

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 6, 2022

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

**RE: Planning Commission Advisory Report
Ordinance No.: 2022-671**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

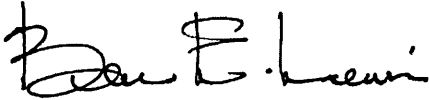
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
David Hacker	Aye

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

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

2022-0671 (AD-22-65)

LOCATION: 15311 Main Street North;
Between Bird Road and Park Avenue

REAL ESTATE NUMBER: 108288-0000; 108284-0000; 108287-0000;
108290-0100; 108284-0500

DEVIATION SOUGHT:
1. Reduce minimum required off-street loading spaces from five to zero.

PRESENT ZONING: CCG-2, PUD, RLD-100A **CURRENT LAND USE:** CGC/LDR

PLANNING DISTRICT: 6 **COUNCIL DISTRICT:** 2 **SIGNS POSTED:** 4

OWNER:
Main Objective A LLC
Main Objective B LLC
731 Duval Station Road, Suite 107-415
Jacksonville, Florida. 32218

AGENT:
Cyndy Trimmer
Driver, McAfee, Hawthorne and
Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida. 32202

Kayla Breeding
Donnette Williams
Karen Beck
2830 Cold Creek Boulevard
Jacksonville, Florida. 32221

Jacqueline Upton
4983 Greenland Road
Jacksonville, Florida. 32258

STANDARDS, CRITERIA AND FINDINGS

<p>1. Is this situation unique or similar to other properties in the neighborhood? -</p>	<p><u>Recommendation:</u> Unique. The subject property is seeking to be rezoned and developed as a multi-family residential complex. The area surrounding the site is a mix of commercial and single family dwellings. The applicant states that the loading spaces are seeking to be removed in order to provide landscaping, buffering and setbacks for the new use. Additionally, the applicant states that loading spaces at apartment complexes are not necessary given that residents will typically use parking spots or drive aisles to load or unload.</p>
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	<p><u>Findings:</u></p>
<p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p>	<p><u>Recommendation:</u> Yes. Given the size of the site, and the overall layout, it is seen as a practical difficulty to require the loading spaces to be included over the landscaping and buffer areas which would be affected by the additional pavement space.</p> <p><u>Findings:</u></p>
<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p>	<p><u>Recommendation:</u> Yes. The request is not based upon a desire to reduce the cost of developing the site, but rather to provide the proper amount of buffering and landscaping. Additionally, the lack of loading spaces will have no direct effect on any of the surrounding properties.</p> <p><u>Findings:</u></p>
<p>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</p>	<p><u>Recommendation:</u> Yes. There is no evidence that suggests that the deviation would substantially diminish property values, alter the essential character of the area, or interfere with the right of others. The deviation would only have effects, if any, internally within the subject site.</p> <p><u>Findings:</u></p>
<p>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</p>	<p><u>Recommendation:</u> Yes. The proposed deviation will not be detrimental to the public health, safety, or welfare. The deviation will allow for a new form of residential use within an area that currently lacks multi-family living options. As aforementioned, the proposed deviation will</p>

	<p>have no impact on surrounding sites as loading and unloading of vehicles would happen internally on the site.</p> <p><u>Findings:</u></p>
<p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p>	<p><u>Recommendation:</u> Yes. The purpose of the zoning code is to promote the health, safety, and welfare of the public. The proposed deviation does not interfere with the health, safety or welfare of the public and therefore is in harmony with the spirit and intent of the zoning code.</p> <p><u>Findings:</u></p>
<p>7. The City landscape architect (has/has not) recommended the proposed deviation.</p>	<p>N/A</p>
<p>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</p>	<p>N/A</p>

