



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

October 9, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0673 Application for: San Pablo Mixed-Use PUD

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve w/ Condition**

- 1. Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's traffic engineer, the Chief of Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).**

Planning Commission Recommendation: **Approve w/ Condition**

- 1. Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's traffic engineer, the Chief of Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated June 3, 2025.
2. The Original Written Description dated September 10, 2025.
3. The Original Site Plan dated June 3, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye
Ali Marar	Aye
Dorothy Gillette	Aye
D.R. Repass	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized flourish at the end.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0673 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 9, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0673** to Planned Unit Development.

<i>Location:</i>	4920 San Pablo Road South, between JTB Boulevard and Pablo Creek Parkway
<i>Real Estate Number(s):</i>	167766-0400, 167766-0500
<i>Current Zoning District(s):</i>	Commercial Office (CO)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community General Commercial (CGC)
<i>Planning District:</i>	Southeast, District 3
<i>Council District:</i>	District 3
<i>Applicant/Agent:</i>	Steve Diebenow, Esq. DMH & D, PLLC One Independent Drive, Suite 1200 Jacksonville, Florida 32202
<i>Owner:</i>	SP 1776, LLC 177 4 th Avenue North, Suite 200 Jacksonville Beach, Florida 32250
<i>Staff Recommendation:</i>	APPROVE WITH CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2025-0673** seeks to rezone approximately 29.77 acres of land from Commercial Office (CO) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow redevelopment of the existing office campus into a mixed-use development consisting of retail, hotel (maximum 200 keys), and fee-simple townhomes and rowhouses (maximum 180 units). Regarding the townhomes, one hundred fifty (150) shall be south of the Middle Entry Drive, as depicted on the site plan, and thirty (30) shall be north of the Middle

Entry Drive. The thirty (30) townhouses may be located anywhere north of the Middle Entry Drive, subject to the required setbacks and buffers required herein.

The subject property is located south of JTB Boulevard with access along San Pablo Road and is the Allstate office building. The PUD differs from the conventional zoning code by generally adopting provisions in the CCG-1 zoning district but allowing residential by right and prohibiting several uses listed within the Written Description Section III (A) (2). The PUD also sets standards for height, parking, signage, and perimeter yards/buffers. Further analysis is provided further in this report regarding internal and external compatibility.

These parcels were previously subject to a Planned Unit Development (PUD) rezoning under Ordinance 2024-0828. On December 10, 2024, the City Council enacted Ordinance 2024-828-E, which denied the PUD rezoning request. Per Sec. 656.125(d): *Whenever the Council has denied an application for rezoning, no further application shall be filed for the same rezoning of part or all of the same land for a period of one year from the date of this action.* The Planning Department has conducted an internal analysis and finds that the proposed PUD application, Ordinance 2025-0673, is substantially different from the previously denied PUD Ordinance 2024-0828 for the following reasons:

- Residential units have been reduced from 250 multi-family units, including condominiums, to 180 fee-simple townhome units.
- Hotels are limited to a maximum of 200 keys.
- The height of the parking garage has been reduced from 62 feet to 45 feet.
- New standalone buildings shall not exceed a cumulative 25,200 square feet.
- All commercial uses are limited to the northern portion of the property, creating a significant buffer from the residential neighborhood to the south.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 29.77 subject site is located south of J. Turner Butler Blvd (JTB), an FDOT Expressway, and west of San Pablo Road South, which is classified as a Minor Arterial Roadway. The site is currently a vacant office building, accessed via American Heritage Life Drive. The subject site is within Council District 3 and Planning District 3 (Southeast). The property is currently designated as Community/General Commercial (CGC) land use within the Suburban Development Area.

According to the Category Descriptions of the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Community/ General Commercial (CGC) in the Suburban Area is intended to provide

development in a nodal pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Travelled. Plan amendment requests for new CGC designations in the Suburban Area are preferred in locations which are supplied with full urban services, and which abut a roadway classified as a collector or higher on the Functional Highway Classification Map. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

The maximum gross density for CGC within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density, and intensity requirements of the CGC land use category description.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Development Area:

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as described in this Plan.

Goal 1

To ensure that the character and location of land uses optimize the combined potentials of economic benefit and 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.

Redevelopment of an existing office complex into retail and residential uses would promote Goal 1 of the Comprehensive Plan goal by optimizing the designated land use for both economic and community benefit. This type of mixed-use development promotes enjoyment and wellness by providing residents with convenient access to goods and services within walking distance.

