

PUD WRITTEN DESCRIPTION
1636 MAIN STREET PUD
November 3, 2025

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 0.48 acres of property to permit a veterinarian office and an integrated bar and dog park on the property located at 1636 Main Street North (RE# 071416 0005) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the CGC land use category, the Urban Priority Development Area, and is zoned PUD pursuant to Ordinance 2016-476-E (the “2016 PUD”) and CCG-S. The Property is also located within the Springfield Zoning Overlay and Historic District.

The Property is developed with a two (2) tenant building and surface parking lot, last utilized by Historically Hoppy Brewing, which was approved pursuant to the 2016 PUD. A new tenant is seeking to utilize both tenant spaces for a veterinarian office with an integrated bar and dog park. The office will be located in the southern building with the bar occupying the space last used by Historically Hoppy. The surface parking lot will be partially converted to an outdoor dog park with amenities for both canines and their owners, with some parking spaces remaining to accommodate visitors.

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	CCG-S	Retail/Service
East	CGC	CCG-S	Main Street / Wells Fargo
South	CGC	CCG-S	Residential / office
West	CGC	CCG-S	Office / Masonic Cathedral

- B. Project name: 1636 Main Street.
- C. Project architect: Robert Gray Architect.
- D. Project developer: Springfield Animal Hospital LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: CCG-S and PUD (Ordinance 2016-476-E).
- H. Requested zoning district: PUD.

I. Real estate number: 071416 0005.

II. QUANTITATIVE DATA

A. Total acreage: 0.48 acres.

B. Proposed amount of commercial development: 0.48 acres.

III. STATEMENTS

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

This PUD generally adopts the CCG-S zoning district and certain provisions within the 2016 PUD. Indoor or outdoor dog park and other outdoor entertainment facilities in conjunction with an approved use is permitted, domesticated animal training and boarding, and the sale and service of all alcoholic beverages are permitted uses. Original or existing uses that are inapplicable to the Property have been omitted. Minimum rear setback and minimum building width are adjusted to account for the existing building on the Property. The development is permitted to provide ten (10) parking spaces and such parking lot is not required to have a wall. Landscaping and fencing shall be provided as conceptually depicted in the Site Plan. A waiver of minimum distance for a liquor license location is adopted from the 2016 PUD.

B. Explanation of proposed deviations or waivers.

The uses are permitted because Springfield Animal Hospital seeks to provide a veterinarian service as well as a dog-focused bar and dog park. Minimum rear setback and building widths are adopted in this PUD because the existing condition of the structures, which were originally built in 1959 and 1967. Ten (10) parking spaces are provided to accommodate the development plan, and no wall is required because that is the existing condition of the surface parking lot. Public parking is also available along Main Street North. The proposed landscaping and fencing will be an improvement to the Property's current condition that has minimal landscaping. The justification for the waiver of minimum distance for a liquor license location is provided in Section V.I. of this PUD.

C. 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.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Indoor or outdoor dog park and other outdoor entertainment facilities in conjunction with an approved use.
2. A brewery which produces of up to ten thousand (10,000) barrels per year of beer, mead and cider (aggregate). Up to thirty (30) percent of total production may be distributed off-site to a licensed distributor. The brewery may include the retail or wholesale sale and service of beer, cider, mead and/or wine for on-premises consumption and/or off-premises consumption not in conjunction with the service of food including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The beer, cider, mead or wine sold or served may be produced on-site or off-site.
3. 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, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
4. Restaurants, with outside sales and service and which may operate in conjunction with a brewery.
5. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.
6. Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.

7. Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
8. All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.
9. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls).
10. Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters) dance, art, vocational, trade or business schools and similar uses.
11. Homes for aged and orphans.
12. Nursing homes.
13. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
14. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in Section 656.369.
15. Hospitals, sanitariums and similar uses.
16. Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
17. Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
18. Domesticated animal training and boarding.
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. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

21. Churches, including a rectory or similar use.

22. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.

