



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, July 13, 2020

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

1. **Call to Order**

2. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring, Jon Scott Walker
Alternates: Colleen White, Justin Lerman

3. **Approval of Minutes:** None

4. **Correspondence:** None

5. **New Business:**

(A) **PC#11-20** 1600 Shetter Avenue (*Pablo Hamlet Senior Living*)

Planned Unit Development: PUD Rezoning Application requesting to amend a *Planned Unit Development: PUD* zoning district, pursuant to Section 34-348 of the Jacksonville Beach Land Development Code, to amend the proposed site plan and project narrative.

(B) **PC#12-20** 2050 South 3rd Street (*Whole Foods Market*)

Conditional Use Application for proposed outdoor restaurant seating at a new grocery retail establishment restaurant, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d)(20) of the Jacksonville Beach Land Development Code.

6. **Planning Department Report:**

(A) The next meeting is tentatively scheduled for Monday, August 10, 2020.

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

If you plan on attending or presenting at the hearing then you may use this website www.jacksonvillebeach.org/publichearinginfo for information concerning the hearing process. This information is also available in the City Hall first floor display case.

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: July 6, 2020
RE: July 13, 2020 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, July 13, 2020** Planning Commission meeting.

NEW BUSINESS:

PC#11-20 Planned Unit Development: PUD Rezoning Application

Owner: Beaches Elderly Housing Corp.
360 Scarlet Bugler Lane South
Jacksonville, FL 32225

Applicant: Beaches Elderly Housing Management
115 South 3rd Street
Jacksonville Beach, FL 32250

Location: 1600 Shetter Avenue (*Pablo Hamlet Senior Living*)

Request: **Planned Unit Development: PUD Rezoning Amendment** requesting to amend a *Planned Unit Development: PUD* zoning district, pursuant to Section 34-348 of the Jacksonville Beach Land Development Code, to amend the proposed site plan and project narrative.

Comments: The subject property is located on the south side of the western end of Shetter Avenue, and has existed as the *Pablo Hamlet Senior Living* development since 2002. The property has always been in multiple-family residential use since the buildings were constructed in 1980. The complex currently contains 106 residential dwelling units situated in two three-story buildings.

In 2019, the owner applied to rezone the subject property to *Planned Unit Development: PUD* to allow for an increase in the density permitted by the *Residential, multiple-family: RM-1* zoning district that previously applied to the property. Under application PC#12-19, the owner proposed adding an additional 84 dwelling units in two new buildings. The proposed density under PC#12-19 would have been approximately 30 dwelling units per acre, which is under the maximum of 40 dwelling units per acre permitted by the

adopted 2030 Comprehensive Plan.

The amended site plan provided by the owner under this new application proposes one new building addition that connects the two existing buildings together, and spans over part of the courtyard on the south side of the campus. The new proposed building would accommodate an additional 54 dwelling units, bringing the total to 160. Parking will be provided at one parking space per dwelling unit as required by code, and the new proposed density would be less than 27 dwelling units per acre.

Adjacent uses include a private school to the east and south, single-family homes further to the south, undeveloped wetlands to the west and north, and multiple-family residential to the northeast across Shetter Avenue. The demand for the addition of new dwelling units to this existing senior housing development has been demonstrated via the existing waiting lists, both here and at *Pablo Towers*, which the applicant also owns and manages.

The proposed amended site plan and narrative are consistent with relevant Land Development Code and 2030 Comprehensive Plan regulations and policies.

PC#12-20 **Conditional Use Application**

Owner: Equity One (Pablo Plaza) Inc.
1600 NE Miami Gardens Drive
North Miami, FL 33171

Applicant: Whole Foods Market Group
6451 North Federal Highway, Suite 600
Ft. Lauderdale, FL 33308

Location: 2050 3rd Street South (*Whole Foods*)

Request: **Conditional Use Approval** for proposed outdoor restaurant seating at a new grocery retail establishment, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d)(20) of the Jacksonville Beach Land Development Code.

Comments: The subject business, *Whole Foods Market*, is located on the west side of south 3rd Street in the *Pablo Plaza* shopping center. Their tenant space is in the center of the larger shopping center building. The *Whole Foods Market* model is to provide a café for dining inside the grocery store. In addition to the indoor café, the applicant would like to provide an outdoor seating area. The applicant was advised by staff that conditional use approval would be required for the outdoor restaurant seating.

The proposed outdoor restaurant seating area will be located in front of the building and is approximately 998 square feet, which is well under the allowable square footage (25%) for outdoor restaurant seating. There is adequate parking in the shopping center to accommodate the addition of the outdoor restaurant space, which requires four additional parking spaces.

Adjacent uses include commercial in the balance of the shopping center to the north and south, single-family residential uses behind the shopping center to the west, and Huguenot Lagoon and commercial and residential uses to the east across South 3rd Street. The proposed outdoor restaurant area is consistent with what was approved for other tenants in the shopping center and is consistent with the Land Development Code. The proposed outdoor restaurant should not negatively impact adjacent uses.



REZONING/TEXT AMENDMENT APPLICATION

PC No. 11-20

7/13/20 AS/400# 20-100065

This form is intended for use by persons applying for a change in the text of the Land Development Code or the boundaries of a specific property or group of properties under the person or persons control. A rezoning or change to the text of the LDC is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning or text amendment to the LDC may be approved except in conformance with the Jacksonville Beach 2010 Comprehensive Plan Elements. An application for a rezoning or text amendment to the LDC shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance.

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Land Owner's Name: Sue Lickfeld, Beaches Elderly Housing Corp.
Mailing Address: 360 Scarlet Bugler Lane South
Jacksonville Beach, Florida 32225

Telephone: (904) 241-5207
Fax: _____
E-Mail: _____

Applicant Name: Melissa Gilreath, Elderly Housing Mgmt. Corp., Inc.
Mailing Address: 115 South Third Street
Jacksonville, FL 32250

Telephone: (904) 339-0262
Fax: _____
E-Mail: mgilreath@ehmcorp.com

NOTE: Written authorization from the land owner is required if the applicant is not the owner.

