

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0667 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 8, 2018

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2018-0667 to Planned Unit Development.

Location: 0 Dunn Creek Road; between Interstate 295 and Faye Road

Real Estate Number(s): 110629-0100

Current Zoning District: Planned Unit Development (PUD) 2009-286-E

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Planning District: North, District 6

Applicant/Agent: Charles L. Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, Florida 32211

Owner: Arwood Dunn Creek Management, LLC.
1004 Eastport Road
Jacksonville, Florida 32218

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Planned Unit Development 2018-0667 seeks to rezone approximately 10.26 acres of land from PUD 2009-286-E to PUD. The rezoning to PUD is being sought so that a portion of the property can be used for an 80-foot concrete batch plant tower and supporting uses as well as adding other light industrial uses to the property for future projects on the northern portion of the property. Concrete batch mixing plants are not permitted uses by right in the IL zoning district and require an exception or rezoning.

The current PUD, 2009-286-E, allows for outside storage and maintenance of dumpsters for construction demolition debris and accessory uses.

PUD Ord. 2009-286-E was approved with the following conditions:

- (a) Development shall proceed in accordance with the Development Services Division Memorandum dated April 1, 2009, and the Transportation Planning Section Memorandum dated April 8, 2009, or as otherwise approved by the Planning and Development Department.
- (b) The vertical stacking of containers, bins, or trailers is prohibited.
- (c) Signage is limited to one monument sign not exceeding 100 square feet in sign face area and 20 feet in height.
- (d) The developer shall provide a 20-foot-wide buffer adjacent to the northern property line of lots on Dewitt Road. The buffer shall contain an 8-foot-high, 100% opaque vinyl fence and one evergreen tree spaced every 25 feet along the subject property owner's side of the fence.
- (e) No access shall be permitted on Dewitt Road or Faye Road.
- (f) The hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday.
- (g) If the residential uses adjacent to the subject property are rezoned to non-residential uses, then the buffer shall no longer be required.
- (h) The developer shall provide an 8-foot-high, 100% opaque visual screen on the right-of-way on Dunn Creek Road and Faye Road.
- (i) There shall be no illumination of the subject property.
- (j) The western portion of the subject property located south of the wetlands shall be used as passive space. If the area is used for storage, then the site shall contain a buffer consistent with the buffer required by subsection (d) above.

Upon the site visit on October 18, 2018, violations of the conditions in the enacted PUD were observed and have been photographed in this report. Violations, specifically of conditions (c), (d), (h) and (j), were noted. The monument signs located at 11310 Dunn Creek Road indicating Arwood Waste do not have a sign or building permit in the BID system and the signs violate condition (c). A Certificate of Use for the storage business was never applied for in violation of Sec. 656.153 established by Ord. 2005-1355-E.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

No. The Planning and Development Department finds that the subject property is located in the Light Industrial (LI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. While uses permitted in the proposed PUD are consistent with the LI land

use category, this PUD is not consistent with 2030 Comprehensive Plan Goals, Objectives, and Policies. According to the Category Descriptions within the FLUE, the LI future land use category in the Suburban Development Area is a category, which provides for the location of industrial uses, which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, vehicular traffic and associated airborne debris, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites, which abut a Residential land use designation, shall provide the following:

- A scale transition as defined and illustrated in this element. However, scale transition shall not be required where the Industrial Sanctuary or Situational Compatibility overlay zone buffer requirements, pursuant to Section 656.399 of the City of Jacksonville Zoning Code, exceed the buffers required under Part 12 of the City of Jacksonville Zoning Code.
- Elements such as yards, buffers, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a style compatible with adjacent areas to serve as a visual buffering element from adjacent uses. The permitted and permissible uses included within the written description of the proposed PUD are allowed in the LI land use category. The PUD location is also served by JEA for water and sanitary sewer.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

No. The proposed PUD rezoning does not further the goals, objectives, and policies of the 2030 Comprehensive Plan. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

Yes. The written description and the site plan of the intended plan of development conflict with portions of the City's land use regulations and impedes their intent by reducing the development standards required. Specifically *Sec. 656.399.46*-Area of situational compatibility overlay zone buffer requirements.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional

land use categories as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI).

This proposed rezoning to Planned Unit Development is not consistent with portions of the 2030 Comprehensive Plan, and the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The proposed concrete batch mixing plant does not integrate any innovative site planning. The written description and site plan ignore proper buffering required in the Situational Compatibility overlay zone and drastically reduces the minimum requirement of 75 feet. The lack of transition is also present in the proposal. The 240 feet wide site, from west to east, goes from the industrial uses of a cement silo/fill hopper, constructed to approximately 80 feet in height, to a truck route and then a 25-30 feet buffer abutting residential properties with single-family dwellings. The proposed buffer is not sufficient. The transition of intensity is absent. There will be a debris, noise, and traffic increase with the presence of the proposed use.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-element.

