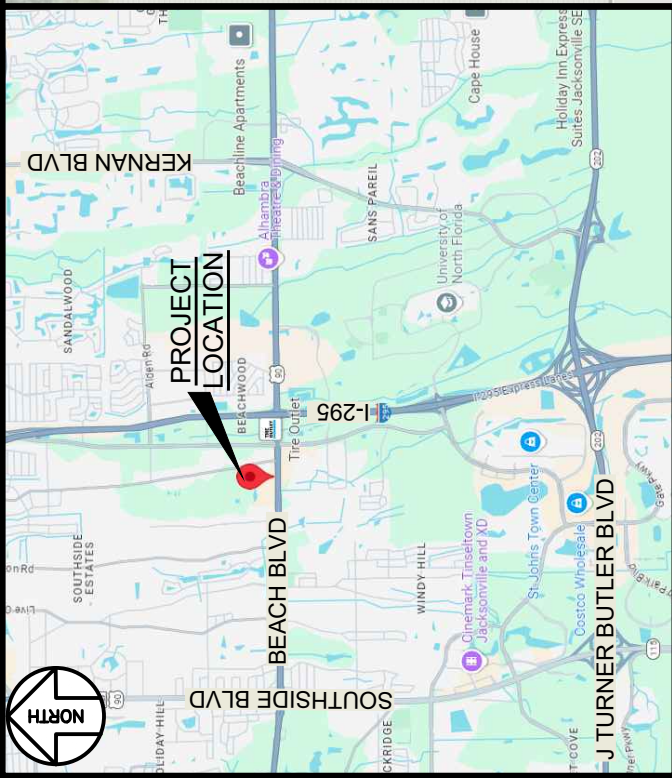




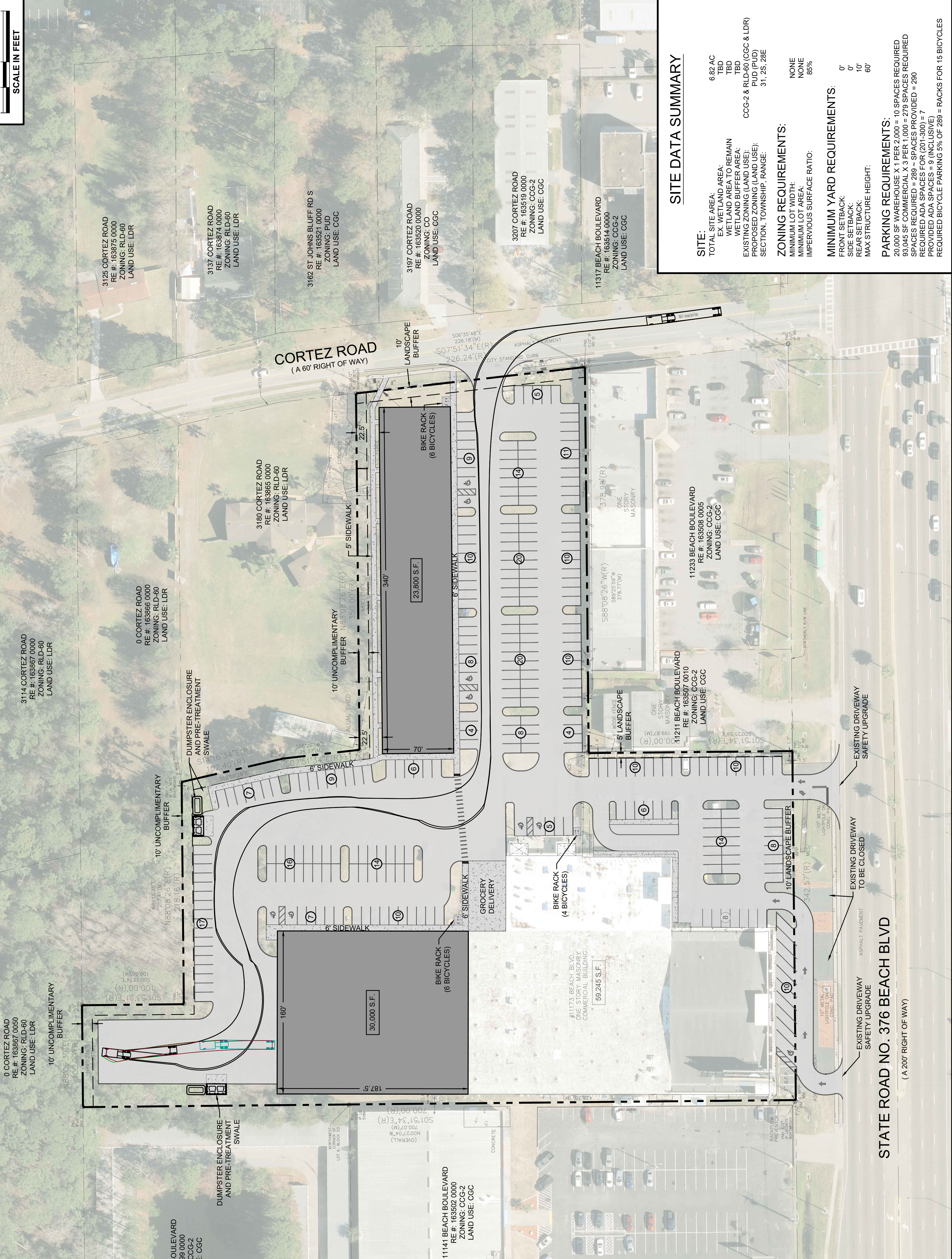
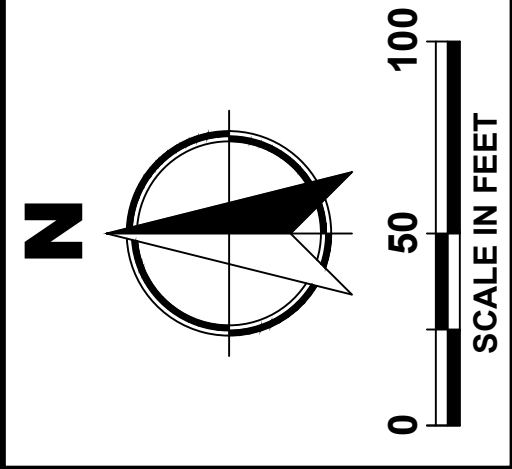
VICINITY MAP