Policy 1.1.9

Promote the use of Planned Unit Developments (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.

The proposed PUD limits residential density to a maximum of one hundred and eighty (180) dwelling units on 29.77 acres, which is approximately 6 units per acre, much less than the twenty (20) units per acre permitted within the CGC land use category for the Suburban Development Area. Additionally, the PUD allows for other innovative site planning by clustering development away from the existing single family residential to the west and south and additional larger buffering between these uses.

Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Per JEA Letter submitted with the application there is an existing 24 inch water main along San Pablo Rd S and an existing 12 inch force main along San Pablo Rd S.

Adaption Action Area (AAA)

Roughly 11 acres of the subject site is located within the AAA. The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards. Additionally, development will be required to meet all land development regulations of Chapter 654-Subdivision regulations and Florida Building Code Regulations.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (B) above.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize land for a mixed use development with residential, office and commercial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

The streetscape: The intended plan of development will maintain the existing streetscape of large trees along San Pablo Road by providing a 121-foot landscape buffer.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan. The PUD proposes 180 multi-family dwelling units which require 27,000 SF of active recreation area.

The use of existing and proposed landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that the eastern boundary shall have a one hundred foot (100) landscaped/natural buffer south of the Northern Entry Drive. The northern

boundary shall have a minimum twenty (20) foot landscaped/natural buffer. The southern boundary shall have a minimum twenty (20) foot landscaped/natural buffer. A minimum eight (8) foot, black vinyl coated chain-link fence with irrigated, planted, draught resistant climbing vine shall be provided north of the existing black aluminum fence. The western boundary shall have a minimum twenty (20) foot landscaped/natural buffer.

The treatment of pedestrian ways: There is an existing sidewalk along San Pablo Road from Mayo Clinic to the second entrance to the subject property. The sidewalk will need to be extended as the project is constructed.

The use of topography, physical environment and other natural features: The site plan shows the development staying clear of the wetlands to the west. The existing ponds located in the northern portion of the site will remain, providing open space for residents.

Traffic and pedestrian circulation patterns: The proposed development will have three points of ingress/egress on San Pablo Road South. The second and third points align with the existing median breaks.

Comments from Traffic Reviewer with Development Services Division of the Public Works Department include:

- Unless Waived by The Chief of Traffic Engineering or their designee, A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, The Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

The subject site is approximately 29.77 acres and is located on San Pablo Road, a minor arterial roadway. San Pablo Road between J. Turner Butler Boulevard and St John's County Line is currently operating at 9% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 3,351 vpd.

The applicant requests a maximum of 200 hotel rooms (ITE Code 310) and 180 townhomes (ITE Code 215) which could produce 2,350 daily trips.

The use and variety of building groupings: The site plan shows the residential area divided from the office and commercial uses by internal drives ensuring compatibility without adverse impacts. One hundred eighty (180), of which, one hundred fifty (150) shall be south of the Middle Entry Drive and thirty (30) shall be north of the Middle Entry Drive. The thirty (30) townhouses may be located anywhere north of the Middle Entry Drive, subject to the required setbacks and buffers.

The form of ownership proposed for various uses: Owner, a Homeowners Association, and/or Property Owners Association 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.

(5) External Compatibility

Based on the written description of the intended plan for development and site plan, the Planning Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The subject site is located south of JTB Boulevard and west of San Pablo Road South where surrounding development include condominiums, townhomes, hotel and single-family residential. To the east of the subject site are three multi-family residential developments including the Marina San Pablo Condominiums with a total of 56 units, Aphora Townhomes with a total of 26 units for a density of 5.5 units per acre, and Sayla Apartments with a total of 29 units for a density of 18 units per acre. To the south and west is the Pablo Creek Preserve single family subdivisions approved through PUD Ord.#2003-0692 for a total development of 319 lot on 405 acres of land. Recently approved PUD Ord.#2022-0889 will allow for the development of 259 multi-family residential units on 12.95 acres on the east side of San Pablo Road South.

The Department finds that the proposed development of 180 residential units is consistent with the surrounding residential development. Residential uses are clustered on the 29.77 acre site with a density of 6 units per acre.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	PBF	PUD (2024-312)	JTB Blvd, Mayo Clinic
South	RPI	PUD (2003-692)	Single family subdivision
East	CGC RPI	PUD (2008-653) PUD (2022-889)	Hotel Multi-family
West	RPI	PUD (2003-692)	Single family subdivision

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a mixed-use development of residential, office and commercial uses. The PUD is appropriate at this location because it will utilize an underused building while providing additional housing types for the residents and employees in the area.

