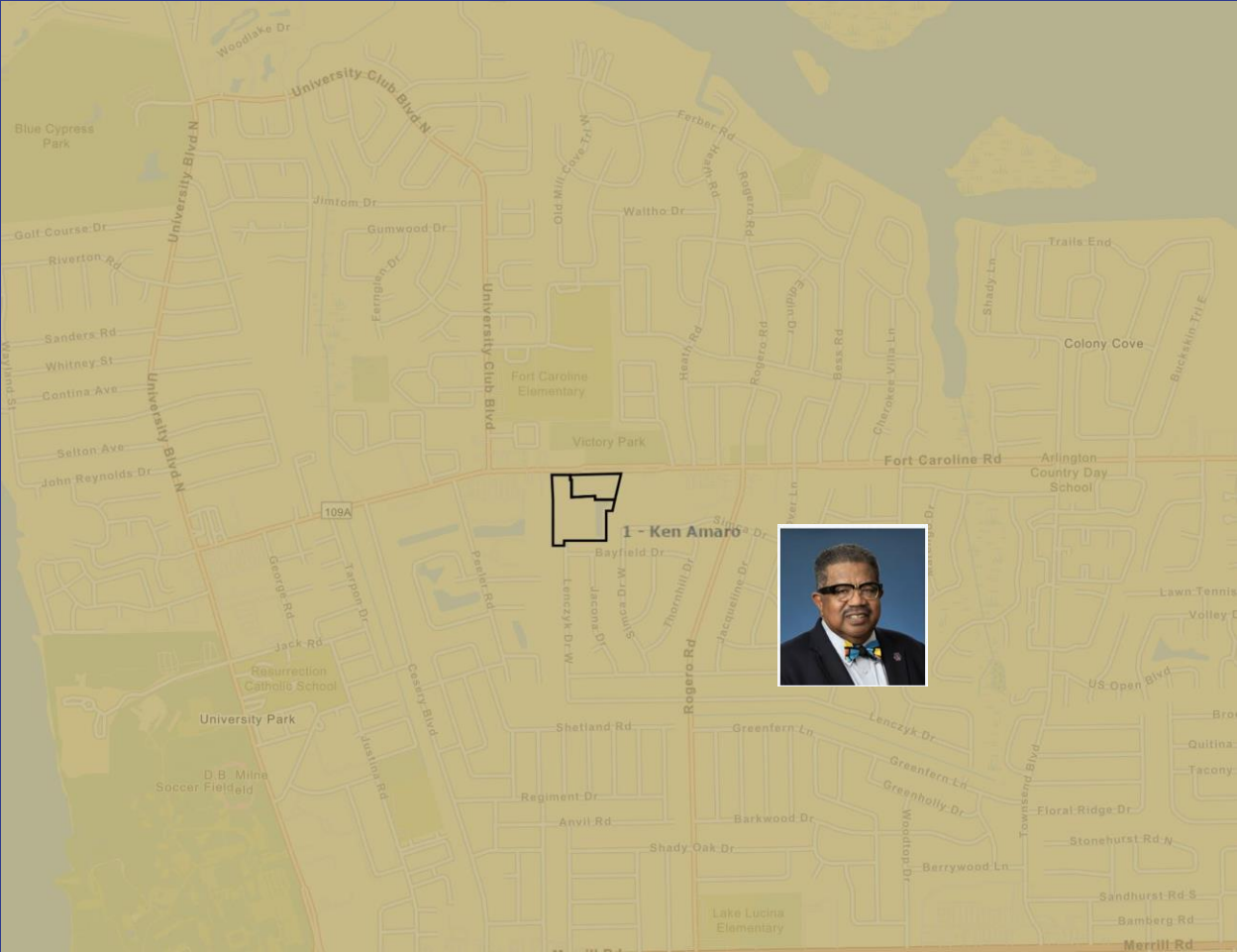






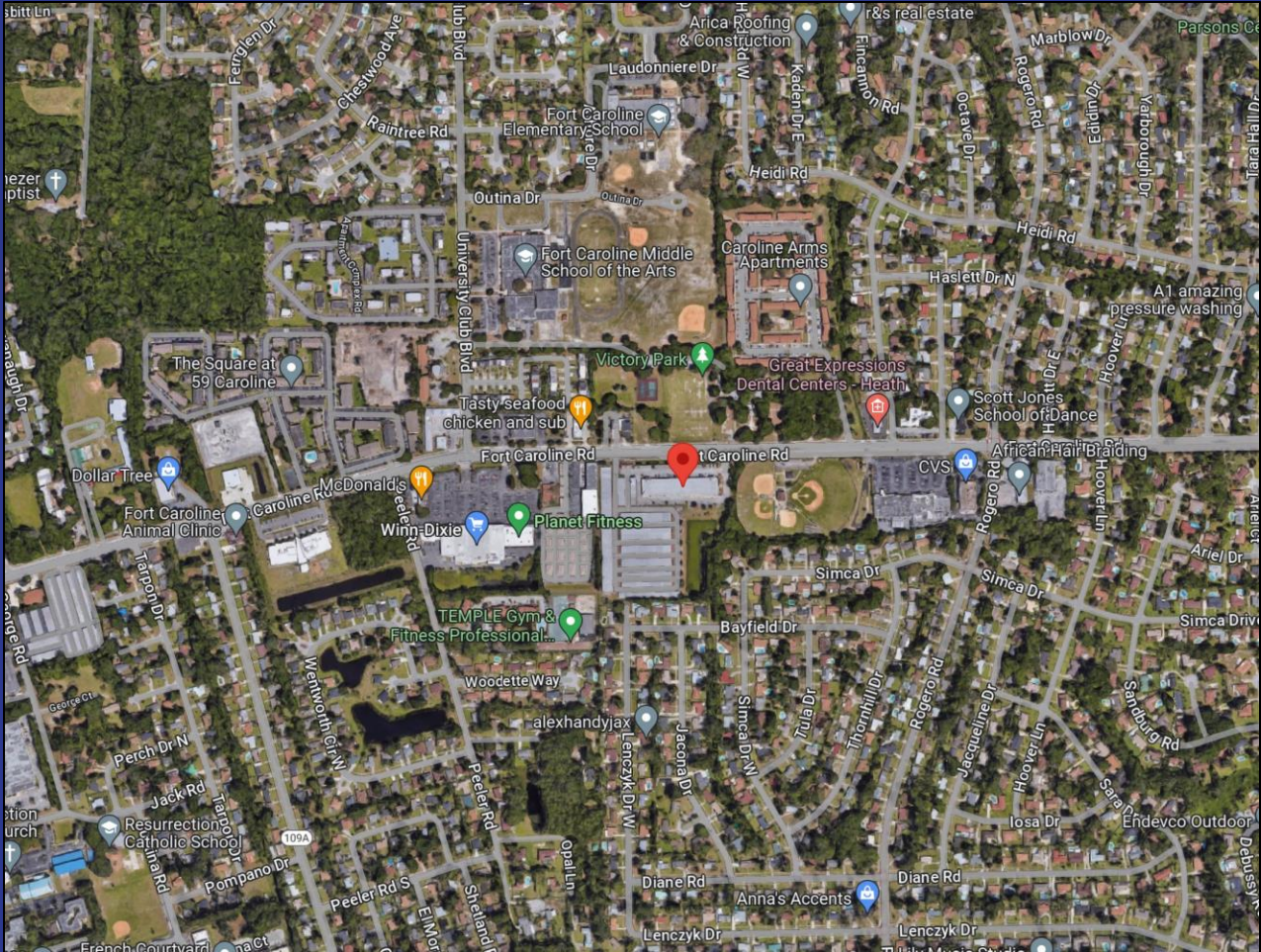




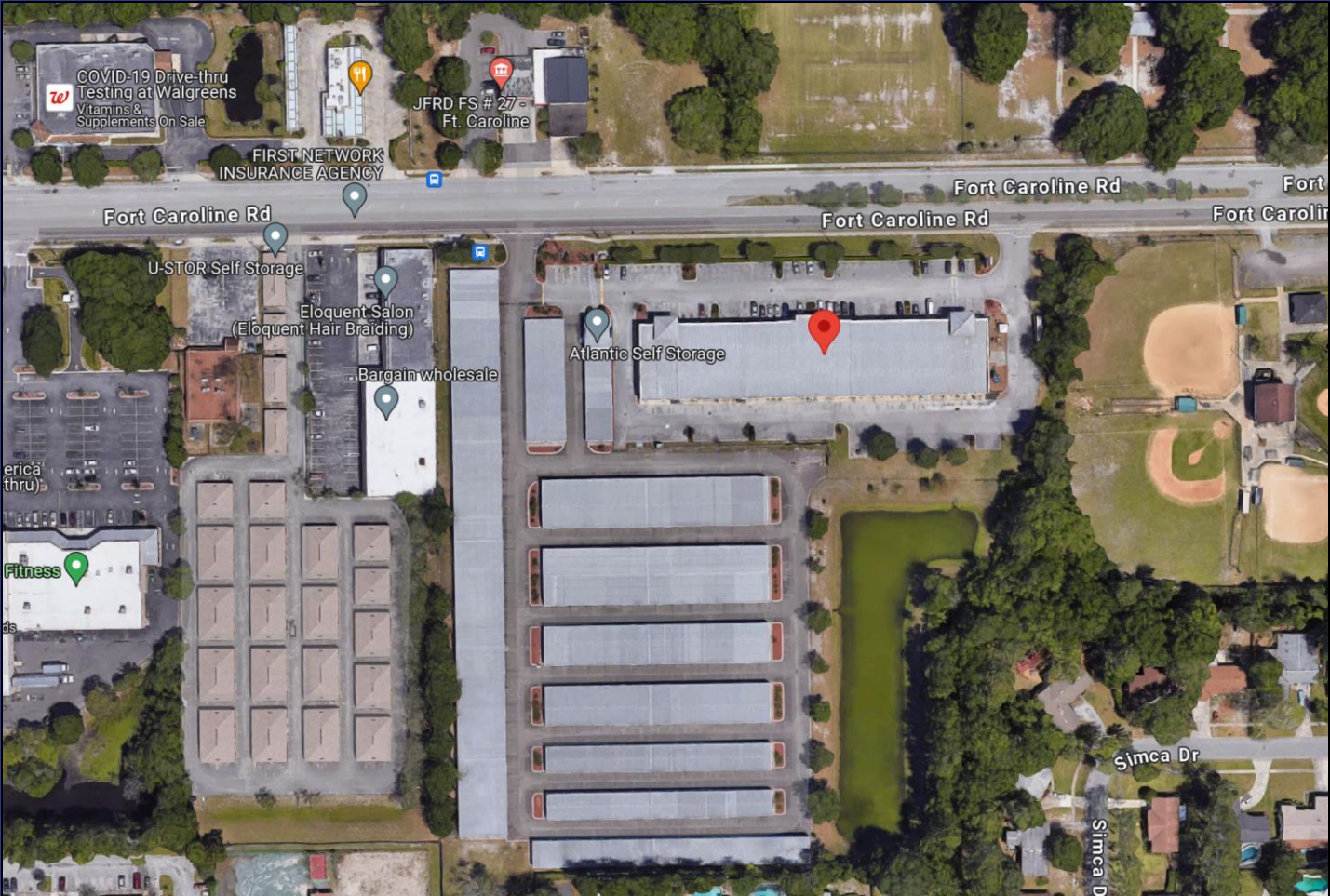


1 - Ken Amaro



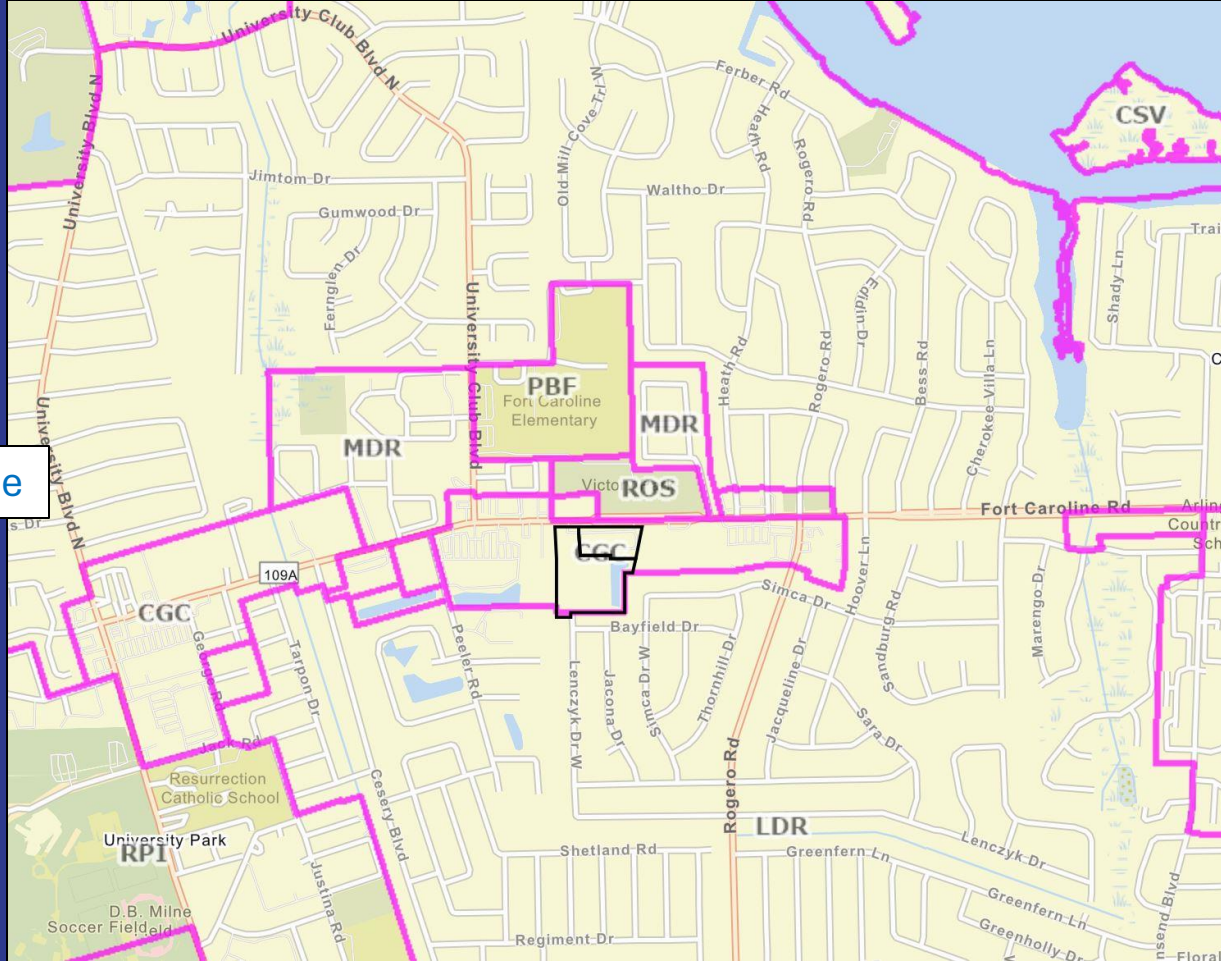




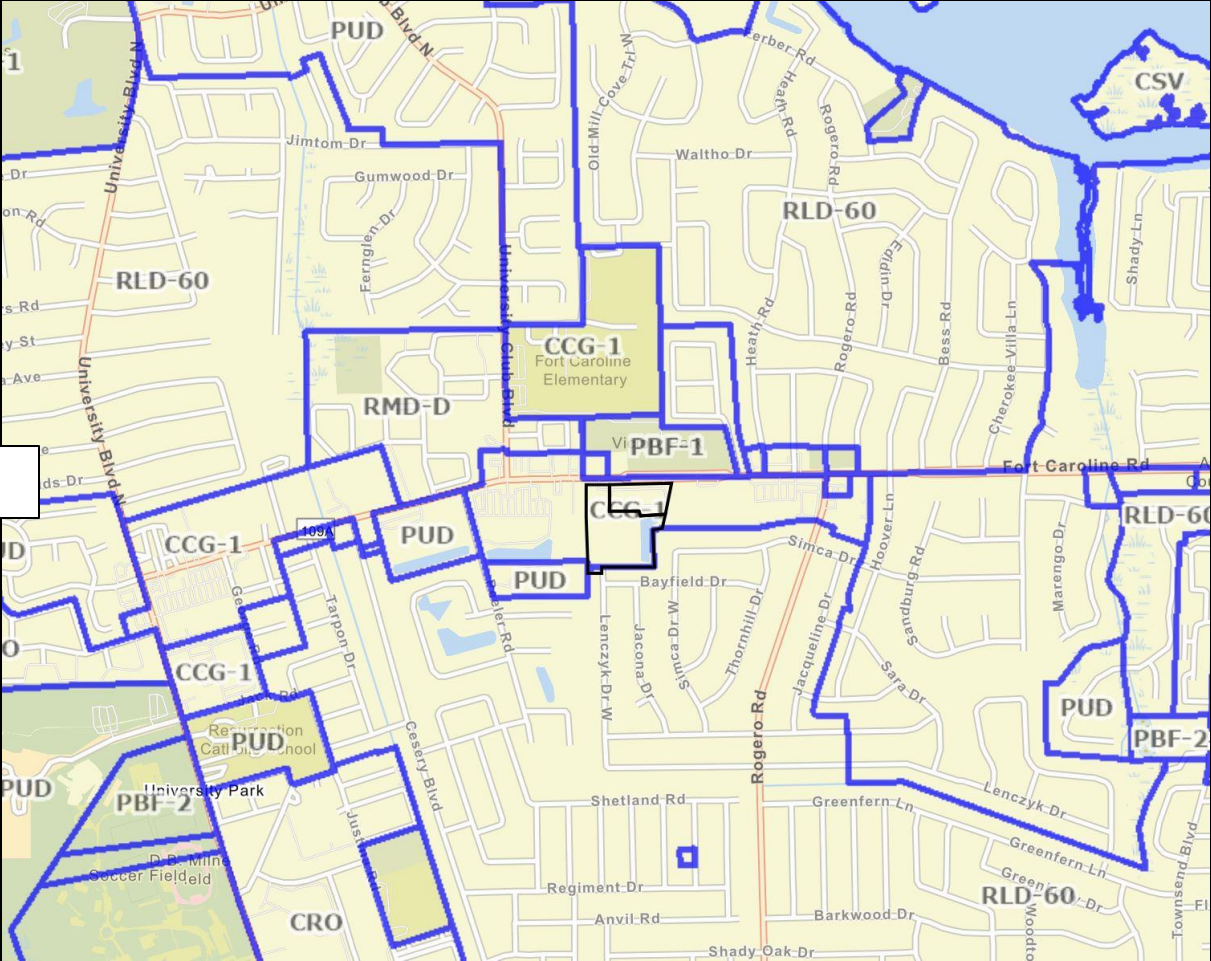


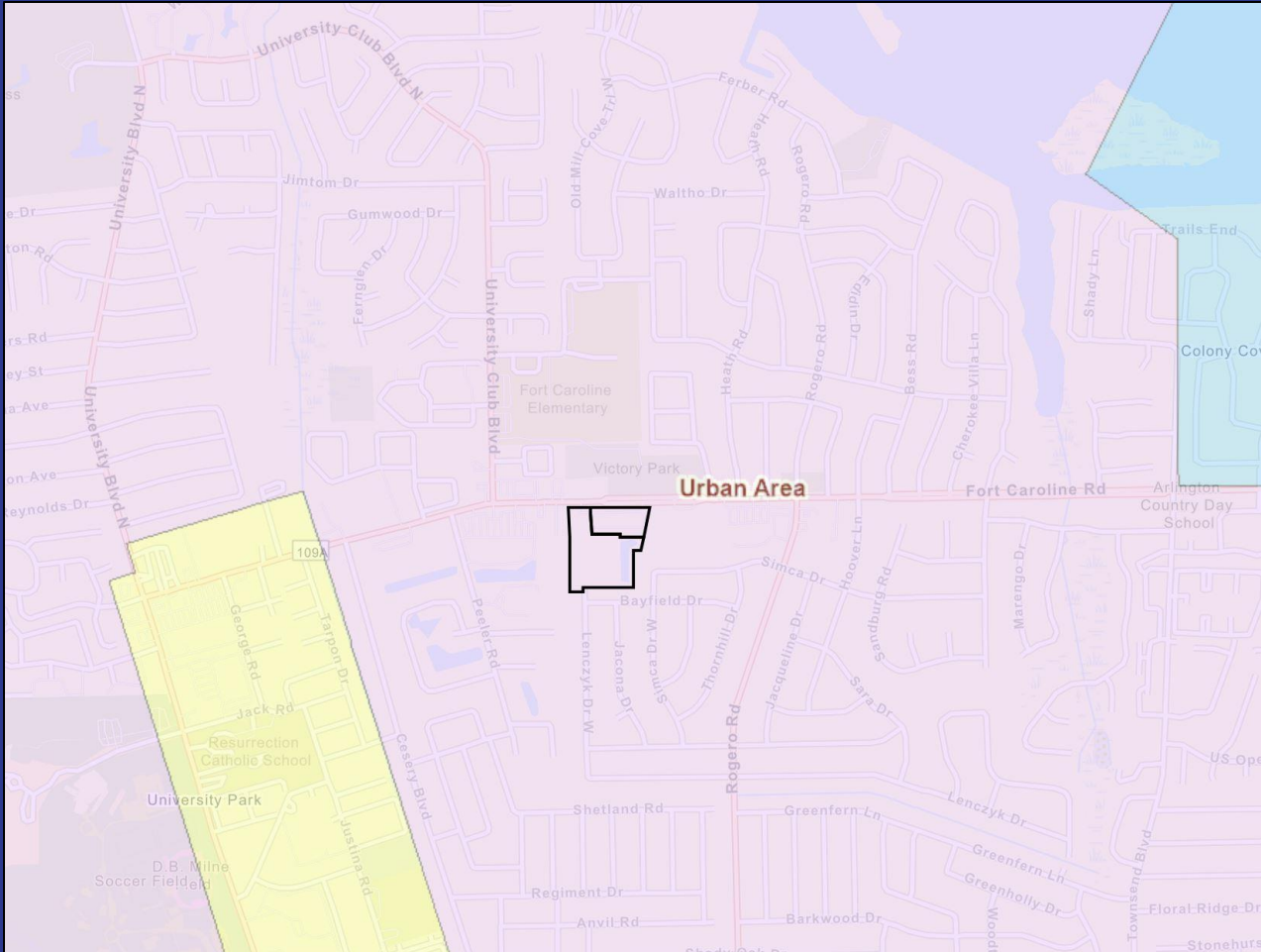


# Future Land Use

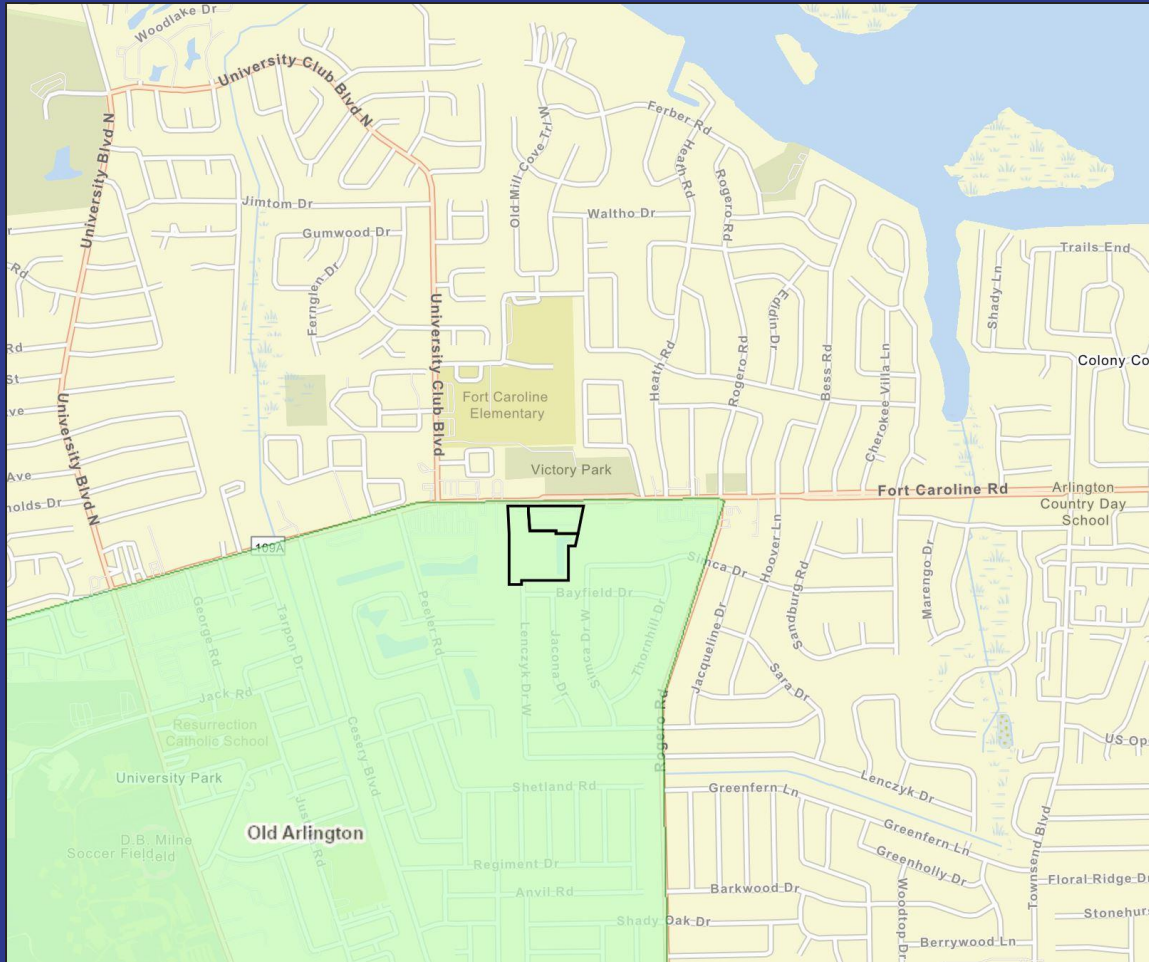


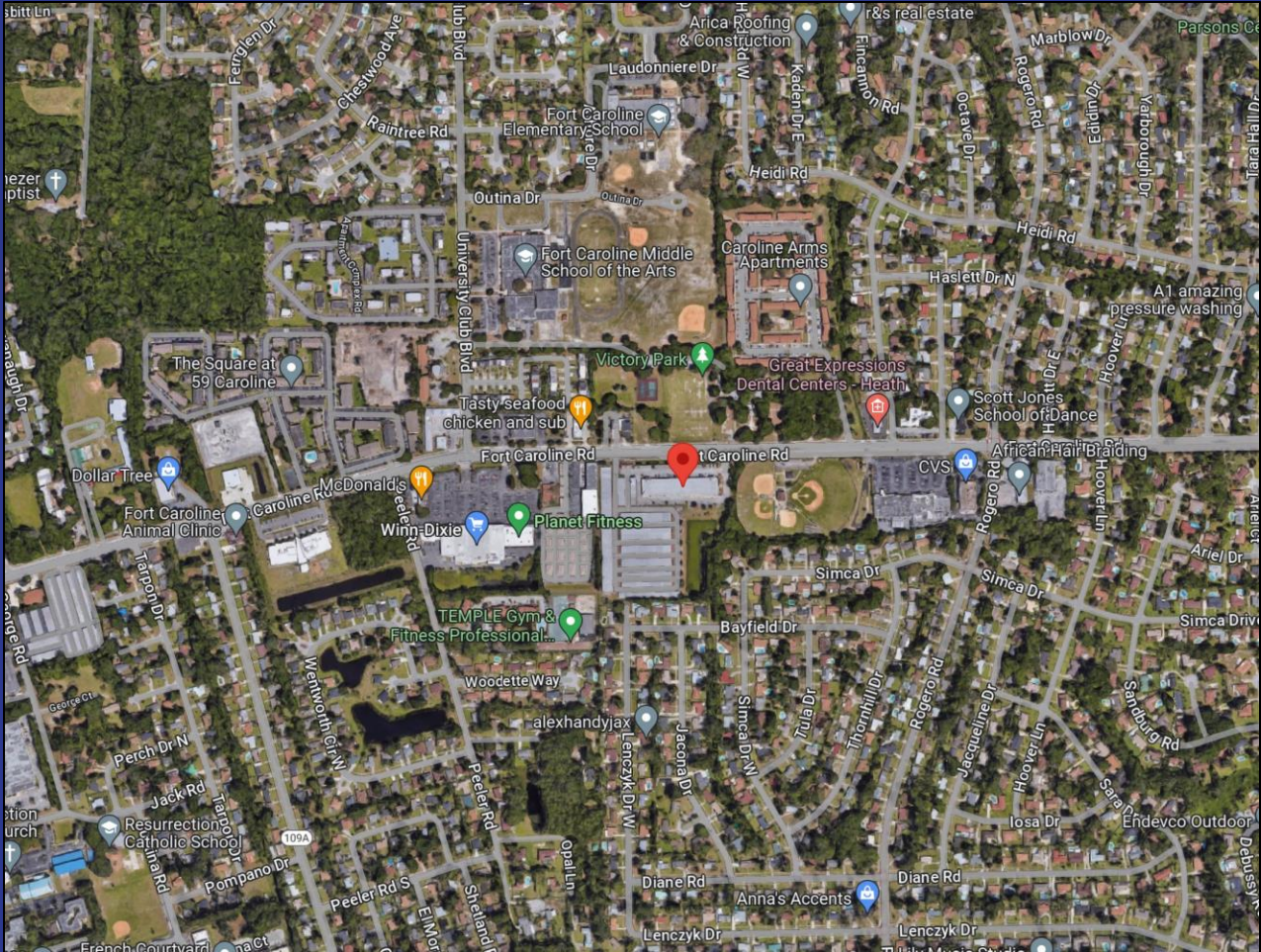
# Zoning







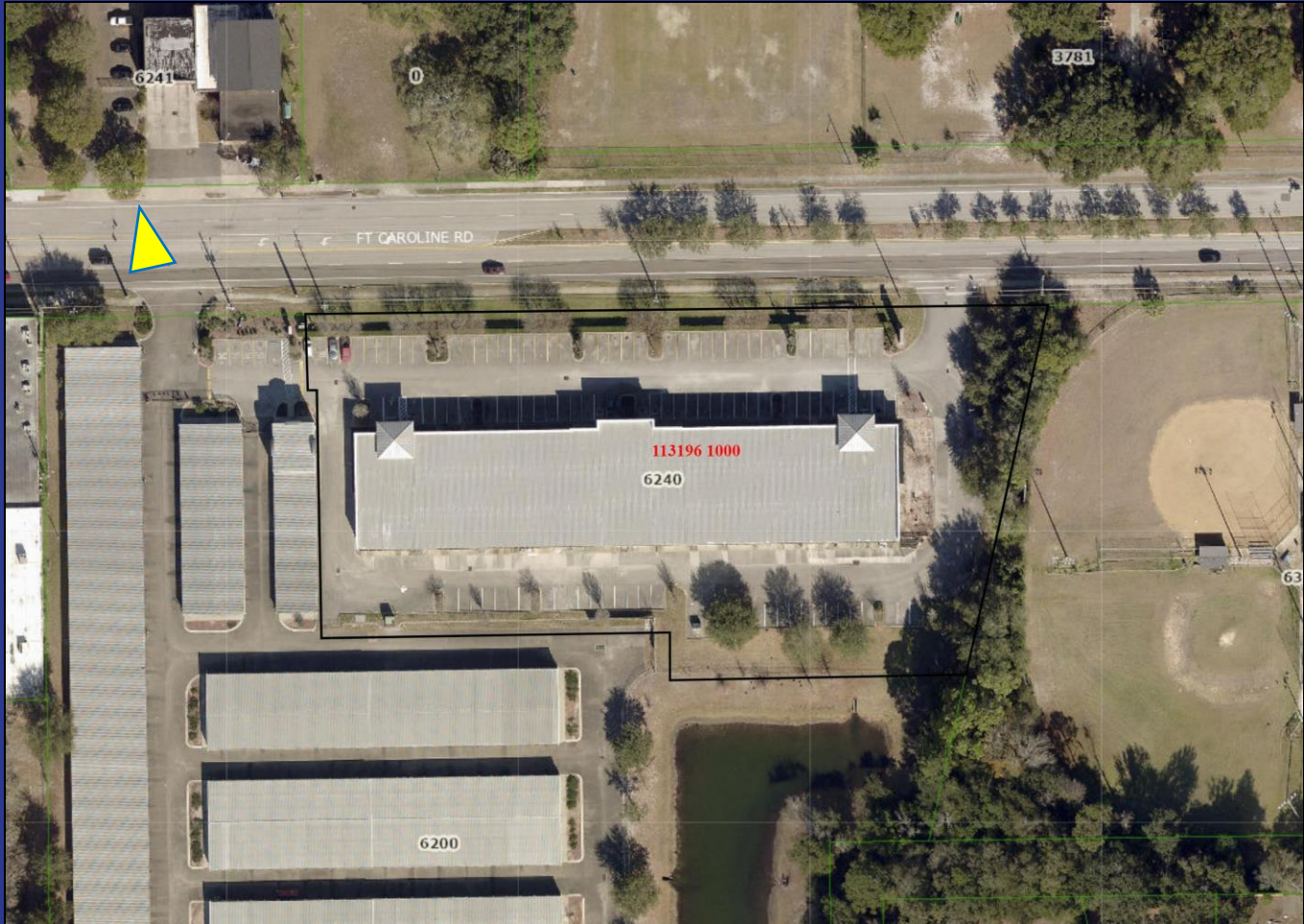






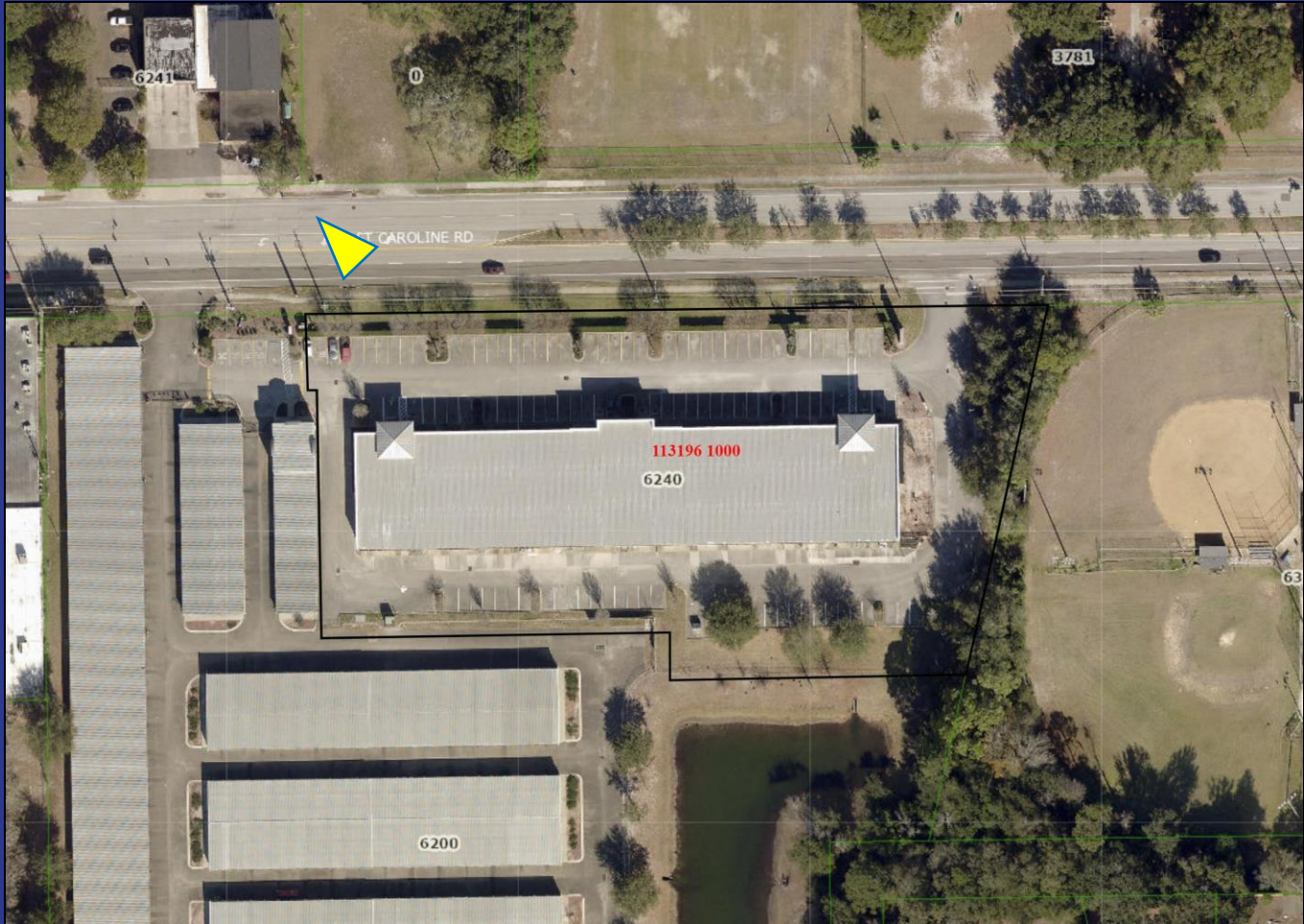






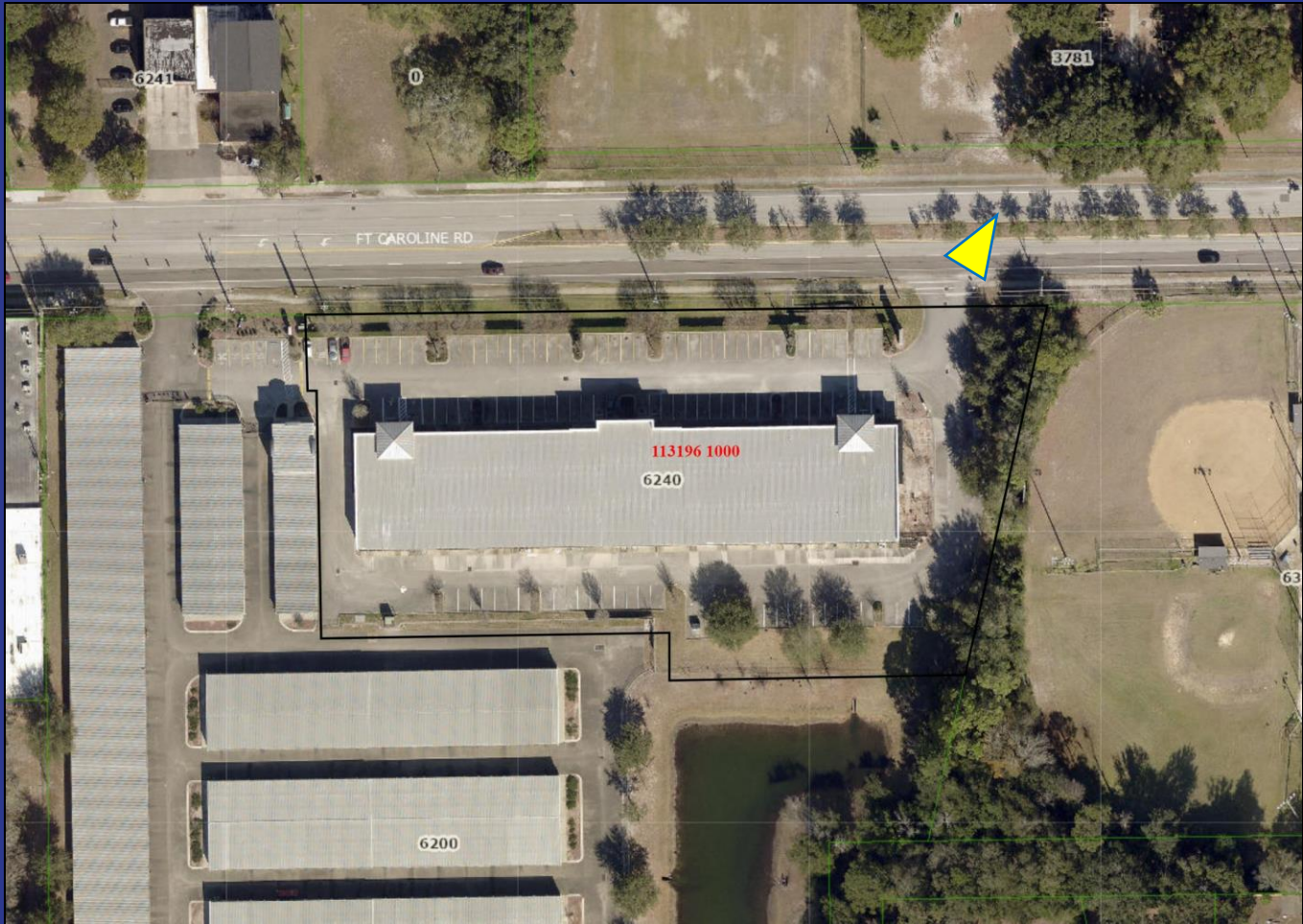


















Prior Challenges









**ENROLLING**  
INFANTS THRU 5 YR OLDS

Little Wise Kids  
**PRESCHOOL**  
904-745-0250

**NOW ENROLLING**  
LITTLE WISE KIDS PRESCHOOL  
904-745-0250





Renovation