Agent Name: Brian E. Kientz, Connelly & Wicker Inc.
Mailing Address: 10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Telephone: (904) 265-3030
Fax: (904) 265-3031
E-Mail: bkientz@cwieng.com

Please provide the name, address and telephone number for any other land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application on a separate sheet of paper.

REZONING DATA

Street address of property and/or Real Estate Number: Duval County RE #177556 0000, 177566 0030, 177566 0010

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See Attachment "A"

Current Zoning Classification: PUD Future Land Use Map Designation: PUD

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: _____ N/A 34-348

	<u>REQUESTED INFORMATION</u>		<u>Attached?</u>	
	Yes	No	Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked; <u>See Attachment "B"</u>	✓			
2. An 8½" x 11" vicinity map identifying the property proposed for amendment; <u>See Attachment "C"</u>	✓			
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked; <u>See Attachment "D"</u>	✓			
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC. <u>See Attachment "E"</u>	✓			
5. For an LDC text amendment, include the current text of the Section(s) proposed to be changed and the full text of the proposed amendment. The proposed text amendment submittal must include a cover letter containing a narrative statement explaining the amendment, why it is needed and how it will comply with the goals, objectives, and policies in the Jacksonville Beach 2010 Comprehensive Plan Elements.				✓

Applicant Signature: Melissa Gilreath

Date: 5/5/2020

AGENT AUTHORIZATION FORM

Beaches Elderly Housing Corp. INC/Pablo (Project Name) 177556 0000 and 177566 030, AND (City Development Number) 177566 0010

Property Legal Description: See attached legal description.

The undersigned, registered property owner(s) of said property described on the attachment to this Agent Authorization Form, do hereby authorize

MELISSA GILREATH of Elderly Housing Management Corp. (Registered Professional/Contractor / Agent) (Name of Firm)

to act on my/our behalf and take all actions necessary with the City of Jacksonville, Florida, regarding the development of the property described in the attached legal description.

Property Owner's Address:

360 Scarlet Bugler An S

Telephone: 904-910-9226

Debra Sue Lickfeld Printed Name of Property Owner

Printed Name of Property Owner

Debra Sue Lickfeld Signature of Property Owner

Signature of Property Owner

Date: 4/11/2019

Date:

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11 day of APRIL, 2019, by SHERYL ROUSSIN (name/names)

Sheryl Roussin (Signature of Notary Public, State of Florida) (Notary Stamp)



Personally known [checked] OR produced identification Type of identification produced

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PC# 11-20 MAY 14 2020

ATTACHMENT "A"