PLANNER RECOMMENDATION: APPROVE

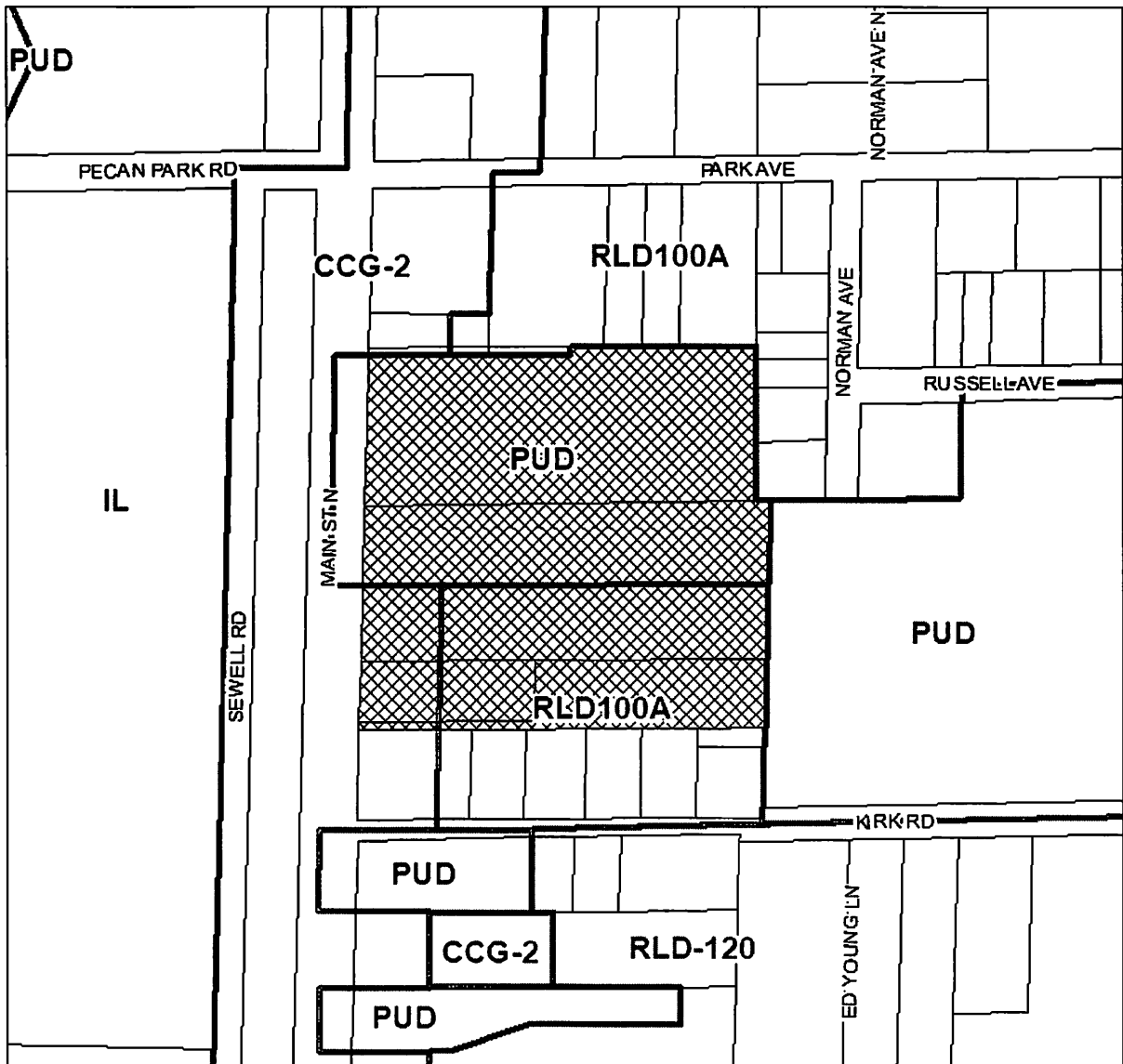
DATE OF REPORT: October 6, 2022

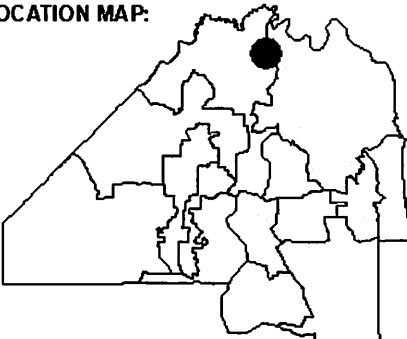
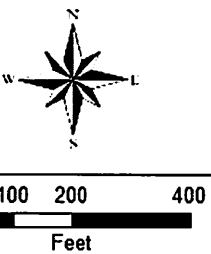
ZONING ADMINISTRATORS DECISION:

DATE:



View of the Subject Sites



<p>REQUEST SOUGHT:</p> <p>DECREASE MINIMUM NUMBER OF LOADING SPACES FROM 5 REQUIRED TO 0 LOADING SPACES</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0671</p>	<p>TRACKING NUMBER</p> <p>T-2022-4399</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map

Application For Administrative Deviation

Planning and Development Department Info

Application # 2022-0671 **Staff Sign-Off/Date** CMC / 08/24/2022
Filing Date 09/09/2022 **Number of Signs to Post** 4
Current Land Use Category LDR
Deviation Sought REDUCE THE MINIMUM NUMBER OF LOADING SPACES FROM 5 TO 0
Applicable Section of Ordinance Code 656.605
Notice of Violation(s) N/A
Hearing Date 10/06/2022
Neighborhood Association M&M DAIRY INC; THE EDEN GROUP INC.
Overlay DUNN & MAIN

Application Info

Tracking # 4399 **Application Status** FILED COMPLETE
Date Started 07/14/2022 **Date Submitted** 07/22/2022

General Information On Applicant

Last Name	First Name	Middle Name
TRIMMER	CYNDY	

Company Name
DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

Mailing Address
1 INDEPENDENT DRIVE, SUITE 1200

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
48070185	904	CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Last Name	First Name	Middle Name
WILLIAMS	DONNETTE	CHRISTINE

Company/Trust Name

Mailing Address
2830 COLD CREEK BOULEVARD

City	State	Zip Code
JACKSONVILLE	FL	32221

Phone	Fax	Email
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Last Name	First Name	Middle Name
N/A	N/A	

Company/Trust Name
MAIN OBJECTIVE A LLC

Mailing Address
731 DUVAL STATION ROAD, SUITE 107-415

City	State	Zip Code
JACKSONVILLE	FL	32218

Phone	Fax	Email
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N/A N/A

Company/Trust Name

MAIN OBJECTIVE B LLC

Mailing Address

731 DUVAL STATION ROAD, SUITE 107-415

City	State	Zip Code
JACKSONVILLE	FL	32218
Phone	Fax	Email

Last Name	First Name	Middle Name
BREEDING	KAYLA	ANN

Company/Trust Name

Mailing Address

2830 COLD CREEK BOULEVARD

City	State	Zip Code
JACKSONVILLE	FL	32221
Phone	Fax	Email

Last Name	First Name	Middle Name
UPTON	JACQUELINE	

Company/Trust Name

Mailing Address

4983 GREENLAND ROAD

City	State	Zip Code
JACKSONVILLE	FL	32258
Phone	Fax	Email

Last Name	First Name	Middle Name
N/A	N/A	

Company/Trust Name

MAIN LAND TRUST

Mailing Address

4983 GREENLAND ROAD

City	State	Zip Code
JACKSONVILLE	FL	32258
Phone	Fax	Email

Last Name	First Name	Middle Name
BECK	KAREN	LYNN

Company/Trust Name

Mailing Address

2830 COLD CREEK BOULEVARD

City	State	Zip Code
JACKSONVILLE	FL	32221

Property Information

Previous Zoning Application Filed?

Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 108290 0100	2	6	PUD
Map 108288 0000	2	6	PUD
Map 108287 0000	2	6	CCG-2,RLD-100A
Map 108284 0500	2	6	CCG-2,RLD-100A
Map 108284 0000	2	6	CCG-2,RLD-100A

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 11.38

In Whose Name Will The Deviation Be Granted

CEIBA GROUPE LLC

Is transferability requested? Yes No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

EAST OF MAIN STREET NORTH AND NORTH OF KIRK ROAD

House #	Street Name, Type and Direction	Zip Code
15311	MAIN ST N	32218

Between Streets

KIRK ROAD and BIRD ROAD

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

Reduce required minimum lot area from _____ to _____ square feet.

Increase maximum lot coverage from _____ % to _____ %.

Increase maximum height of structure from _____ to _____ feet.

Reduce required yard(s)

Reduce minimum number of off-street parking spaces from _____ to _____.

Increase the maximum number of off-street parking spaces from _____ to _____.

Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of **15** feet to _____ feet.

Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to _____ feet.

Decrease minimum number of loading spaces from **5** required to **0** loading spaces.

