Roost PUD

2246, 2242 & 2220 Oak Street

(RE# 090661-0000, 090662-0000, 090663-0000)

Jacksonville, Fl 32204

PROJECT CONTACTS

LAND USE ATTORNEY
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SURVEYOR
ASSOCIATED SURVEYORS, INC.
3846 BLANDING BOULEVARD
JACKSONVILLE, FL 32210
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ATTN: MR. RAYMOND J. SCHAEFER

PROPERTY OWNER
SALEEBAS 2216 OAK STREET LLC
3651-1 ST. JOHNS AVENUE
JACKSONVILLE, FL 32204

ATTN: MR. THOMAS A. SALEEBA II

CIVIL ENGINEERS
ALMOND ENGINEERING, P.A.
6277 DUPONT STA. COURT EAST, UNIT 1
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

ATTN: MR. ERIC J. ALMOND, P.E.
EALMOND@ALMONDENGINEERING.COM

ATTN: MRS. HILLARY L. ALMOND, P.E.
HALMOND@ALMONDENGINEERING.COM

SITE DATA SUMMARY

PROJECT SUMMARY:

2220 OAK STREET		2220 OAK STREET (TO BE READDRESSED)		2246 OAK STREET	
BUILDING 1:	6,588 SF	BUILDING 2:	7,128 SF	BUILDING 3:	3,000 SF
FITNESS	6,588 SF	RESTAURANT	5,028 SF	COMMERCIAL	3,000 SF
		FITNESS	2,000 SF		
TOTAL BUILDING AREA:	6,588 SF	TOTAL BUILDING AREA:	7,128 SF	TOTAL BUILDING AREA:	3,000 SF

CITY OF JACKSONVILLE MINIMUM PARKING REQUIREMENTS

TOTAL PARKING SPACES REQUIRED - PARKING SPACES REQUIRED FOR NEW USE LESS PARKING SPACES REQUIRED FOR PREVIOUS/HISTORICAL USE PER 656.603

SNAP FITNESS BUILDING#1
OLD BUILDING #1: 6,588 SF (DRY CLEANING AS OF SEPT. 5, 1969):
3 SPACES PER 1000 SF
(6,588 SF/1000) x 3 = 19.8 SPACES

NEW BUILDING #1: 6,588 SF (FITNESS CENTER):
3 SPACE PER 1000 SF
(6,588/1000) X 3 = 19.8 SPACES

BUILDING #1: PARKING REQUIRED 19.8 - 19.8 = 0 SPACES

DELUXE DRY CLEANERS BUILDING #2 (VACANT)
OLD BUILDING #2: 7,123 SF (DRY CLEANER AS OF SEPT. 5, 1969):
3 SPACES PER 1000 SF
(7,123 SF/1000) x 3 = 21.4 SPACES

NEW BUILDING #2: 5,123 SF (RESTAURANT):
1 SPACE PER 4 SEATS PLUS 1 SPACE PER 2 EMPLOYEES
(130 SEATS/4) + (14 EMP./2) = 44.5

NEW BUILDING #2: 2,000 SF (FITNESS CENTER):
3 SPACES PER 1000 SF (2,000 SF/1000) X 3 = 6 SPACES

BUILDING #2 PARKING REQUIRED: 44.5+6-21.4=29.1 SPACES, ROUND TO 30

ALTERATIONS BUILDING #3 (VACANT)
OLD BUILDING #3: 3,000 SF (COMMERCIAL AS OF SEPT. 5, 1969):
NEW BUILDING #3: 3,000 SF (OFFICE / INSTITUTIONAL / RESIDENTIAL)

BUILDING #3 DESPITE CHANGE OF USE, NO ADDITIONAL PARKING REQUIRED

HANDICAPPED PARKING REQUIREMENTS:
* PER FLORIDA STATUTE 316.1955 & 316.1956
* PER A.D.A.A.G. s.4.1.2 (5)

TOTAL PARKING IN LOT	REQUIRED ACCESSIBLE SPACES
1-25	1
26-50	2
51-75	3

PARKING REQ'D : 2 SPACES
PARKING PROVIDED : 2 SPACES

OFF STREET LOADING REQUIREMENTS
1) FOR BUILDINGS OVER 5,000 SF BUT LESS THAN 25,000 SF 1 LOADING SPACE SHALL BE REQUIRED

PARKING REQ'D : 1 SPACE
PARKING PROVIDED : 1 SPACE

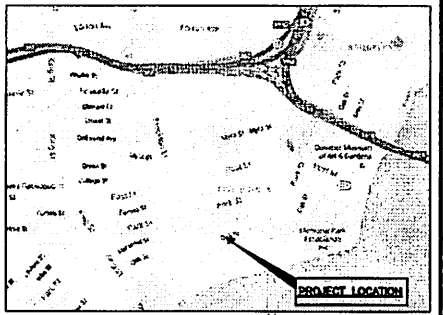
BICYCLE PARKING:
* PER COJ ORD# 656.608
* 5% OF TOTAL REQUIRED PARKING
(30 * 0.05) = 1.5 (USE 2)

