

PUD WRITTEN DESCRIPTION
5022 Gate Parkway PUD
December 18, 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 27.08 acres of property to facilitate subdivision on the existing office development located at 5022 Gate Parkway (RE# 167742 0250) 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 IBP.

The Property is currently developed with five (5) office buildings within one (1) parcel. This PUD is filed because Applicant intends to subdivide the Property and potentially sell the buildings to individual owners. This PUD permits all forms of subdivision and ownership. No other changes to the Property are currently intended, although any such future changes are permitted as allowed in this PUD.

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	PUD (2017-0040)	Multi-family
East	BP/RPI	PUD (1998-0009) / IBP	Gate Parkway / Burnt Mill Road
South	LDR	PUD (2016-0704)	Retirement Home
West	BP	PUD (2025-0211)	Office

- B. Project name: 5022 Gate Parkway PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project owner: Merritt-JAME, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: BP.
- G. Current zoning district: IBP.
- H. Requested zoning district: PUD.
- I. Real estate number: 167742 0250.

II. QUANTITATIVE DATA

- A. Total acreage: 27.08 acres.
- B. Maximum amount of enclosed commercial square footage: 250,000 sf.

III. STATEMENTS

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

This PUD generally adopts the IBP zoning district with additional commercial and business park uses. Additionally, this PUD accounts for the Property's existing conditions and permits subdivision. Parking does not need to be screened from the right-of-way, is determined on a Property-wide basis, and does not have a maximum parking count. Separately designated loading spaces are not required. Signage and landscaping are determined on a Property-wide basis, irrespective of individual boundary lines. Landscaping may be relocated throughout the site.

- B. Explanation of proposed deviations or waivers.

The uses permitted in this PUD are consistent with the BP land use category and the heavily commercialized Gate Parkway corridor. Accounting for the existing conditions and permitting subdivision is to ensure that subsequent land sales will result in subdivided parcels that are legal conforming under this PUD.

- 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. Medical and dental or chiropractor offices and clinics.
2. Hospitals, nursing homes, assisted living facilities, group care homes, and housing for the elderly or orphans.
3. Professional offices.
4. Business offices.

5. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
6. Union halls.
7. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
8. Manufacturer's agents and display rooms.
9. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
10. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
11. Vocational, technical, business, trade or industrial schools and other schools.
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
13. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
14. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
15. Commercial retail sales and service establishments, including service establishments catering to commerce and industry and retail outlets. These uses are permitted and may comprise up to one hundred percent (100%) of the uses on the Property because fifty percent (50%) or more of the contiguous BP category designated land within up to one quarter (1/4) mile radius of the Property is developed for any of the other uses permitted in the BP category.
16. Transmitters, telephone, and cellular towers subject to Part 15 of the Zoning Code.
17. Building trades contractors with screened outside storage yards.
18. Animal hospitals, veterinarians, animal boarding, and dog parks.
19. Libraries, museums, and community centers.
20. An establishment or facility which includes the retail sale of beer and wine for off-premises consumption.
21. Employment office (but not a day labor pool).

22. Churches, including a rectory or similar use.
 23. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters.
 24. Day care centers or care centers in compliance with any applicable licensure from Florida Department of Children and Families.
 25. Restaurants with outside sales, seating, and service and with sales and service of all alcohol for on-premises consumption.
 26. Express or parcel delivery offices and similar uses.
- 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 all alcoholic beverages not in conjunction with a restaurant.
 2. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
 3. Outside storage subject to the performance standards and development criteria set forth in Part 4.
 4. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.
- D. Limitations on permitted or permissible uses by exception:
1. They shall be conducted entirely within an enclosed building, except for outside storage which shall be screened with a minimum six (6) foot tall, eighty-five percent (85%) opaque fence or wall and such premises shall be maintained free of litter and other junk materials.
 2. Off-street parking shall comply with Part 12 Landscaping Requirements, as modified by the landscaping provisions herein.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings: None. Maximum impervious surface ratio shall be eighty-five percent (85%) and shall be calculated on a Property-wide basis.
3. Minimum yard requirements:
 - a. Front – None.
 - b. Side – None.
 - c. Rear – None.
4. Maximum height of structures: Thirty-five (35) feet, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet. This measurement shall be based on the overall Property boundaries and not individual parcel boundaries in the event of subdivision.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided pursuant to Part 6; provided, however, parking shall be determined on a Property-wide basis without regard to subdivision boundary lines and there shall be no maximum parking requirement. Parking spaces may be located on a different lot or parcel or land they are intended to serve and do not require a landscaped pedestrian connection from the parking lot to the entrance or entrances. Separately designated loading spaces are not required provided that loading occurs on-site and outside of the right-of-way.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Gate Parkway, Burnt Mill Road, and via cross access with the western abutting office complex, as conceptually shown on the Site Plan.
3. *Pedestrian Access.* As required by City regulations.

- C. Signs: Signs for this development shall be consistent with the requirements for the IBP zoning district. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership, or frontage.

- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that all existing conditions are considered legal conforming in this PUD and that landscaping shall be determined on a Property-wide basis without regard to subdivision boundary lines. Required landscaping may be relocated throughout the site. In order to be a Qualified Project as contemplated under Section 656.1209, the proposed renovations must exceed the applicable monetary threshold calculated using the assessed value of all structures within the PUD.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. 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.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Subdivision: The Site Plan depicts the Property as a single parcel under one ownership as it currently exists. However, the Property may be subdivided in any number of ways, and all forms of subdivision and ownership are permitted in this PUD, including, but not limited to, condominium ownership within any individual building and/or individual buildings owned by different entities with all common areas owned and maintained by a POA. The provisions herein do not require subdivision, and there shall be no timeline by which the Owner subdivides the Property.
- I. Modifications: The Site Plan is conceptual in nature and subject to change. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

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. 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.** 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.** This PUD does not permit multi-family uses, although the BP land use category permits multi-family uses under certain circumstances.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Gate Parkway, Burnt Mill Road, and via cross access with the western abutting office complex. Location of the access points shown on the Site Plan as well as final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. This PUD adopts IBP and commercial uses and permits subdivision. Many other office complexes have been subdivided within the southeast quadrant of JTB and I-95, including the development directly to the west.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.
- 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.** Parking shall be provided pursuant to Part 6; provided, however, parking shall be determined on a Property-wide basis without regard to subdivision boundary lines and there shall be no maximum parking requirement. Parking spaces may be located on a different lot or parcel or land they are intended to serve and do not require a landscaped pedestrian

connection from the parking lot to the entrance or entrances. Separately designated loading spaces are not required provided that loading occurs on-site and outside of the right-of-way.

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

EXHIBIT F

Land Use Table

Total gross acreage	<u>27.08</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>27.08</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.