The existing residential density and intensity of use of surrounding lands: Pablo Creek Preserve, a 350 lot single family residential subdivision lies to the south of the subject property. To the east are the 56 unit Marina San Pablo Condos, 26 Aphora at Marina San Pablo townhomes (total 5.5 units/acre), and the 29 unit Sayla Apartments (18 units/acre). The proposed residential development of 180 townhomes is consistent with the surrounding residential development.

The availability and location of utility services and public facilities and services: Electric, water and sanitary sewer are available from JEA.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has three points of ingress/egress from San Pablo Road which leads directly to JTB Boulevard. The proposed site access is on South San Pablo Rd. There are no proposed connections to State facilities. In a memo dated September 16, 2025, from the Florida Department of Transportation: FDOT has programmed capacity improvement in the vicinity of the project site. SR202 (JT Butler Blvd) from Hodges Blvd to Intracoastal Waterway Bridge resurfacing, scheduled for completion in 2028 (FPID #: 209469-4). The segment mentioned in Table 2 is anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. FDOT does not anticipate any significant adverse impacts to SR202 and SR212.

Table 2

County	Road	Segment ID	FDOT LOS Standard	Maximum Service Volume	2023 Peak Hour Volume	2023 Peak LOS	2029 Peak Hour Volume	2029 Peak LOS
Duval	SR-212 / US-90 / Beach Blvd	21,190	D	4,870	4,455	D	4,835	D
Duval	SR-212 / US-90 / Beach Blvd	21,191	D	4,870	3,710	C	4,036	C
Duval	SR-202 / J.T. Butler	21,284	D	11,050	8,280	C	8,978	D
Duval	SR-202 / J.T. Butler	21,285	D	7,400	5,760	C	6,105	D

School Capacity:

Based on the Development Standards for impact assessment, the 29.77± acre proposed PUD rezoning has a development potential of 180 units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
PUD 2025-0673**

Development Potential: 180 Residential Units

School Type	CSA	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 3 & 4
Elementary	5	7,733	79%	21	79%	2,364	1,871
Middle	5	1,858	66%	7	71%	903	796
High	5	7,770	99%	12	98%	1,259	815
Total New Students				10			

Total Student Generation Yield: 0.233

Elementary: 0.120

Middle: 0.041

High: 0.072

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

Application Review Request: COJ PDD: Baseline Checklist Review Proposed Name: 2025-0673 San Pablo Mixed-Use PUD Requested By: Erin Abney Reviewed By: LeVonne Griggs Due: 9/24/2025 Analysis based on maximum dwelling units: <u>180</u>						
SCHOOL	CSA ¹	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2025/26)	% OCCUPIED	4 YEAR PROJECTION
Alimacani ES #257	5	21	942	772	82%	90%
Kernan MS #279	5	7	1151	1040	90%	106%
Atlantic Coast HS #268	5	12	2633	2925	111%	111%
		40				

NOTES:
¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)
² Does not include ESE & room exclusions
³ Student Distribution Rate
 ES-.120
 MS-.041
 HS-.072
 0.233
 The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan. The PUD proposes 180 multi-family dwelling units which require 27,000 SF of active recreation area.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on the western portion of the site. The site plan indicates that the development will not encroach into the wetlands. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Parking shall be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan. There is an existing sidewalk from the JTB Blvd off ramp extending to the second entrance.

SUPPLEMENTAL INFORMATION

The applicant provided proof of posting on **August 21, 2025** to the Planning Department, that the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0673** be **APPROVED with the following exhibits:**

1. The original legal description dated July 21, 2025.
2. The original written description dated July 21, 2025.
3. The original site plan dated July 9, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0673** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1. **Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's traffic engineer, the Chief of Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).**