## Application For Rezoning To PUD

## Planning and Development Department Info

Ordinance # N/A Staff Sign-Off/Date N/A / N/A

Filing Date N/A Number of Signs to Post N/A

## Hearing Dates:

1st City Council N/A Planning Commission N/A

Land Use &amp; Zoning N/A 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

## Application Info

Tracking # 5426

Application Status FILED COMPLETE

Date Started 01/26/2024

Date Submitted 02/02/2024

## General Information On Applicant

Last Name	First Name	Middle Name
BURNETT	DOUGLAS	N

Company Name
ST. JOHNS LAW GROUP

Mailing Address
104 SEA GROVE MAIN ST

City	State	Zip Code
SAINTAUGUSTINE	FL	32080

Phone	Fax	Email
9046879126	904495	DBURNETT@SJLAWGROUP.COM

## General Information On Owner(s)

 Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
LLC	MIKLAINÉ	

Company/Trust Name
BEEEMER & ASSOCIATES XIII, LC

Mailing Address
7880 GATE PARKWAY

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email
9049929000	9049929389	GABE@ASHPROPERTIES.COM

## 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	113196 1000	1	2	CCG-1	PUD
Map	113196 0000	1	2	CCG-1	PUD

Ensure that RE# is a 10 digit number with a space (##### #)



## Application For Rezoning To PUD

## Planning and Development Department Info

Ordinance # N/A Staff Sign-Off/Date N/A / N/A

Filing Date N/A Number of Signs to Post N/A

Hearing 2/2/24, 7:33 PM

Application For Rezoning To PUD | Print

1st City

Land Use

Neighborhood

Neighborhood

Application

Tracking

Date Stamp