Legal Description

RE # 177556 0030

38-2S-29E 5.20 B DE CASTRO Y FERRER
GRANT PT RECD O/R 10437-732

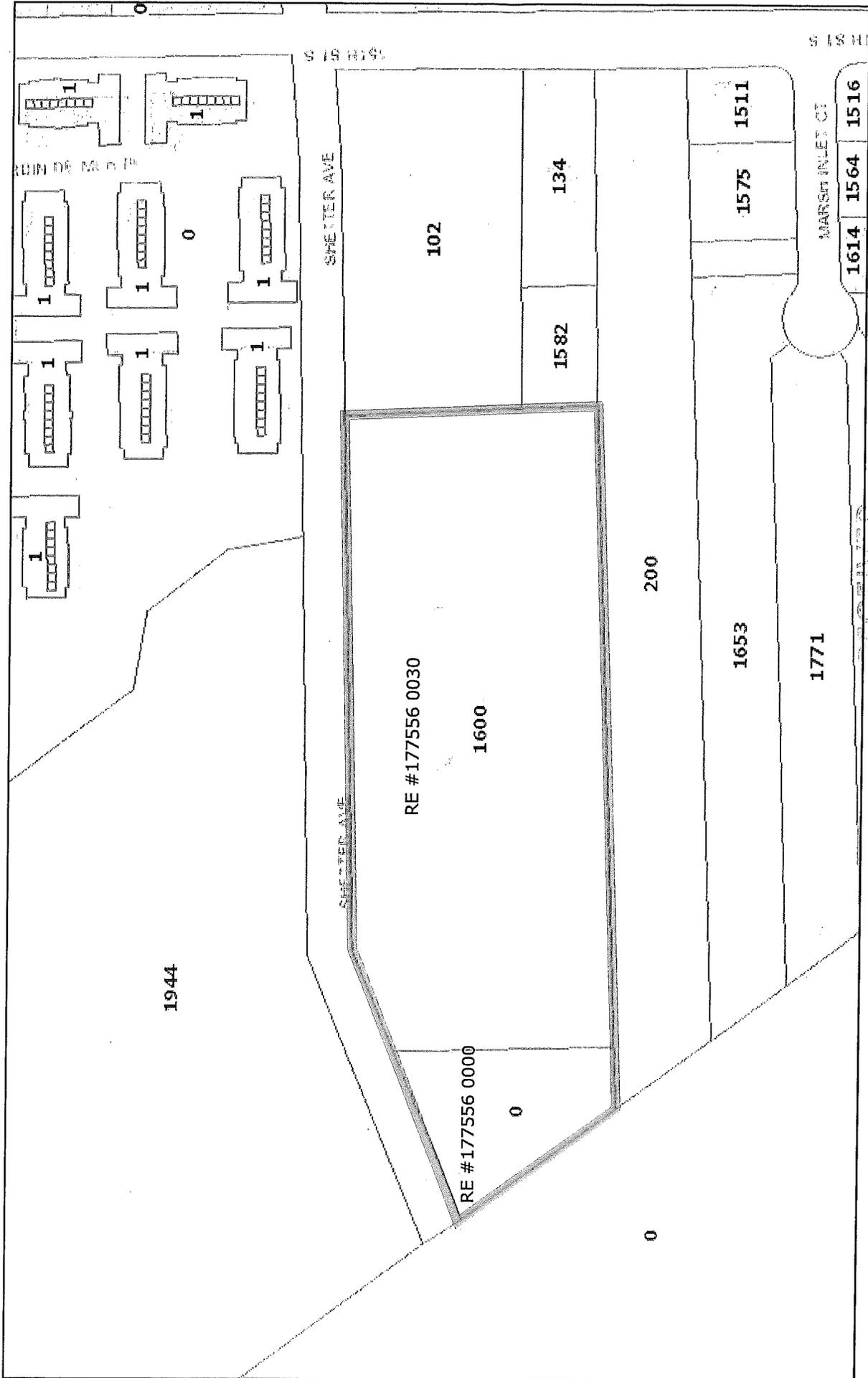
RE # 177556 0000

38-2S-29E 5.20 B DE CASTRO Y FERRER
GRANT PT RECD O/R 10437-732

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PCH 11-20
MAY 14 2020

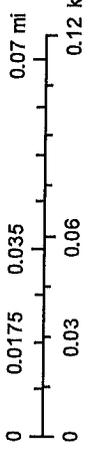
PLANNING & DEVELOPMENT

Duval Map



April 10, 2019

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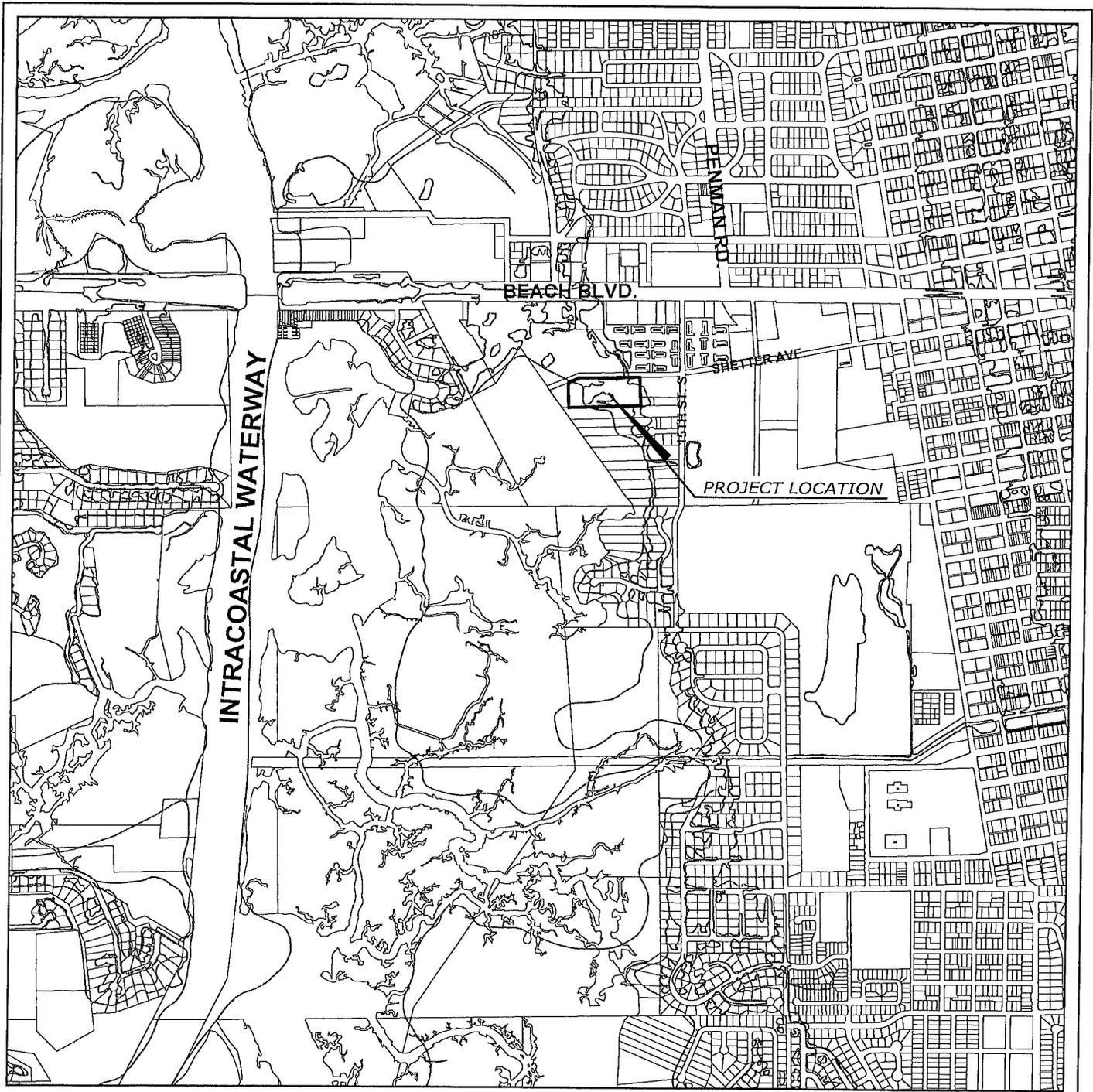