The subject property is located in the Suburban Development Area. The Written Description indicates, "Sewer and water services are contained on-site." According to the JEA Availability letter dated October 4, 2018 provided by the applicant there is an existing 16-in sewer force main, 16-inch potable water main, and 18-inch reclaim main within the Faye Rd ROW. According to Florida Statute Chapter 381, construction permits may not be issued for an onsite sewage treatment and disposal system in any area used or zoned for industrial or manufacturing purposes where a publicly owned or investor owned sewage treatment system is available (located within one-fourth mile) or where the system will receive toxic, hazardous, or industrial waste. Buildings located in areas zoned or used for industrial or manufacturing purposes, when such buildings are to be served by onsite sewage treatment and disposal systems, must receive written approval from the Department of Health. Approvals will not be granted when the proposed use of the system is to dispose of toxic, hazardous, or industrial wastewater or toxic or hazardous chemicals. Once an onsite disposal system is permitted, the owner must obtain an annual system operating permit and change of use requires the owner or tenant to obtain a new annual system operating permit from the Department of Health. Pervious PUDs on the subject property for

residential uses, single family dwellings (2007-807) and townhomes (2004-1340) and the current PUD (2009-286-E) for outside storage with accessory uses all indicated they would connect to JEA services for electric, water and sewer when developed.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The PUD would promote industrial uses in the area but to the detriment to the citizens who live steps from the proposed development, which would negatively effect their way of living by not providing an adequate transition.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

The City has supported the industrial activity in this area as appropriate for transitional uses. This is evident in the change from residential to industrial use of the subject property in 2009. The use that was proposed was deemed appropriate with the conditional approval. The conditions were not met, as noted in this staff report. Development should be appropriate for the area. This proposal is not.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The site has an ability to connect to City utilities, including water and sewer but have chosen to not connect for this development.

Recreation and Open Space Element

Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

Not indicated on site plan but the whole site is not being developed at this time.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issue and related goals, objectives and/or policies:

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located

within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Not applicable. Development height restrictions according to the PUD Written Description is limited to 80 feet.

Industrial Zones

The subject property is located within the “Industrial Situational Compatibility” Zone. ‘Industrial Sanctuary” and Industrial Situational Compatibility” Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. Currently, there is nothing in the Concurrency & Mobility Management System Office system regarding this proposed project. The agent/owner/developer will need to submit for Mobility and Concurrency.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a concrete batch mixing facility with an 80-foot concrete batch plant tower. This proposed development is not residential and is not evaluated for residential uses.

(4) Internal compatibility

This proposed PUD has been found to be inconsistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The current owners of the property, Arwood Waste Management, has not provided the landscaping, buffering, or screening agreed to in their PUD 2009-286-E. Per the conditioned approval, “[t]he developer shall provide a 20-foot-wide buffer adjacent to the northern property line of lots on Dewitt Road. The buffer shall contain an 8-foot-high, 100% opaque vinyl fence and one evergreen tree spaced every 25 feet along the subject property owner’s side of the fence.” Upon site visit conducted on October 18, 2018 the buffering and landscaping that should have been provided was not. The proposed PUD does not address the conditions of the previous PUD.

The use and variety of building setback lines, separations, and buffering: The applicant has provided on their site plan and Written Description a buffer of 25 feet between the proposed development on Faye Road and the single-family dwellings to the east (Dewitt Road); a 15 feet

undisturbed buffer and a 10 feet no use zone. However, pursuant to *Sec. 656.399.46* Industrial Light uses, which abut RR-Acre/RLD Zoning Districts in the Situational Compatibility overlay zone, must provide a 75 feet buffer. PUD can reduce this requirement by creating their standard for buffering however, staff does not find the proposed 25 feet buffer between the intended business and existing and new single family dwelling sufficient. Concrete batch mixing is messy, creating plumes of dust and debris, generates a lot of noise, and will negatively effect the lives of the citizens living directly adjacent to the subject property.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed site plan shows the truck route for the hauling trucks would be approximately 50 feet from the closest dwelling. The trucks going by this residence will have leftover concrete mixing debris in the back to be cleaned out at the wash down station as they come onto the site and the trucks will be filled with concrete mixing supplies as it leaves.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is not achieved by the following: Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:

The type, number and location of surrounding external uses: The proposed development is located in an industrial and residential area within the Industrial Sanctuary and Situational Compatibility Overlays. To the south and east of the subject property, there are at least 18 single-family lots with at least 15 single family homes. This lot would be considered a buffer between the residential lots and the industrial uses to the west. As concrete batch mixing is not allowed by right in Industrial Light, which is the primary zoning district compatible with the Light Industrial Land Use Category, Staff finds the request to make this use the primary use on the subject property to be incompatible as a transition for existing residential uses. Staff would also like to note that construction of two new single-family residences has commenced on lots adjacent to the subject property.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North			Interstate 295
South	LDR & LI	RR-Acre & PUD2008-245-E	Single Family Dwellings & future Burnsed Station
East	LDR	RR-Acre	Single Family Dwellings
West	LI	IBP	Portable toilet company

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The residents along Dewitt Road abutting the portion of property to be developed for concrete

batch mixing have been exposed to the traffic of heavy trucks and machinery however they have not had to deal with the debris and dust associated with concrete batch mixing in their backyards. Currently, there are some trees on the vacant land but the screening, buffering, and landscaping that was promised to the homeowners from the storage of trash bins was never implemented, in violation of their PUD ordinance and verification. The proposed concrete batch mixing will be more of a help hazard to these people as the dust and debris cannot be contained or screened as easily with a fence or landscaping. The Department does not believe the use is compatible with the existing residential uses to the south and east of the subject property and is an intense use in what should be a transitional use with more buffering per *Sec. 656.399.45*.