General

Last Name

BURNETT

Company

ST. JOHN

Mailing

104 SEA

City

SAINTAUGUSTA

Phone

904687

General

Check

Last Name

BURNETT

Company

BEEHIVE

Mailing

7800 G

City

JACKSONVILLE

Phone

904992

Previous

If Yes, 4

Map 12

Map 12

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Map 12

## Existing Land Use Category

CCG

## Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 10.87

Development Number

Proposed PUD Name SHOPS AT FORT CAROLINE

## Justification For Rezoning Application

TO ALLOW BOAT AND RV STORAGE WITH CCG-1 USES. SITE IS FULLY DEVELOPED. SITE IS SURROUNDED BY DEVELOPED USES AND PROVIDES EXISTING BUFFERING SO THAT ADDITION OF OUTDOOR STORAGE OF BOAT AND RV TO EXISTING SELF-STORAGE AND SHOPPING CENTER WILL BE CONSISTENT AND COMPATIBLE WITH THE AREA WITH NO NEGATIVE IMPACTS. THERE IS A DEMAND IN THE AREA FOR OUTDOOR STORAGE OF BOAT AND RV.

## Location of Property

## General Location

FT CAROLINE RD. BETWEEN UNIVERSITY BLVD &amp; ROGERO RD

House #

6240

Street Name, Type and Direction

FT CAROLINE RD

Zip Code

32277

## Between Streets

UNIVERSITY CLUB BLVD

and HEATH ROAD

## 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 8 1/2" 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 Checklist 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.

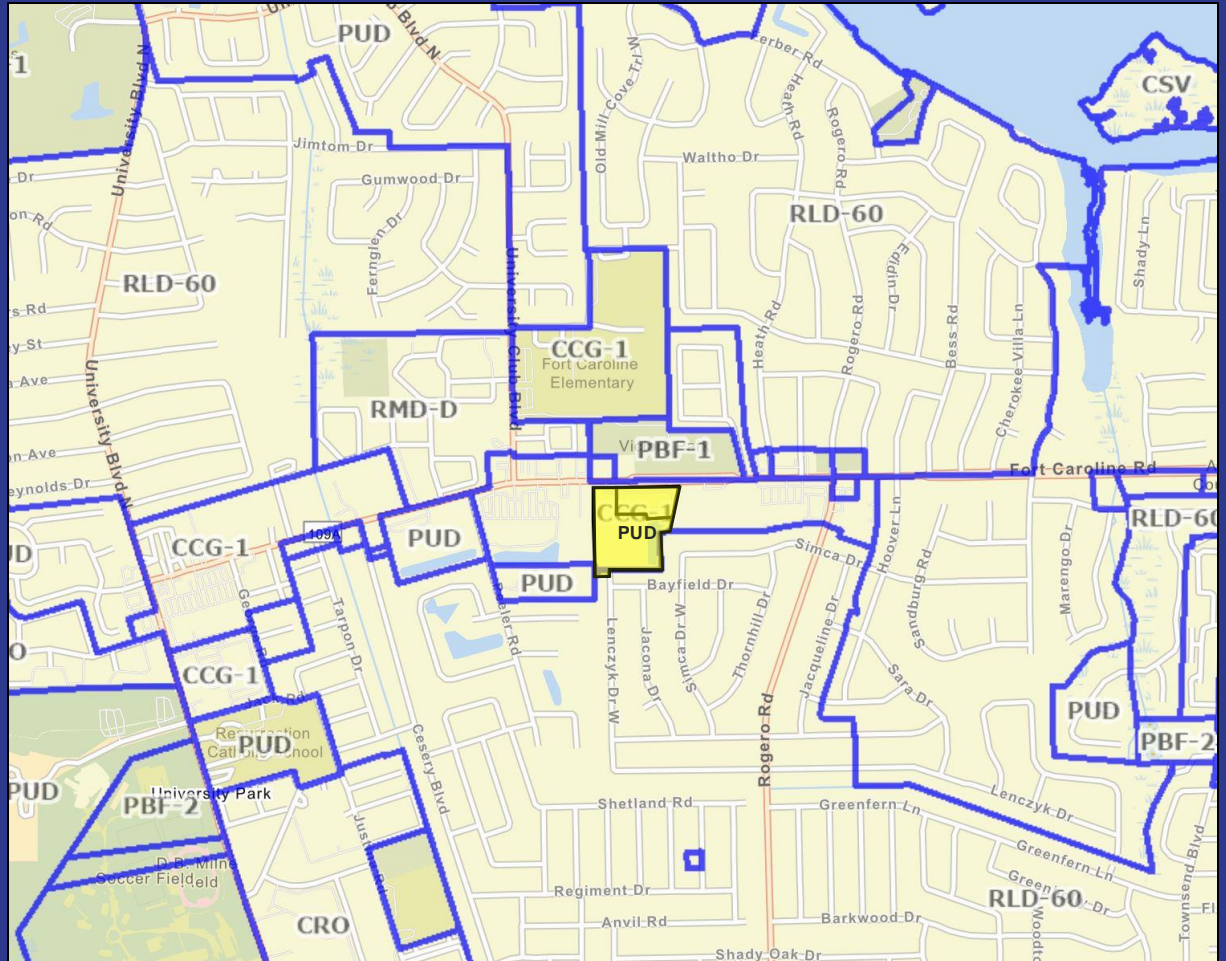
**Exhibit C**  Binding Letter.

**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 (drivesways, 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.