PC#11-20

MAY 14 2020

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

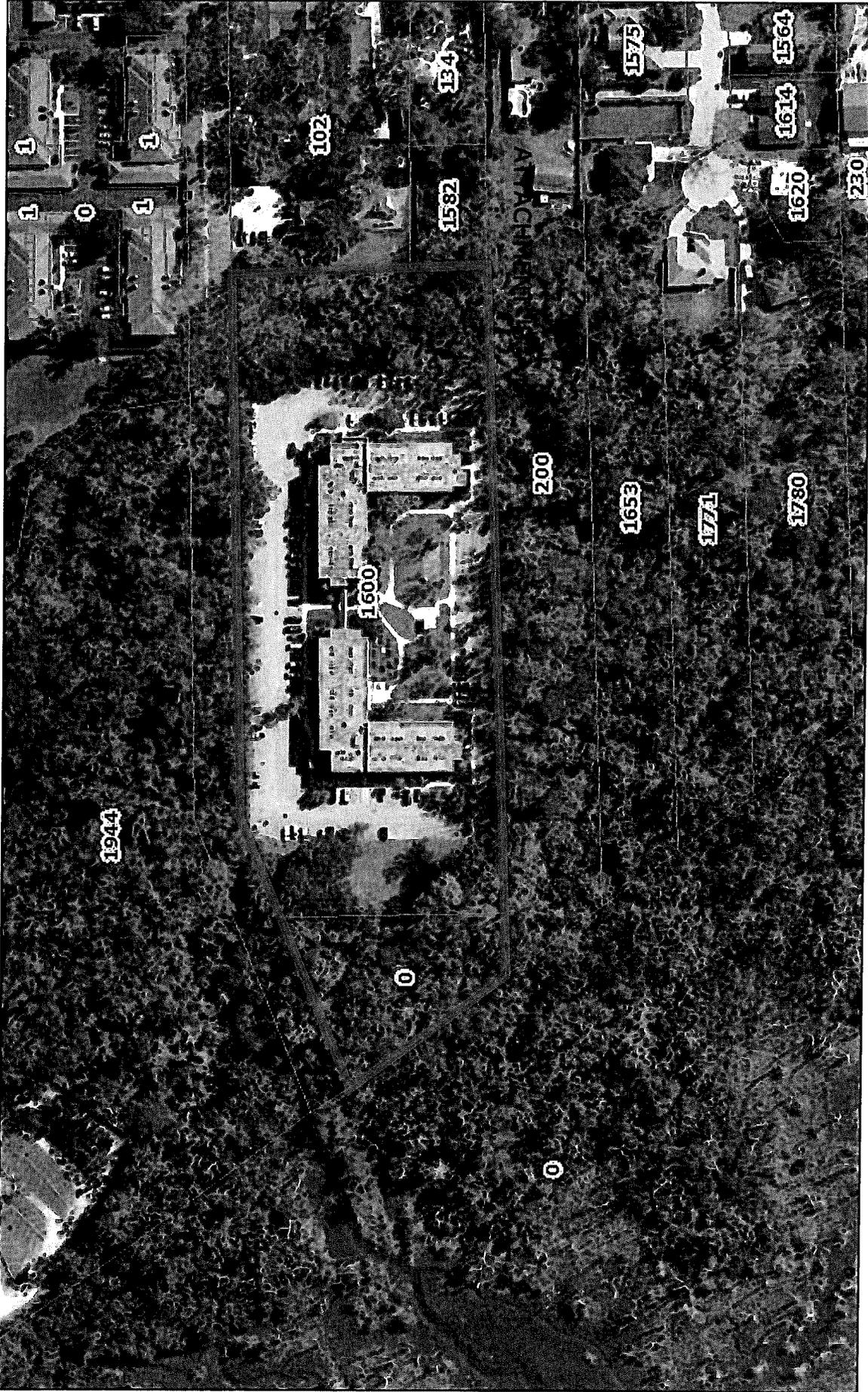


VICINITY MAP

pc#11-20

MAY 14 2020

Duval Map



April 10, 2019

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PC# 11-20

MAY 14 2020

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

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ATTACHMENT "E"

I. NARRATIVE AND PROJECT DESCRIPTION

The proposed PUD Amendment formally modifies the existing PUD and decreases the density from 192 dwelling units with 192 parking spaces to a maximum of 160 units meeting the minimum requirement of 1 space per unit. The expansion will consist of renovating existing common areas with 3 new dwelling buildings (2 existing) and construction of 54 dwelling units in one new expansion wing. In accordance with the Florida Housing Finance rules, buildings Pablo Hamlet will remain Affordable Senior Housing for a minimum of 50 years.

We believe the intended use for this project is provides the community with new affordable senior living dwellings to meet the current demand and is compatible with the adjacent Discovery Montessori School site to the east. Traffic trips associated with senior living are very low and well below the allowable capacity of the original multi-family RM-1 zoning.

II. USES AND RESTRICTIONS

A. Senior Living Residential Use

1. One bedroom minimum unit: 650 sq. ft.
2. Two bedroom minimum unit: 900 sq. ft.
 - a. Leasing office, amenity/recreation center, which may include a clubhouse, fitness/exercise facility, and similar uses.
 - b. Essential Services, including water, sewer, gas, telephone, radio, television and electric.
3. Permitted Accessory Uses
 - a. Utility sheds and workshops; gazebos, cabanas, and other similar structures; barbecue pits; vegetable gardens, non-commercial greenhouses, and similar uses; any other use customarily accessory to senior living use.
4. Maximum Lot Coverage (by all buildings and structures):
 - a. Sixty-five percent (65%).
 - b. Common Area (20% minimum) excluding parking areas, street rights- of-way, minimum yards, and spacing between buildings. Water bodies contained on-site may account for up to fifty (50 percent of the required open space

5. Minimum Yard Requirements

- a. Front - Twenty (20) feet.
- b. Corner/Side - Ten (10) feet.
- c. Rear - Thirty (30) feet.

6. Maximum Height of Structures:

- a. Thirty-five (35) feet.
- b. Building height means the vertical distance from the elevation of the crown of the road of the nearest adjacent roadway at the center of the front of the building to the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for hip, gable and gambrel roofs.

7. Gross Density

- a. Gross residential density shall not exceed forty (40) units per acre.

