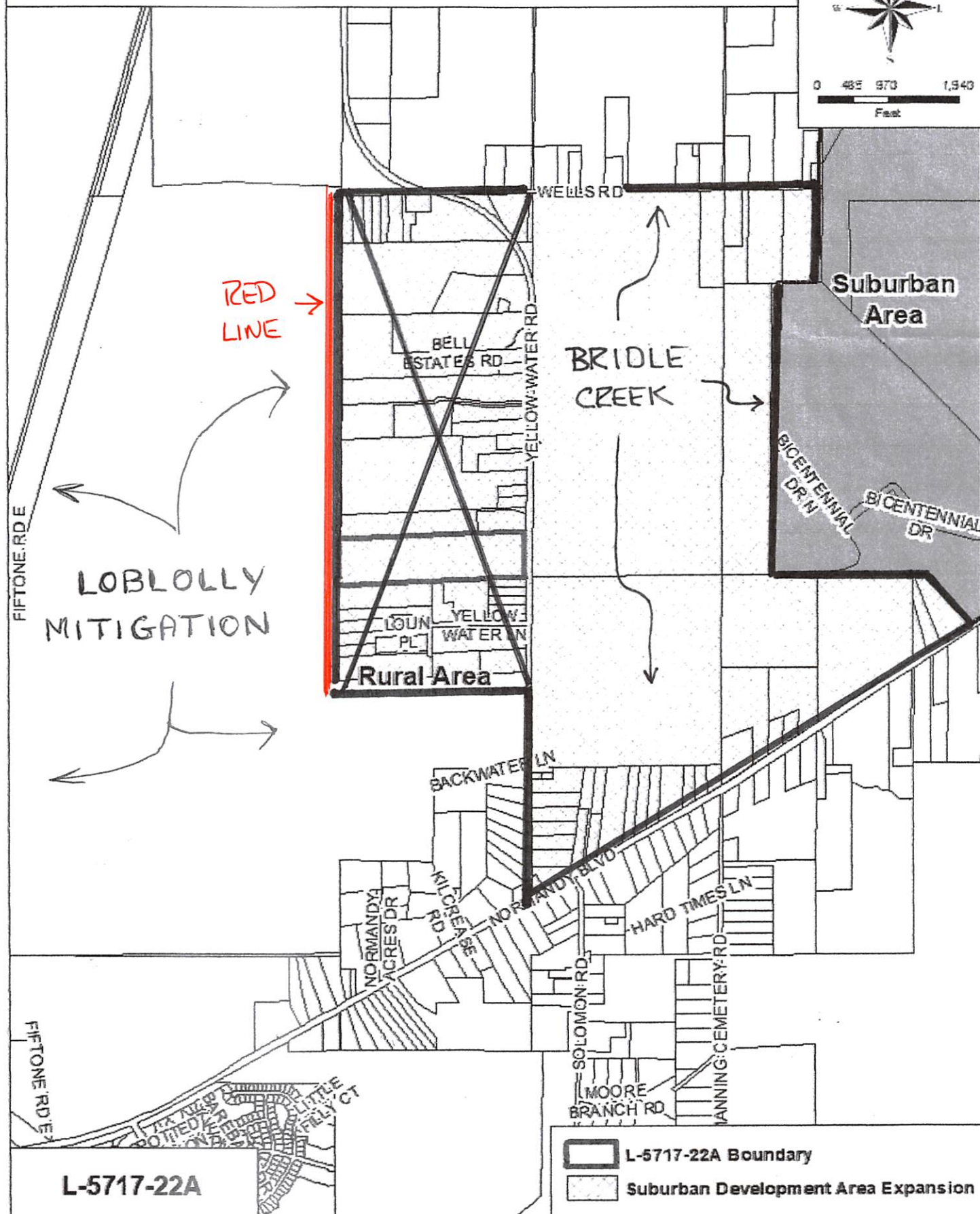


# DEVELOPMENT BOUNDARY



0 485 970 1,940  
Feet



**North of Wells Road, west of Yellow Water Rd**

City of Jax	000986-0000	149 acres
“	000985-0010	21
“	000985-2100	18.7
	000983-0000	3189
		3377 acres

Normandy Mitigation	000972-0005	151 acres
		3528 acres

**North of Wells Road, east side of Yellow Water Rd**

JEA	002130-0000	126 acres
“	002125-0000	85
“	002127-5000	14
“	002138-0000	191.5
“	002118-0000	322
“	002119-0000	653
“	000972-2000	84.2
“	000972-1000	27.9
City of Jax	002154-0010	2016.9
“	002127-0000	19.6
Florida Power/Light	000972-0030	157
		3697 acres

