

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-0668 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 **2018-0668** to Planned Unit Development.

Location: 2059 and 2107 New Berlin Road
Between Dunn Creek Road and Wages Parkway

Real Estate Numbers: 106888-0000 and portions of 106889-0120

Current Zoning Districts: Planned Unit Development (PUD 2001-0952)
Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 6-North

Applicant/Agent: Dan C. Boswell
4014 Ranie Road
Jacksonville, Florida 32218

Owner: Gary and Dorothy Gilder
New Berlin 832, Inc.
2107 New Berlin Road
Jacksonville, FL 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2018-0668** seeks to rezone approximately 44.44± acres of a split-zoned property from RR-Acre and PUD 2001-0952 to PUD. The rezoning to a new PUD is being sought in order to allow for a maximum of 99 single-family dwelling units. The proposed development will contain a range of 50 foot, 60 foot, and 70 foot lot widths.

The current PUD, **2001-0952-E**, allows up to 101 single-family lots with a minimum 70-foot lot width and a minimum 7,700 square foot lot area with 40% maximum lot coverage. A minimum of one acre active recreational area in addition to 1.9 acres of passive recreational area would be provided. In relation to the proposed rezoning, the current PUD only covers 36.30± acres of land. Moreover, **PUD 2001-0952-E**, was enacted on November 14, 2001 with the following conditions:

- (a) The development shall be subject to the approval of the Department of Public Works, Traffic Engineering Division, pursuant to the revised memorandum dated October 12, 2001, attached hereto as Exhibit B and incorporated herein by this reference, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) Prior to sketch plan approval, the developer shall coordinate with the Planning and Development Department and the Traffic Engineering Division to revise the site plan to provide a secondary access, if deemed advisable by those entities, at such location as determined appropriate by those entities.
- (c) Prior to sketch plan approval, the developer shall coordinate with the Planning and Development Department and the Public Works Department to determine what portion, if any, of the Subject Property adjacent to New Berlin Road will be necessary in connection with future expansion of that right-of-way, and, if determined necessary, shall dedicate that portion of the right-of-way to the City prior to final approval of engineering plans.

Conditions (a) and (b) is not being recommended by Staff for this report as the proposed entrance for the development has been relocated south. Additionally, new comments have been forwarded to Staff from Traffic Engineering.

Condition (c) is not being recommended by Staff for this report as evaluating for a potential right-of-way expansion is customary during 10-set review.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use categories 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.

According to the Category Description of the FLUE, the proposed LDR future land use category is intended to provide for low-density residential use. Principal uses include single family, as proposed in the PUD. The maximum gross density in the LDR category for the Suburban Area is seven (7) units/acre when full urban services are available to the site. The subject site is located on the northern side of New Berlin Rd., classified as a Collector Road. The permitted and permissible uses included within the written description of the proposed PUD are allowed in the CGC land use category. Recreation must be paid for or provided.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

(2) Does the proposed rezoning 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?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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 category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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 and uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.2.20

Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.3

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Transportation Element

Policy 2.3.8

The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

Policy 2.3.9

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

Recreation and Open Space Element

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

(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. The CMMSO currently does not have a Mobility and Concurrency application for this specific phase of the development.

Once the Mobility fee amount is determined and the project is platted, the developer may start applying for building permits and pay the Mobility fee for each individual permit or they can pay the Mobility fee in one lump sum prior to permitting for the lots.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize both subject parcels for a residential, mixed-lot size development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan and written description indicates that 21.24 acres of open space will be provided. According to the applicant, this acreage will serve as a composite mixture of four (4) retention ponds, six (6) wetland areas and a landscape area—as demonstrated on the site plan. However, Staff should note that wetlands, ponds and public landscape areas do not count towards as active recreation and open space.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

The treatment of pedestrian ways: The proposed development will provide a sidewalk internal to the site on one (1) side of the proposed right-of-way.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using New Berlin Road, a collector roadway.

Additionally, New Berlin Road, from Pulaski Road to Yellow Bluff Road, is the directly accessed functionally classified roadway. New Berlin Road is a 2-lane undivided collector in this vicinity and is currently operating at 86% of capacity. This New Berlin Road segment has a maximum

daily capacity of 12,744 vpd and a 2017 daily traffic volume of 10,953 vpd. This proposal is for 99 dwelling units of ITE 210 Single Family, which would generate 935 vpd.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code.