B. Common Recreation and Usable Open Space

1. Active recreation/amenities (including active recreational facilities such as an amenity/recreation center, pool, clubhouse, fitness/exercise facility, and similar uses) shall be provided as shown on the Site Plan. Such common recreation and usable open space comprises a minimum of twenty percent (20%) of the gross land area in the PUD, and will comply with the standards in Section 34-348G(3)(h), Jacksonville Beach Ordinance Code.

C. Access

1. Active recreation/amenities (including active recreational facilities such as an amenity/recreation center, pool, clubhouse, fitness/exercise facility, and similar uses) shall be provided as shown on the Site Plan. Such common recreation and usable open space comprises a minimum of twenty percent (20%) of the gross land area in the PUD, and will comply with the standards in Section 34-348G(3)(h), Jacksonville Beach Ordinance Code.

D. Supplemental Standards

1. Unless otherwise provided herein, the Supplemental Standards provided in Chapter 34, Article VIII, Division 2, Jacksonville Beach Code of Ordinances, shall apply.
- 2.

E. Landscaping

1. Site clearing and landscape standards as provided in Chapter 34, Article VIII, Division 3, Jacksonville Beach Code of Ordinances, shall apply, with the following additional provision: landscape standards shall be applied within the PUD without regard to Parcel boundaries.

F. Parking

1. Parking will be provided at a ratio of one (1) space per residential unit, as shown on the Site Plan and Parking Tabulation key therein. For the proposed 160 residential units, 160 minimum parking spaces are required.
2. Parking for disabled persons will be provided as required in Chapter 34, Article VIII, Division 1, Jacksonville Beach Code of Ordinances.
3. Unless otherwise provided in this Section H, the provisions in Chapter 34, Article VIII, Division 1, Jacksonville Beach Code of Ordinances, shall apply.

G. Environmental Standards

1. Stormwater shall be treated as described on Site Plan and will comply with the Environmental Standards provided in Chapter 34, Article VIII, Division 5, Jacksonville Beach Code of Ordinances.

H. Development Schedule

	<u>Start</u>	<u>Complete</u>
1. PUD Approval	4/15/2019	6/15/2019
2. Florida Housing Finance Corp. Application	9/1/2019	11/15/2019
3. Florida Housing Finance Corp. Award	11/15/2019	2/15/2020
4. Florida Housing Finance Corp. Appeals	2/15/2020	8/1/2020
5. Tax Credit Underwriting	8/1/2020	6/1/2021
6. Design, Engineering & Permitting	8/1/2020	6/1/2021
7. Construction	6/1/2021	8/1/2022



CONDITIONAL USE APPLICATION

PC No. 12-20
AS/400# 20-100074
HEARING DATE 7/13/20

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

JUN = 1 2020

Land Owner's Name: Equity One
Mailing Address: 1600 NE Miami Gardens Drive
North Miami, FL 33171

Telephone: _____
Fax: PLANNING & DEVELOPMENT
E-Mail: _____

Applicant Name: Whole Foods Market Group
Mailing Address: 6451 North Federal Highway, Suite 600
Ft. Lauderdale, FL 33308

Telephone: (954) 489-2100
Fax: _____
E-Mail: cindy.jones@brrarch.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: Whole Foods Market Group
Mailing Address: 6451 North Federal Highway, Suite 600
Ft. Lauderdale, FL 33308

Telephone: (954) 489-2100
Fax: _____
E-Mail: cindy.jones@brrarch.com

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: Whole Foods Market / 2050 3rd Street South

Legal Description of property (attach copy of deed): see attached

Current Zoning Classification: C-1 Future Land Use Map Designation: _____

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: Section 34-342 (d) (20)

Describe the proposed conditional use and the reason for the request: Exterior seating for eating and drinking

Applicant Signature: Cindy Jones
Digitally signed by Cindy Jones
DN: C=US, E=cindy.jones@brrarch.com,
O=BRR Architecture, OU=Permit
Coordinator, CN=Cindy Jones
Date: 2020.06.02 16:18:39-05'00'
Date: 6/2/20

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

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JUN - 1 2020

- (a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;
- (b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;
- (c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;
- (d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;
- (e) The proposed conditional use will have an adverse effect on the value of adjacent property;
- (f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;
- (g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;
- (h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;
- (i) The proposed conditional use is consistent with the requirements of the LDC;
- (j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;
- (k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirement of the LDC.

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PC#12-20

JUN - 1 2020

Regency
Centers.

PLANNING & DEVELOPMENT

One Independent Drive
Suite 114
Jacksonville, FL 32202

904 598 7000
RegencyCenters.com

April 9, 2020

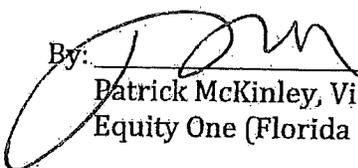
City of Jacksonville Beach
Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

**RE: LETTER OF AUTHORIZATION
CONDITIONAL USE APPLICATION
AT PABLO PLAZA
JACKSONVILLE BEACH, FLORIDA 32250**

To Whom It May Concern:

Both Whole Foods Market Group, Inc., our tenant occupying 34,400 square feet of space at Pablo Plaza, located at 2050 South Third Street, Jacksonville Beach, Florida, 32250, and BRR Architecture, Inc., have our permission to act as agent for the purposes of securing a conditional use permit.

Please feel free to call me if you have any questions 904.598.7468.

By: 

Patrick McKinley, Vice President - Market Officer,
Equity One (Florida Portfolio) Inc., as Agent for Owner

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing affidavit was sworn and subscribed before me this 9th day of April, 2020 by Patrick McKinley, who is personally known to me.