(6) Intensity of Development

The proposed concrete batch mixing plant development is consistent with the LI functional land if isolated and not examined with the surrounding area in terms of the intensity of the development. The PUD is not appropriate at this location because it does not consider existing residential uses.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed truck route from Faye Road to the wash-down station and concrete silo is buffered by 25 feet according to the written description and depicted with a 30 feet buffer on the site plan. From the closest house to the proposed route, there would be approximately 50 feet of separation.

The existing residential density and intensity of use of surrounding lands: The surrounding area is a mix of industrial and residential. Industrial uses in the area range from a portable toilet company with outside storage to concrete batching mixing to pest control companies. There are also residential lots zoned RR-Acre with lots of record ranging in size from 0.25 acre to 4 acres. The subject property abuts residential to the south and east without a transitional use buffer. The proposed buffer in the PUD written description and depiction on the site plan is less than the requirement for properties in the Situational Compatibility Overlay.

The availability and location of utility services and public facilities and services: According to the JEA Availability letter dated October 4, 2018 provided by the applicant there is an existing 16-in sewer force main, 16-inch potable water main, and 18-inch reclaim main within the Faye Rd ROW. However, the applicant has indicated that the proposed use does not intend on connecting to City water and sewer services. Infrastructure Element-Sanitary Sewer Sub-Element Policy 1.2.3 states, "The City shall not permit septic tanks for the disposal or discharge of industrial waste. According to Florida Statute Chapter 381, construction permits may not be issued for an onsite sewage treatment and disposal system in any area used or zoned for industrial or manufacturing purposes where a publicly owned or investor owned sewage treatment system is available (located within one-fourth mile) or where the system will receive toxic, hazardous, or industrial waste. Buildings located in areas zoned or used for industrial or manufacturing purposes, when such buildings are to be served by onsite sewage treatment and disposal systems, must receive written approval from the Department of Health. Approvals will not be granted when the proposed use of the system is to dispose of toxic, hazardous, or industrial wastewater or toxic or hazardous chemicals. Once an onsite disposal system is permitted, the owner must

obtain an annual system operating permit and change of use requires the owner or tenant to obtain a new annual system operating permit from the Department of Health.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: As previously stated in this report, the Department feels that the intensity of a concrete batch mixing plant will negatively effect the lives of the citizens who live within the surrounding area of the proposed plant, especially those living on Dewitt Road abutting the subject property. The health and welfare of their day-to-day lives will be changed with the introduction of an industrial use that is known to cause levels of dust and debris to enter into the air. There will also be added noise coming from the lot as trucks come in and out of the site to fill-up or to clean out their vehicles on a regular basis. The added machinery used to fill those trucks will also add to the noise.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial use.

(8) Impact on wetlands

Any wetlands will be permitted according to local, state, and federal requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 18, 2018, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2018-667 be **DENIED with the following exhibits:**

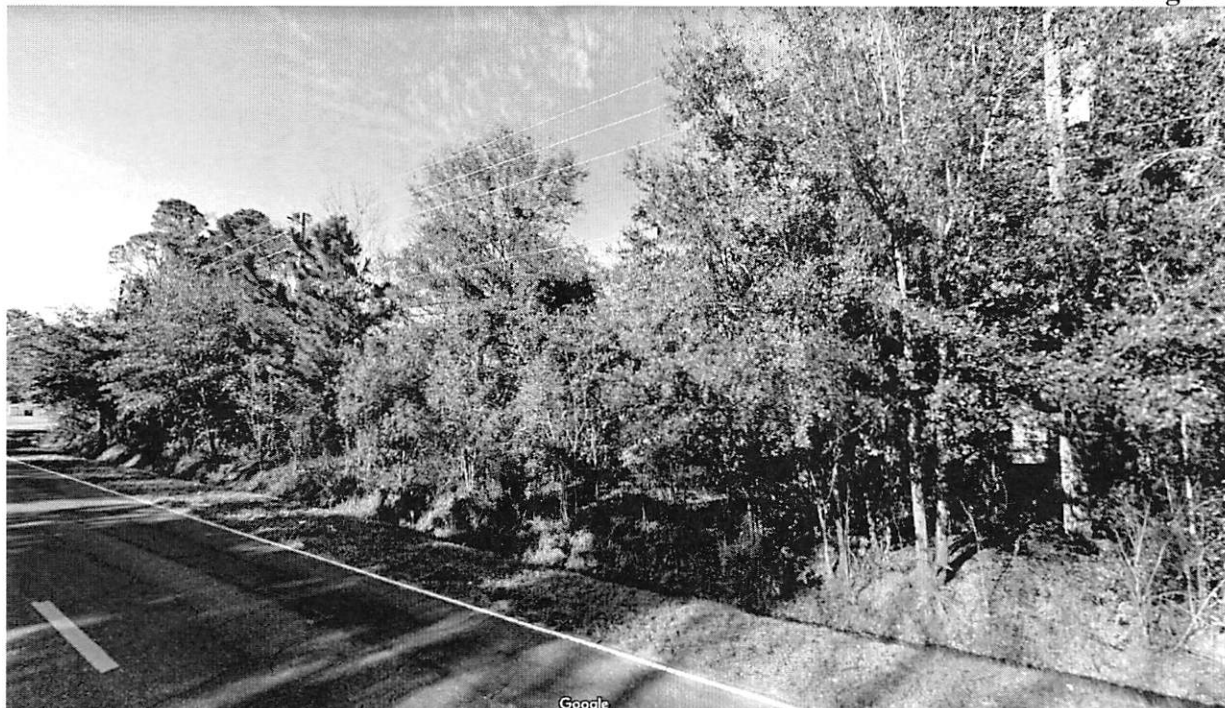
The original legal description dated August 7, 2018