(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 achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in the Oceanway neighborhood area where single-family dwellings are the predominate use New Berlin Road. The proposed development will be located in an area where large residential lots are being combined and being developed for smaller lots. A single-family subdivision at this location will complements the neighboring residential homes and increase the avaibility the housing options within the vicinity.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RR-Acre	Single-Family Dwellings
South	LDR	PUD 1999-1022	Single-Family Dwellings
East	LDR	RR-Acre/RLD-100A	Single-Family Dwellings
West	LDR	RR-Acre	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a mixed-lot size, single-family development, which is not to exceed 99 single-family dwelling units. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 70 feet to 100+ feet.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer.

The site is served by the following schools:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Sheffield ES #242	7	17	942	755	80%	86%
Oceanway MS #62	1	7	1,009	949	95%	99%
First Coast HS #265	7	9	2,212	2,098	95%	100%

- Does not include ESE & room exclusions
- Analysis based on a **maximum 99 dwelling units** – PUD 2018-0668

The amount and size of open spaces, plazas, common areas and recreation areas: The site plan and written description indicates that 21.24 acres of open space will be provided. This acreage will serve as a composite mixture of four (4) retention ponds, six (6) wetland areas and a landscape area—as demonstrated on the site plan. Furthermore, approximately \$24,750 (\$250 per dwelling unit) will be collected from the developer in to fulfill the recreation and open space fee pursuant to **Recreation and Open Space Element, Policy 2.2.4.**

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via New Berlin Road. The Traffic Engineer has reviewed the application and has issued the following comments. Staff supports the findings and forwards to you the following:

- The proposed entrance road shall be as far south as possible.
- We have concerns about conflicting left turns between the proposed entrance road and Wages Way. Provide a signed and sealed traffic study by a qualified traffic engineer to create a safe entrance for both the proposed entrance road and the existing Wages Way. The traffic study shall also determine the need for a left and right turn lane into the proposed subdivision.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. Given the number of proposed residential units, no active recreation area is required. Instead, roughly \$24,750 or \$250 per unit for the recreation and open space fee will be collected to improve, enhance, expand, or acquire recreation areas within the North Planning District.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District confirmed the presence of several wetlands on-site. The wetlands are located on the western portion of the subject site and on the southern end near the access point off New Berlin Rd. This wetland is associated with Dunn Creek and the wetlands are also within a floodplain, based upon the city's geographic information data.



Map showing wetlands

In knowledge of this, the proposed development will dedicate approximately 21.24 acres of open space for wetlands and pond use. Nonetheless, the written description states, “any development impacting wetlands will be permitted pursuant to local, state and federal requirements.” local, state and federal requirements. For more information regarding wetlands, please see the attached memorandum from Community Planning Division.

(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.

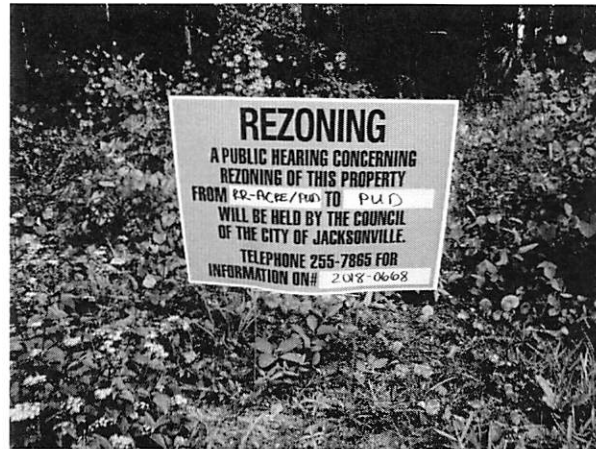
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 25, 2018** by the Planning and Development Department, the Notice of Public Hearing sign were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0668** be **APPROVED** with the following exhibits:

- The original legal description dated July 20, 2018**
- The original written description dated September 12, 2018**
- The original site plan dated September 4, 2018**

