

PUD WRITTEN DESCRIPTION
SPRINGROVE PUD
October 6, 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 2.05 acres of property to permit truck and trailer parking on the property located at 0 Springrove (RE# 084371 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, the Urban Development Area, and is zoned RLD-60.

The Property is undeveloped and adjoins open storage and warehousing to the northeast, east, and south. Consistent with those developments, this PUD seeks to permit Light Industrial uses, including truck and trailer parking. 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	LDR	RLD-60	Residential
East	LI	IL	Open storage
South	LI	IL	Warehousing/distribution
West	LDR	RLD-60	Residential

- B. Project name: Springrove PUD.
- C. Project engineer: Baker Design Build.
- D. Project developer: Roadside Retreat LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Current zoning district: RLD-60.
- H. Requested land use designation: LI.
- I. Requested zoning district: PUD.
- J. Real estate number: 084371 0000.

II. QUANTITATIVE DATA

A. Total acreage: 2.05 acres.

B. Proposed amount of truck and trailer spaces: Thirty-seven (37) (with a max of fifty (50)).

III. STATEMENTS

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

This PUD generally adopts the IL zoning district but prohibits the following uses:

1. Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
2. Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable and combustible products and other products not deemed extremely hazardous may store up to 250,000 gallons (cumulatively). If not stored within a completely enclosed building or structure, the property, site, or outside storage use shall be visually screened by a six-foot fence or wall not less than 95 percent opaque.
3. Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
4. Indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, 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 Part 4, and similar uses.

Additionally, this PUD requires ten (10) foot yards and landscape buffers along the eastern and southern boundaries and thirty (30) foot yards and landscape buffers around the western and northern boundaries. A minimum six (6) foot tall, ninety-five percent (95%) opaque fence is required around all boundaries for truck and trailer parking. Due to circulation needs for truck and trailer parking, no interior VUA landscaping shall be required. The maximum height for any structure is restricted from unlimited in the IL zoning district to sixty (60) feet.

B. Explanation of proposed deviations or waivers.

The restrictions adopted in this PUD are to improve the compatibility of the proposed use with the surrounding community, taking into account the size and shape of the Property.

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 and/or a POA, or similar entity 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. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
2. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
3. Printing, publishing or similar establishments.
4. Business and professional offices.
5. Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
6. Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.
7. Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.
8. Vocational, technical, trade or industrial schools and similar uses.
9. Medical clinics.
10. 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.

11. Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
12. 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.
13. Outdoor storage yards and lots including auto storage yards and truck and trailer parking (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.
14. 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.
15. Banks, including drive-thru tellers.
16. Retail sales of heavy machinery, farm equipment and building materials including outside display.
17. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
18. Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

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

C. Permissible Uses by Exception:

1. An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
 - a. Acid, chemical, fertilizer or insecticide manufacture or storage.
 - b. Explosives manufacturing or storage.
 - c. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
 - d. Paper and pulp manufacture.

- e. Petroleum refining.
 - f. Stockyards or feeding pens and livestock auctions.
 - g. A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
- 2. Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
 - 3. Care centers meeting the performance standards and development criteria set forth in Part 4.
 - 4. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
 - 5. Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.
 - 6. Retail sales including outside display.
 - 7. Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
 - 8. Manual car wash.
 - 9. Fitness centers.

V. DESIGN GUIDELINES

A. Lot requirements:

- 1. Minimum lot width and area: None, except as required for certain uses.
- 2. Maximum lot coverage by all buildings: None. *Impervious surface ratio* as required by Section 654.129.
- 3. Minimum yard requirements:
 - a. Front (east) – Ten (10) feet.
 - b. Side (north) – Thirty (30) feet.
 - c. Side (south) – Ten (10) feet.

- d. Rear (west) – Thirty (30) feet.
- 4. Maximum height of structures: Sixty (60) feet.
- B. Ingress, Egress and Circulation:
 - 1. *Parking Requirements.* The development shall comply with Part 6 of the Zoning Code.
 - 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Springgrove Street, 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 IL zoning district as set forth in Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, except that a ten (10) foot landscape buffer shall be provided along the eastern and southern boundaries and a thirty (30) foot landscape buffer shall be provided around the western and northern boundaries. A minimum six (6) foot tall, ninety-five percent (95%) opaque fence shall be provided around all boundaries for truck and trailer parking. Consistent with the ITAC provisions within the Zoning Code, stormwater facilities may be located within the buffer. Due to circulation needs for truck and trailer parking, no interior VUA landscaping shall be required.
- E. ITAC: The required ITAC buffers shall be thirty (30) feet as set forth in V.D. above.
- F. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- G. 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.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. Modifications: The Site Plan is conceptual in nature and subject to change. Changes to infrastructure and open space are allowed without a modification to the PUD and Site Plan. 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. This PUD does not permit residential uses.

D. Internal compatibility. The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Springrove Street. Location of the access points shown on the Site Plan as well as final design of the access points 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 Property adjoins intensive industrial development to the west and south, including similar truck and trailer storage. Applicant will be providing ten (10) foot landscape buffers with fences to screen uses from other adjoining parcels.

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.** Parking will meet Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.