C. Permissible Uses by Exception:

1. New multiple-family structures.

2. Live-work lofts meeting the criteria set forth in Section 656.369.

3. Crematories.

4. Service stations, service garages for minor repairs and car washer.

5. Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

7. Private clubs.

8. Billiard parlors.

9. Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

10. Emergency shelter homes, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

D. Intensive Uses:

1. Prohibited Uses: New rooming houses are not allowed in the district and existing uses must conform to standards for rooming houses in Section 656.369(f).

E. Limitations on permitted uses or permissible uses by exception:

1. Sales, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for.

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, maximum ten (10) feet.
 - b. Side –None, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six (6) feet shall be provided between buildings. Where the lot is adjacent to a residential district, a minimum setback of fifteen (15) feet shall be provided.
 - c. Rear – None.
4. Maximum height of structures: Forty-five (45) feet. Accessory structures shall be no higher than principal structures.
5. Building width: The existing building is legal conforming under this PUD. Any new, redeveloped building shall exceed seventy percent (70%) of lot width.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* No minimum parking is required, except for churches with more than fifty (50) sanctuary seats, which must provide at least fifty percent (50%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and multiple-family and live-work loft uses, which must provide at least eighty percent (80%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code. The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code, except that ten (10) spaces may be provided regardless of use or parking requirements under the Zoning Code. On-site or off-site parking is permitted within thirty (30) feet of a street right-of-way without a wall.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Main Street North with egress to the western alley, as conceptually shown on the Site Plan.
 3. *Pedestrian Access.* As required by City regulations.
- C. **Signs:** Signs for this development shall be consistent with the requirements for the CCG-S zoning district.
 - D. **Landscaping:** Landscaping and fencing shall be provided as conceptually depicted in the Site Plan. The proposed aluminum fencing shall be black.
 - E. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
 - F. **Utilities:** Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
 - G. **Wetlands:** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
 - H. **Modifications:** The Site Plan is conceptual in nature and subject to change. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.
 - I. **Waiver of Minimum Distance for Liquor License Location:** A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required. The Property is less than one thousand five hundred (1,500) feet from several churches and schools in the Springfield neighborhood as detailed on the liquor distance survey filed herewith; however, the proposed alcoholic beverage use is designed to be an integral part of a planned unit development, is within the commercial corridor of Main Street which is characterized by a mix of buildings – many of which share a party wall similar to a shopping center, and will not be directly visible along the line of measurement defined in Section 656.806. Strings Sports Brewery at 1850 Main Street and Crispy's Springfield Gallery at 1737 Main Street North are closer to many of the churches and schools, including Westside Church of Christ, Lutheran Services Florida, Springfield Christian Church, and St. Mary's Episcopal Church. Moreover, the approval is consistent with the intent of the Springfield Overlay providing "the property disinvestment and blight caused by incompatible zoning and other factors associated with core City decline must be reversed through a comprehensive revitalization program that will include zoning districts tailored to the neighborhood. Standards should allow appropriate and compatible development to proceed without the high costs associated with variances and administrative deviations required to deviate from current lot and use standards."

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access

- d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
 - ii. Each lot is a minimum of ½ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.** This PUD permits residential development consistent with the CGC land use category and the CCG-S zoning district.
- D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Main Street North with egress to the rear alley. Location of the access point shown on the Site Plan as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. A brewery was the last use on the Property. The proposed veterinarian use is a permitted use under the existing CCG-S zoning and will offer a much-needed service to the Springfield neighborhood.
- F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.

- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** No minimum parking is required, except for churches with more than fifty (50) sanctuary seats, which must provide at least fifty percent (50%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and multiple-family and live-work loft uses, which must provide at least eighty percent (80%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code. The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code, except that ten (10) spaces may be provided regardless of use or parking requirements under the Zoning Code. On-site or off-site parking is permitted within thirty (30) feet of a street right-of-way without a wall.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.