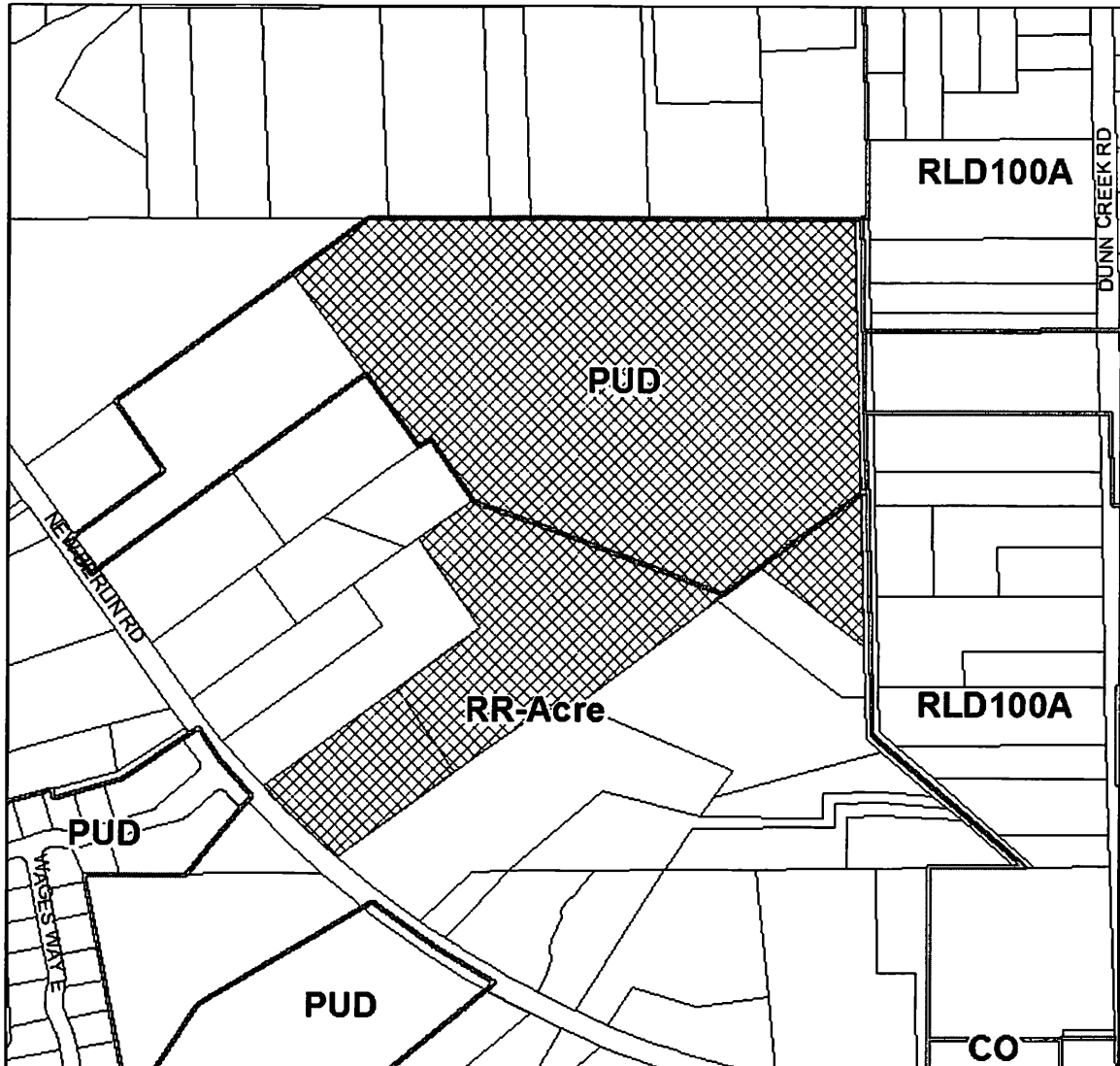
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-0668** be **APPROVED**.

Figure C:



Source: Planning & Development Dept, 10/18/18

View of the New Berlin Road and the vacant property directly across from the subject property, facing southwest.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE NUMBER: ORD-2018-0668</p>	<p>TRACKING NUMBER T-2018-1939</p>	<p>PAGE 1 OF 1</p>

Wells, Arimus

From: Kolczynski, John
Sent: Wednesday, October 10, 2018 10:07 AM
To: Wells, Arimus
Subject: RE: PUD Review and Comments Request (2018-0668)

Arimus,

My comments for this PUD are below:

- The proposed entrance road shall be as far south as possible.
- We have concerns about conflicting left turns between the proposed entrance road and Wages Way. Provide a signed and sealed traffic study by a qualified traffic engineer to create a safe entrance for both the proposed entrance road and the existing Wages Way. The traffic study shall also determine the need for a left and right turn lane into the proposed subdivision.

