

**PROJECT CONTACTS**

**LAND USE ATTORNEY**

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**SURVEYOR**

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3846 BLANDING BOULEVARD  
JACKSONVILLE, FL 32210  
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**ATTN: MR. RAYMOND J. SCHAEFER**

**PROPERTY OWNER**

SALEBAS 2216 OAK STREET LLC  
3651-1 ST. JOHNS AVENUE  
JACKSONVILLE, FL 32204

**ATTN: MR. THOMAS A. SALEBA II**

**CIVIL ENGINEERS**

ALMOND ENGINEERING, P.A.  
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**ATTN: MR. ERIC J. ALMOND, P.E.**

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**ATTN: MRS. HILLARY L. ALMOND, P.E.**

**THE ROOST**  
2246, 2242 & 2220 Oak Street  
(RE# 090661-0000, 090662-0000, 090663-0000)  
Jacksonville, FL 32204

**SITE DATA SUMMARY**

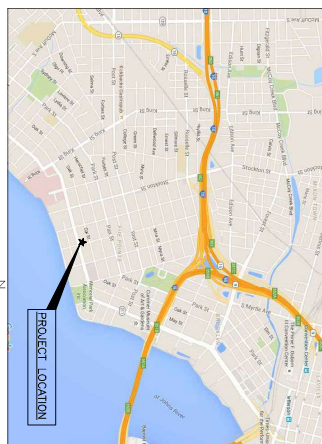
PROJECT SUMMARY:	2220 OAK STREET, (10) BE REDEVELOPED	2246 OAK STREET BUILDING 3:	COMMERCIAL	3,000 SF
BUILDING 1:	6,588 SF	7,128 SF		
FITNESS:	6,588 SF	5,128 SF		
TOTAL:	6,588 SF	2,000 SF		
BUILDING AREA:	6,588 SF	2,108 SF		
TOTAL:		3,000 SF		
BUILDING AREA:		3,000 SF		
TOTAL:		3,000 SF		

DELIVER DRY CLEANERS BUILDING #2 (VACANT)	ALTERNATE BUILDING #3 (VACANT)
OLD BUILDING #2: 7,128 SF (DRY CLEANER AS OF SEPT. 2018)	OLD BUILDING #3: 3,000 SF (OFFICE / INSTITUTIONAL / RESIDENTIAL)
3 SPACES PER 1,000 SF (7,128 SF / 1000) x 3 = 21.4 SPACES	NEW BUILDING #3: 3,000 SF (OFFICE / INSTITUTIONAL / RESIDENTIAL)
NEW BUILDING #2: 5,128 SF (RESTAURANT) BUILDINGS (180 SF/512.8) + (41.8 SF/20) = 44.5 SPACES	BUILDING #3 DESPITE CHANGE OF USE, NO ADDITIONAL PARKING REQUIRED
3 SPACES PER 1,000 SF (5,128 SF / 1000) x 3 = 15.4 SPACES	
NEW BUILDING #2: 2,000 SF (FITNESS CENTER): 3 SPACES PER 1,000 SF (2,000 SF / 1000) x 3 = 6 SPACES	
OLD BUILDING #2: 6,588 SF (FITNESS CENTER): 3 SPACES PER 1,000 SF (6,588 SF / 1000) x 3 = 19.8 SPACES	
BUILDING #2 PARKING REQUIRED: 44.5 + 6 - 21.4 = 29.1 SPACES	
BUILDING #3 PARKING REQUIRED: 19.8 - 19.8 = 0 SPACES	
BUILDING #3 PARKING PROVIDED: 44.5 + 6 - 21.4 = 29.1 SPACES	