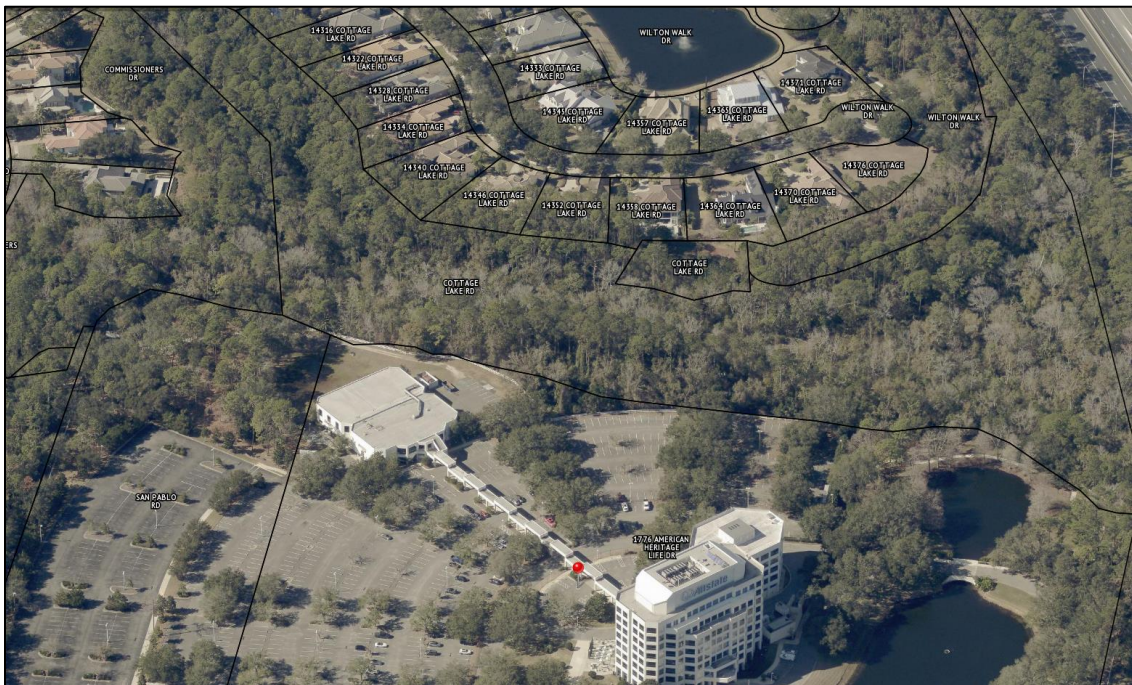
Aerial View of Subject Property

Source: JaxGIS Maps



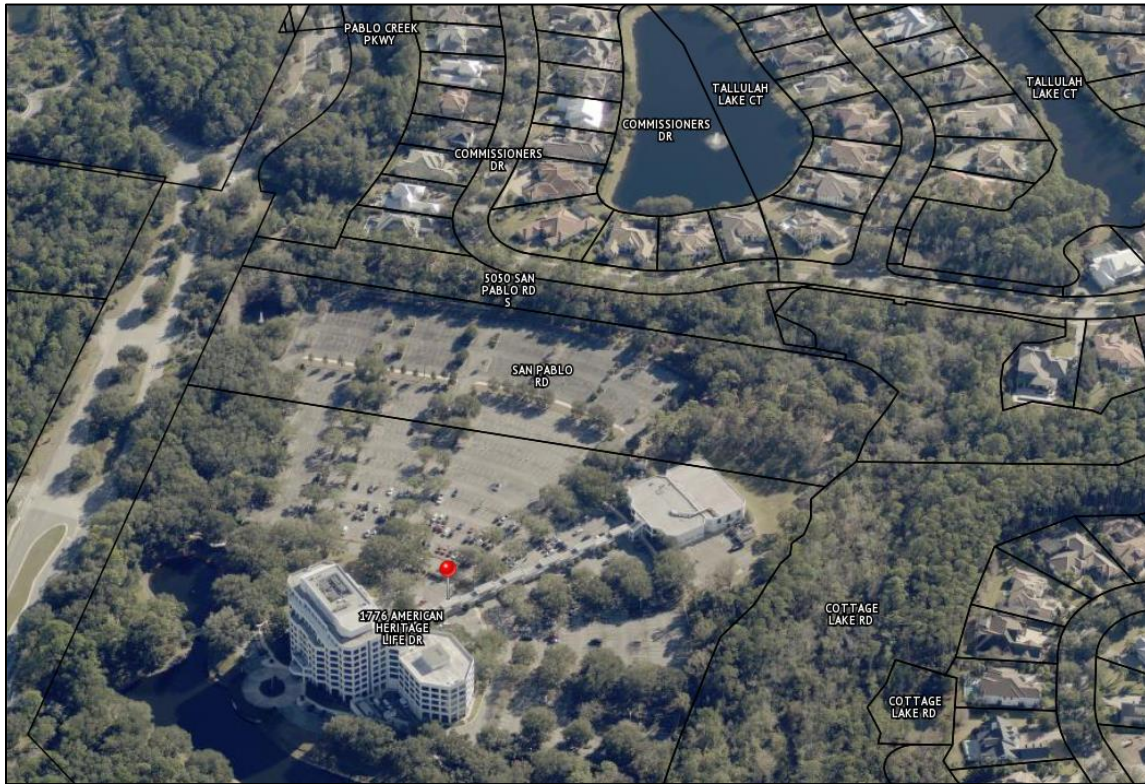
Development to the East Residence Inn and Sayla Apartments