John F. Kolczynski E.I.
Traffic Studies Associate Engineer
Traffic Engineering Division
1007 Superior Street
Jacksonville, Florida 32254
(904) 255-7547

From: Wells, Arimus
Sent: Friday, October 05, 2018 1:32 PM
To: Salem, Soliman; Parola, Helena; Kolczynski, John; Sands, Mike; Warnock, Blaine; McDaniel, Jody; Joseph, Daryl; Namey, Joe; Hubsch, Charles; Flowe, John; pricml@jea.com; West, Susan R. - Consulting Engineer; Gallup, William R.; Lamb, John T.; Wilson, Kurtis
Subject: PUD Review and Comments Request (2018-0668)

Good Afternoon,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed development: **Logan Point PUD**. Please review the attached file and e-mail your comments or recommendations to this office no later than **Monday, October 15th**.

Please let me know if you have any questions.

Best Regards,

Arimus

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Arimus T. Wells

City Planner I
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824
Fax: 904-255-7884



ONE CITY. ONE JACKSONVILLE.

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 10/15/2018

TO: Arimus T. Wells
City Planner I

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: **TRANSPORTATION REVIEW OF 2018-0668 LOGAN POINT
PLANTATION PUD**

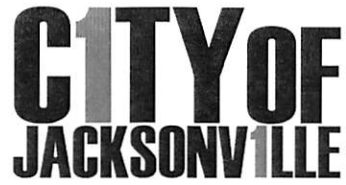
New Berlin Road, from Pulaski Road to Yellow Bluff Road, is the directly accessed functionally classified roadway. New Berlin Road is a 2-lane undivided collector in this vicinity and is currently operating at 86% of capacity. This New Berlin Road segment has a maximum daily capacity of 12,744 vpd and a 2017 daily traffic volume of 10,953 vpd.

This proposal is for 99 dwelling units of ITE 210 Single Family, which would generate 935 vpd.

*The Transportation Planning Division conditions the following for approval:

1. This development is subject to mobility fee review.
2. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles

PLANNING AND DEVELOPMENT DEPARTMENT



on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

CITY OF JACKSONVILLE PUD - JEA REVIEW

Ordinance: 2018-0668
Development Name: Logan Point Plantation PUD

Description: Rezoning of RR to PUD for a 99 lot residential subdivision

Real Estate No: 106888-0000; 106889-0120
Council District(s): 2
Current Zoning: RR
Proposed Zoning: PUD
Location: 2059 New Berlin Rd

JEA Availability No: 2018-1994
Issued Date: 07/31/2018
Requested Flow: 43,050 gallons per day (gpd)
Requested Use: 123 single family homes

Comments:

No objection by JEA. Existing water and sewer services may be utilized. 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 # 2018-0668 Staff Sign-Off/Date ATW / 09/18/2018
Filing Date 10/04/2018 Number of Signs to Post 3

Hearing Dates:

1st City Council 11/13/2018 Planning Commission 11/08/2018
Land Use & Zoning 11/20/2018 2nd City Council 11/27/2018

Neighborhood Association THE EDEN GROUP, INC, M & M DAIRY, INC.
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1939 Application Status PENDING
Date Started 07/27/2018 Date Submitted 07/27/2018

General Information On Applicant

Last Name BOSWELL First Name DAN Middle Name C

Company Name

Mailing Address
4014 RANIE ROAD

City JACKSONVILLE State FL Zip Code 32218

Phone 9044767993 Fax 9047660477 Email DANCOSWELL@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name GILDER First Name GARY AND DOROTHY Middle Name

Company/Trust Name

Mailing Address
2107 NEW BERLIN ROAD

City JACKSONVILLE State FL Zip Code 32218

Phone 9044656731 Fax Email DGILDER3@GMAIL.COM

Last Name GILLDER First Name GARY Middle Name GILDER

Company/Trust Name
NEW BERLIN 832 INC.