**WRITTEN DESCRIPTION  
SHOPPES AT FORT CAROLINE PUD  
February 2, 2024**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 10.87 acres of property to add to existing Commercial Community/General-1 (CCG-1) uses for the addition of recreational vehicle ("RV") and boat storage on the property located at 6240 Ft Caroline Road (RE# 113196-0000 and 113196-1000), as more particularly described in Exhibit 1 (the "Property") and depicted in the Site Plan filed herewith. (NOTE: The site is currently developed.) The Property is located within the CGC Land Use Category and is currently zoned CCG-1 in an area with extensive CCG-1 development to the west and north. The Property is also located within the MCC Zone, A4-Arlington Manor.

The Property is fully developed with 7.86 acres comprising the self-storage facility, retention pond and related improvements constructed in 2000 and with 3.01 acres comprising the shopping center known as the Shoppes at Fort Caroline constructed in 2007. The Applicant is seeking to add RV and boat storage as an allowable use to the existing CCG-1 uses.

Surrounding existing uses include Victory Park and JFRD Fire Station #27 to the north, another self-storage facility and retail center to the west, residential development to the south and Arlington Little League to the east, separated by mature trees buffering the use. With the site being fully developed and an existing self-storage building separating the site from the residential to the south, there is little or no anticipated impact to surrounding residential. The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC and ROS	CO and PBF-1	Fire Station and Park
South	LDR	RDL-60	Single Family Residential
East	CGC	CCG-1	Recreation
West	CGC	CCG-1	Self-storage/Retail

- B. Project name: Shoppes at Fort Caroline PUD.
- C. Project engineer: N/A. Existing developed site.
- D. Project developer: N/A. Existing developed site.
- E. Project agent: Douglas N. Burnett, St. Johns Law Group.
- F. Current land use designation: CGC.
- G. Current zoning district: CCG-1
- H. Requested zoning district: PUD.
- I. Real estate numbers: 113196-0000 and 113196-1000

**II. QUANTITATIVE DATA**

- A. Total acreage: 10.87 acres
- B. Total amount of CCG-1 and RV and boat storage or other permitted use: 10.87 acres.

**III. STATEMENTS**

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

This PUD adopts the CCG-1 zoning district regulations, with the following modifications:

- 1. Outdoor storage of boats, RVs, and other similar items are permitted uses.
- 2. Maximum height of structures:
  - a. Thirty-five (35) feet, provided there is a minimum ten (10) foot landscape buffer if required under Section V.D. of this PUD.
  - b. Thirty-six (36) to forty-five (45) feet, provided a minimum twenty-five (25) foot rear building setback is provided.
  - c. Forty-six (46) to sixty (60) feet, provided that a minimum forty (40) foot rear setback is provided.
- 3. No more than two (2) driveways shall be permitted on Shoppes at Fort Caroline or as otherwise approved by the Florida Department of Transportation.

- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City. The site is currently fully developed.

**IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

- 1. Outdoor storage of boats, RVs, and other similar items.
- 2. All uses in CCG-1 including the following:
  - (1) Commercial retail sales and service establishments
  - (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
  - (3) 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.

- (4) Hotels and motels.
- (5) 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 permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in the Zoning Code, 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 the Zoning Code, and similar uses.
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in the Zoning Code.
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in the Zoning Code.
- (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (11) 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.
- (12) 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.
- (13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in the Zoning Code.
- (15) Personal property storage establishments meeting the performance development criteria set forth in the Zoning Code. Existing constructed buildings may remain.
- (16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in the Zoning Code.
- (18) Churches, including a rectory or similar use.
- (19) Outside retail sales of holiday items, subject to the performance standards and

development criteria set forth in the Zoning Code.

- (20) 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.
- (21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (22) Filling or gas stations meeting the performance standards and development criteria set forth in the Zoning Code.
- (23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in the Zoning Code.
- (24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in the Zoning Code.
- (25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in The Zoning Code, [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 for uses other than plant nurseries (which is a permitted use), meeting the performance standards and development criteria set forth in the Zoning Code.
- (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).
- (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 The Zoning Code.

- (10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c).
- (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 the Zoning Code.
- (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 the Zoning Code.
- (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 the Zoning Code.
- (21) Sale of new or used tires, meeting the performance standards and development criteria set forth in the Zoning Code.
- (22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in the Zoning Code.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for

certain uses. Impervious surface ratio as required by Section 654.129.

3. Minimum yard requirements.

- a. Front - None.
- b. Side-None.
- c. Rear - Ten (10) feet; provided, however, that any building shall be setback a minimum of twenty-five (25) feet. Existing constructed buildings may remain.

4. Maximum height of structures:

- a. Thirty-five (35) feet, provided there is a minimum ten (10) foot landscape buffer if required under Section V.D. of this PUD.
- b. Thirty-six (36) to forty-five (45) feet, provided a minimum twenty-five (25) foot rear building setback is provided.
- c. Forty-six (46) to sixty (60) feet, provided that a minimum forty (40) foot rear setback is provided.

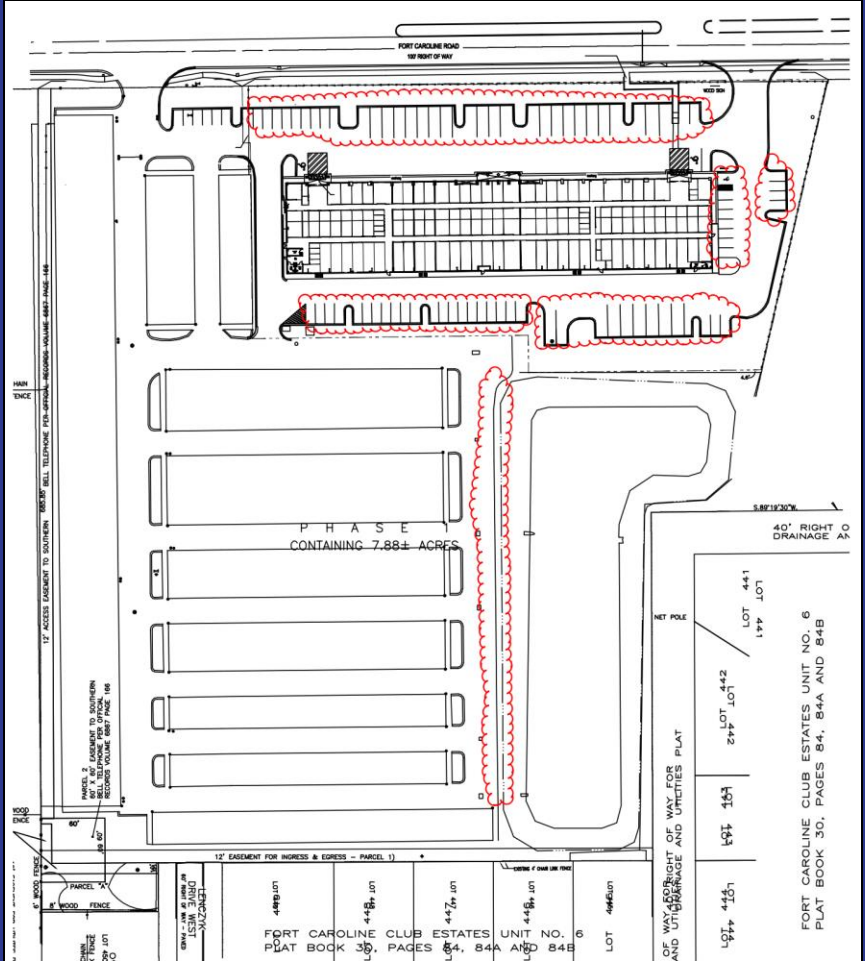
B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided pursuant to Part 6.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Ft Caroline Road, substantially as shown on the Site Plan. The number of driveways shall not exceed two (2) on Ft Caroline Road or otherwise as approved by the Florida Department of Transportation.
3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for the CCG-1 zoning district as set forth in Part 13 of the Zoning Code except as supplemented and restricted herein:

1. Sign height shall not exceed twenty (20) feet.
2. All street signs shall be monument signs.
3. Street signs for each site shall not exceed an aggregate of three hundred fifty (350) square feet.

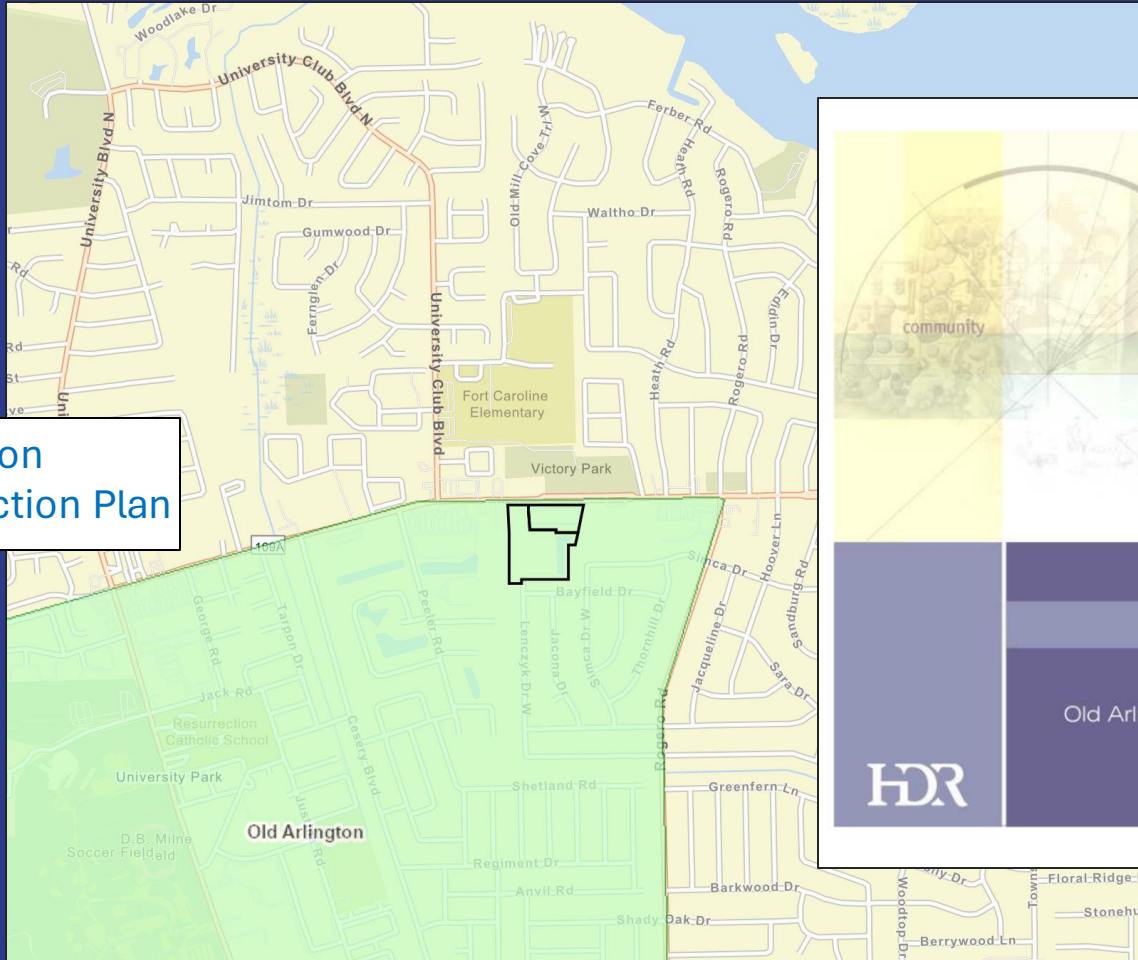
D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code.



