

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0211 TO**  
**PLANNED UNIT DEVELOPMENT**

**APRIL 17, 2025**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2025-0211** to Planned Unit Development.

***Location:*** 10550 Deerwood Park Boulevard; between Centurion Parkway North & Gate Parkway

***Real Estate Numbers:*** 167742-2200, 167742-2020, 167742-2040, 167742-2400, 167742-2060, 167742-2080 & 167742-2100

***Current Zoning Districts:*** Planned Unit Development (PUD) 2003-0117

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Business Park (BP)

***Planning District:*** Southeast, District 3

***Council District:*** District-11

***Applicant/Agent:*** Cyndy Trimmer, Esq.  
Driver, McAfee, Hawthorne and Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, FL 32202

***Owner:*** 10550 Deerwood Park, LLC  
10550 Deerwood Park Blvd, Suite 400  
Jacksonville, FL 32256

400 DWP, LLC  
11710 Central Parkway  
Jacksonville, FL 32224

Greystone Jacksonville, LLC  
801 Cherry Street, Suite 1800  
Forth Worth, TX 76102

***Staff Recommendation:*** **APPROVE**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2025-0211** seeks to rezone approximately 32.3± acres of land from Planned Unit Development (PUD) 2003-0117 to Planned Unit Development (PUD). The rezoning to PUD is being sought to reinstate uses consistent with the IBP zoning district to expand upon the variety of tenants within the business park. 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 previous PUD.

The current PUD, 2003-0117 was an amendment of the original PUD, approved in 1997, which 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.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

#### ***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The approximately 32.30-acre subject site is part of the built-out Greystone PUD, currently developed with office and parking uses. The site is in the Urban Development Area, the Southeast Planning District and within the boundaries of Council District 11. The site is located on the south side of Deerwood Park Boulevard, west of Gate Parkway and east of Centurion Parkway North. Deerwood Park Boulevard is classified as a collector road and Gate Parkway is classified as a minor arterial road.

The applicant is proposing a PUD to PUD rezoning to allow for further development of commercial and business park uses. The subject site abuts the Deerwood Park Development of Regional Impact (DRI) to the west, which is also designated as an area of Industrial Situational Compatibility.

The entire subject site is located within the Business Park (BP) land use category. BP is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category's land area, while service, major institutional and light industrial uses constitute the remaining area. Limited commercial retail and service establishments, hotels, and motels may also be permitted.

Residential uses are also permitted in appropriate locations as identified within the Future Land Use Element (FLUE). BP in the Urban Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary.

With regards to residential density, BP in the Urban Area allows a maximum of 40 units per acre when the development is served with central water and sewer services but shall not exceed 20 units per acre within 30 feet of an abutting property that is designated as Low Density Residential (LDR) and/or Rural Residential (RR).

**The proposed PUD Written Description and Site Plan are consistent with the allowed uses and density requirements of the BP category and the 2045 Comprehensive Plan.**

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

**Development Area:**

Urban Area (UA): The UA is the second tier Development Area and generally corresponds with the densely developed portions of the City that have been in residential or employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the Urban Priority Area (UPA), the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as defined in the Comprehensive Plan.

**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 discourage proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**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.

**Policy 1.2.8**

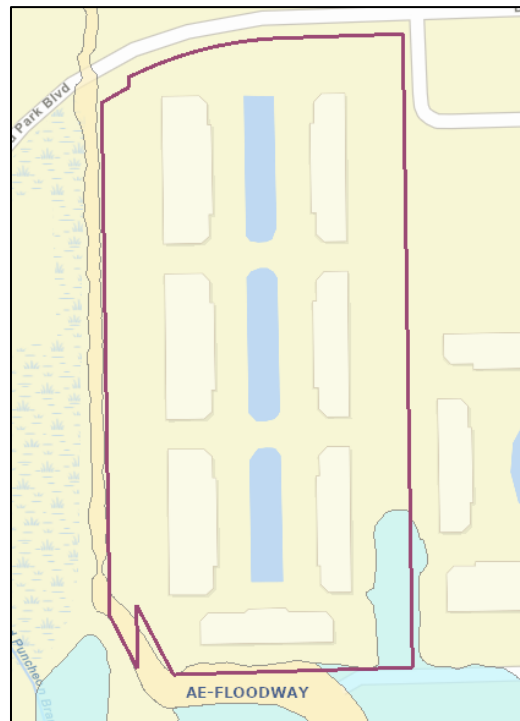
Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

**Flood Zones**

The southern edge of the property (approximately 0.41 of an acre) is located within the AE Floodway Flood Zone, and approximately one (1) acre of the property at the southeast corner is located within the AE Flood Zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE Floodway are areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE Floodway zones should be left intact as construction and filling within these areas is severely restricted. The AE Flood Zone are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Business Park (BP). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) & (B) above.