Mailing Address
2107 NEW BERLIN ROAD

City JACKSONVILLE	State FL	Zip Code 32218
Phone 9044656731	Fax 	Email DGILDER3@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2001-952-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 106888 0000	2	6	RR-ACRE	PUD
Map 106889 0120	2	6	PUD	PUD
Map 106889 0120	2	6	RR-ACRE	PUD

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

Existing Land Use Category
LDR

Land Use Category Proposed?
If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 44.44

Development Number

Proposed PUD Name LOGAN POINT PLANTATION

Justification For Rezoning Application

USE OF PUD ZONING PROVIDES ABILITY TO ALLOW 99 SINGLE-FAMILY RESIDENTIAL LOTS TO RANGE FROM 50 FEET WIDE TO 70 FEET WIDE WITHIN A SPECIFIC SITE PLAN THAT ALSO INCLUDES PROVISION FOR 2 PARK SITES, A UTILITY (JEA) PARCEL AND PROTECTED WETLANDS AND OPEN SPACES. PUD ALSO BIND THE APPLICANT AND SUCCESSORS TO PUD WRITTEN DESCRIPTION AND THE PUD CONCEPTUAL SITE PLAN. IT PROVIDES FOR SITE-SPECIFIC DESIGN STANDARDS AND CRITERIA AND IT PERMITS A UNIQUE AND CREATIVE APPROACH TO THE DEVELOPMENT OF SITE.

Location Of Property

General Location
EAST SIDE OF NEW BERLIN ROAD AND WEST OF DUNN CREEK ROAD

House # 2059	Street Name, Type and Direction NEW BERLIN RD	Zip Code 32218
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Between Streets
DUNN CREEK ROAD and WAGES WAY

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

44.44 Acres @ \$10.00 /acre: \$450.00

3) Plus Notification Costs Per Addressee

51 Notifications @ \$7.00 /each: \$357.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,076.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

Legal Dated July 20, 2018 for Logan Point Plantation PUD

PART OF SECTION 32, OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 AND THE WEST LINE OF DUNN'S CREEK FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89° 11' 25" WEST, ALONG SAID NORTH LINE OF SECTION 32, 39.89 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWESTERLY CORNER OF A 40.00 FOOT WIDE ROAD, AS DESCRIBED IN DEED BOOK 646, PAGE 82 OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 01° 35' 18" EAST, ALONG THE WESTERLY LINE OF SAID 40.00 ROAD, 1,299.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15664, PAGE 2123, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 52° 22' 55" WEST, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, 386.14 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 54° 24' 26" WEST, ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS AND THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5824, PAGE 332 OF SAID CURRENT PUBLIC RECORD OF DUVAL COUNTY, FLORIDA, 637.36 FEET TO THE NORTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 87° 06' 26" WEST, 121.94 FEET; THENCE SOUTH 53° 50' 54" WEST, 738.58 FEET TO A POINT SITUATE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NEW BERLN ROAD, (A 60 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED), SAID POINT BEING IN A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS 2,834.93 FEET; THENCE AROUND AND ALONG SAID CURVE, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID NEW BERLIN ROAD, THROUGH A CENTRAL ANGLE OF 06° 05' 20" AN ARC DISTANCE 301.25 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 46° 01' 06" WEST, 301.13 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10449, PAGE 929 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 53° 58' 50" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, 790.69 FEET TO THE SOUTHEAST CORNER OF LAND SAID LANDS; THENCE NORTH 36° 20' 19" WEST, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, 358.06 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT BEING SITUATE IN THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5979, PAGE 891 OF SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 53° 41' 37" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, 158.27 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 36° 16'

18" WEST, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS AND THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10967, PAGE 1677 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE NORTHWESTERLY PROLONGATION THEREOF, 801.82 FEET, TO A POINT BEING SITUATE IN THE SOUTHERLY LINE OF THOSE DESCRIBED IN OFFICIAL RECORDS BOOK 88, PAGE 352 OF SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 53° 36' 21" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, 268.16 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS, SAID POINT ALSO BEING SITUATE IN THE NORTHERLY LINE OF SAID SECTION 32; THENCE NORTH 89° 24' 44" EAST, ALONG SAID NORTHERLY LINE OF SECTION 32, 1,426.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1,935,616.25 SQUARE FEET AND/OR 44.44 ACRES, MORE OR LESS.