Reduce the dumpster setback from the required **5** feet along:

North to _____ feet;

- East to _____ feet;
- South to _____ feet;
- West to _____ feet.
- Decrease the minimum number of bicycle parking spaces from _____ required to _____ spaces.
- Reduce the minimum width of drive from _____ feet required to _____ feet.
- Reduce vehicle use area interior landscape from _____ square feet to _____ square feet.
- Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to _____ feet.
- Reduce the number of terminal island trees from _____ terminal islands required to _____ terminal islands.
- Reduce the landscape buffer between vehicle use area along _____ Enter Street Name _____ from **10** feet per linear feet of frontage and **5** feet minimum width required to _____ feet per linear feet of frontage and _____ feet minimum width.
- Reduce the number of shrubs along _____ Enter Street Name _____ from _____ required to _____ shrubs.
- Reduce the number of trees along _____ Enter Street Name _____ from _____ required to _____ trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

- North boundary to _____ feet;
- East boundary to _____ feet;
- South boundary to _____ feet;
- West boundary to _____ feet.

Reduce the number of trees along:

- North property boundary from _____ required to _____ trees;
- East property boundary from _____ required to _____ trees;
- South property boundary from _____ required to _____ trees;
- West property boundary from _____ required to _____ trees.

Increase the maximum width of the driveway access from _____ Enter Street Name _____ from **24** **36** **48** feet required to _____ feet.

Decrease the minimum width of the driveway access from _____ Enter Street Name _____ from **24** **36** **48** feet required to _____ feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

- North to _____ feet;
- East to _____ feet;
- South to _____ feet;
- West to _____ feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

- North to _____ feet;
- East to _____ feet;
- South to _____ feet;
- West to _____ feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

- North property boundary to _____ feet wide;

- East property boundary to feet wide;
- South property boundary to feet wide;
- West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

- North property boundary from required to trees;
- East property boundary from required to trees;
- South property boundary from required to trees;
- West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6 feet tall and 85 %** opaque required along:

- North property boundary to feet tall and %;
- East property boundary to feet tall and %;
- South property boundary to feet tall and %;
- West property boundary to feet tall and %.

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

YES. THE NEED FOR THE PROPOSED DEVIATION ARISES OUT OF THE PHYSICAL SURROUNDINGS, SHAPE, OR CONDITIONS LIMITED TO THE SUBJECT PROPERTY ALONE. APPLICANT PROPOSES TO DEVELOP A MULTI-FAMILY PROJECT ON APPROXIMATELY 11.38 ACRES LOCATED AT 15311, 15249, 15239, 15225, AND 15221 MAIN STREET NORTH (RE#S 108290 0100, 108288 0000, 108287 0000, 108284 0500, AND 108284 0000) (THE "PROPERTY") AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION FILED

HEREBY, TO PERMIT THE DEVELOPMENT PLAN, APPLICANT HAS FILED A COMPANION LAND USE AMENDMENT TO MDR AND REZONING APPLICATION TO RMD-D. APPLICANT SEEKS TO DEVELOP A MULTI-FAMILY RESIDENTIAL PROJECT WITH TWO HUNDRED TWENTY-SEVEN (227) UNITS. WITH TWO HUNDRED TWENTY-SEVEN (227) UNITS, THERE IS A LOADING REQUIREMENT OF FIVE (5) SPACES $[227 / 50 = 4.54]$. ACCORDINGLY, APPLICANT REQUESTS AN ADMINISTRATIVE DEVIATION TO REDUCE OFF-STREET LOADING SPACES FROM FIVE (5) TO ZERO (0). THIS DEVIATION IS REQUESTED AS A RESULT OF SITE LIMITATIONS AND BALANCING THE NEED TO PROVIDE REQUIRED LANDSCAPING, BUFFERING, SETBACKS AND PARKING WHILE CREATING A CONSISTENT AND COMPATIBLE DEVELOPMENT THAT WILL ALLOW RESIDENTS TO LOAD IN AVAILABLE PARKING SPACES OR DRIVE AISLES WHEN NEEDED.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