Source: JaxGIS Maps (January 2025)



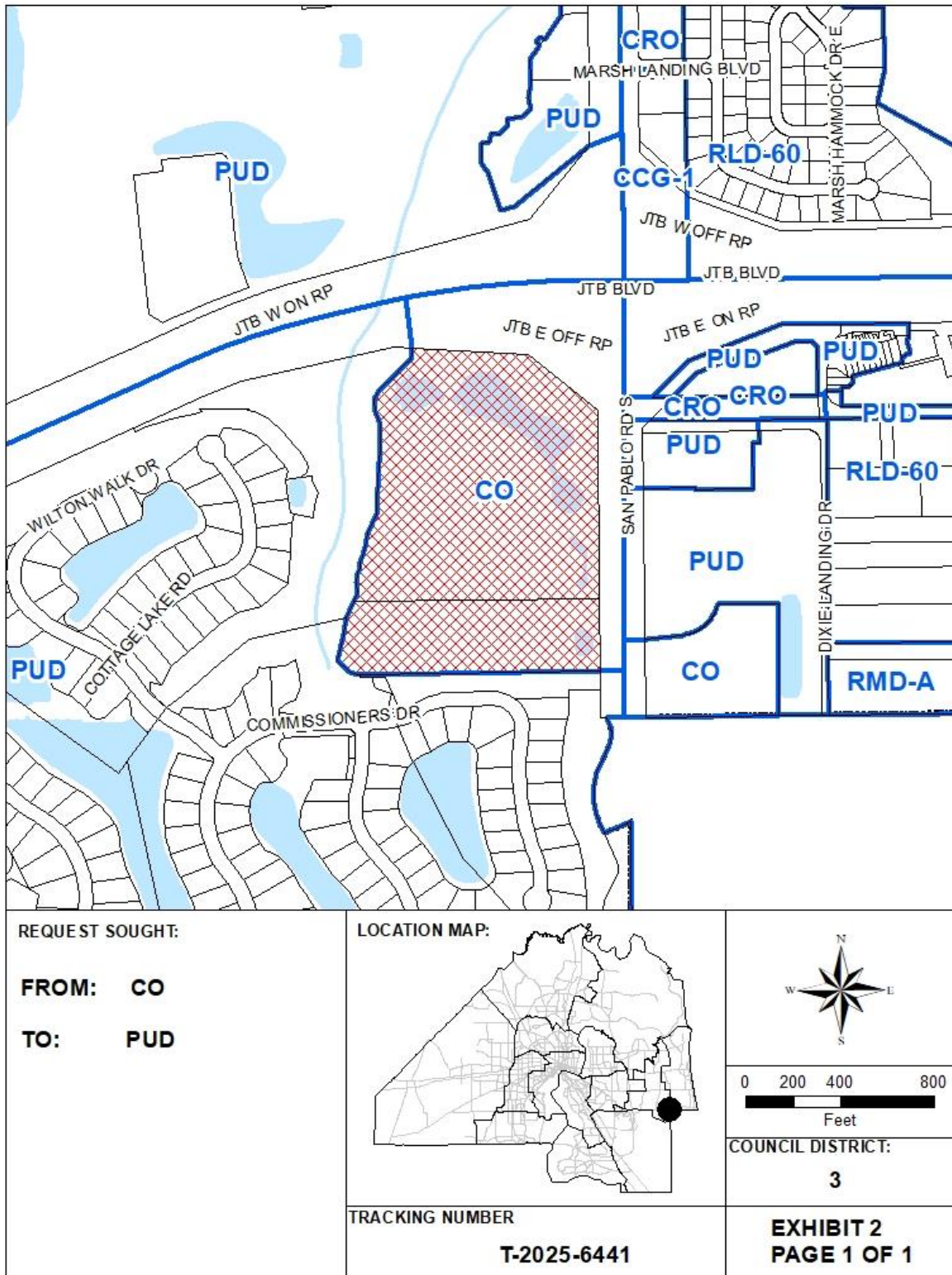
View of the Subject Property looking West

Source: JaxGIS Maps (January 2025)



View of the Subject Property looking South

Source: JaxGIS Maps (January 2025)



Legal Map