PUD

ELMA RD

RLD100A

PUD

RR-Acre

RLD100A

NEW BERNE RD

WAGES WAY

WAGES WAY E

BIG GUM DR

PUD

PUD

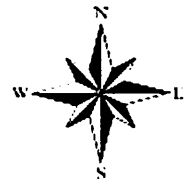
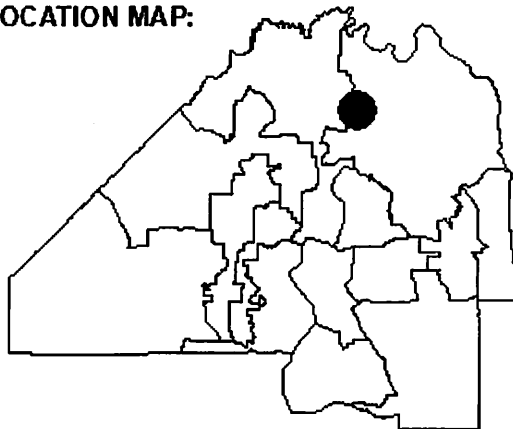
CO

REQUEST SOUGHT:

FROM: RR-ACRE & PUD

TO: PUD

LOCATION MAP:



0 165 330 660



Feet

COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2018-1939

PAGE 1 OF 1

Exhibit D

WRITTEN DESCRIPTION

LOGAN POINT PLANTATION PUD

Revised September 12, 2018

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, type of businesses, proposed uses.

The proposed Logan Point Plantation PUD site contains 44.44 acres on the east side of New Berlin Road and east of the intersection of Wages Way. The majority of the site is currently vacant land with a few small storage units, stored vehicles, and mobile home units which will be removed during site development. Surrounding uses include single-family residences with various densities to the north, south, west and east as well as grandfathered in mixed uses of single-family residential with commercial uses. Site development is proposed as a subdivision with 99 single-family dwellings with a range of lots from 50 feet to 70 feet in width as well as protected wetlands, retention ponds, and open space, and a small parcel for sewage pump station.

- B. Project Name: **Logan Point Plantation**
- C. Project Planner: **Riley Planning Services, LLC**
- D. Project Engineer: **Jim Lucas and Associates**
- E. Project Developer: **Owner – Gary Gilder**
- F. Project PUD Filing Agent: **Dan C. Boswell**
- G. Current Land Use Designation: **Low Density Residential (LDR)**

H. Current Zoning District: **Planned Unit Development (PUD) and Rural Residential-Acre (RR-Acre)**

I. Requested Zoning District: **Planned Unit Development (PUD)**

J. Real Estate Number(s): **106888-0000 and 106889-0120 (Portion)**

II. QUANTITATIVE DATA

A. Total Acreage: **44.44 Acres**

B. Total number of dwelling units: **99 Detached Single-Family Homes**

43 Lots would be 50 feet by 110 feet

45 Lots would be 60 feet by 110 feet

11 Lots would be 70 feet by 110 feet

C. Total number of non-residential floor area: **0**

D. Total amount of recreation area: **0 Acres**

E. Total amount of open space: **21.24 Acres**

F. Total amount of public/private rights-of-way: **4.41 Acres**

G. Total amount of land coverage of all buildings and structures: **Maximum of 50%**

H. Phase of schedule construction (include initiation and completion dates):

Initiation Date: Within 180 days of rezoning approval.

Completion Date: Within 5 years of rezoning approval.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

Proposed development provides the opportunity to infill vacant land within an established single-family neighborhood with 99 single-family homes with a minimum of 50-foot lot widths and a maximum of 70-foot lot

widths. The current site plan dated September 4, 2018 would contain up to 43 50-foot lots, 45 60-foot lots, and 11 70-foot lots with all being 110-foot depths within a total of 18.72 acres of the site utilized for residential homes. The PUD will bind the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The PUD also allows for a creative approach through the use of natural features of this. It allows for an efficient use of land, resulting in lower development costs. It supports the retention of property values in the area. The PUD enhances the appearance of the area through preservation of natural features, the provisions of underground utilities and the provisions of recreation areas and open spaces in excess of existing zoning and subdivision and Comprehensive Plan requirements.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Residential lots to be maintained by individual property owners of residential units and property. The development's HOA will own and be responsible for maintaining common open spaces including the common landscaped areas, wetlands, and retention ponds on the site.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. **Up to 99 Detached Single-Family Residential Units**
2. **Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Code.**
3. **Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Code.**

B. Permissible Uses by Exception: **NA**

C. Limitations on Permitted or Permissible Uses by Exception: **NA**

D. Permitted Accessory Uses and Structures:

Storage/Utility buildings to be allowed in rear yard meeting statutory setback requirements (Maximum size to be 12 feet by 16 feet) as defined in Section 656.403 of the Zoning Code.