**Total +/- 7225 acres**

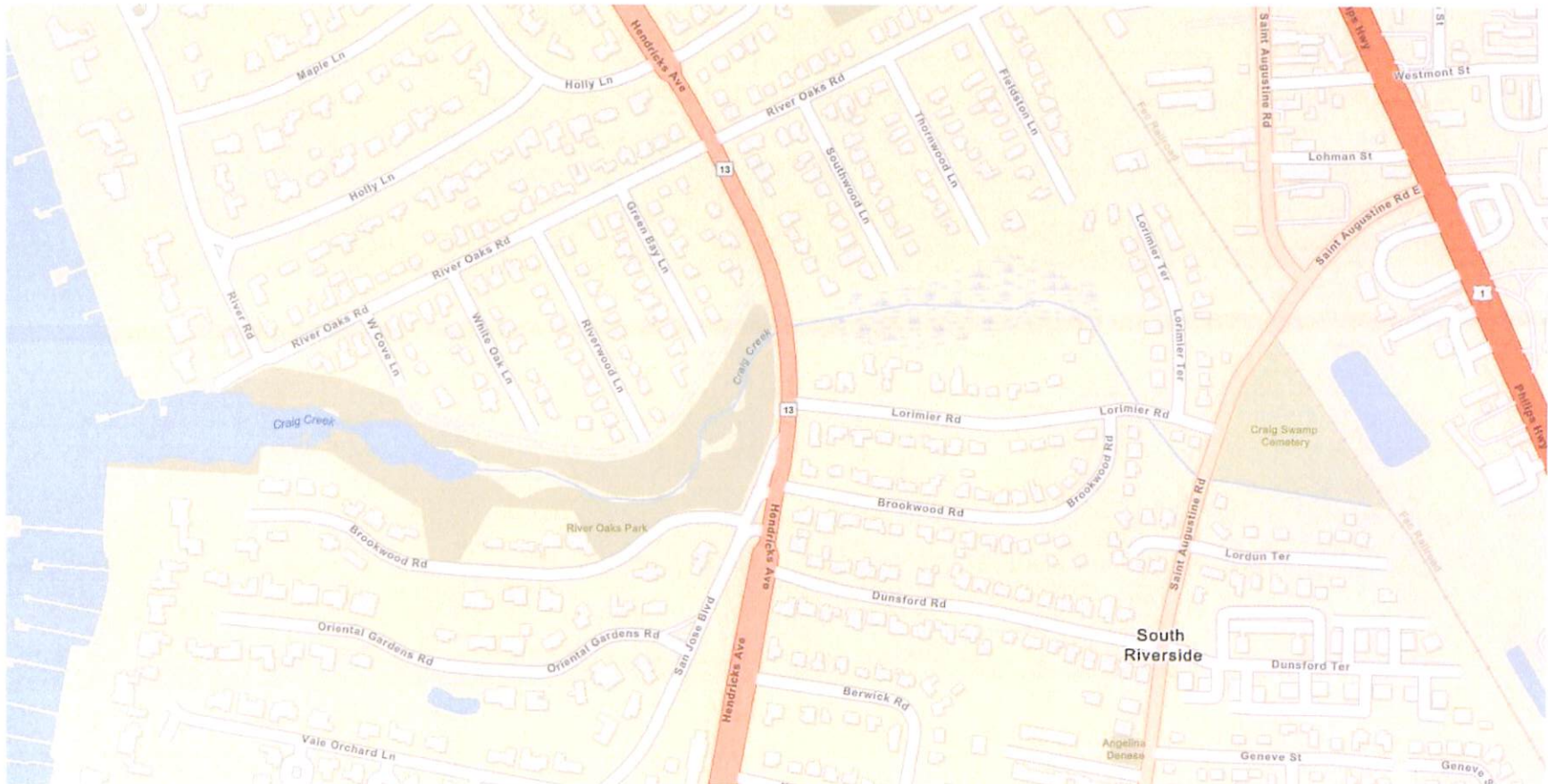


Ordinance 2023-704, 2023-705, 2023-706



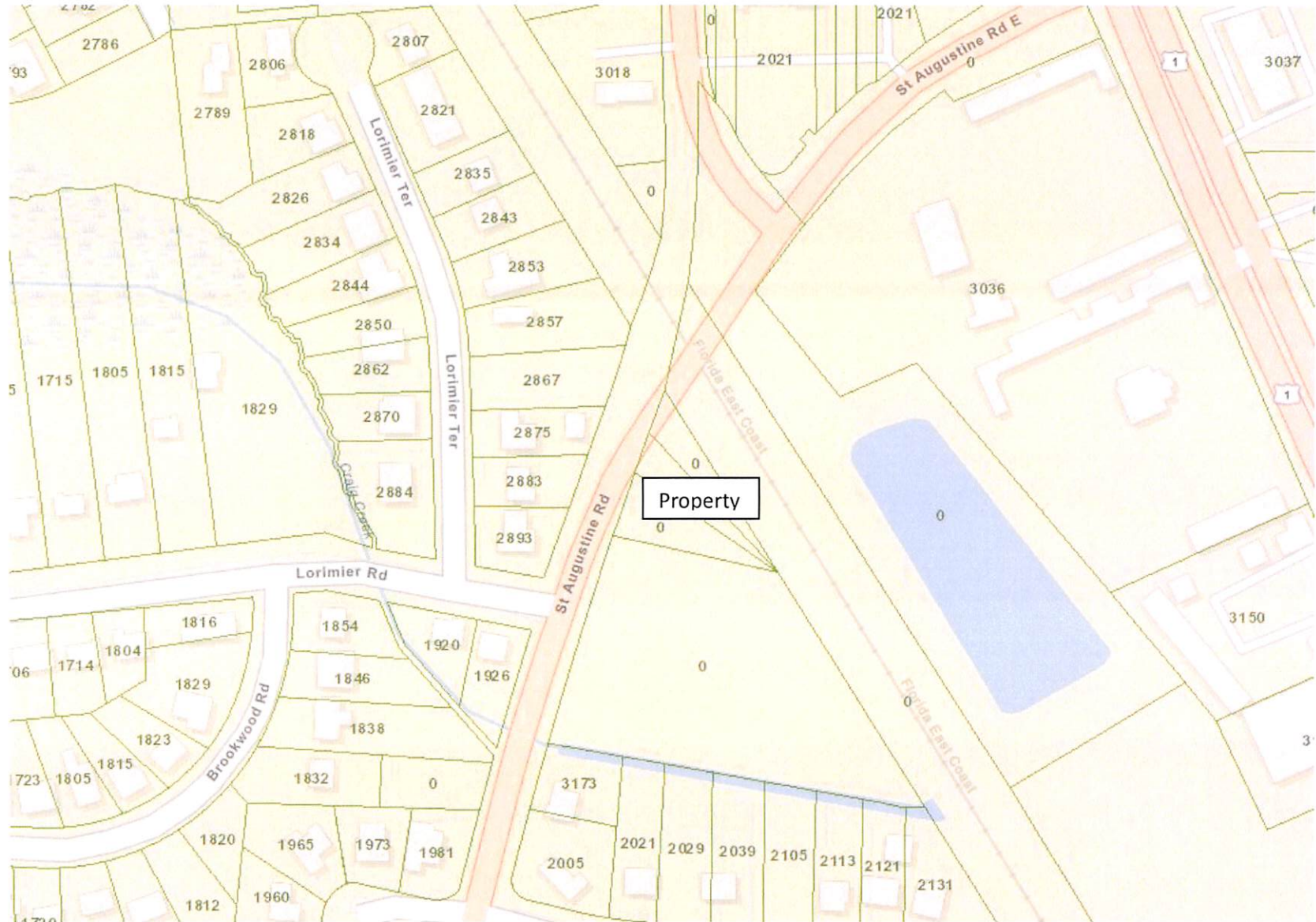
Tile Market – Intersection of Hendricks Avenue and Landon Avenue

Ordinance 2023-704, 2023-705, 2023-706



Craig Creek





GIS map of property located between railroad and cemetery





Aerial of property showing all houses face away from Old St. Augustine Road





Existing site used as homeless encampment





View of property on left coming from railroad showing rear yards of residential with heavy buffering and fencing on right





Property on left with tall-fenced rear yards on the right





Entrance to residential neighborhood on right across the street from cemetery on left





Cemetery that buffers proposed development from residential development





Entrance to residential showing that no lots face Old St. Augustine Road such that there will be no direct line of site to proposed project