PARKING REQ'D : 2 SPACES
PARKING PROVIDED : 2 SPACES

TOTAL OFF STREET VEHICLE PARKING:

TOTAL PARKING REQUIRED: 30 SPACES
TOTAL OFF STREET PARKING PROVIDED: 35 SPACES
TOTAL ON STREET PARKING PROVIDED: 24 SPACES

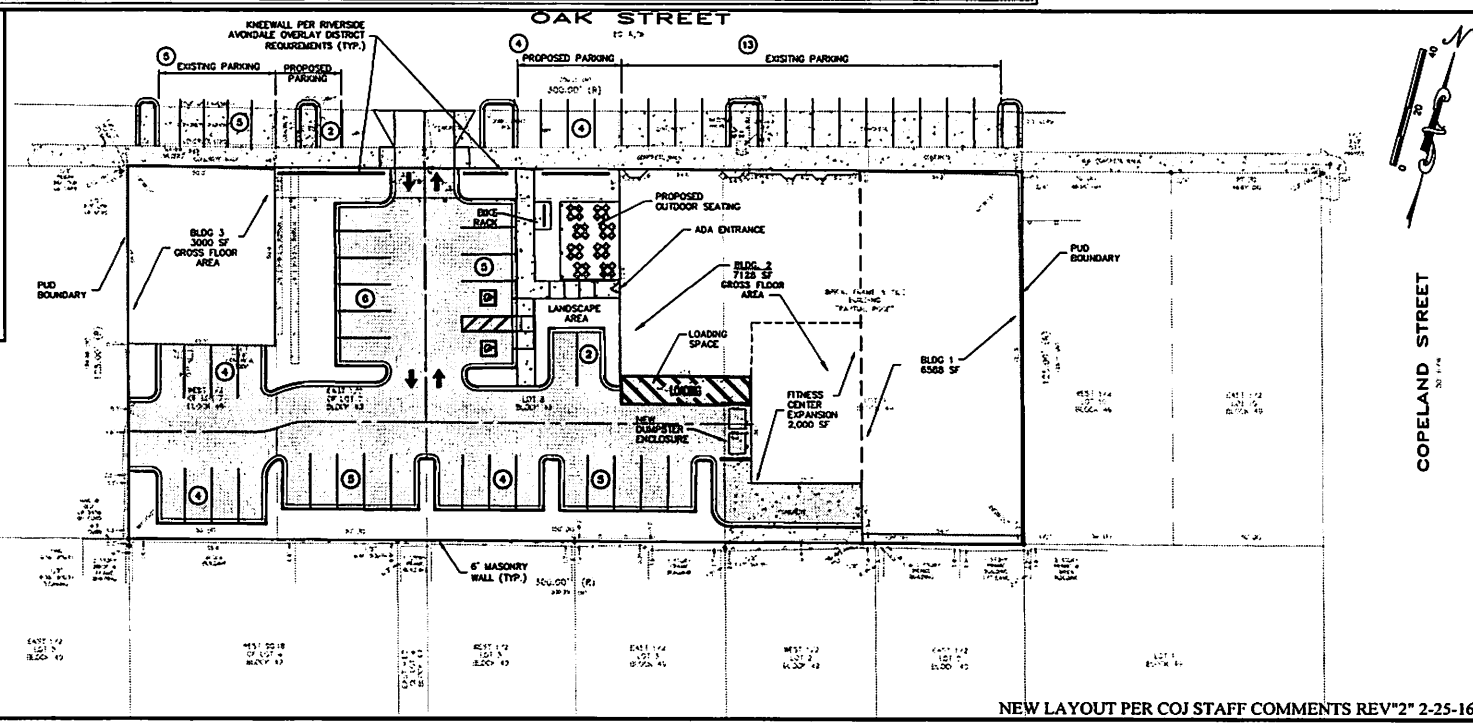
TOTAL PARKING PROVIDED: 59 SPACES



VICINITY PLAN

PUD LEGAL DESCRIPTION:
THE WEST 1/2 OF LOT 7, THE EAST 1/2 OF LOT 7, LOT 8, AND LOT 9, BLOCK 49 AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (RIVERSIDE).

