

ENGINEER:



FLORIDA FORESITE GROUP, LLC
10150 Highland Manor Dr.,
Tampa, FL 33610
D/B/A Foresite Consulting Group of Florida, LLC

DEVELOPER:

CARRIERE FAMILY LIMITED PARTNERSHIP
6520 FT. CAROLINE RD.
JACKSONVILLE, FL 32277

CONTACT: WILLIAM L. CARRIERE

FAQUA DEVELOPMENT

N.E.C. OF SAN PABLO ROAD S & COCOANUT ROAD
SECTION 38, TOWNSHIP 2S, RANGE 28E
JACKSONVILLE, FL 32277
REAL ESTATE #: 167219-0000, 167218-0060, 167213-0000

PROJECT:

SEAL:

REVISIONS DATE

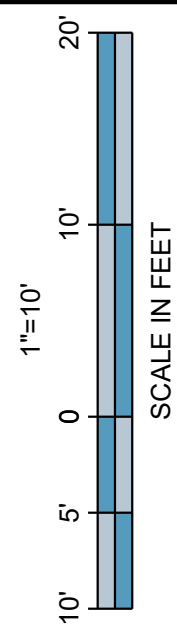
PROJECT MANAGER: RAR
DRAWING BY: GMB
JURISDICTION: CITY OF JACKSONVILLE, FL
DATE: 2021-02-12
TITLE:

ZONING PLAN

PUD-1.0

SHEET NUMBER:
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 00.1693.001

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPOSED BUILDING AREA
	PROPOSED POND AREA
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS



SITE DATA	
REAL ESTATE#:	167219-0000, 167218-0060, 167213-0000
COUNCIL DISTRICT:	3
CENSUS TRACT:	014332
PLANNING DISTRICT:	2
SITE LOCATION:	N.E.C. OF SAN PABLO RD. S & COCOANUT RD.
OWNER:	CARRIERE FAMILY LIMITED PARTNERSHIP
DEVELOPER:	JAMES FLOJIA
MUNICIPALITY:	CITY OF JACKSONVILLE
PROPOSED USE:	COMMERCIAL OFFICE / WAREHOUSE
PLANNING / ZONING DATA	
CURRENT ZONING:	COMMERCIAL OFFICE (CO)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
ADJACENT ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
FUTURE LAND USE:	COMMUNITY GENERAL COMMERCIAL (CGC)
ADJACENT FUTURE LAND USE:	CGC
DEVELOPMENT STANDARDS	
OVERALL SITE AREA:	14,234 SF / 0.33 AC
REQUIRED SETBACKS:	FRONT: 20' SIDE: 10' REAR: 10'
REQUIRED LANDSCAPE BUFFER:	N 0', E 0', S 5', W 5'
MAX. ALLOWABLE IMPERVIOUS AREA:	65%
MAX. ALLOWABLE BUILDING AREA:	5,000 S.F.
MAX. ALLOWABLE BUILDING HEIGHT/STORIES:	35/2 STORIES
FEMA FLOOD DATA	
FLOOD ZONE:	X
FIRM MAP #:	12031C 0404J
EFFECTIVE DATE:	11/28/08
PARKING DATA	
PARKING SPACES REQUIRED:	3 SPACES / 1,000 S.F. OF G.F.A
COMMERCIAL OFFICE ¹	1 SPACE / 2,000 S.F. OF G.F.A
WAREHOUSE ²	
PARKING SPACES PROVIDED:	10 TOTAL
COMMERCIAL OFFICE	9 SPACES
WAREHOUSE	1 SPACE
HANDICAP PARKING SPACES REQUIRED/PROVIDED:	1 SPACE

FOOTNOTES: PER JACKSONVILLE ORDINANCE CODE REQUIREMENT FOR PROFESSIONAL AND BUSINESS OFFICES (SEC. 656.6M (6)(1))
 1. BUSINESS OFFICES (SEC. 656.6M (6)(1))
 2. PARKING PER JACKSONVILLE ORDINANCE CODE REQUIREMENT FOR INDUSTRIAL, WHOLESALE, WAREHOUSE, STORAGE AND SIMILAR USES (SEC. 656.6M(6))

ALLOWABLE USES:

- PERMITTED USES:
 - ALL ALLOWABLE USES BY RIGHT AS PROVIDED FOR IN THE COMMERCIAL OFFICE (CO) ZONING DISTRICT
 - MEDICAL AND DENTAL OFFICES OR CLINICS (BUT NOT HOSPITALS).
 - PROFESSIONAL AND BUSINESS OFFICES
 - RETAIL STORES, RESTAURANTS, AND LOAN INSTITUTIONS, AND SIMILAR USES
 - ART GALLERIES, DANCE, ART, GYMNASIUMS, FITNESS CENTER, MARTIAL ARTS, AND MUSIC STUDIOS AND THEATRES FOR STAGE PERFORMANCES BUT NO MOTION PICTURE THEATRES).
 - CONVENTIONAL TRADE, BUSINESS SCHOOLS AND SIMILAR USES.
 - PARKS, PLAYGROUNDS, AND PLAYFIELDS OR RECREATIONAL OR COMMUNITY STRUCTURES MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.
 - LIBRARIES, MUSEUMS, AND COMMUNITY CENTERS
 - ENTERTAINMENT FACILITIES FOR PRODUCTION OF CRYSTALS, PROSTHETIC APPLIANCES, AND SIMILAR PRODUCTS EITHER IN CONJUNCTION WITH A PROFESSIONAL SERVICE BEING RENDERED OR IN A STAND-ALONE STRUCTURE NON EXCEEDING 4,000 SQUARE FEET.
 - BUILDING TRADE CONTRACTORS, ALONG WITH OUTDOOR PARKING OF VEHICLES AND TRAILERS USED IN CONJUNCTION WITH THAT USE, ARE ALLOWED AS PERMITTED USE.
 - ESSENTIAL SERVICES INCLUDING WATER, SEWER, GAS, TELEPHONE, RADIO TELEVISION AND ELECTRIC, MEETING THE PERFORMANCE STANDARDS SET FORTH IN PART 4.
 - CHURCHES INCLUDING A RECTORY OR SIMILAR USES.
 - EMPLOYMENT OFFICE (BUT NOT A DAY LABOR POOL)
 - SMALL SCALE OPERATIONS INCLUDING WHOLESALING, WAREHOUSING, STORAGE, DISTRIBUTORSHIP BUSINESS WHERE THE TOTAL OPERATION DOES NOT REQUIRE MORE THAN 10,000 SQUARE FEET OF FLOOR SPACE AND ALL MERCHANDISE IS STORED WITHIN AN ENCLOSED BUILDING.
- PERMISSIBLE USES BY EXCEPTION:
 - THE USES PERMITTED BY EXCEPTION UNDER THE COMMERCIAL OFFICE ZONING DISTRICT, PROVIDED THAT A ZONING EXCEPTION BE APPLIED FOR AND SUBSEQUENTLY APPROVED BY THE CITY OF JACKSONVILLE.
 - EMERGENCY SHELTER MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.
 - ESSENTIAL SERVICES MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.
 - DRIVE THROUGH FACILITIES MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.
 - DRIVE THROUGH FACILITIES IN CONJUNCTION WITH A PERMITTED OR PERMISSIBLE USE OR STRUCTURE.
 - PRIVATE CLUBS
 - RETAIL OUTLETS FOR THE SALE OF FOOD AND DRUGS, LEATHER GOODS AND LUGGAGE, JEWELRY (INCLUDING WATCH REPAIR BUT NOT PAWN SHOPS), ART CAMERAS OR PHOTOGRAPHY EQUIPMENT, AND OTHER GOODS AND SERVICES, INCLUDING DELICATESSERS, BAKE SHOPS (BUT NOT WHOLESALE BAKERIES), DRUGS AND SIMILAR PRODUCTS, AND DRY CLEANING STATION, ALL NOT TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF THE BUILDING OF WHICH IT IS A PART.
 - SALE DISPLAY SHALL BE CONDUCTED ONLY IN A COMPLETELY ENCLOSED BUILDING.
 - NO SALE, DISPLAY OR STORAGE OF SECONDHAND MERCHANDISE SHALL BE PERMITTED.
 - RESTAURANTS, INCLUDING THE FACILITIES FOR THE SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR ON PREMISES CONSUMPTION ONLY, SUBJECT TO THE FOLLOWING SEATING SHALL NOT EXCEED A CAPACITY OF 60; PROVIDED THAT SEATING MAY BE UNLIMITED WHERE TOTAL FLOOR AREA OF THE RESTAURANT DOES NOT EXCEED THE PERCENT OF THE GROSS FLOOR AREA OF THE BUILDING OF WHICH IT IS A PART.

15' EASEMENT AS PER PLAT
CLOSED BY ORDINANCE No. 71-829-365

LOT 12
BLOCK 6

LOT 21
BLOCK 6

COCOANUT (80' R/W) ROAD

SAN PABLO (R/W VARIES) ROAD

