

**PUD WRITTEN DESCRIPTION
SHOPS OF GRANADA PUD
January 16, 2026**

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 0.37 acres of property to permit the service of all alcohol in conjunction with a restaurant on the property located at 4578 San Jose Boulevard (RE# 100208 0000) 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 LDR land use category and is zoned PUD pursuant to Ordinance 2017-557-E (the “Existing PUD”). The Property is currently utilized by a restaurant serving beer and wine with outdoor sales and service. With the success of the restaurant, this PUD seeks to increase the maximum seating to one hundred twenty (120) seats to permit the restaurant to qualify for a state license that will allow the service of all alcoholic beverages. Applicant plans to construct an addition in the rear of the building to accommodate space for a walk-in storage closet, refrigerator, and freezer.

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-1	Commercial retail/service
East	LDR	RLD-90	Single-family
South	LDR	RLD-90	Single-family
West	LDR	PUD (2000-1118) RLD-90	Office / single-family

- B. Project name: Shops of Granada PUD.
- C. Project engineer: N/A.
- D. Project owner: Shops of Granada, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Current zoning district: PUD (Ordinance 2017-557-E).
- H. Requested zoning district: PUD.

I. Real estate number: 100208 0000.

II. QUANTITATIVE DATA

A. Total acreage: 0.37 acres.

B. Total amount of non-residential floor area: five thousand± (5,000±) square feet.

III. STATEMENTS

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

This PUD generally adopts the provisions of the Existing PUD but allows one hundred twenty (120) seats and service of all alcohol. It also allows for the addition of approximately one thousand (1,000) square feet of restaurant area to accommodate a walk-in cooler and storage space and provide flexibility with the neighboring storefront. The PUD establishes new hours of operation for the restaurant and outdoor garden dining area.

B. Explanation of proposed deviations or waivers.

The maximum seating is increased to one hundred twenty (120) seats to permit the restaurant to qualify for a state license that will allow the service of all alcoholic beverages. The restaurant area is increased by approximately one thousand (1,000) square feet to accommodate a walk-in cooler and storage space and provide flexibility with the neighboring storefront. The hours of operation are changed to allow the business to remain open until midnight, with the outdoor garden dining area closing at 8:30 p.m.

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. All allowable uses by right as provided in the Commercial Office (“CO”) zoning district.

2. Neighborhood retail sales and service establishments, excluding massage parlors, check cashing services, pawn shops, gun shops, adult book stores, E-cigarette/vapor stores and/or tattoo stores.
 3. Service establishments, such as barber or beauty shops, shoe repair shops, retail rug/carpet service stores and upscale retail clothing consignment shops.
 4. Restaurants, without drive-in or drive-through facilities, pursuant to the following conditions:
 - a. Its total enclosed square footage is equal to or less than three thousand five hundred (3,500) square feet in the existing building.
 - b. So long as the number of seats in the restaurant is one hundred twenty (120) or less, combining both inside and outside, the Property's existing parking lot of twenty-six (26) spaces fulfills the requirements of this PUD.
 - c. That the restaurant employs no outside amplified music or other forms of outside amplified entertainment at any time on given day or evening during the week. All outside music or other forms of outside entertainment shall stop at 7:00 p.m.
 - d. The location of outside sales and service in conjunction with the restaurant shall be allowed: (i) along the San Jose Boulevard (front) side of the existing building and/or (ii) in the westerly (back yard/rear) of the existing structure so long as the existing oak, vegetative buffer and ten (10) foot concrete wall remain or if removed will be replaced by buffers equal to or greater than the existing wall and plant material.
 - e. The restaurant's hours of operation shall be no later than 12:00 a.m. on any given day during the week and the outside garden dining area shall close no later than 8:30 p.m.
 - f. Retail sale and service of all alcohol for on-premises consumption in conjunction with a restaurant including outside sales and service.
 5. Banks and financial institutions without drive-thru tellers, travel agencies and similar uses.
 6. Art galleries, music, dance, art, gymnasiums, martial art studios and photography studios.
- B. Permitted Accessory Uses and Structures:
1. As permitted in Section 656.403 of the Zoning Code.

C. Permissible Uses by Exception:

1. The permissible uses by exception under the CO zoning district, provided that a zoning exception application shall be applied for and subsequently obtained from the City in accordance with the requirements of the Zoning Code.
2. Retail outlets, but not the retail sales and services excluded in paragraph IV.A.2. above, for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting gear.

V. DESIGN GUIDELINES

A. Lot requirements for townhomes:

1. Minimum lot width: Sixty (60) feet.
2. Minimum lot area: Six thousand (6,000) square feet.
3. Maximum lot coverage by all buildings: Fifty percent (50%). Maximum impervious surface ratio shall not exceed eighty-five percent (85%) or the existing conditions on the Property, whichever is greater.
4. Minimum yard requirements:
 - a. Front – Twenty (20) feet.
 - b. Side – Five (5) feet.
 - c. Rear – Ten (10) feet, except that outdoor seating in conjunction with a restaurant may be allowed in the required rear yard, set back no less than five (5) feet.
5. Maximum height of structures: Thirty-five (35) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* So long as the number of seats in the restaurant is 120 or less, combining both inside and outside, the Property's existing parking lot of twenty-six (26) spaces fulfills the requirements of this PUD. Any other use shall meet the requirements of Part 6.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of San Jose Boulevard, as conceptually shown on the Site Plan.

3. *Pedestrian Access.* Pedestrian access is provided by existing sidewalks. The existing pavement shall be striped to provide a pedestrian access route from one side of the Property to the other along San Jose Boulevard.
- C. **Signs:** The existing signage for The Local and The Bakery is permitted in this PUD and may be replaced so long as the square footage of the signs is not increased. All other signs shall comply with the signage regulations set forth in Part 13 for the CO zoning district.
 - D. **Landscaping:** The Property is “grandfathered in” with respect to the landscaping requirements of the Zoning Code (including Part 6 and Part 12, where applicable) for the existing commercial buildings and its grounds. Still, in the event that the existing building is demolished or destroyed and subsequently reconstructed, the Property will comply with the Landscaping Requirements of the Zoning Code, except as otherwise depicted on the Site Plan.
 - 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.

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 $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ 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.** The Property is located within the LDR land use category.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from San Jose Boulevard. 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. The existing restaurant has served alcohol for many years. A Winn-Dixie liquor store is located across San Jose Boulevard as well as Players Grille and Toscana Little Italy, both of which serve all alcohol.
- 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.** So long as the number of seats in the restaurant is 120 or less, combining both inside and outside, the Property's existing parking lot of twenty-six (26) spaces fulfills the requirements of this PUD. Any other use shall meet the requirements of Part 6.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.