SECTION 56, TOWNSHIP 2S, RANGE 26E



NEW LAYOUT PER COJ STAFF COMMENTS REV"2" 2-25-16

ERIC J. ALMOND, P.E. FLA 55248

Date	Revision

AE JOB NO.: 15-52
DESIGN: E.J.A.
DRAWN: E.J.A./J.G.K.
CHECKED: E.J.A.
START DATE: -
PLOT DATE: 3-15-2016

PUD MASTER SITE PLAN

Roost PUD for T. Anthony Saleeba II

ALMOND
CONSULTING CIVIL ENGINEERS
3600 HENDRICKS AVENUE JACKSONVILLE, FL 32207
(904) 306-0162 PHONE (904) 306-2185 FAX

PUD 1 OF 3

Revised Exhibit 4
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2016-55
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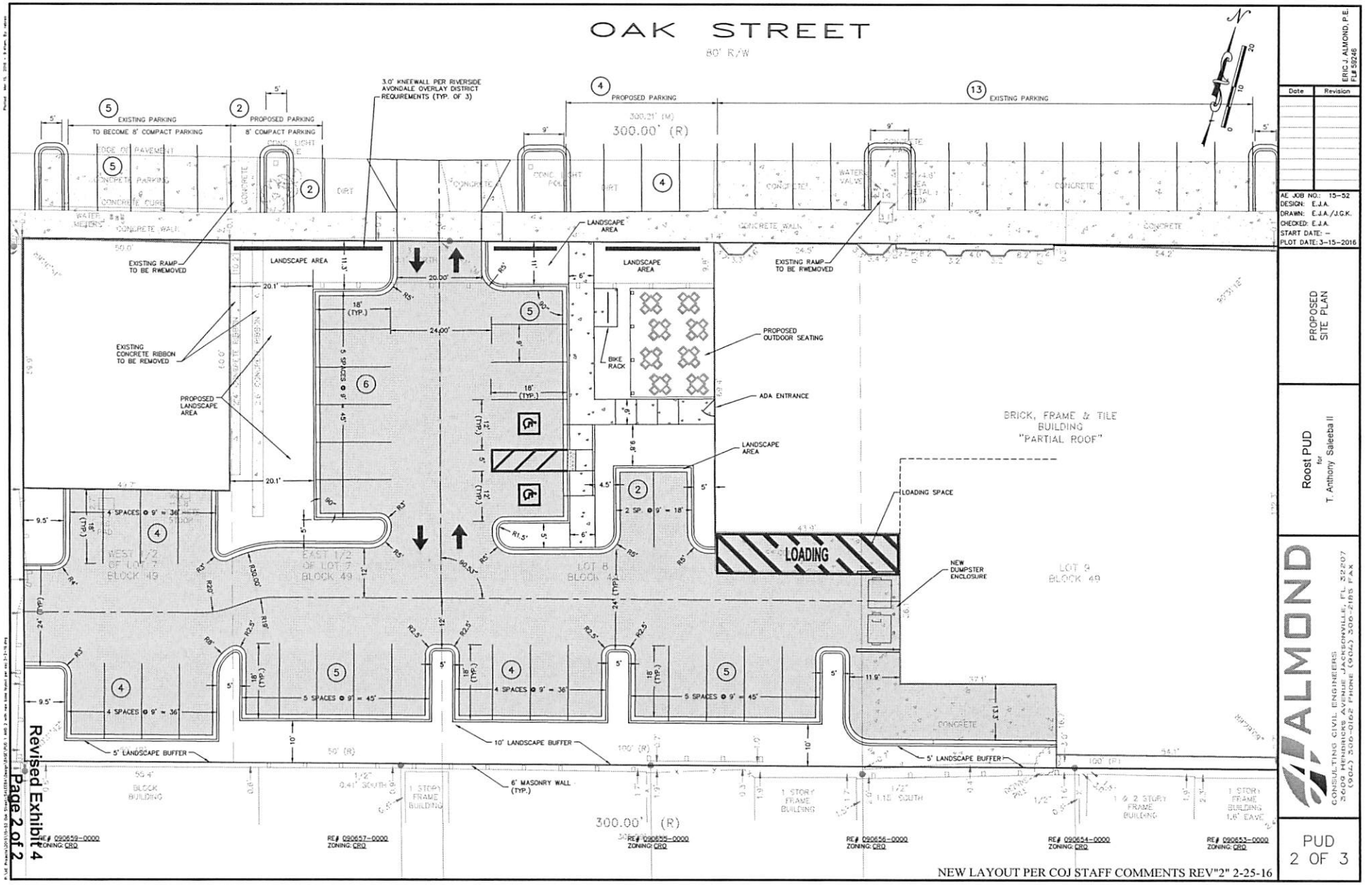

NEW LAYOUT PER COJ STAFF COMMENTS REV"2" 2-25-16

Revised Exhibit 4

Page 2 of 2

ERIC J. ALMOND, P.E. FL# 59246

Date	Revision

AE JOB NO.: 15-52
DESIGN: E.J.A.
DRAWN: E.J.A./J.G.K.
CHECKED: E.J.A.
START DATE: –
PLOT DATE: 3-15-2016

PROPOSED SITE PLAN

Roost PUD
for
T. Anthony Saleeba II

ALMOND
CONSULTING CIVIL ENGINEERS
2600 HENDRICKS AVENUE JACKSONVILLE, FL 32207
(904) 306-0162 PHONE (904) 306-2185 FAX

PUD
2 OF 3