

Exhibit D – Written Description

Brookview Business Park PUD

October 15, 2025

1) Project Description

- a) The +/-1.377 acre subject property is located at 137 Brookview Drive N, Jacksonville, Florida, which is one parcel north of the intersection of Brookview Drive N and Atlantic Boulevard. This intersection is just west of the I-295/Atlantic Blvd interchange. The property is vacant and undeveloped and is intersected by Ginhouse Creek at its southeast corner. Surrounding uses include vacant undeveloped land to the north and east, a Waffle House restaurant to the south, and vacant residential land and manufactured homes to the west.

The purpose of this PUD is to establish land uses and development standards suitable for flex-warehouse developments, while maintaining the option for development similar to CGC-1 zoning if market conditions change. This PUD permits all uses allowed within the current CCG-1 zoning district, as well as select uses from the CCG-2 and IL districts. Uses drawn from the CGC-2 and IL zoning districts are intended for flex-warehouse development on small properties located near residential areas. The PUD aims to provide a range of permitted uses that acknowledge the existing neighborhood context and accommodate office space, retail storefronts, and warehousing or storage needs for small businesses. **Section 3(a)** below contains further details about flex-warehousing, including illustrative building examples.

- b) Project name: Brookview Business Park PUD
- c) Project planner: Kelly Delmonico, AICP with Land Development Strategies, LLC
- d) Project engineering designer: Vanessa Ballard with V Ballard Consulting, LLC
- e) Project developer/owner: Yamit Besso with BESSO, LLC
- f) Current land use designation: CGC (Community/General Commercial)
- g) Current zoning district: CCG-1 (Commercial Community/General-1 District)
- h) Requested zoning district: PUD
- i) Real estate number: 162975 0010

2) Quantitative Data

- a) Total acreage: +/- 1.377 acres
- b) Total number of dwelling units: None
- c) Total amount of non-residential floor area: Maximum of 18,000 square feet (SF)
- d) Total amount of recreation area: None
- e) Total amount of open space: Minimum of 30% passive open space
- f) Total amount of public/private rights-of-way: No on-site right-of-way proposed, however, the site

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connects directly to the existing 50' Brookview Drive North right-of-way

- g) Total amount of land coverage of all buildings and structures: Maximum of 18,000 SF
- h) Phase schedule of construction (include initiation dates and completion dates): Construction to occur in one phase with construction beginning second quarter of 2026 and anticipated completion in 2027.

3) Statements

- a) How does the proposed PUD differ from the usual application of the zoning code?

Flex-space, or flex-warehouse, is a versatile type of commercial real estate that combines warehouse space with office areas or retail space, within a single unit. This type of building is designed to accommodate a variety of business needs and allow for future customization or adaptation. Each unit of a flex-warehouse development would have a front facing roll up door, a storefront entrance into an office area, a restroom, and a large flex area that could be used for any of the business needs.

This multi-purpose design includes roll up doors on the front façade for each unit where the tenant is able to customize their space to fit their specific needs. Flex spaces are popular with growing businesses, service-based companies, and those needing a blend of office functionality with storage or assembly needs.

Typical application of the zoning code would allow for all uses that are listed as permitted uses in the zoning district. Rather than seek a CGC-2 zoning classification for this property that would allow both highly-desired and less-desired uses, a PUD is proposed to limit the additional permitted uses to only those that are desired for the flex-space building type at this location. The PUD will ensure that the additional permitted uses are compatible with adjacent properties and the overall neighborhood that is located in close proximity to an interchange.

It is the intent of this PUD to prohibit any outdoor sale, display, preparation, or storage. Company vehicles (not including heavy equipment) would be permitted to park on-site, including overnight as needed.

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Illustrative flex-warehouse building examples:



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- 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

All privately owned improvements, including internal drive aisles, parking areas, landscape buffers, stormwater management facilities, and any sidewalks on the property, will be operated and maintained by the property owner or future tenant(s). Maintenance responsibilities will include regular upkeep, repair, landscaping, and compliance with applicable codes and permit conditions. These areas will not be the responsibility of the City of Jacksonville.

4) Uses and Restrictions

- a) Permitted uses: All uses permitted in the CCG-1 district, plus the following limited uses from the CGC-2 and IBP districts:
- i) Retail sales of dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products
 - ii) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses
 - iii) Medical or dental laboratories
 - iv) Pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices, studios, and transmitters
 - v) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters)
 - vi) Fruit, vegetable, poultry, or fish markets
 - vii) Small scale operations including wholesaling, warehousing, storage, distributorship business

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where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

viii) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating (examples of this type of use include, but are not limited to, 3D printing and electronic assembly).

ix) Vocational, technical, business, trade, or industrial schools and similar use.

b) Permissible uses by Exception: All uses permitted by exception in the CCG-1 district.

c) Limitations on permitted or permissible uses by exception:

i) Sale, display, preparation and storage shall be conducted within a completely enclosed building.

d) Permitted accessory uses and structures: Subject to regulations in Section 656.403.

e) Restrictions on uses: n/a

5) Design Guidelines

a) Lot Requirements

i) Minimum Lot Area: None

ii) Minimum Lot Width: None

iii) Maximum Lot Coverage by Buildings: 35%

iv) Maximum impervious surface ratio: 70%

v) Minimum Front Yard: 25'

vi) Minimum Side Yard: 10'

vii) Minimum Rear Yard: None

viii) Maximum height of structures: 35'

b) Ingress, Egress and Circulation

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

ii) *Vehicular access.*

(1) Vehicular access to the Property shall be by way of private driveway(s) connecting to

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Brookview Drive, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(2) Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

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

c) Signs:

i) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a pole or monument style or as otherwise approved by the Planning and Development Department, not to exceed 25 feet in height.

ii) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

iii) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 8 square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

iv) Directional signs shall not exceed 4 square feet in area and 4 feet in height

d) Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

e) Recreation and Open Space: Recreation and active open space are not proposed as part of this non-residential PUD.

f) Utilities

i) Water will be provided by JEA

ii) Sanitary sewer will be provided by JEA

iii) Electric will be provided by JEA

g) Wetlands: Wetlands will be permitted according to local, state and federal requirements. Wetlands are located to the rear/east side of the property and have been delineated by an environmental consultant. An environmental assessment has been performed on the property.

6) Development Plan Approval

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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.

7) 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, including Future Land Use Element (FLU) 1.1.10. The proposed project will be beneficial to the surrounding neighborhood and community through the limitation of uses and the provision of flex-space that would offer a variety of desirable businesses an ideal location to operate from.

Additional narrative and justification can be found in **Sections 1(a)** and **3(a)** above.

- a) This PUD is more efficient than would be possible through strict application of the Zoning Code;
- b) Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- c) Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

EXHIBIT F

PUD Name

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Land Use Table

Total gross acreage	1.377	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	1.377	Acres	100 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space	0.41	Acres	30 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of buildings and structures	18,000	Sq. Ft.	30 %