

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 permitholder, adult arcade amusement centers operated by a licensed permitholder, 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)l.
- (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)l.
- (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.

- E. Recreation and Open Space: Recreation and open space not required per 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.

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 and enjoyment 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 1.1.7 - Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
5. 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
 1. Building orientation
 - J. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
6. 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.
7. 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.
8. 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.
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. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and

industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

11. Policy 3.2.2 - The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

12. 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.** The addition of RV and boat storage to the existing CCG-1 development will no increase demands for services or generate increased traffic.
- C. **Allocation of residential land use.** Residential uses are not proposed under the current development plan.
- D. **Internal compatibility.** The Site Plan addresses access and circulation within the site. Access to the site is available from Ft Caroline Road and shall have a maximum of two driveways or as otherwise approved by the Florida Department of Transportation. 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. Existing access points may remain.
- E. **External compatibility/Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The intensity of the proposed addition of RV and boat storage is consistent with the Property's existing CCG-1 zoning and development as a shopping center.
- F. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- G. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- H. **Off-Street parking including loading and unloading areas.** Parking and loading are provided pursuant to Part 6 of the Zoning Code.
- I. **Sidewalks, trails and bikeways.** Pedestrian circulation is already existing on the site, as it is fully developed.