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

**This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development request is to add additional uses to the overall PUD. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of the proposal Planned Unit Development shall be based on the following factors:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Recreation and open space shall be provided as required by the 2045

Comprehensive Plan.

**The use of existing and proposed landscaping:** Landscaping shall be provided as required 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 Department.

**The treatment of pedestrian ways:** Required sidewalks or additional pedestrian circulation shall be provided in accordance with the Comprehensive Plan.

**The use and variety of materials:** 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.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced from Deerwood Park Boulevard.

The subject site is approximately 32.30 acres and is located on Deerwood Park Boulevard, a collector road. Deerwood Park Boulevard between Centurion Parkway and Gate Parkway is currently operating at 46% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 16,970 vpd.

The applicant requests 289,000 SF of Business Park (ITE Code 770) which could produce 3,595 daily trips.

**The form of ownership proposed for various uses:** 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.

## **(5) External Compatibility**

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The subject property is located on the south side of Deerwood Park Boulevard and west of Gate Parkway. The surrounding area is developed primarily with existing office complexes, supporting commercial, and multi-family residential. Surrounding uses are located within Planned Unit Developments and similar office complex to the east zoned IBP.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1/PBF-1	Personal Storage, Library
East	CGC/BP	PUD 2017-0040, IBP	Multi-Family Apartment, Office Complex
South	LDR	PUD 2016-0704	Nursing Home
West	BP	PUD 2003-0117	Office Complex

**(6) Intensity of Development**

The proposed development would be consistent with the Business Park (BP) functional land use category and the proposed PUD to add additional uses. The PUD is appropriate at this location because it is consistent with the surrounding uses.

**The availability and location of utility services and public facilities and services:**

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

***(7) Usable open spaces plazas, recreation areas.***

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

***(8) Impact on wetlands***

Any development that occurs within wetland areas, if any, are required to be permitted in accordance with local, state, and federal requirements.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

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.

***(11) Sidewalks, trails, and bikeways***

Pedestrian access shall be installed in accordance with the 2045 Comprehensive Plan.

### SUPPLEMENTARY INFORMATION

The applicant provided photo evidence and sign posting affidavit to the Planning Department on March 17, 2025 that the Public Notice Signs had been posted on the property.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that the Application for Rezoning Ordinance **2025-0211** be **APPROVED with the following exhibits:**

1. **The Original Legal Description dated February 26, 2025.**
2. **The Original Written Description dated February 26, 2025.**
3. **The Original Site Plan dated February 26, 2025.**

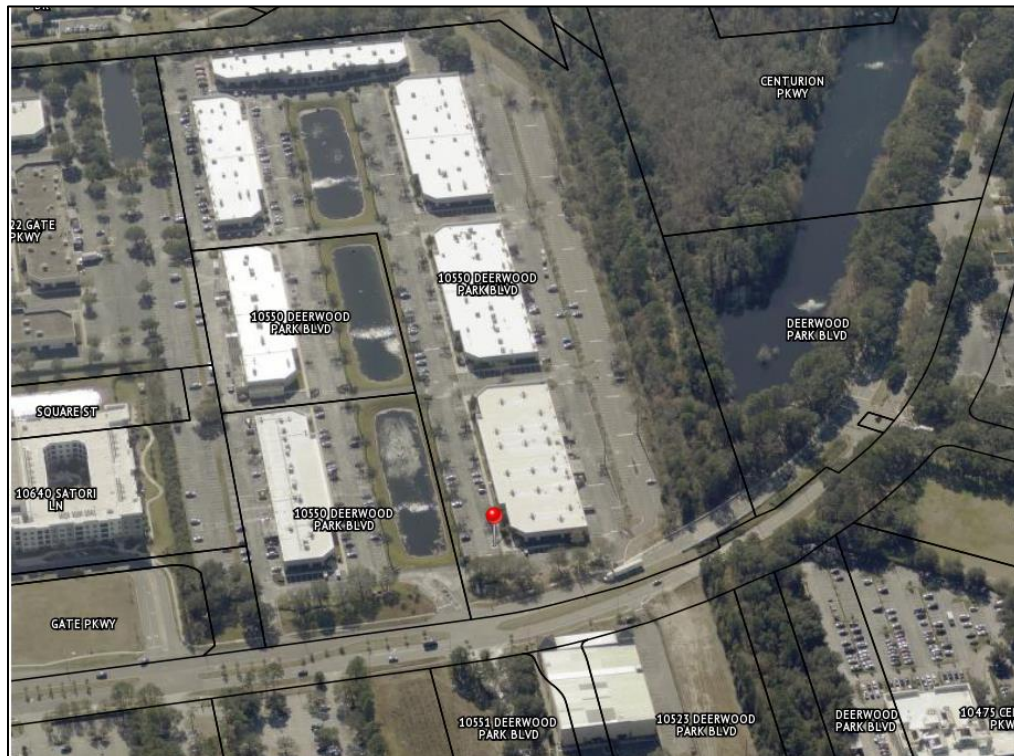
Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0211** be **APPROVED.**