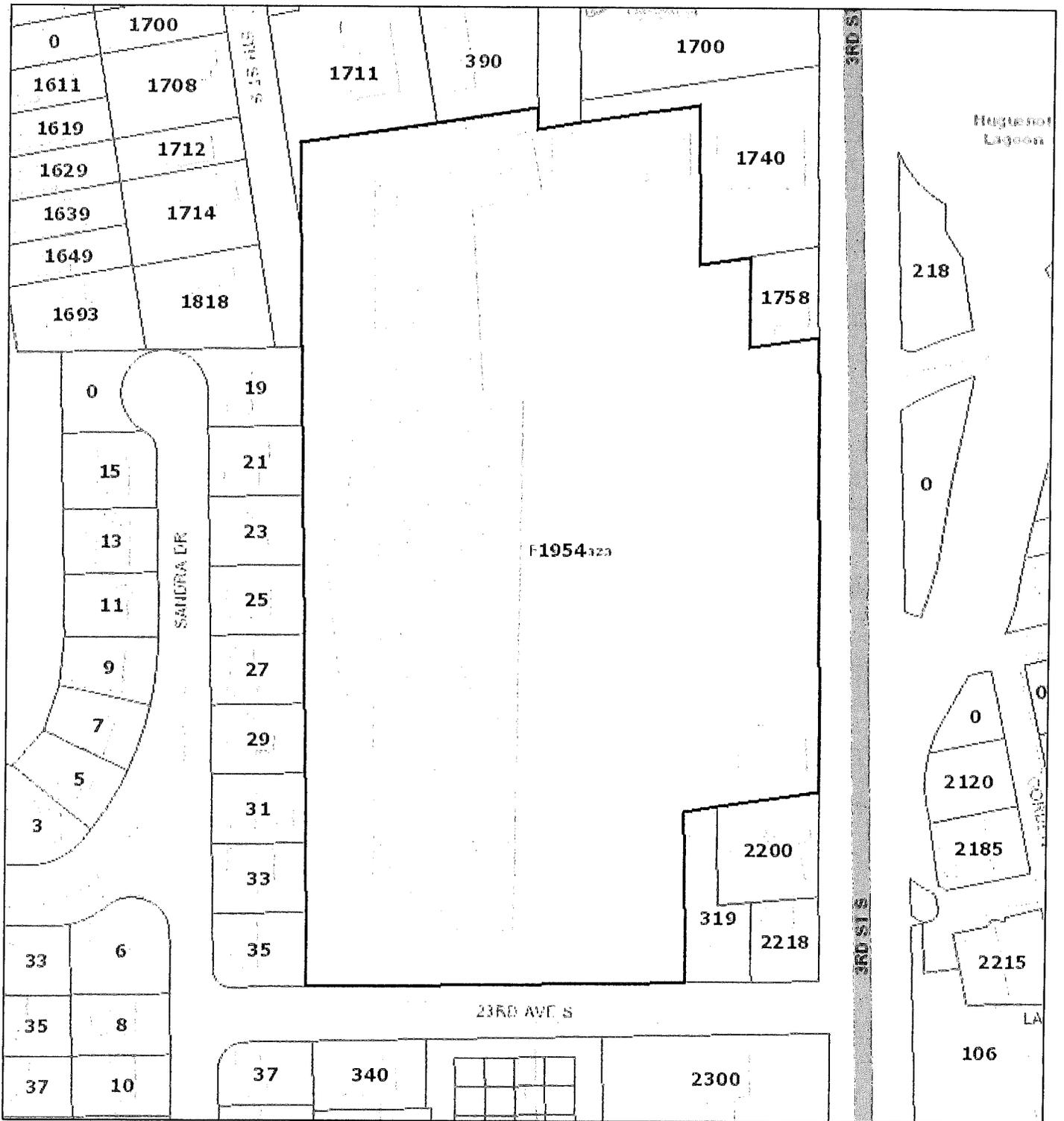
Notary Public, State and County Above
My commission Expires November 20, 2022



WENDI HILL
Commission # GG 240468
Expires November 20, 2022
Bonded Thru Budget Notary Services

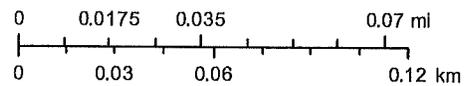
Duval Map

PC# 12-20



July 2, 2020

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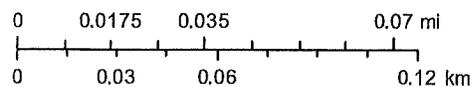


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



July 2, 2020

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JUN 1 2019

LESS AND EXCEPT: LOTS 1 THROUGH 5, 14, THE EASTERLY 19.5 FEET OF LOTS 9 AND 13, BLOCK 8, TOGETHER WITH THE NORTH 1/2 OF SEMINOLE STREET (CLOSED) AND THE SOUTH 1/2 OF MENENDEZ STREET (CLOSED) OCEAN PARK PLAT BOOK 13, PAGE 30

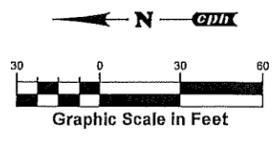
PROPERTY OWNER: GODDARD TREE AND RUBBER COMPANY RE #179672.0000 JV# 101

PLANNING & ENGINEERING

3RD STREET SOUTH

(S00'03'59"E 105.33' FIELD) S00'03'05"E 105.20'

(N00'03'05"W 405.20')



LEGEND table with symbols for PROPERTY LINE, SIDEWALK, CONCRETE, ASPHALT, BRICK PAVERS, etc.

NOTE: ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS, ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

SITE DATA INFORMATION:

Table with columns: SITE PARCEL NUMBERS, 179672.0000, 1954 3RD STREET SOUTH, 540,580 S.F., (12.41 A.C.), TOTAL, 540,580 S.F., (12.41 A.C.)