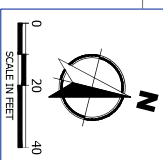
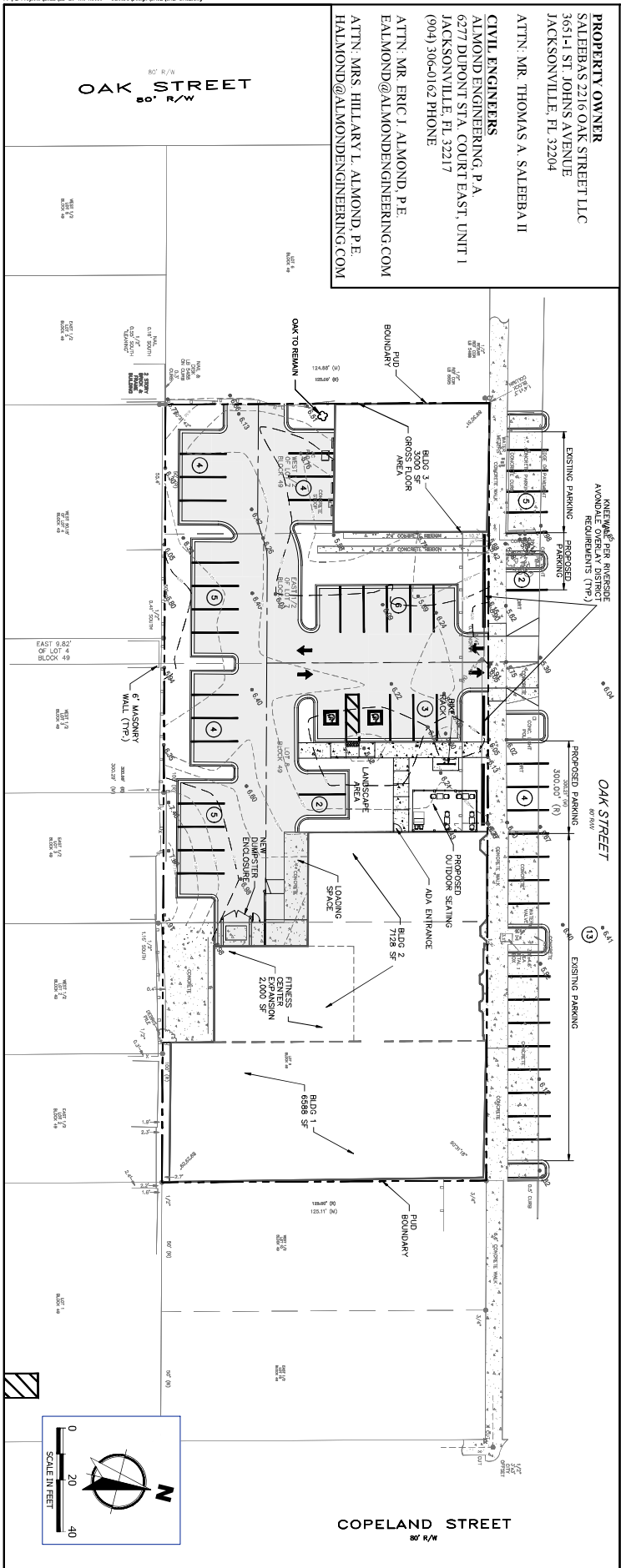
  

DEVELOPER PER RIVERSIDE AVENUE AND BOND STREET APPLICANT REQUIREMENTS (170)	PROPOSED PARKING (13)	EXISTING PARKING
NEW BUILDING #2: 5,128 SF (RESTAURANT) BUILDINGS (180 SF/512.8) + (41.8 SF/20) = 44.5 SPACES	3,000 SF (3)	13
NEW BUILDING #3: 3,000 SF (OFFICE / INSTITUTIONAL / RESIDENTIAL)		
BUILDING #3 DESPITE CHANGE OF USE, NO ADDITIONAL PARKING REQUIRED		
TOTAL OFF STREET VEHICLE PARKING:		
TOTAL PARKING REQUIRED: 29 SPACES		
TOTAL ON STREET PARKING PROVIDED: 24 SPACES		
TOTAL PARKING PROVIDED: 57 SPACES		



**VICINITY PLAN**

**BLD LEGAL DESCRIPTION:**  
THE WEST 1/2 OF LOT 7, LOT 8, AND LOT 9, BLOCK 16 AS RECORDED IN PLAN BOOK 1, PAGE 109 OF THE FORMER PUBLIC RECORDS OF DADE COUNTY, FLORIDA (1958589).  
SECTION 56, TOWNSHIP 25, RANGE 20E





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**THE ROOST**  
2246, 2242, & 2220 OAK STREET  
JACKSONVILLE, FL 32204

**MASTER SITE PLAN**

PROJECT DATE: 4/19/2023

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

ERIC J. ALMOND, P.E.  
FL# 58246