

WRITTEN DESCRIPTION

Gate Ventures PUD

RE# 167741 4000

May 9, 2026

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 15.46 acres of property from PUD to PUD. The parcel is located west of Gate Parkway and south of Burnt Mill Road.

The subject property is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: RPI/PUD. The property is currently vacant. Surrounding uses include: CGC/PUD, RPI/PUD, MDR/PUD and LDR/PUD. The current PUD allows for two (2) fifty (50') foot tall buildings with a total square footage of floor space of 180,000 square feet and allows, generally, commercial office uses. The applicant proposes amending the PUD to allow for nursery and related uses in the western portion of the property, allow for office and retail in the middle portion of the property and retail sales and services on the eastern portion of the property, all as more particularly described herein. The total square foot of the floor space shall remain the same as currently approved. There is a companion FLUM amendment to change a portion of the property from RPI to CGC land use.

Project Name:	Gate Ventures PUD
Project Planner:	Kimley Horn
Project Engineer:	Kimley Horn
Project Developer:	Gate Ventures, LLC

II. QUANTITATIVE DATA

Total Acreage: 15.46 acres

Total number of dwelling units: N/A

Total amount of all interior floor area: maximum of 180,000 square feet (use of parcel B for nursery uses shall not count towards to this total floor area unless there is an enclosed permanent structure on Parcel B).

Total amount of public/private rights of way/internal drive aisles: maximum of 120,000 square feet (does not include parking stall areas, vehicular connections between immediately adjacent parcels or drive-thrus)

Total amount of open space (including ponds): minimum of 125,600 square feet.

Total amount of land coverage of all buildings and structures (not impervious surface): 35%

Phase schedule of construction:

Construction of the entitlements on each parcel is subject to market demand.

III. USES AND RESTRICTIONS

A. Permitted Uses:

Parcel A

1. Medical and dental or chiropractor offices.
2. Professional or business offices.
3. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure
4. Day care centers incidental to a professional office
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
6. Vocational, trade or business schools.
7. Churches, including a rectory or similar uses.
8. Libraries, museums and community centers.
9. Radio and television broadcasting studios and offices.
10. Banks with drive-through, savings and loan institutions, and similar uses.
11. Hospice facilities.
12. Pharmacies
13. Commercial retail sales and service establishments.
14. Veterinarians meeting the performance standards and development criteria set forth in Part 4.

15. Medical or dental clinics.
16. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
17. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
18. Restaurants integrated with other uses.
19. Service establishments such as barber or beauty shops, shoe repair shops.
20. Parking facilities for any of the parcels.
21. Colleges and universities

Parcel B

1. Nursery and retail sales and services and offices related to the nursery with outside display. The nursery shall not include on-site mulching or landscape contractors nor any operation which involves the frequent use of heavy machinery, equipment or frequent use of vehicles which weigh in excess of one-ton
2. Parking facilities for parcel A, parcel B, parcel C or parcel D.
3. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

Parcels C, D, E, F, and G

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 permit holder, adult arcade amusement centers operated by a licensed permit holder, 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.
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 Part 4.
9. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
10. 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.
11. 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.
12. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
13. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
14. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Pharmacies.
19. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
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 Part 4.
23. An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
24. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
25. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
26. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
27. Drive-through facilities in conjunction with a permitted or permissible use or structure.
28. Parking facilities for Outparcel A and/or Outparcel B and Outparcel C.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403.

IV. DESIGN GUIDELINES

A. Lot Requirements:

Parcel A

- (1) *Minimum lot area:* None
- (2) *Maximum lot coverage:* None
- (3) *Minimum front yard:* None
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* None
- (6) *Maximum height of structures:* 50 feet
- (7) *Maximum impervious surface:* 85 percent

Parcel B

- (1) Minimum lot area: None
- (2) Maximum lot coverage: None
- (3) Minimum front yard: None
- (4) Minimum side yard: None
- (5) Minimum rear yard: None
- (6) Maximum height of structures: 35 feet
- (7) Maximum impervious surface: 85 percent

Parcels C, D, E, F, and G

- (1) *Minimum lot area:* None
- (2) *Maximum lot coverage:* None

- (3) *Minimum front yard:* None
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* None
- (6) *Maximum height of structures:* 45 feet
- (7) *Maximum impervious surface:* 85 percent

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

Vehicular access to the Property shall be as substantially shown on the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

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

C. Signs.

Signage shall comply with the applicable portions of Part 13. However, to the extent any individual parcels are sold to different owners and the uses on said parcels are still listed on signage located not on said property, said signage shall not be considered "off-site" per the Zoning Code and the Charter.

D. Landscaping:

Development will comply with Part 12 of the Zoning Code. Notwithstanding the foregoing, no landscaping buffer, fencing or any other requirement under Part 12 shall be required on the western boundary of the property due to the large existing berm and vegetation which separates the property from the nearby residential uses.

E. Recreation and Open Space:

Not applicable.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. STATEMENTS

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

The PUD allows for a transition of uses in intensity from more intense to the east and low intensity to the west.

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.

The internal roads and drainage systems will be operated by the owner(s) or an owners' association.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses which are similar supporting or mixed uses.