ON-SITE LAND INFORMATION:

Table with columns: CURRENT FUTURE LAND USE, PROPOSED FUTURE LAND USE, COMMERCIAL, COMMERCIAL

Table with columns: CURRENT ZONING, PROPOSED ZONING, JC-1, JC-1

DEVELOPMENT TYPE: SHOPPING CENTER

ADJACENT LAND INFORMATION:

Table with columns: NORTH, EAST, SOUTH, WEST, EXISTING LAND USE, PROPOSED LAND USE, EXISTING ZONING, PROPOSED ZONING

FLOOD ZONE INFORMATION:

HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 12031C0416H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

PARKING INFORMATION:

PARKING REQUIRED:

SHOPPING CENTER: 1 SPACE PER 250 SF 154,603 SF / 250 SF = 618 SPACES

SHARED PARKING WITH OFFSITE USES:

PROPOSED CRUISERS GRILL: 1 SPACE PER 250 SF 4,532 SF / 100 SF = 18 SPACES

EXISTING ONSITE PARKING = 7 SPACES REQUIRED SHARED PARKING AMOUNT NEEDED = 11 SPACES

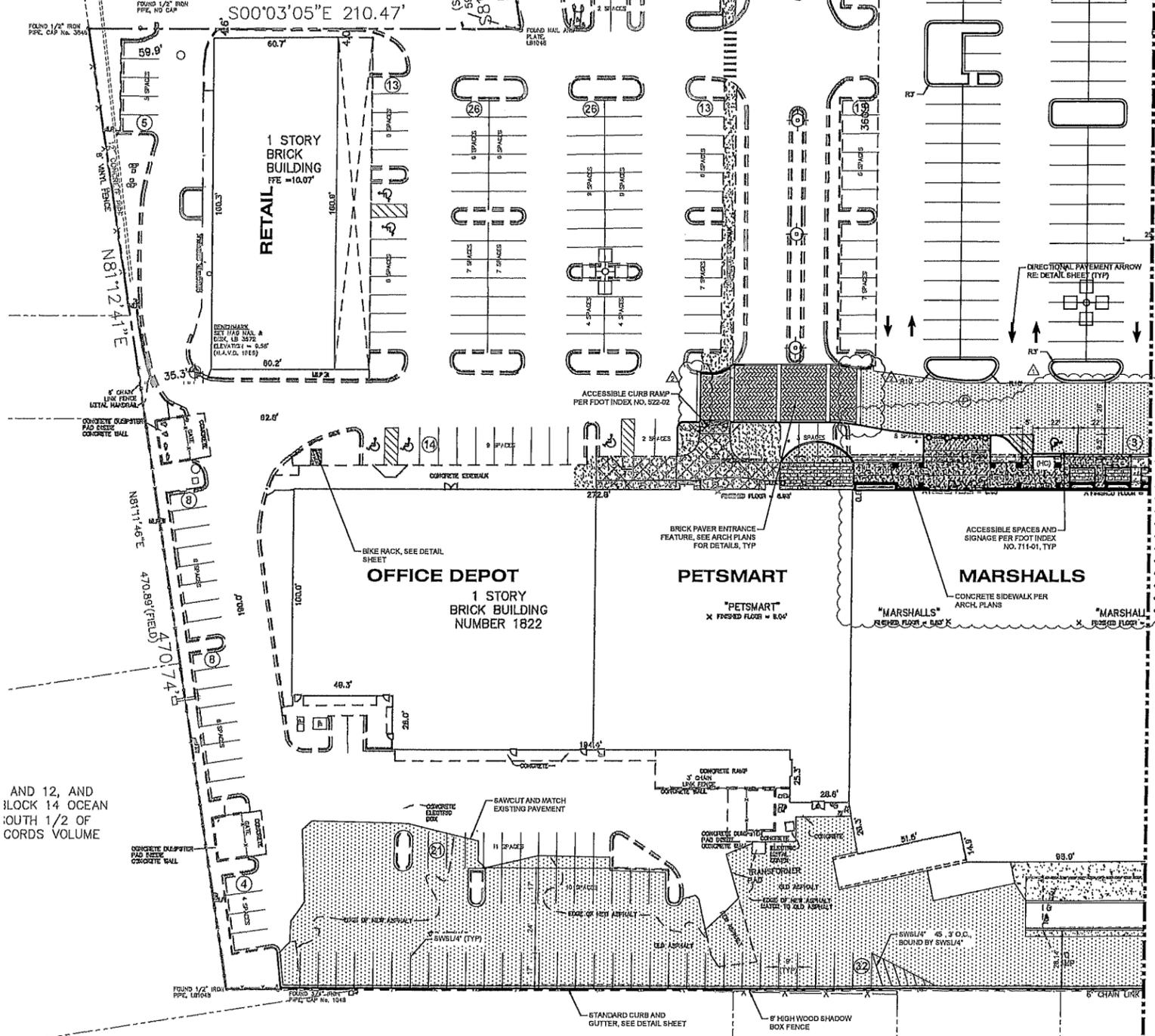
PROPOSED RETAIL BUILDING: 1 SPACE PER 250 SF 2,475 SF / 250 SF = 10 SPACES

EXISTING ONSITE PARKING = 11 SPACES

TOTAL PARKING SPACES REQUIRED = 629

ONSITE PARKING SPACES PROVIDED = 671 (INC. 20 ADA SPACES)

