

**PUD WRITTEN DESCRIPTION
GREYSTONE PUD THIRD AMENDMENT
February 26, 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 32.3 acres of property to permit commercial and business park development on the properties located 10550 Deerwood Park Boulevard (RE#s 167742-2200, 167742-2020, 167742-2040, 167742-2400, 167742-2060, 167742-2080, and 167742-2100) 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 BP land use category, the Urban Development Area, and is zoned PUD pursuant to Ordinance 97-861, as amended by Ordinances 2002-163 and 2003-117 (collectively, the “Greystone PUD”).

The Greystone PUD established in 1997 approved a business park permitting professional and business offices, warehousing, wholesaling, distribution and similar uses and light manufacturing, fabrication, assembling of components, and printing and similar uses. It further established internal development standards related to design as well as signage regulations and otherwise incorporated the IBP-1 and IBP-2 zoning district standards. The first amendment in 2002 added daycare with up to two hundred (200) children as a permitted use. The second amendment in 2003 incorporated additional land and modified the existing uses to permit a maximum of two hundred eighty-nine thousand (289,000) enclosed square feet of office use and permitted twenty-four (24) hour operation of the daycare. The Property includes approximately one thousand eight hundred (1,800) parking spaces, which is in excess of the total one thousand two hundred twenty-six (1,226) required for the existing office and day care use pursuant to the Greystone PUD. The current owners would like to reinstate uses consistent with the IBP zoning district to expand upon the variety of tenants within the business park. To ensure that the entire Property operates under a cohesive zoning, the terms of this PUD replace and supersede the Greystone PUD, including any conditions adopted in those ordinances.

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, PUD, PBF-1	Self storage, hotel, vacant parcel, library
East	CGC, BP	PUD, IBP	Multifamily, business park
South	BP	PUD	Office, daycare
West	BP	PUD	Office

B. Project name: Greystone PUD Third Amendment.

C. Project engineer: N/A.

- D. Project developers: 105550 Deerwood Park, LLC; 400 DWP, LLC; and Greystone Jacksonville LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: BP.
- G. Current zoning district: PUD (Ordinance 97-861, as amended by Ordinances 2002-163 and 2003-117).
- H. Requested zoning district: PUD.
- I. Real estate numbers: 167742-2200, 167742-2020, 167742-2040, 167742-2400, 167742-2060, 167742-2080, and 167742-2100.

II. QUANTITATIVE DATA

- A. Total acreage: 32.3 acres.
- B. Maximum amount of nonresidential gross floor area: 289,000 square feet, comprised of any combination of uses specified in this PUD.

III. STATEMENTS

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

The proposed PUD adopts uses consistent with the IBP zoning district, allows retail sales, service and restaurants as well as animal hospitals, veterinary clinics, animal boarding places and dog parks as permitted uses. The PUD carries forward the uses and internal development standards related to design and signage from the Greystone PUD.

- B. Explanation of proposed deviations or waivers.

The PUD rezoning is intended to re-establish permitted uses consistent with the IBP zoning district as well as to permit a furniture showroom with retail sales and animal boarding, all of which are consistent and compatible with the surrounding area.

- 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. Warehousing including personal property storage, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
2. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
3. Retail sales of all types of merchandise, service establishments including restaurants with the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both and with outside sales and service accessory to the restaurant.
4. Daycare centers or care centers meeting the performance standards and criteria set forth in Part 4, except that the existing day care facility approved pursuant to Ordinances 2002-163 and 2003-117 shall be permitted to and may operate twenty-four (24) hours per day.
5. Animal hospitals, veterinary clinics, animal boarding places, and dog parks, including ancillary outside areas.
6. Fitness Centers.
7. Medical and dental or chiropractor offices and clinics.
8. Hospitals.
9. Professional offices.
10. Business offices.
11. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
12. Union halls.
13. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

14. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
15. Vocational, technical, business, trade or industrial schools and similar uses.
16. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
18. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permitted Accessory Uses and Structures:

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

C. Permissible Uses by Exception:

1. Retail sales and service of alcoholic beverages for on-premises consumption not in conjunction with a restaurant, not to exceed twenty-five percent (25%) of the building of which it is a part or forty (40) seats whichever is greater.
2. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
3. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
4. Outside storage subject to the performance standards and development criteria set forth in Part 4.
5. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: None.
2. Minimum lot area: None.

