833

PROJECT INFORMATION

OWNER
ST1 GROUP LLC
7044 CARDINAL POINT DR
JACKSONVILLE, FL 32257

ENGINEER
GERALD (JERRY) PIONESSA, JR. PE
JMJ GROUP, LLC
5711 RICHARD ST, STE 4
JACKSONVILLE, FL 32216
(229) 516-9977

LANDSCAPE ARCHITECT
TBD

SURVEYOR
LEVI R. DAVIS, PSM
CROSSFIELL COMPANY
424 EAST ADAMS ST
JACKSONVILLE, FL 32202
(904) 354-5449

LEGAL DESCRIPTION

PARCEL I

LOT(S) 64 AND 65, BONDEN PARK, A SUBDIVISION OF FARMS A AND 7 DEBE FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL II

PARCEL 7

A PART OF FARM 5, DEBE FARMS AS RECORDED IN PLAT BOOK 7 PAGE 12, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL "C" IN OFFICIAL RECORDS VOLUME 3218, PAGE 759 OF SAID PUBLIC RECORDS; THENCE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF CHESTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 368.30 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 258.72 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 67, BONDEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF SAID PUBLIC RECORDS; THENCE NORTH 67 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID BONDEN PARK, A DISTANCE OF 177.47; THENCE NORTH 31 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 129.85 FEET; THENCE NORTH 58 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

PARCEL II

A PART OF FARM 5, DEBE FARMS, AS RECORDED IN PLAT BOOK 7 PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL "C" IN OFFICIAL RECORDS VOLUME 3218, PAGE 759 OF SAID PUBLIC RECORDS; THENCE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF CHESTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 353.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 35.00 FEET; THENCE SOUTH 58 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 31 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 129.85 FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY LINE OF BONDEN PARK, AS RECORDED IN PLAT BOOK 9, PAGE 11; THENCE NORTH 67 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID NORTH LINE OF SAID BONDEN PARK, A DISTANCE OF 144.11 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 930, PAGE 175; THENCE NORTH 31 DEGREES 33 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 83.51 FEET; THENCE NORTH 58 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 249.00 FEET TO THE POINT OF BEGINNING

DEC. 19, 2018
PREPARED FOR ST1 GROUP, LLC

DATA SUMMARY

TOTAL SITE AREA (ACRES): 1.35

	EXISTING	PROPOSED
ZONING	CCG/CO	PUD
MIN. LOT SIZE	6,000/7,000 SF	58,791 SF
MIN. LOT WIDTH (FEET)	60/70	175
LOT COVERAGE		
BUILDING	50%/50%	50%
IMP. SURFACE	85%/85%	85%
SETBACKS (FEET)		
FRONT	20/20	20
SIDE	10/10	10
REAR	10/20	20
MAX HEIGHT (FEET)	35/45	35
PARKING	VEHICULAR	BICYCLE
REQUIRED	3/1,000 [1,600 SF OFFICE] + 1,/2,000 [2,400 SF WAREHOUSE] = 6 SPACES	2 SPACES MIN
PROPOSED	7 SPACES (6 + 1 HC)	2 SPACES

LOCATION MAP

VICINITY MAP

JMJ GROUP
ENGINEERING | CONSULTING | PLANNING

WWW.JMJGROUP.NET | (229) 516-9977

0 1" 2"

SCALE 1" = 20'

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT
TURF DOCTOR

3693 MORTON ST
JACKSONVILLE, FL 32217

REVISED PUD APPLICATION, 1/29/22

REVISIONS

REV	DATE	DESCRIPTION

SHEET TITLE
LAND USE PLAN

DRAWN BY: GJP
CHECKED BY: GJP
JOB NO: 01234
SHEET NUMBER
C100