NTS

Plotted: Mar 20, 2025 - 10:28am, By: pkmmrns

Apna Bazar

11153 Beach Boulevard, Jacksonville, FL 32246



PROJECT CONTACTS:

OWNER:
My Jax LLC
2995 Lantana Lakes Drive East
Jacksonville, FL 32246

CIVIL ENGINEERS:
Almond Engineering, P.A.
6279 Dupont Station Court
Jacksonville, Florida 32217
904.306.0162

Attn: Eric J. Almond, P.E.
ealmond@almondengineering.com

Attn: David O. Dostie, P.E.
ddostie@almondengineering.com

SURVEYOR - ALTA:
Charles Basset & Associates, Inc.
P.O. Box 10046
Fleming Island, FL 32006
904.215.0707

Attn: Charles R. Basset Jr.

GENERAL PROJECT INFORMATION

General	IN PROGRESS
City Development Number	IN PROGRESS
Concurrence Application Number	163505 0050
Property Appraiser Number (RE #)	CCG-2 & RLD-60/PUD
Exist/Proposed Zoning	12031C0392H
IRM - Community - Panel	X
Flood Zones (Show in Plans)	N/A
Stage Flood Elevation	
Critical Datum Used for Project	NAVD #
SEA Availability Number	IN PROGRESS
Permit Number	IN PROGRESS
Non-Subdivision	
North American Industry	#####
Classification System (NAICS)	#.###.##
Impervious Area (Sq. Ft.)	

SITE DATA SUMMARY

SITE:	6.82 AC
TOTAL SITE AREA:	TBD
EX. WETLAND AREA:	TBD
WETLAND AREA TO REMAIN:	CCG-2 & RLD-60 (CCG & LDR)
EXISTING ZONING (LAND USE):	PUD (PUD)
PROPOSED ZONING (LAND USE):	31, 25, 28E
SECTION, TOWNSHIP, RANGE:	
ZONING REQUIREMENTS:	
MINIMUM LOT WIDTH:	NONE
MINIMUM LOT AREA:	NONE
IMPERVIOUS SURFACE RATIO:	85%
MINIMUM YARD REQUIREMENTS:	
FRONT SETBACK:	0'
SIDE SETBACK:	0'
REAR SETBACK:	10'
MAX STRUCTURE HEIGHT:	60'
PARKING REQUIREMENTS:	
20,000 SF WAREHOUSE X 1 PER 2,000 = 10 SPACES REQUIRED	
93,045 SF COMMERCIAL X 3 PER 1,000 = 279 SPACES REQUIRED	
SPACES REQUIRED = 289 - SPACES PROVIDED = 290	
REQUIRED ADA SPACES FOR (201-300) = 7	
PROVIDED ADA SPACES = 9 (INCLUSIVE)	
REQUIRED BICYCLE PARKING 5% OF 289 = RACKS FOR 15 BICYCLES	

AE JOB NO.:	24-107
DESIGN:	EJA
DRAWN:	PJK
CAR:	3/20/2025
PLAT DATE:	3/20/2025
APNA BAZAR	
11153 BEACH BOULEVARD	
JACKSONVILLE, FL 32246	
MASTER SITE PLAN	
PUD EXHIBIT	
CONSULTING CIVIL ENGINEERS	
6279 DUPONT STATION COURT	
JACKSONVILLE, FL 32217	
(904) 306-0162 PHONE	
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STATE ROAD NO. 376 BEACH BLVD

(A 200' RIGHT OF WAY)

CORTEZ ROAD

(A 60' RIGHT OF WAY)

11153 BEACH BOULEVARD

RE # 163502 0000
ZONING: CCG-2
LAND USE: CGC

11233 BEACH BOULEVARD

RE # 163508 0005
ZONING: CCG-2
LAND USE: CGC

11211 BEACH BOULEVARD

RE # 163507 0010
ZONING: CCG-2
LAND USE: CGC

11173 BEACH BLVD.

ONE STORY MASONRY
COMMERCIAL BUILDING
59,245 S.F.

3207 CORTEZ ROAD

RE # 163519 0000
ZONING: CCG-2
LAND USE: CGC

3197 CORTEZ ROAD

RE # 163520 0000
ZONING: CO
LAND USE: CGC

3162 ST. JOHNS BLUFF RD S

RE # 163521 0000
ZONING: PUD
LAND USE: CGC

3137 CORTEZ ROAD

RE # 163874 0000
ZONING: RLD-60
LAND USE: LDR

3125 CORTEZ ROAD

RE # 163875 0000
ZONING: RLD-60
LAND USE: LDR

3180 CORTEZ ROAD

RE # 163865 0000
ZONING: RLD-60
LAND USE: LDR

0 CORTEZ ROAD

RE # 163866 0000
ZONING: RLD-60
LAND USE: LDR

3114 CORTEZ ROAD

RE # 163867 0000
ZONING: RLD-60
LAND USE: LDR