The original written description dated September 4, 2018

The original site plan dated September 12, 2018



Aerial



Subject property along Faye Road

*Source: Google Street View
Date: January 2017*



Subject Property along Dunn Creek Road

*Source: COJ, Planning & Development Department
Date: October 18, 2018*



Violation: Unpermitted wall and signs. The signs on the property are in violation of the conditions of PUD Ord. 2009-286-E. Addressed assigned: 11310 Dunn Creek Road.

Source: COJ, Planning & Development Department

Date: October 18, 2018



Violation: Condition (d) of PUD Ord 2009-286-E is not met. The gate may provide access to Dewitt Road which would violate condition (e) of the ordinance.

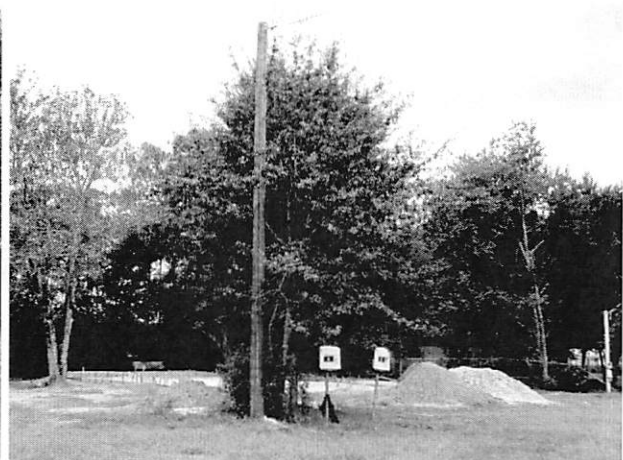
Source: COJ, Planning & Development Department

Date: October 18, 2018



Property to the east: Single Family Dwelling (1527 Faye Road)

*Source: COJ, Planning & Development Department
Date: October 18, 2018*



Property to the east: New construction Single Family Dwellings (11630 Dewitt Road)

*Source: COJ, Planning & Development Department
Date: October 18, 2018*



Example of concrete batch mixing plant: 750 Eastport Road

*Source: COJ, Planning & Development Department
Date: October 18, 2018*



Example of washing down of batch trucks and sand hill: 750 Eastport Road

*Source: COJ, Planning & Development Department
Date: October 18, 2018*



Example of concrete batch mixing plant in the area: 1220 Eastport Road

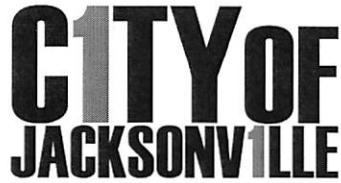
Source: COJ, Planning & Development Department
Date: October 18, 2018



Example of wash down area for trucks: 1220 Eastport Road

Source: COJ, Planning & Development Department
Date: October 18, 2018

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 10/24/2018

TO: Connie Patterson
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2018-0667 FAYE ROAD INDUSTRIAL PUD

Faye Road, from Eastport Road to SR 9A, is the directly accessed functionally classified roadway. Faye Road is a 2-lane undivided collector in this vicinity and is currently operating at 47% of capacity. This Faye Road segment has a maximum daily capacity of 11,232 vpd and a 2017 daily traffic volume of 5,250 vpd.

This proposal is for 3 acres of ITE 210 Industrial (Batch Plant), which would generate 300 vpd.

*The Transportation Planning Division conditions the following for approval:

1. This development is subject to mobility fee review.

CITY OF JACKSONVILLE PUD - JEA REVIEW

Ordinance: 2018-0667
Development Name: Faye Rd Industrial

Description: Rezoning of PUD to PUD to modify permissible uses

Real Estate No: 110629-0100
Council District(s): 2
Current Zoning: PUD
Proposed Zoning: PUD
Location: Dunn Creek Road

JEA Availability No: 2018-2610
Issued Date: 10/04/2018
Requested Flow: 2,000 gpd
Requested Use: General industrial zoning uses

Comments:

No objection. Project to meet the JEA Design Standards in effect at the time of construction plan review/approval.

