

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-211-E**

5 AN ORDINANCE REZONING APPROXIMATELY 32.30± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 10550 DEERWOOD
7 PARK BOULEVARD, BETWEEN CENTURION PARKWAY NORTH
8 AND GATE PARKWAY (R.E. NO(S). 167742-2200,
9 167742-2020, 167742-2040, 167742-2400, 167742-
10 2060, 167742-2080 AND 167742-2100), AS DESCRIBED
11 HEREIN, OWNED BY GREYSTONE JACKSONVILLE LLC, 400
12 DWP LLC AND 10550 DEERWOOD PARK LLC, FROM PLANNED
13 UNIT DEVELOPMENT (PUD) DISTRICT (2003-117-E) TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT WAREHOUSING, MANUFACTURER'S AGENT AND
17 DISPLAY ROOMS, BUILDING TRADES CONTRACTOR
18 OFFICES, RETAIL SALES AND OFFICE USES IN
19 GREYSTONE PUD THIRD AMENDMENT; PROVIDING A
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
21 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS,** Greystone Jacksonville LLC, 400 DWP LLC and 10550
25 Deerwood Park LLC, the owners of approximately 32.30± acres located
26 in Council District 11 at 10550 Deerwood Park Boulevard, between
27 Centurion Parkway North and Gate Parkway (R.E. No(s). 167742-2200,
28 167742-2020, 167742-2040, 167742-2400, 167742-2060, 167742-2080 and
29 167742-2100), as more particularly described in **Exhibit 1**, dated
30 February 26, 2025, and graphically depicted in **Exhibit 2**, both of
31 which are attached hereto (the "Subject Property"), has applied for

1 a rezoning and reclassification of the Subject Property from Planned
2 Unit Development (PUD) District (2003-117-E) to Planned Unit
3 Development (PUD) District, as described in Section 1 below; and

4 **WHEREAS,** the Planning Commission, acting as the local planning
5 agency, has reviewed the application and made an advisory
6 recommendation to the Council; and

7 **WHEREAS,** the Land Use and Zoning Committee, after due notice
8 and public hearing, has made its recommendation to the Council; and

9 **WHEREAS,** the Council finds that such rezoning is: (1)
10 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
11 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
12 not in conflict with any portion of the City's land use regulations;
13 and

14 **WHEREAS,** the Council finds the proposed rezoning does not
15 adversely affect the orderly development of the City as embodied in
16 the Zoning Code; will not adversely affect the health and safety of
17 residents in the area; will not be detrimental to the natural
18 environment or to the use or development of the adjacent properties
19 in the general neighborhood; and will accomplish the objectives and
20 meet the standards of Section 656.340 (Planned Unit Development) of
21 the Zoning Code; now therefore

22 **BE IT ORDAINED** by the Council of the City of Jacksonville:

23 **Section 1. Property Rezoned.** The Subject Property is
24 hereby rezoned and reclassified from Planned Unit Development (PUD)
25 District (2003-117-E) to Planned Unit Development (PUD) District.
26 This new PUD district shall generally permit warehousing,
27 manufacturer's agent and display rooms, building trades contractor
28 offices, retail sales and office uses, and is described, shown and
29 subject to the following documents, attached hereto:

30 **Exhibit 1** - Legal Description dated February 26, 2025.

31 **Exhibit 2** - Subject Property per P&DD.

1 **Exhibit 3** - Written Description dated February 26, 2025.

2 **Exhibit 4** - Site Plan dated February 26, 2025.

3 **Section 2. Owner and Description.** The Subject Property is
4 owned by Greystone Jacksonville LLC, 400 DWP LLC and 10550 Deerwood
5 Park LLC and is legally described in **Exhibit 1**, attached hereto. The
6 applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200,
7 Jacksonville, Florida, 32202; (904) 807-0185.

8 **Section 3. Disclaimer.** The rezoning granted herein shall
9 not be construed as an exemption from any other applicable local,
10 state, or federal laws, regulations, requirements, permits or
11 approvals. All other applicable local, state or federal permits or
12 approvals shall be obtained before commencement of the development
13 or use and issuance of this rezoning is based upon acknowledgement,
14 representation and confirmation made by the applicant(s), owners(s),
15 developer(s) and/or any authorized agent(s) or designee(s) that the
16 subject business, development and/or use will be operated in strict
17 compliance with all laws. Issuance of this rezoning does not approve,
18 promote or condone any practice or act that is prohibited or
19 restricted by any federal, state or local laws.

20 **Section 4. Effective Date.** The enactment of this Ordinance
21 shall be deemed to constitute a quasi-judicial action of the City
22 Council and shall become effective upon signature by the Council
23 President and Council Secretary.

24
25 Form Approved:

26
27 /s/ Dylan Reingold

28 Office of General Counsel

29 Legislation Prepared By: Erin Abney

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