FORT CAROLINE CLUB ESTATES UNIT NO. 6  
PLAT BOOK 30, PAGES 84, 84A AND 84B

FORT CAROLINE CLUB ESTATES UNIT NO. 6  
PLAT BOOK 30, PAGES 84, 84A AND 84B

# Old Arlington Neighborhood Action Plan



community mobility environment

Enhancing  
community  
haracter

Old Arlington Neighborhood  
Action Plan

HDR



## The Old Arlington Neighborhood Action Plan

Mayor John Peyton  
 District 7  
 Councilperson Pat Lockett-Felder  
 District 1  
 Councilperson Lake Ray  
 District 2  
 Councilperson Lynette Self  
 Planning & Development Department  
 Acting Director Brad Thoburn



**FDR**

**AFD**  
 Affordable Housing  
 Building  
 Neighborhoods

J. M. Dickson, Inc.

July 2007\*



## The Old Arlington Neighborhood Action Plan

whether the study area has sufficient commercial acreage to meet current and future needs. Using the standard of 12.75 acres of commercial land per 1,000 population as projected in the Future Land Use Element of the 2010 Comprehensive Plan, the study area population of approximately 25,000 has commercial acreage that is more than sufficient to meet its current and future needs. Community members have expressed concern about the expansion of commercial uses and increased density and intensity of uses throughout the study area, particularly those parcels that abut residentially zoned districts. In addition, there are locations within the study area where the land use categories (such as CCG) permit more intense uses than allowed in the current zoning districts. Intensification of commercial parcels where there are adjacent single-family residential uses may begin to erode the character of the area and have a detrimental affect on the viability of the residential uses over time.

There are seven (7) major commercial corridors that run through the Old Arlington Study Area. These corridors are briefly described by location, zoning and land use.

**Fort Caroline Road** borders the neighborhood to the north, contains Community Commercial General (CCG-1), CO, CRO and Residential Medium Density (RMD) zoning, and contains mostly Community General Commercial (CGC) land use. The CGC land use is compatible with the CCG-1 zoning in the corridor. The predominant use along Fort Caroline Road within the Study Area is the Gazebo Mall. Constructed in 1975, the retail mall sits on eight acres of land and consists of approximately 83,250 square feet and has a supermarket and restaurant as anchors.

**University Boulevard** runs north to south through the Old Arlington Study Area. Jacksonville University and its facilities, CRO zoning, and a PUD (Planned Unit Development) that is used as a senior living facility, Hurley Manor, dominate the upper section. The Future Land Use Map designates this area Residential/Professional Institutional (RPI). The lower section of the corridor is almost entirely zoned CCG-1, CCG-

2 and CRO, while the Land Use is designated CGC.

**Cesery Boulevard** is located east of University and runs roughly parallel to it. The zoning along this corridor is mostly RLD-G, with CCG-1 at the intersection with Merrill Road and CCG-1 & 2 at the intersection with Arlington Road and along the southern portion of the corridor. The land use designation is CGC.

**Rogero Road** forms the eastern boundary of the Old Arlington Study Area. It is lined with RLD-G from Ft. Caroline to Merrill Road, and then is lined with a mixture of CO and CCG-1 zoning south of Merrill Road. There are numerous small businesses operating in rezoned single-family homes along this section of Rogero Road. The Future Land Use Plan designates the area north of Merrill Road as LDR. The area south of Merrill Road and just south of Pine Summit Drive is designated RPI. The area of Rogero Road from Pine Summit Drive to the Arlington Expressway is designated CGC. Zoning and land use categories are consistent, however the RPI designation would be a more appropriate category since it would discourage intensification of commercial office uses to general commercial and retail uses.

**Merrill Road** runs west to east from JU to Rogero Road. The zoning is a mix of RMD, CRO, RMD, RLD, and CCG-1. Land use designations include CGC. The CCG-1 at the intersection of Merrill Road, with The PUD on the University Boulevard recently construct

**The Arlington Expressway** is primarily with CCG-1, RMD-E, CRO, districts. Lands Expressway is Matthews Bridge, northern side of nationally accredit profit institution of with current en students. The F



## The Old Arlington Neighborhood Action Plan

and Cultural Resources, b) Infill Opportunities, c) Economic Resources & Other Strategies, d) Marketing Arlington, e) Land Use and Zoning, f) Infrastructure, and g) Perceptions and Home Ownership.

### a. Historic and Cultural Resources

The Norman Studios restoration is the key for other related ideas and recommendations. If this facility can develop a program that will draw regional and even national attention, it will become a catalyst for spin-off economic development opportunities in the area.

### b. Infill Opportunities

The Town and Country Shopping Center has struggled in recent years to retain store businesses. Town and Country has the potential to be transformed into a mixed use Transit Oriented Development. The location could also provide an entry way to the Historical Cultural Corridor.

### c. Economic Resources & Other Strategies

Retail and other commercial businesses have left the study area over the years leaving behind a legacy of underused commercial spaces and the appearance of disinvestment and neglect. There are three identified avenues that may be pursued to increase economic development activities within the study area: 1) Jacksonville Economic Development Commission, 2) Jacksonville

Arlington community in general is the perception of the area among realtors and businesses. There are possibilities for the study area to distinguish itself as a niche and specialty market in areas such as medical services. In addition to traditional means of marketing, Old Arlington's many active community groups may play a key role in changing the perception of this established community.

### e. Land Use and Zoning

The overall study area is adequately served by commercial land uses. Consideration must be given to providing appropriate buffering between residential and commercial land uses. The JPDD should not support intensification of commercial uses through rezonings, PUDs, and exceptions unless it can demonstrate that there will be a benefit to the neighborhood.

### f. Infrastructure

The environmental sustainability and economic development of the Old Arlington Study Area will be greatly enhanced by the provision of potable water and sewer service to areas that are currently on well water and/or septic tank systems.

### g. Perceptions and Home Ownership

Programs that will change perceptions to acknowledge that Old Arlington is a great place to live and is going to get better, as well as programs that will increase home ownership in the Old Arlington Study Area will help stabilize and increase investment in the

## e. Land Use and Zoning

The overall study area is adequately served by commercial land uses. Consideration must be given to providing appropriate buffering between residential and commercial land uses. The JPDD should not support intensification of commercial uses through rezonings, PUDs, and exceptions unless it can demonstrate that there will be a benefit to the neighborhood.

# • Old Arlington Neighborhood Action Plan

- Benefit to the Neighborhood:
  - Needed Use
  - No Impact Use – does not impact surrounding area.
    - Low Traffic, No Noise, Low Demand for Emergency Services, etc.
    - Better than other Alternative Uses
  - PUD better than CGC-1 Zoning because of Conditions
  - Boat and RV Storage in Demand
  - Improves the Neighborhood
    - Dumping
    - Current Boat and RV Storage