YES. THERE ARE PRACTICAL AND ECONOMIC DIFFICULTIES COMPLYING WITH THE STRICT LETTER OF THE ZONING CODE AS APPLIED TO THE PROJECT. APPLICANT HAS PRIORITIZED PROVIDING LANDSCAPING, BUFFERS AND PARKING IN LIEU OF LOADING SPACES GIVEN THE EXISTING SITE CONSTRAINTS. IN APPLICANT'S DEVELOPMENT EXPERIENCE, RESIDENTS WILL UTILIZE AVAILABLE PARKING SPACES OR DRIVE AISLES TO FACILITATE LOADING WHEN NEEDED. PROVIDING DESIGNATED LOADING SPACES DOES NOT BEST SERVE THE DEVELOPMENT AND WOULD GO CRITICALLY UNDERUTILIZED WHEN THAT AREA INSTEAD COULD GO TO ENSURING AVAILABLE PARKING OR ADDITIONAL LANDSCAPING.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

YES. THE REQUEST FOR ADMINISTRATIVE DEVIATION IS NOT BASED EXCLUSIVELY UPON A DESIRE TO REDUCE THE COST OF DEVELOPING THE SITE. THE REQUEST IS BASED UPON A DESIRE TO DEVELOP AN UNDERUTILIZED PARCEL OF LAND, WHERE THE DEVELOPER MUST BALANCE MEETING ALL ZONING CODE REQUIREMENTS, INCLUDING LANDSCAPING, PARKING AND BUFFERS, WITHIN A CONFINED SPACE. BASED UPON THEIR EXPERIENCE AS MULTI-FAMILY OPERATORS, APPLICANT HAS UTILIZED BEST EFFORTS IN MEETING ALL THE REQUIREMENTS WHILE PROVIDING SUFFICIENT HOUSING STOCK.

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

YES. THE PROPOSED DEVIATION WILL NOT DIMINISH PROPERTY VALUES, ALTER THE ESSENTIAL CHARACTER OF THE SURROUNDING AREA, OR SUBSTANTIALLY INTERFERE WITH OR INJURE THE RIGHTS OF OTHERS WHOSE PROPERTY WOULD BE AFFECTED BY THE DEVIATION. THE PROJECT WILL ENHANCE THE AREA BY REPLACING UNDERDEVELOPED PROPERTY WITH MODERN MULTI-FAMILY RESIDENCES. APPLICANT HAS PROGRAMED TWO (2) STORY BUILDINGS ALONG THE NORTH, EAST AND SOUTH BOUNDARIES TO ENSURE CONSISTENT AND COMPATIBLE SCALE TRANSITION WITH THE NEIGHBORING SINGLE-FAMILY PROPERTIES. A MINIMUM TEN (10) FOOT LANDSCAPE BUFFER AND TWENTY (20) FOOT SETBACKS ARE IMPLEMENTED AROUND THOSE BOUNDARIES TO FURTHER MAINTAIN CONSISTENT AND COMPATIBLE SCALE TRANSITION. LOADING WILL BE CONDUCTED INTERIOR TO THE SITE, SUCH THAT THIS DEVIATION WILL NOT SUBSTANTIALLY DIMINISH PROPERTY VALUES, ALTER THE CHARACTER OF THE AREA, NOR INTERFERE WITH THE PROPERTY RIGHTS OF OTHERS.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

YES. THE PROPOSED USE WILL NOT AFFECT PUBLIC HEALTH, SAFETY OR WELFARE OR RESULT IN ADDITIONAL PUBLIC EXPENSE, CREATION OF NUISANCE OR CONFLICT ANY OTHER APPLICABLE LAW. THE REQUESTED DEVIATION WILL ASSIST IN MEETING THE NEED FOR MORE HOUSING OPTIONS IN THE AREA AND WILL ACTIVATE PROPERTY ABUTTING MAIN STREET NORTH, A MAJOR ARTERIAL.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

APPLICANT DOES NOT SEEK A PROPOSED DEVIATION RELATING TO MINIMUM REQUIRED LANDSCAPING.