Response Date: 10/12/2018
Responder: Susan R. West, PE

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2018-0667 **Staff Sign-Off/Date** CMP / 09/25/2018
Filing Date 10/09/2018 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 11/13/2018 **Planning Commission** 11/08/2018
Land Use & Zoning 11/20/2018 **2nd City Council** N/A
Neighborhood Association EDEN GROUP; M & M DAIRY
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1919 **Application Status** PENDING
Date Started 07/18/2018 **Date Submitted** 07/18/2018

General Information On Applicant

Last Name MANN **First Name** L **Middle Name** CHARLES
Company Name MANN-PELLICER
Mailing Address 165 ARLINGTON ROAD
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone 9047211546 **Fax** 9047211582 **Email** CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name ARWOOD **First Name** DUNN CREEK **Middle Name**
Company/Trust Name ARWOOD DUNN CREEK MANAGEMENT, LLC.
Mailing Address 1004 EASTPORT ROAD
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone 9047211546 **Fax** 9047211582 **Email** CHARLIEMANN1@COMCAST.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 110629 0100	2	6	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LI

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 10.26**Development Number****Proposed PUD Name** FAYE ROAD INDUSTRIAL**Justification For Rezoning Application**

TO PERMIT LIGHT INDUSTRIAL OPERATIONS, CONSISTENT WITH THE CHANGING CHARACTER AND INDUSTRIALIZATION OF THE EASTPORT/ FAYE ROAD CORRIDOR, AS LOCATED WITHIN THE CITY'S ADOPTED INDUSTRIAL SANCTUARY.

Location Of Property**General Location**

FAYE ROAD, NEAR THE EASTPORT CUTOFF

House #	Street Name, Type and Direction	Zip Code
0	DUNN CREEK RD	32218

Between Streets

DUNN CREEK ROAD and EASTPORT ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** ✓ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** ✓ Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** ✓ Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** ✓ Binding Letter.
- Exhibit D** ✓ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** ✓ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** ✓ Land Use Table
- Exhibit G** ✓ Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

✓ Agreed to and submitted

Filing Fee Information

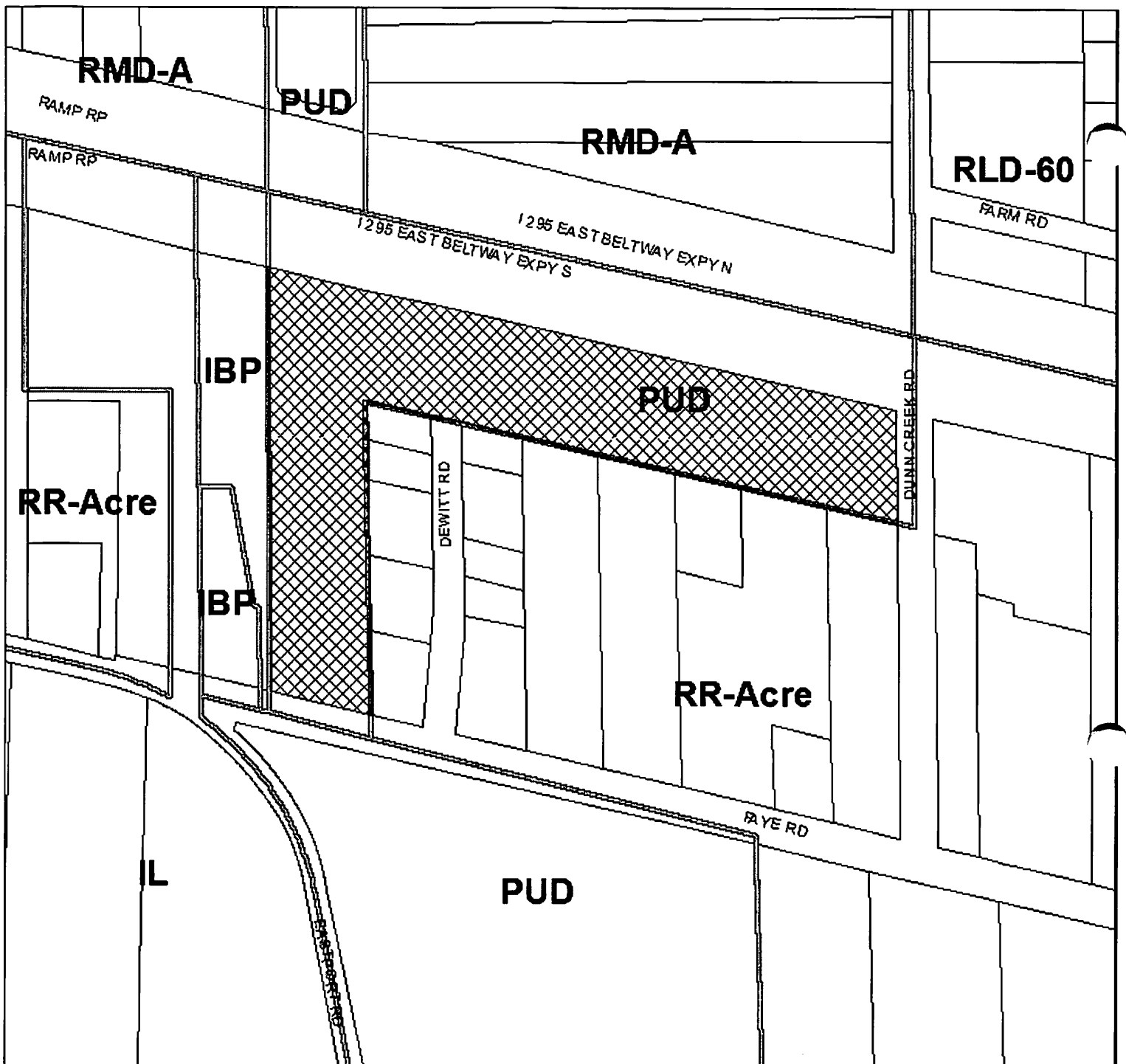
- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 10.26 Acres @ \$10.00 /acre:** \$110.00
- 3) Plus Notification Costs Per Addressee**
 - 28 Notifications @ \$7.00 /each:** \$196.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,575.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT A