**Aerial View of Subject Property**

*Source: JaxGIS Maps*



**View of Subject Property**

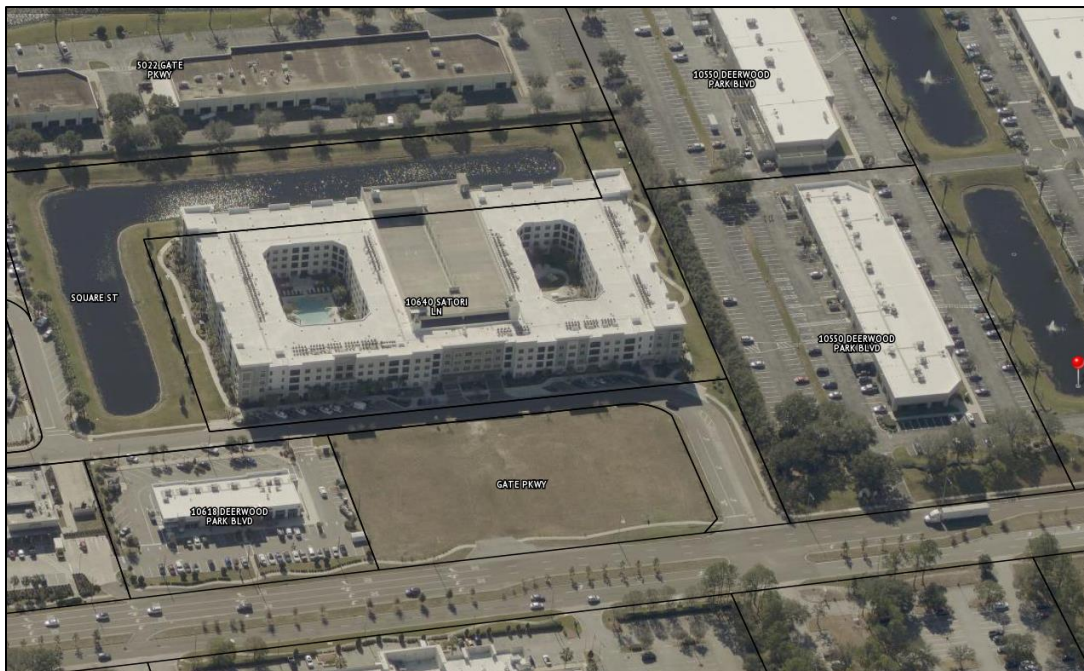
*Source: JaxGIS Maps (January 2025)*





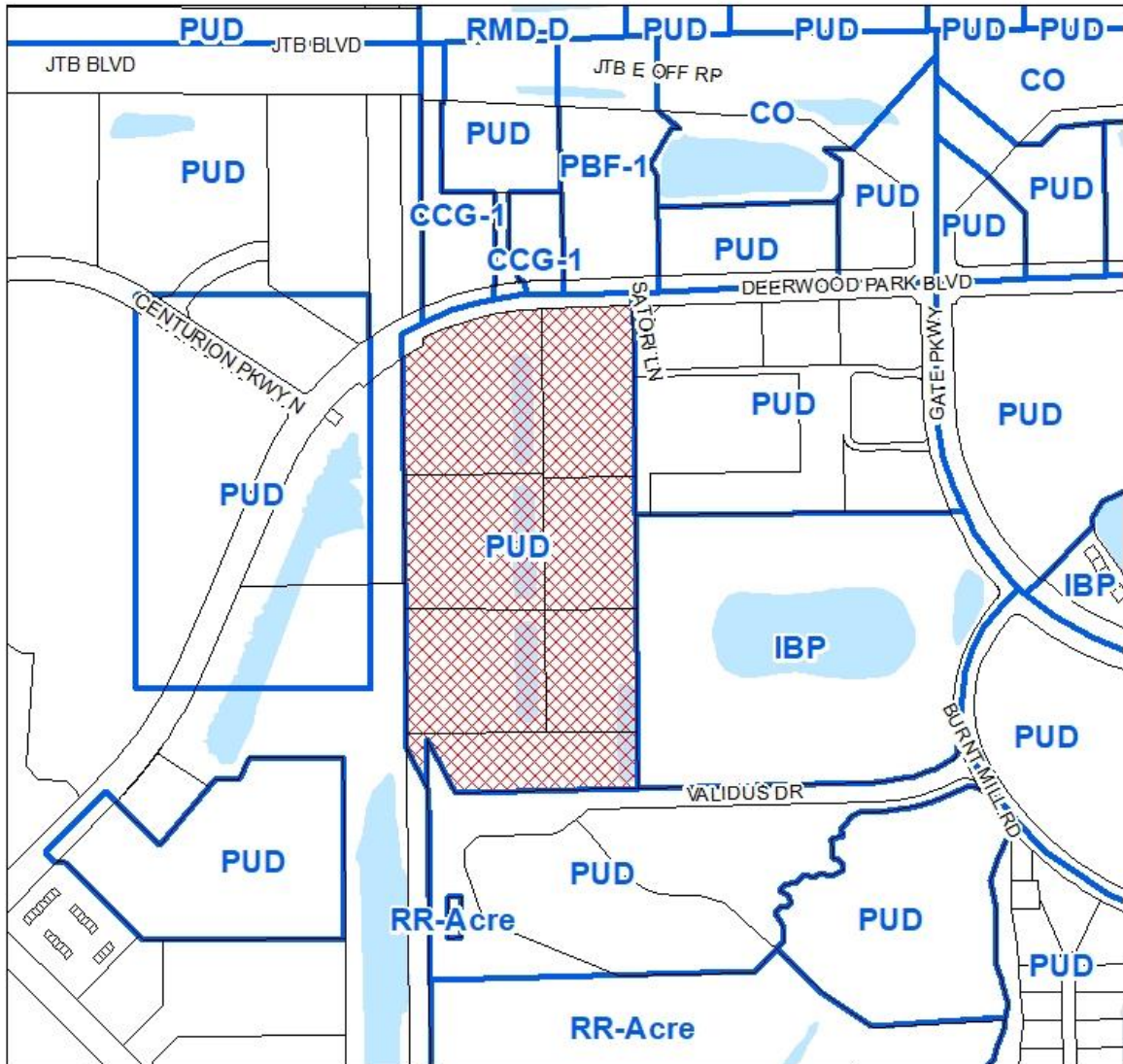
**View of Subject Property**

*Source: Google Maps*



**View of Adjacent Multi-Family**

*Source: JaxGIS Maps*

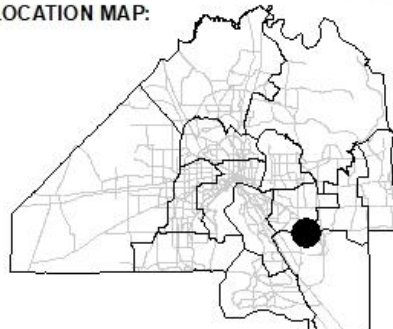


REQUEST SOUGHT:

**FROM: PUD**

**TO: PUD**

LOCATION MAP:



0 200 400 800  
 Feet

COUNCIL DISTRICT:

**11**

TRACKING NUMBER

**T-2025-6092**

**EXHIBIT 2  
 PAGE 1 OF 1**