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

YES. THE EFFECT OF THE PROPOSED DEVIATION IS IN HARMONY WITH THE SPIRIT AND INTENT OF THE ZONING CODE. APPLICANT HAS HAD TO BALANCE MEETING THE ZONING CODE PROVISIONS FOR SETBACKS, BUFFERS, LANDSCAPING, PARKING AND LOADING WHILE PROVIDING SUFFICIENT DENSITY TO MAKE THE PROJECT ECONOMICALLY VIABLE. APPLICANT HAS MET ALL OF THE ZONING CODE REQUIREMENTS EXCEPT FOR LOADING AND INTENDS TO MEET THE RESIDENTS' LOADING DEMAND WITH THE AVAILABLE SPACE PROGRAMMED THROUGHOUT THE PROJECT. IF GRANTED, THE ADMINISTRATIVE DEVIATION WILL ALLOW FOR MUCH NEEDED HOUSING STOCK WITH NO DETRIMENTAL IMPACT TO SURROUNDING PROPERTIES.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

(ii) The length of time the violation has existed without receiving a citation; and

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	
39 Notifications @ \$7.00/each:	\$273.00
3) Total Application Cost:	\$1,239.00

Applications filed to correct existing zoning violations are subject to a double fee.

The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

EXHIBIT 1

LEGAL DESCRIPTION

July 21, 2022

TRACT 1:

PARCEL I:

NORTH 125 FEET OF LOT 3, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, AT PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE WEST 316 FEET OF THE NORTH 110 FEET OF NORTH 125 FEET OF LOT 3, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, AT PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART OF CAPTION IN ROAD RIGHT OF WAY.

PARCEL II:

WEST 316 FEET OF THE NORTH 110 FEET OF NORTH 125 FEET OF LOT 3, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, AT PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART OF CAPTION IN ROAD RIGHT OF WAY.

TRACT 2:

THE SOUTH 1/2 OF LOT 4, PLEASANT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

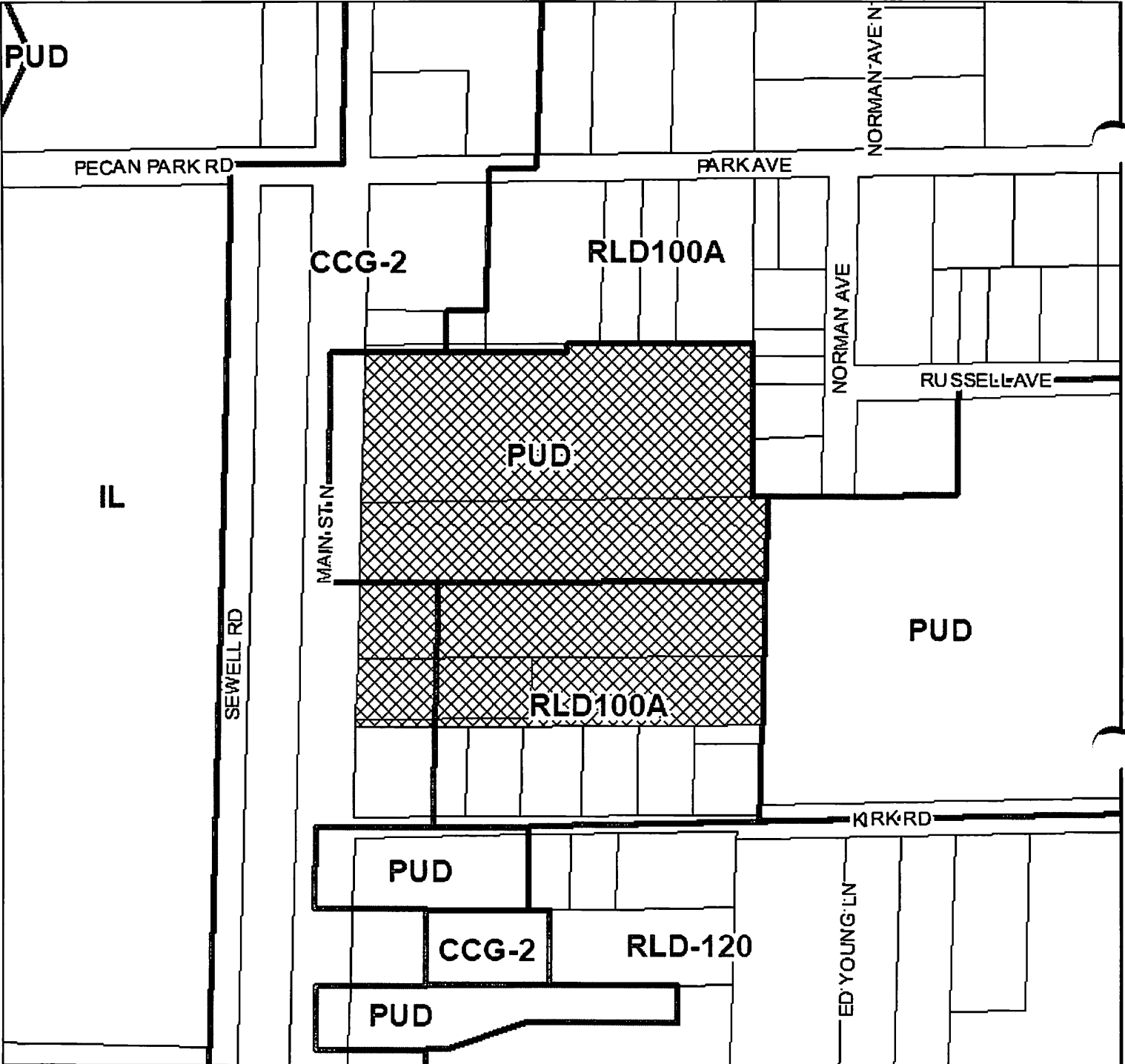
TRACT 3:

NORTH ONE-HALF (N 1/2) OF LOT FOUR (4), PLEASANT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TRACT 4:

ALL OF THE SOUTH 1/2 OF LOT 5, AND PART OF THE NORTH 1/2 OF LOT 5, PLEASANT PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PART OF THE NORTH 1/2 OF LOT 5 BEING DESCRIBED AS:

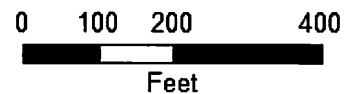
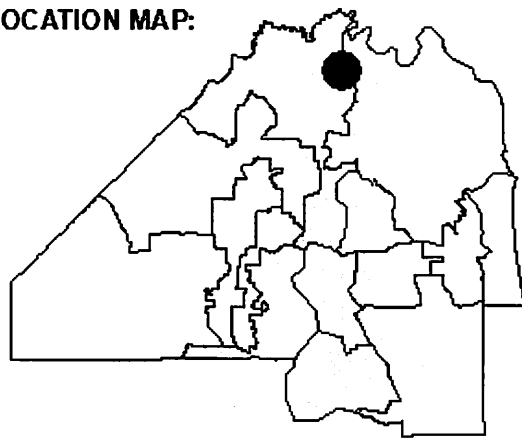
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE WESTERLY ALONG THE NORTH LINE THEREOF, 335.8 FEET TO AN IRON PIPE; THENCE AT RIGHT ANGLES SOUTH 14 FEET TO AN IRON PIPE; THENCE AT RIGHT ANGLES AND PARALLEL TO THE NORTH LINE OF SAID LOT 5, 366.4 FEET TO A POINT 14 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, PLEASANT PARK TERRACE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 11, PAGE 39, DUVAL COUNTY, FLORIDA, PUBLIC RECORDS; THENCE AT RIGHT ANGLES ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 5, 130.33 FEET SOUTH TO A POINT; THENCE AT RIGHT ANGLES 702.2 FEET EAST TO THE EAST LINE OF SAID LOT 5; THENCE ALONG THE EAST LINE OF SAID LOT 5, 144.33 FEET TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

DECREASE MINIMUM NUMBER OF LOADING SPACES FROM 5 REQUIRED TO 0 LOADING SPACES

LOCATION MAP:



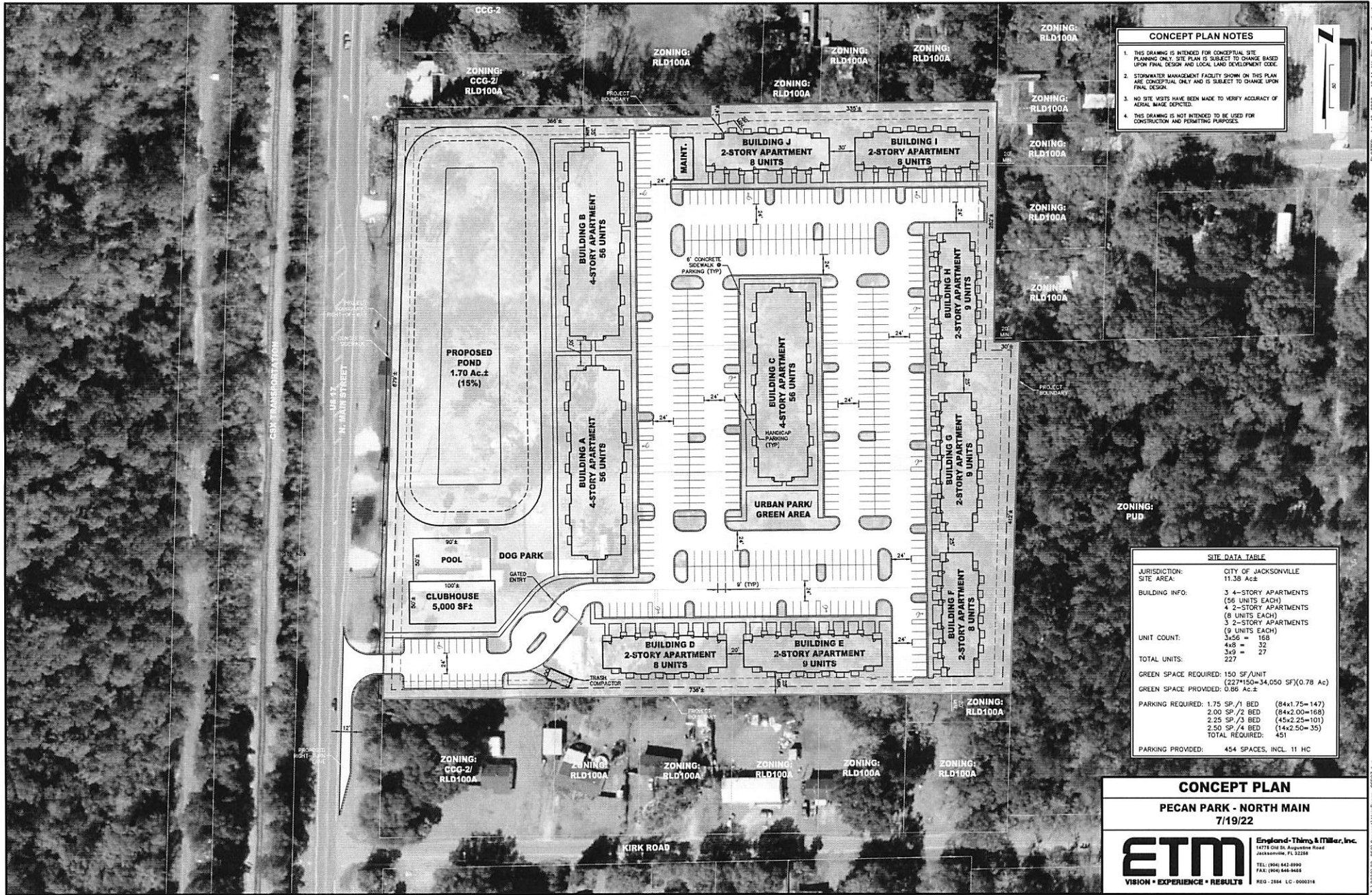
COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2022-4399

**EXHIBIT 2
PAGE 1 OF 1**



CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

SITE DATA TABLE

JURISDICTION:	CITY OF JACKSONVILLE
SITE AREA:	11.38 AC±
BUILDING INFO:	3 4-STORY APARTMENTS (56 UNITS EACH) 4 2-STORY APARTMENTS (8 UNITS EACH) 3 2-STORY APARTMENTS (9 UNITS EACH)
UNIT COUNT:	3x56 = 168 4x8 = 32 3x9 = 27 TOTAL UNITS: 227
GREEN SPACE REQUIRED:	150 SF/UNIT (227x150=34,050 SF)(0.78 AC)
GREEN SPACE PROVIDED:	0.86 AC±
PARKING REQUIRED:	1.75 SP./1 BED (84x1.75=147) 2.00 SP./2 BED (84x2.00=168) 2.25 SP./3 BED (45x2.25=101) 2.50 SP./4 BED (14x2.50=35) TOTAL REQUIRED: 451
PARKING PROVIDED:	454 SPACES, INCL. 11 HC

CONCEPT PLAN
PECAN PARK - NORTH MAIN
 7/19/22

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