- **Old Arlington Neighborhood Action Plan**



Visual Screening



## Buffering



# Buffering





## Buffering



# Demand

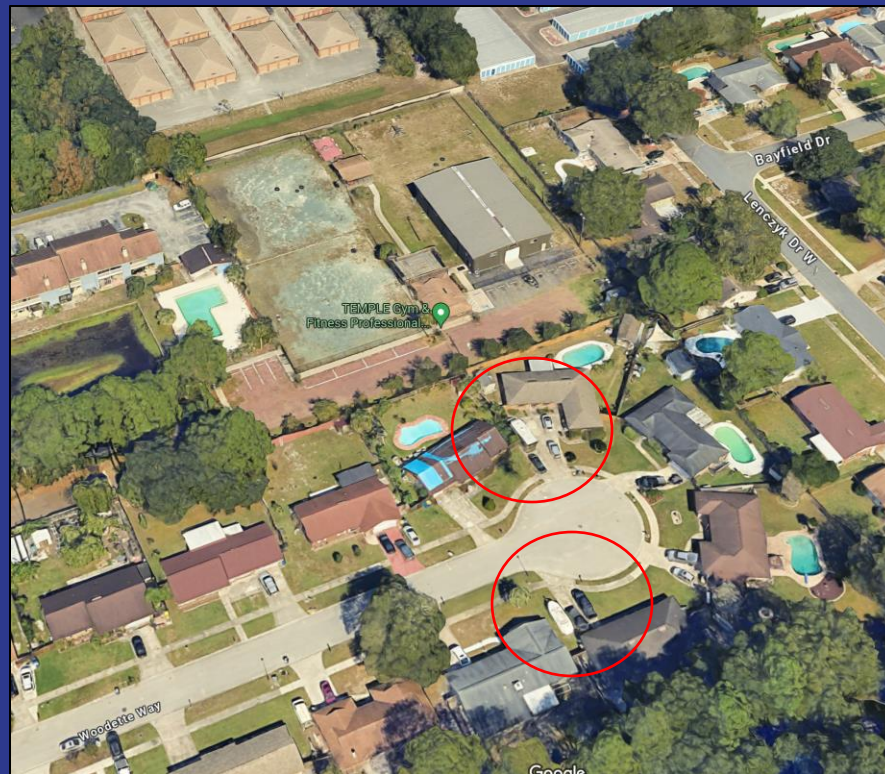


Demand





# Demand



# Demand







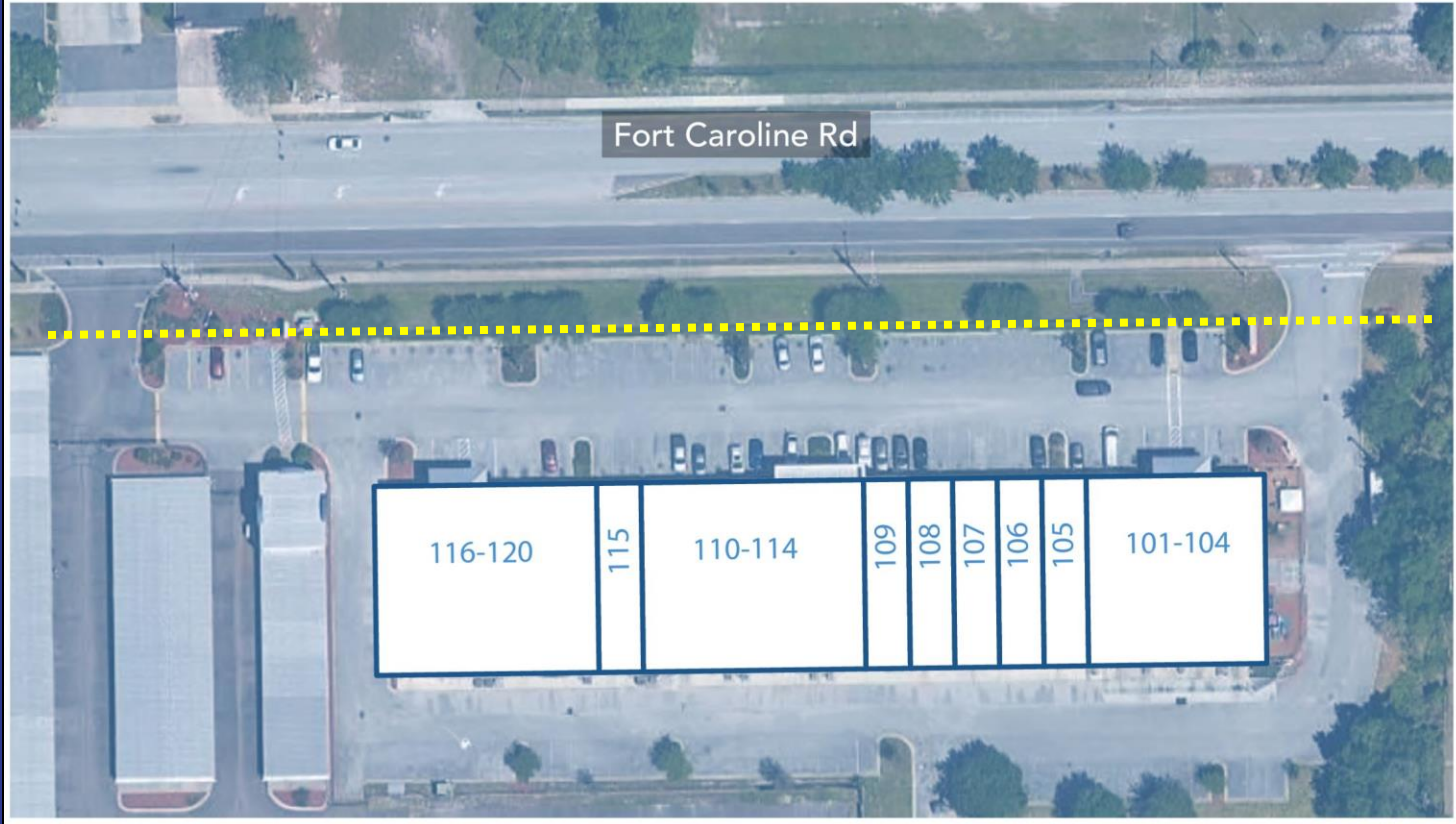


# • CM Amaro's Town Hall Meeting

- April 22, 2024 at Jacksonville University (JU)
- District 1 Council Member – Project Location
- Applicant PowerPoint Presentation
- Favorably Received by the Public
  - Concern was Buffering from Ft. Caroline Road
  - Revised Site Plan

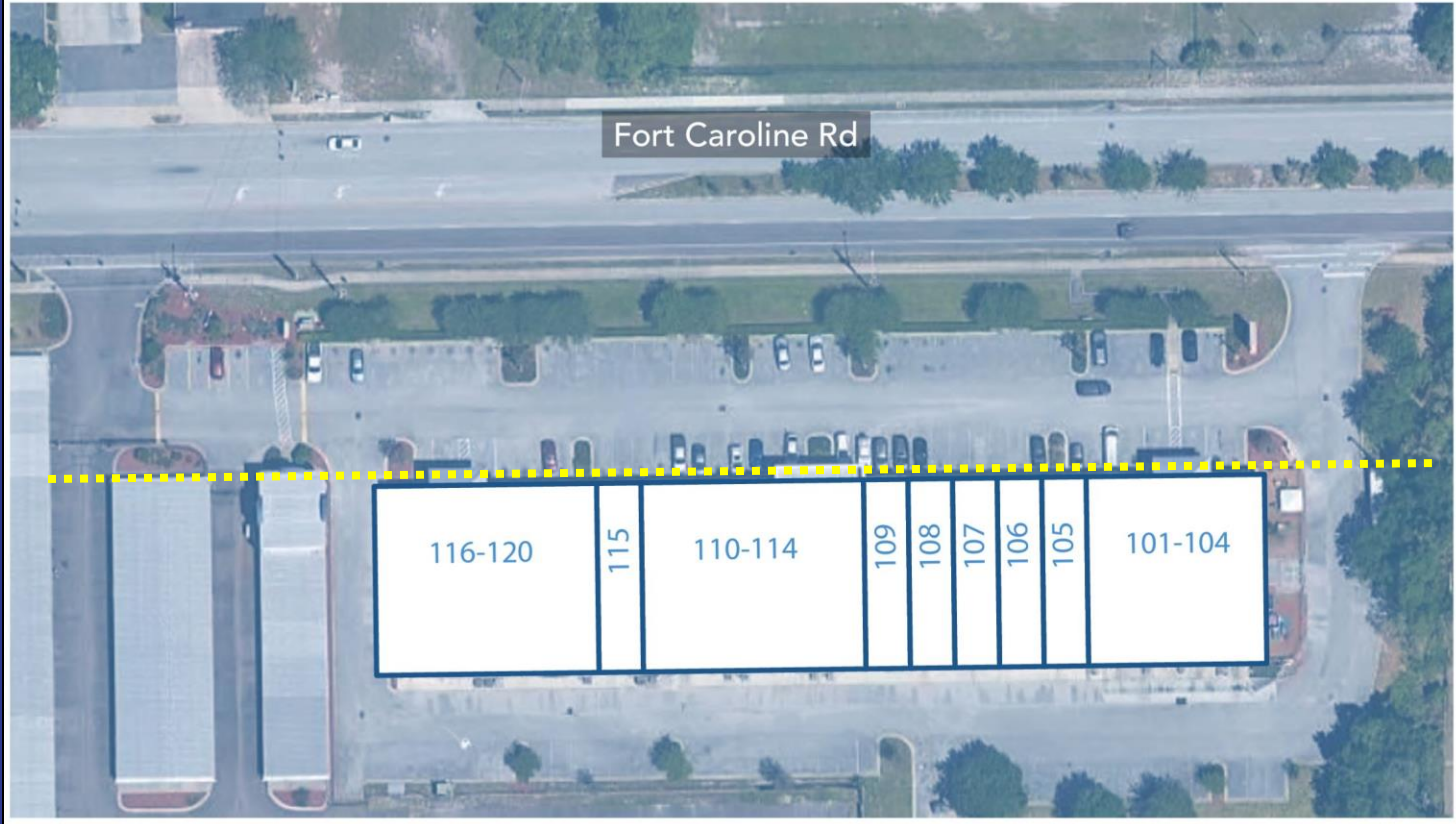
# SITE MAP

Shoppes at Fort Caroline | 6240 Fort Caroline Rd | Jacksonville, FL 32277



# SITE MAP

Shoppes at Fort Caroline | 6240 Fort Caroline Rd | Jacksonville, FL 32277







# • Planning Commission - May 9, 2024

- Chair Charles Garrison
  - Asked for justification
- Vice Chair Tina Meskel
  - Added a condition - RV and Boat Storage to not be visible from Ft. Caroline Road
- Secretary Michael McGowan
  - Added a condition – if storage buildings removed, RV and Boat Storage use stops
  - Reason for added condition was to make sure entire site not converted and to maintain existing buffering.
- Unanimous with 2 added conditions

## Planning Commission conditions:

1. The outdoor storage shall be located such that vehicles cannot be seen from Fort Caroline Road.
2. The existing buildings shall be maintained and shall not be demolished.

Planning Commission Vote:

**6-0**

# SHOPPES AT FORT CAROLINE

REZONING 2024-231

