

DEVELOPMENT SUMMARY:

PROJECT SITE AREA = 2.09 ACRES
TOTAL REZONING AREA = 2.87 ACRES (INCLUDES CHURCH PROPERTY)

133 RESIDENTIAL UNITS (46.34 UNITS PER ACRE)

PARKING:
CHURCH = 100 SPACES
RESIDENTIAL (133 x 1.3) = 173 SPACES
SHARED (MOTORCYCLE) = 3 SPACES

PARKING ALLOCATION:

	CHURCH	RESIDENTIAL
PARKING GARAGE:		
GROUND LEVEL =	87	0
1ST LEVEL =	7	86
2ND LEVEL =	6	87
SUBTOTAL =	100	173

STREET PARKING:

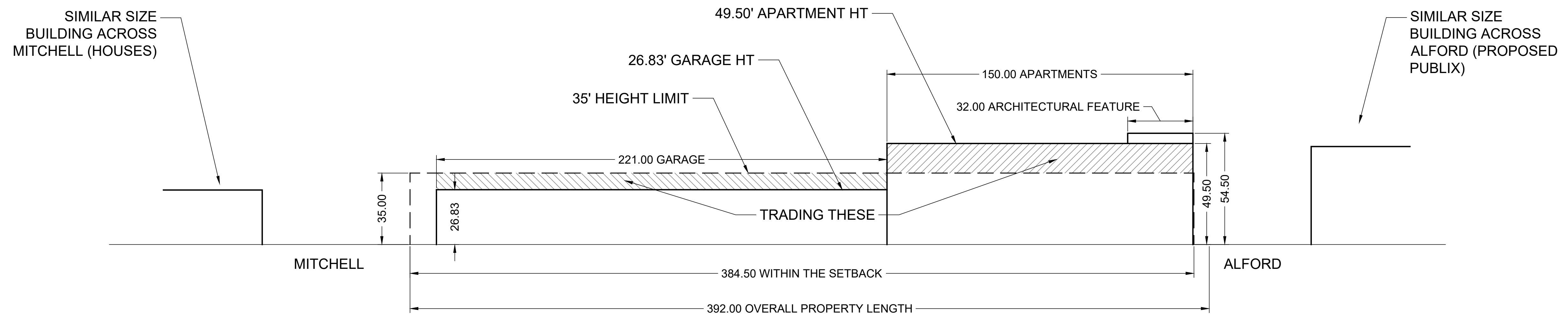
ALFORD =	9
MANGO =	14
TOTAL:	23

GARAGE SPACE DISTRIBUTION:

	STANDARD	COMPACT	ADA	MOTOR CYCLE	TOTAL
GROUND LEVEL =	63	21	3	3	90
1ST LEVEL =	69	22	2	0	93
2ND LEVEL =	69	22	2	0	93
TOTAL =	200	65 (24%)	7	3 (1%)	276

ADA PARKING REQUIREMENT:
299 TOTAL SPACES (GARAGE + STREET)
7 ADA SPACES REQUIRED
8 ADA SPACES PROVIDED (7 IN GARAGE, 1 ON STREET)

SETBACKS:
MITCHELL AVENUE = 7.50' (GARAGE)
MANGO PLACE = 7.50' (GARAGE)
MANGO PLACE = 9.17' (APARTMENTS)
ALFORD PLACE = 9.11' (APARTMENTS)



HEIGHT WEIGHTED AVERAGE:

TOTAL LENGTH OF PERMISSIBLE BUILDING FROM ALFORD TO MITCHELL (LESS MINIMUM SETBACK) = 392.00 FT - 7.50 FT (ALFORD) - 0.00 FT (MITCHELL) = 384.50 FT
 APARTMENT BUILDING HEIGHT (FROM ALFORD) = 49.50 FT OVER 150.00 FT
 GARAGE BUILDING HEIGHT (FROM MITCHELL) = 26.83 FT OVER 221.00 FT
 WEIGHTED AVERAGE HEIGHT = (49.50 FT x 150.00 FT + 26.83 FT x 221.00 FT) / 384.50 FT = 34.73 FT

Park Place at San Marco
Jacksonville, Florida

ISSUE/DESCRIPTION
Revised Application
DATE
01/13/2020

Conceptual
Building
Section

C-2.4