A PORTION OF LOTS 10 AND 11, EASTPORT SMALL FARMS, AS RECORDED IN PLAT BOOK 18, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 16 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING WITHIN SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

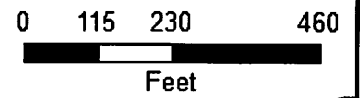
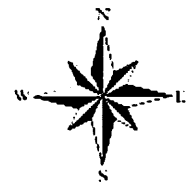
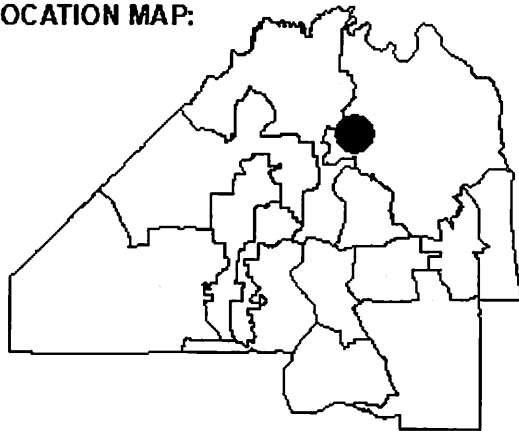
FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 1, DEWITT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 11 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; SAID POINT BEING SITUATE ON THE NORTHERLY RIGHT OF WAY LINE OF EASTPORT ROAD (AN 80' PUBLIC ROAD RIGHT OF WAY, FORMERLY KNOWN AS NEW BERLIN SHORT CUT AS PER PLAT BOOK 18, PAGE 15 AND ALSO FORMERLY KNOWN AS FAYE ROAD AS PER PLAT BOOK 27, PAGE 11, OF SAID CURRENT PUBLIC RECORDS); THENCE NORTH 76°42'49" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 209.83 FEET TO THE SOUTHEASTERLY CORNER OF LANDS AS RECORDED AND DESCRIBED IN OFFICIAL RECORDS BOOK 10084, PAGE 914 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°20'03" WEST, ALONG THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10084, PAGE 914, A DISTANCE OF 885.45 FEET TO A POINT SITUATE ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 9A, (A LIMITED ACCESS ROAD RIGHT OF WAY); THENCE SOUTH 77°49'11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 872.95 FEET; THENCE SOUTH 76°41'30" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 468.02 FEET, TO A POINT SITUATE ON THE WESTERLY RIGHT OF WAY LINE OF DUNNS CREEK ROAD (AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AS SHOWN ON SAID PLAT OF EASTPORT SMALL FARMS); THENCE SOUTH 00°25'53" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 243.53 FEET, TO A POINT SITUATE ON THE SOUTHERLY LINE OF SAID LOT 10, EASTPORT SMALL FARMS; THENCE NORTH 76°40'51" WEST, ALONG SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 805.67 FEET TO THE NORTHEASTERLY CORNER OF LOT 8, SAID DEWITT'S SUBDIVISION; THENCE NORTH 76°44'35" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID DEWITT'S SUBDIVISION, A DISTANCE OF 328.93 FEET TO A POINT SITUATE ON THE NORTHWESTERLY CORNER OF LOT 7, SAID DEWITT'S SUBDIVISION, SAID POINT ALSO BEING SITUATE ON THE WESTERLY LINE OF THE PLAT OF EASTPORT SMALL FARMS; THENCE SOUTH 00°15'20" EAST, ALONG THE WESTERLY BOUNDARY OF SAID DEWITT'S SUBDIVISION, A DISTANCE OF 659.30 FEET TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: PUD
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
2

TRACKING NUMBER

T-2018-1919

PAGE 1 OF 1

EXHIBIT D
WRITTEN DESCRIPTION
Faye Road Industrial PUD
September 4, 2018

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit, RE# 110629-0100, encompassing approximately 10.26 +/- acres, the "Property", intends to rezone the Property from PUD to PUD. The parcel is currently designated LI according to the FLUMs. The property was originally rezoned to PUD in concert with a Land Use Amendment to permit the LI Category. The enacting ordinance for the existing PUD is attached (Ord. 2009-286).