Existing drainage ditch between proposed site and cemetery



## SITE PLAN

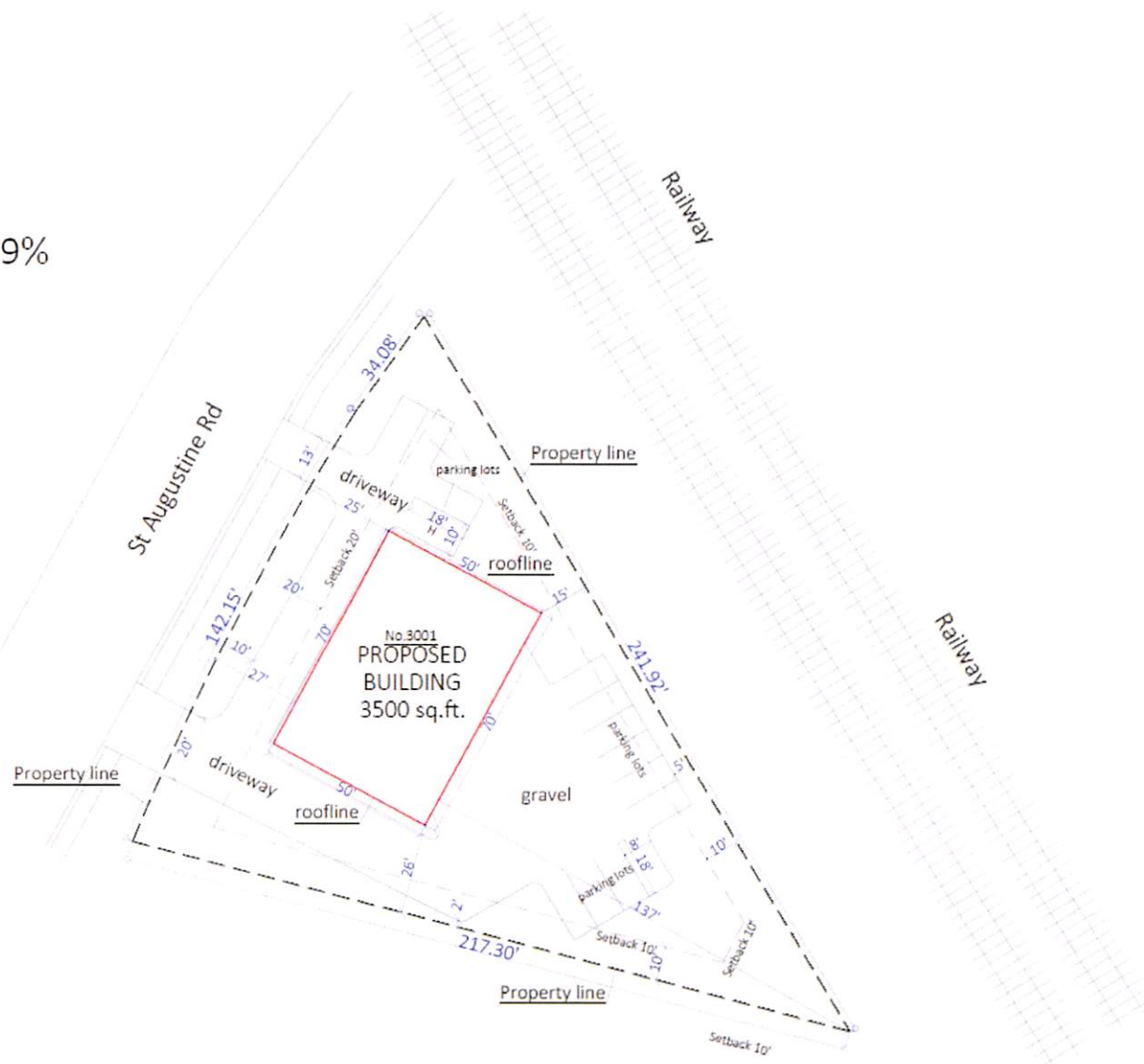
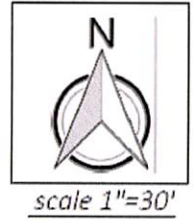
3001 St Augustine Rd

Jacksonville, FL 32207

Paper Size: 11"x17"

Lot size: 20,473 sq.ft.

Building Coverage: 0.179%



COMPREHENSIVE PLAN / STAFF REPORT / PLANNING COMMISSION

- Comprehensive Plan – Uses within the Business Park should be “designed in a manner which emphasizes ... compatibility with adjacent residential neighborhoods.”
  - Developer has proposed three (3) conditions:
    - Applicant agrees to provide or preserve a minimum of five (5) trees within twenty-five (25) feet of St. Augustine Road, at least two (2) of which shall be shade trees. The remainder of the landscaped area along St. Augustine Road (excluding driveways) shall be landscaped with trees, shrubs, groundcovers, grass, or mulch, except that mulch shall not exceed twenty-five percent (25%) of the total landscape area.
    - Applicant agrees to have a maximum of one (1) roll-up garage door, which shall be located on the southeastern façade facing the railroad. The roll-up garage door shall not exceed twelve (12) feet in height.
    - Applicant agrees office architectural treatment will wrap the northwest façade of the building facing St. Augustine Road.
- Staff Report –
  - Staff acknowledges that “BP is considered a low intensity transitional land use category”.
  - Staff acknowledges that Policy 3.2.17 provides that “The City shall permit business parks in locations adjacent to, or near, residential areas, subject to Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations
- Planning Commission – Unanimous approval. Staff did not disagree with analysis and testimony presented.



Ord. 2023- 0791  
4389 Philips Hwy  
Proposed CO to CCG-2  
01/15/2024