WHOLE FOODS MARKET EXTERIOR SEATING = 998 SF 4 PARKING SPACES REQUIRED



AND 12, AND BLOCK 14 OCEAN SOUTH 1/2 OF CORDS VOLUME

MATCH LINE - SEE SHEET C1.5

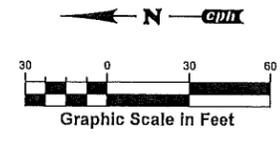
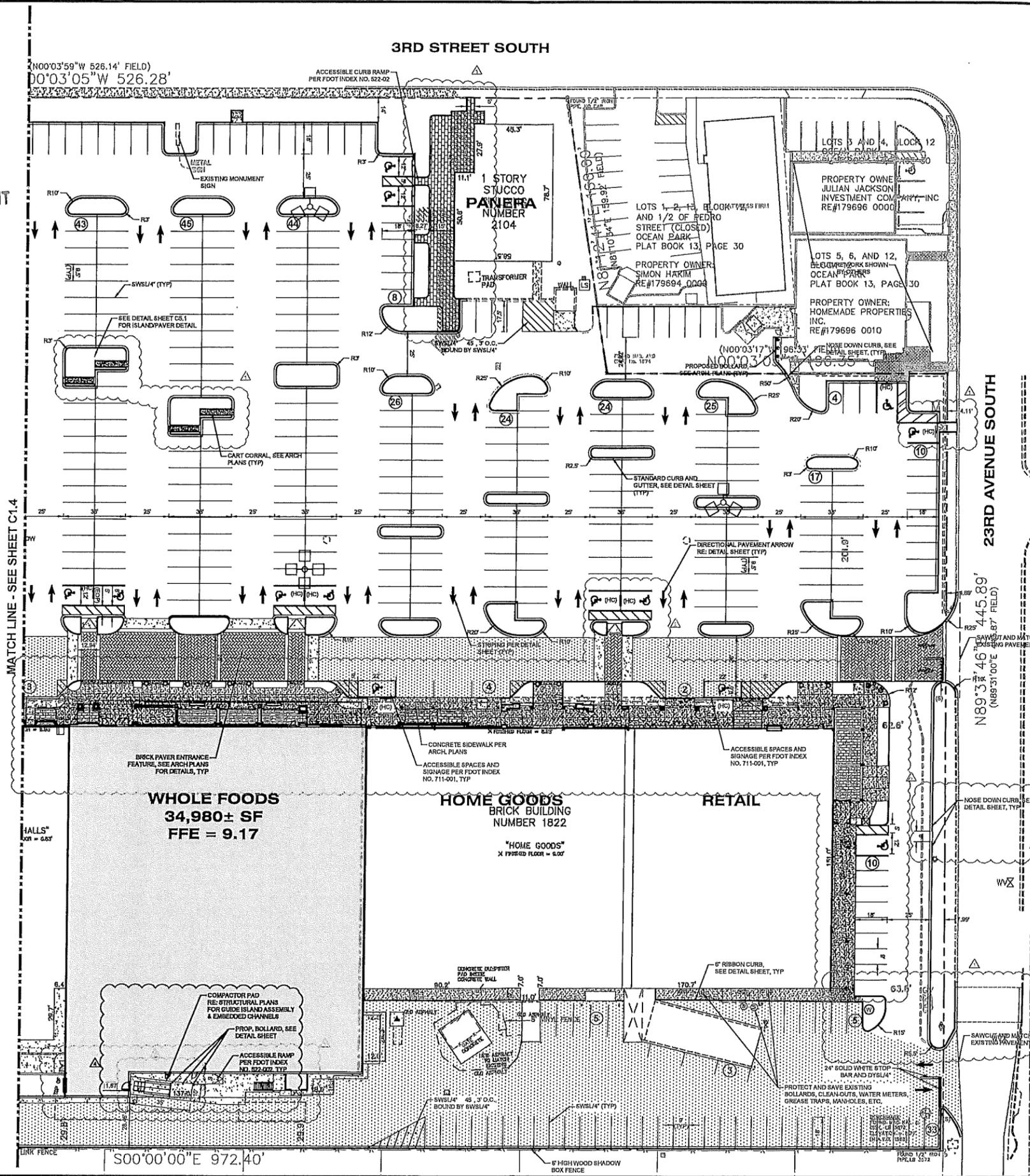
Right margin containing CPH logo, contact info, project name (regency centers), and sheet number (C1.4).

Vertical text on the left margin: J:\2019\1915\1915\1915_C1.4 - C1.5 S.D.P.dwg, 2/26/2019 9:25:39 AM, Schneider, David, Cph-Fulsize.atb

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R#12-20
JUN 16 2020

PLANNING & DEVELOPMENT



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	SIDEWALK
[Symbol]	CONCRETE
[Symbol]	STANDARD DUTY ASPHALT PAVEMENT
[Symbol]	HEAVY DUTY ASPHALT
[Symbol]	BRICK PAVERS - SEE ARCH PLANS
[Symbol]	BRICK PAVER PATIO
[Symbol]	PARKING SPACE COUNT
[Symbol]	HANDICAP RAMP 1:12 SLOPE (MAX)
[Symbol]	SINGLE WHITE SOLID LINE
[Symbol]	SINGLE YELLOW SOLID LINE
[Symbol]	DOUBLE YELLOW SOLID LINE
[Symbol]	SINGLE WHITE DASHED LINE
[Symbol]	SINGLE BROKEN YELLOW LINE

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS, ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

WHOLE FOODS MARKET EXTERIOR SEATING = 998 SF
4 PARKING SPACES REQUIRED

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Architect No. AA2600928
Landscape No. LC000288

MADE P. OLSEWICK, P.E.
54088

No.	Date	Revision
1	11/19/18	PER CITY COMMENTS AND CLIENT COORDINATION
2	2/5/19	PER CPH / ARCH COORDINATION
3	2/28/19	PER ARCH/CPH/OWNER COORDINATION
4	4/18/19	PER ARCH/CPH/OWNER COORDINATION

Designed: W. Olsewick
Drawn: P. Renucci
Checked: W. Olsewick
Job No.: R9115
Date: 04/2018 © 2019

regency centers
PABLO PLAZA
CITY OF JACKSONVILLE BEACH / FLORIDA

SITE DIMENSION PLAN

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Sheet No.
C1.5

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