In 2007, (Ord 2007-398 Industrial Preservation) the City of Jacksonville adopted the Industrial Preservation Map (Map L-23) of the Comprehensive Plan, and created Part 3, Subpart P, Zoning Code. In doing so the subject Property was designated within the Industrial Preservation Area as an Area of Situational Compatibility. Pursuant to the Industrial Preservation Ordinance, the Property was deemed to be an area wherein expansion of industrial uses are actually promoted.

Adjacent and surrounding uses and designations include I-295 to the immediate north. The parcel to the west is designated LI/PUD and is operating as a Porta Potty storage and service center. The parcels to the east are mixed as vacant land and single family dwellings, LDR/RR-Acre but, also designated as being within the Industrial Sanctuary and Situational Compatibility. Finally to the south, across Faye road the property is designated LI/PUD and is being developed as a 1,000 acre industrial complex, offering rail access and port access on both sides. Vulcan Materials utilizes as small portion of this site for bulk materials and shipping but even more recent development includes the creation of the Buckeye Terminal, a new rail yard and transfer station encompassing more than 15 acres. Implementation of the requested PUD rezoning would support the transitional nature of the industrial zoning along this portion of Faye Road, as well as promote the industrialization and preservation of existing industrial designations as intended by the Industrial Preservation Ordinance.

Therefore, the owners have identified an opportunity to reinvest into the underutilized Property, promoting an increase in the tax base and offering services that will provide the materials needed for the growth of the City. By review of the Industrial Preservation Map it is readily apparent that all areas to the south are within the Sanctuary Designation, and all parcels north of Eastport/Faye Road, from Pulaski Road to the east are designated Situational Compatibility. It was the specific intent of the Industrial Sanctuary legislation to protect strategically located industrial lands for further expansion and economic development. The City Council saw these parcels, including the subject Property, as being crucial to the long term economic well-being of the City. While provisions to protect remaining residential and commercial uses are afforded in the Section of the Code, they are not intended to promote their continued existence.

The applicant has sought the assistance of Mr. Charles Mann in the preparation of this PUD request and site plan. No other professionals have yet been engaged. This PUD zoning will

promote the Goals, Objectives and Policies of the Comprehensive Plan, assist in the implementation of the Zoning Code and offer certainty to the surrounding property owners, flexibility to the developers, and a more regulated product than a conventional zoning of the Property. The PUD is the appropriate vehicle to assure an appropriately scaled and context sensitive development that will permit the required flexibility for the property owners while allowing input from the adjoining owners of properties to the east. It is the intent of the developers to permit the operation of the batch plant on the westerly portion of the L-shaped parcel, with the remainder being developed at a later date.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as described within this written description and the City's Zoning Code. All future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. The property does not possess significant or unique characteristics, variation of elevations or natural features as it is currently vacant or largely underutilized. Construction of the site would be intended to commence upon approval of the zoning and engineering entitlements.

This PUD differs from the conventional IL district in the following ways. The Permitted and Permissible Uses have been reduced from that of the conventional IL Zoning District. The lot areas and lot widths have been increased substantially over that required in the IL Zoning District. The maximum allowed height has increased only for the purpose of the structure needed for the batch plant, not to exceed 80 feet in height. No other structure will exceed 35 feet. Finally, Buffer areas along the eastern boundary have been added, protecting the quality of life on the adjacent properties as long as they remain in their current use. However, as the industrial market appears very strong and as users such as this are seeking to acquire industrial lands in areas where industry is intended by the City's Comprehensive Plan, it is likely that those properties will also be sought for more intensive development. The intent of the PUD is to permit Light Industrial Uses, while affording a transition between these activities and the non-conforming residential uses located along to the east.

II. USES AND RESTRICTIONS

The Property will be developed as outlined in this PUD Written Description. The improvements will be developed as described within this PUD narrative or as depicted on the attached site plan (Exhibit E) dated September 4, 2018 (the "Site Plan,") which is incorporated herein by this reference.

A. Permitted Uses:

(1)

Wholesaling, warehousing, storage or distribution establishments (including concrete batch mixing plants not utilizing concrete crushing) and similar uses.

(2)

Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.

(3)

Printing, publishing or similar establishments.

(4)

Business and professional offices.

(5)

Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.

(6)

Vocational, technical, trade or industrial schools and similar uses.

(7)

Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.

(8)

Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.

(9)

Bulk storage yards, with bulk storage of non-flammable materials and liquids if storage is visually screened by a six-foot fence or wall not less than 95 percent opaque.

(10)

Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.

(11)

Outside storage and maintenance of dumpsters for construction demolition debris and accessory uses

Permitted accessory uses.

See Section 656.403. Zoning Code

(1)

Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

Permissible uses by exception.

(1)

Care centers meeting the performance standards and development criteria set forth in Part 4.

(2)

The processing of Low-THC Cannabis for medicinal use by a State authorized Processing Facility, pursuant to F.S. § 381.496, and Ch. 64-4, F.A.C., and meeting the performance standards and development criteria set forth in Part 4.

(3)

Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.

(4)

Retail sales including outside display.

III. DEVELOPMENT STANDARDS

A. Dimensional Standards.

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – 10,000 square feet

Lot Width – 100 feet

Yards -

Front: 20 feet

Side: East Property Line and southerly property line along the RR zoning shall be 30 feet, to include a 20 foot undisturbed buffer area in combination with a 10 foot no use area). Western and

northern boundaries shall require 5 feet.