3. Maximum lot coverage by all buildings: Sixty-five (65) percent and impervious surface ratio per Section 654.129, as measured by the entire Property and not individual parcels within the Property.
 4. Minimum yard requirements:
 - a. Front – Zero (0) feet.
 - b. Side – Zero (0) feet.
 - c. Rear – Zero (0) feet.
 5. Maximum height of structures: Thirty-five (35) feet.
- B. Ingress, Egress and Circulation:
1. *Parking Requirements.* The Property as built includes approximately one thousand eight hundred (1,800) parking spaces. Parking for any new construction shall be calculated pursuant to Part 6 of the Zoning Code. There shall be no maximum parking limitation.
 2. *Vehicular Access.* Vehicular access is primarily from Deerwood Park Boulevard as depicted in the Greystone PUD.
 3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signage shall be subject to the regulations set forth in Part 13 of the Zoning Code for an IBP zoning district except as modified by the Greystone PUD as detailed below:
1. Free standing signage within the Property shall be limited to tenant identification signage or traffic control or directional signage. Any free standing tenant identification signage shall be ground mounted. The information contained on such signage shall be limited to the name of the business being conducted by the tenant and/or the name of the tenant.
 2. No signage within the PUD shall contain any motorized or moving parts, or any flashing or blinking lights.
- D. Internal Development Standards. Pursuant to the Greystone PUD, buildings shall be constructed of one (1) or an appropriate combination of the following materials: brick, cast-in-place concrete, EFIS, metal, glass ceramic tile or stone. No exterior stucco, wood, or wood products shall be permitted. All roof appurtenances projecting above the roof, such as heating and air conditioning units, exhaust fans, condensers, elevator equipment, plumbing stacks, etc., shall be screened from view at street level at Deerwood Park Boulevard. Loading docks shall not face Deerwood Park Boulevard,

and where practical, shall be recessed entirely or partially within the building. Loading areas, service yards, or storage areas shall be screened using walls, fencing, earthen berms, landscaping, or a combination of these measures. Any screen walls or fences shall be constructed of materials compatible with the building. The screening shall be not less than eight (8) feet in height, inclusive of landscaping.

- E. Landscaping: Pursuant to Part 12 of the Zoning Code; provided, however, that the existing conditions as depicted in the Site Plan are permitted. Future updates shall comply with Part 12 of the Zoning Code or as otherwise approved by the Planning and Development Department.
- 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.

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. 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 3.2.1 - The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
 12. 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.
 13. Policy 3.2.13 - The City shall encourage commercial uses, including hotels and motels, at locations with direct road access to interstate connectors and within the commercial node of an interstate interchange.
 14. 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 Greystone PUD previously referenced a 9A Development Agreement, that, according to City records, has since been cancelled. Notwithstanding, 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 PUD does not contemplate residential use.
- D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Deerwood Park Boulevard and has additional connectivity through the business park to the east.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses and land entitlements in the area. The existing office park is built out and the proposed uses are consistent with the mixed-use character of the surrounding area.
- F. Usable open spaces, plazas, recreation areas.** Open space is provided within the Greystone PUD consistent with the Comprehensive Plan.
- 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.** The Property includes approximately one thousand eight hundred (1,800) parking spaces, which is in excess of the total one thousand two hundred twenty-six (1,226) required. Parking for

additional uses shall be calculated pursuant to Part 6 of the Zoning Code. There shall be no maximum parking limitation.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>32.3</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	_____ Acres	_____ %
Industrial	<u>32.3</u> Acres	<u>100</u> %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.