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures: 65%*

3. *Maximum height of structures:* Shall be limited to Thirty Five Feet (35) feet, with the exception of the batch plant tower, which shall not exceed Eighty (80) feet in height.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

1. The number, location, and height of signage to be located on the Property shall be consistent with Section 656.1303(c)(3).

D. *Landscaping:*

1. *Site Design Landscaping* Site Design shall conform to the provisions of the Zoning Code as it relates to landscaping and driveway designs, as depicted on the Site Plan and as described below.

2. Part 12 of the Zoning Code shall be implemented as applicable to all landscape matters, with the exception of the provisions related to uncomplimentary buffers. The eastern boundary, extending from Faye Road northward, shall include a 15 Foot Undisturbed Buffer area, combined with a 10 foot wide no use zone, acting as a combined 25 foot buffer area. It is the intent of this PUD to capitalize on the existing foliage and natural vegetative material, utilizing that as a Natural Buffer to those properties to the east. The frontage of the subject property along both Faye Road and Dunn Creek Road shall comply with the provisions of Perimeter Landscaping as prescribed by the Zoning Code.

E. *Building Orientation*

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating buildings and their primary entryways toward the western and norther portions of the Property. Bulk storage areas will be permitted along the eastern boundary, acting as a barrier, but will also exceed the minimum separation required in the Industrial Preservation Overlay.

F. *Parking*

1. The minimum number of parking spaces shall conform to Part 6, Zoning Code.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the redevelopment of an underdeveloped, parcel located along a transitional corridor and within an Industrial Sanctuary.

The proposed zoning will act as a vehicle to properly locate additional industrial uses along this corridor, while promoting redevelopment of underutilized industrial designated property and the integration of existing residential parcels. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses consistent with the nature of the Lee Road corridor.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which cannot be subject to generalized site plans;

Represents a valuable opportunity to promote redevelopment of underutilized industrial property along an industrial corridor, within a designated Industrial Sanctuary, while promoting reinvestment in the area. The PUD offers a combination of possible uses, properly designed to promote the integration into the corridor in an efficient and effective manner. This development plan represents a sustainable and desirable development pattern at an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE
2. Objective 3.2, FLUE, promoting emerging industrial areas
3. Policy 3.2.1, FLUE, promoting industrial uses in the form of corridor development
4. Policy 3.2.7, FLUE
5. Policy 3.2.12, FLUE, promoting light industrial activity in areas inappropriate for less intense development due to incompatible land uses

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan. The Property is designated LI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. This PUD zoning will promote a logical pattern of Land Use that is both appropriate, given the nature of this property and the existing uses along Faye Road, while promoting development and use of underutilized industrial property and furthering the intent of the Industrial Sanctuary.

B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.

C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.

D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Faye Road with a future access from Dunn Creek Road. All access locations and designs shall be reviewed and approved by the City of Jacksonville as appropriate.

D. *External Compatibility/Intensity of Development.* The intent of the development is to permit industrial along an existing intensive commercial corridor. The City's 2030 Comprehensive Plan promotes uses of this nature at such locations and the specific intent of this PUD is to permit flexibility in the development process, not otherwise permitted in conventional zoning, while promoting redevelopment and reinvestment in an area intended for industrial use.

E. The development will be appropriately screened from adjacent properties, uses, and uses or structures and will be oriented in a manner that will reduce impacts to the surrounding properties.

F. *Recreation/Open Space.* The PUD will not include recreational uses.

G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. *Listed Species Regulations.* Not Applicable.

I. *Off-Street Parking & Loading Requirements.* The development will be constructed in accordance with Part 6, Zoning Code.

K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.

L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.

M. *Utilities.* Electric power is furnished to the Property by the Jacksonville Electric Authority. Sewer and water services are contained on-site.

EXHIBIT F

PUD Name

Faye Road PUD

Land Use Table

Total gross acreage	10.26	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial		Acres	%
Industrial	10.26	Acres	100 %
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space		Acres	%
Public and private right-of-way		Acres	%
Maximum coverage of buildings and structures	290,501	Sq. Ft.	65 %



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

L. Charles Mann

October 04, 2018

L. Charles Mann

165 Arlington Road, Jacksonville Florida 32224

Jacksonville, Florida, 32224

Project Name: Faye Road Industrial

Availability#: 2018-2610

Attn: L. Charles Mann,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-2610
 Request Received On: 9/26/2018
 Availability Response: 10/4/2018
 Prepared by: Roderick Jackson

Project Information

Name: Faye Road Industrial
 Type: Single Family
 Requested Flow: 2,000 gpd
 Location: North side of Faye Road, just east of the Eastport and Faye Road split
 Parcel ID No.: 110629 0100
 Description: Rezoning to permit IL type uses (Light Industrial)

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 16-inch water main within the Faye Rd ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: DISTRICT 2/CEDAR BAY
 Connection Point #1: Existing 16-inch sewer force main within the Faye Rd ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: Existing 18-inch reclaim main within the Faye Rd ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: Reclaim for irrigation purposes only

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. POC location to be field verified by developer during project design. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed a pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.