E. Restrictions on Uses: **None beyond what has been stated.**

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) Minimum lot area: **5,500 square feet.**

(2) Minimum lot width: **50 feet.**

(3) Maximum lot coverage: **50% for all buildings and structures.**

(4) Minimum front yard: **Twenty (20) feet.**

(5) Minimum side yard: **Five (5) feet side yards and combined ten (10) feet side yards.**

(6) Minimum rear yard: **Ten (10) Feet.**

(7) Maximum height of structures: **Thirty-five 35 Feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.**

B. Common Area Landscape Maintenance: **The Applicant shall ensure the proper maintenance of all common areas, lawns and landscaped areas to be funded by mandatory homeowners association fees.**

C. Ingress, Egress and Circulation:

- (1) **Parking Requirements:** The proposed PUD will provide integrated parking facilities to support the proposed residential community. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. The homes will have integrated garages and sufficient driveway space to park at least two (2) cars without protruding into the internal sidewalk.
- (2) **Vehicular Access:** Vehicular access to the Property shall be by way of New Berlin Road, substantially as shown in the Site Plan. The final location of access point is subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four feet of paving.
- (3) **Pedestrian Circulation:** The Property will be developed with an internal sidewalk system on one side of the internal roads facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Department.

D. Signage:

- (1) At such time as the Property has an approved access connection to New Berlin Road, the PUD shall be permitted dual single-faced signs flanking entrance road not to exceed 32 square feet in area and 8 feet in height and externally-illuminated for subdivision entrance off of New Berlin Road.
- (2) Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.
- (3) Because the signs discussed above may be architectural elements of the PUD, intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

E. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville, unless otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site will contain 21.24 acres of open space for wetlands, public landscaped areas, and pond areas proposed in the PUD according to the revised Exhibit E Site Plan dated September 4, 2018.

F. Utilities

Water will be provided by **JEA**.
Sanitary sewer will be provided by **JEA**.
Electric will be provided by **JEA**.

G. Stormwater Retention

Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

H. Wetlands

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

I. Temporary Uses.

Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD during construction of project to completion.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all the existing and proposed uses within the Property and showing the general layout of the overall Property. The configuration of the development as depicted in the

Exhibit E Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

VII. 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 project will be beneficial and complimentary to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;**

The subject property is within the Low Density Residential Land Use Category and within the Suburban Development Area. The proposed PUD would allow a single-family development with a density of approximately 2.23 units per gross acre, well under the threshold of 7 units per acre for the LDR Land Use Category. The PUD will bind the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The PUD also allows for a creative approach through the use of natural features of this site. It allows for an efficient use of land, resulting in lower development costs. This PUD would conform to the intent of Policy 1.1.12. as follows:

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.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;**

As indicated in the *2030 Comprehensive Plan*, this project fulfills the intent of the following Objective 6.3 to allow infill of new residential development in this Suburban area of the north side of Jacksonville. This site is surrounded by similar residential developments and has all of the

necessary public infrastructure, utilities and facilities available to serve this project.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.

- C. Will promote the purposes of the City of Jacksonville *2030 Comprehensive Plan*.

This proposed PUD will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the *2030 Comprehensive Plan*.

EXHIBIT F

PUD Name

Logan Point Plantation

Revised September 4, 2018

Land Use Table

Total gross acreage	44.44	Acres	100 %
Amount of each different land use by acreage			
Single family	18.72	Acres	42.1 %
Total number of dwelling units	99	D.U.	
Multiple family		Acres	0 %
Total number of dwelling units		D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0.07	Acres	0.1 %
Active recreation and/or open space	0	Acres	0 %
Passive open space	21.24	Acres	47.9 %
Public and private right-of-way	4.41	Acres	9.9 %
Maximum coverage of buildings and structures	0	Sq. Ft.	0 %

EXHIBIT F

PUD Name

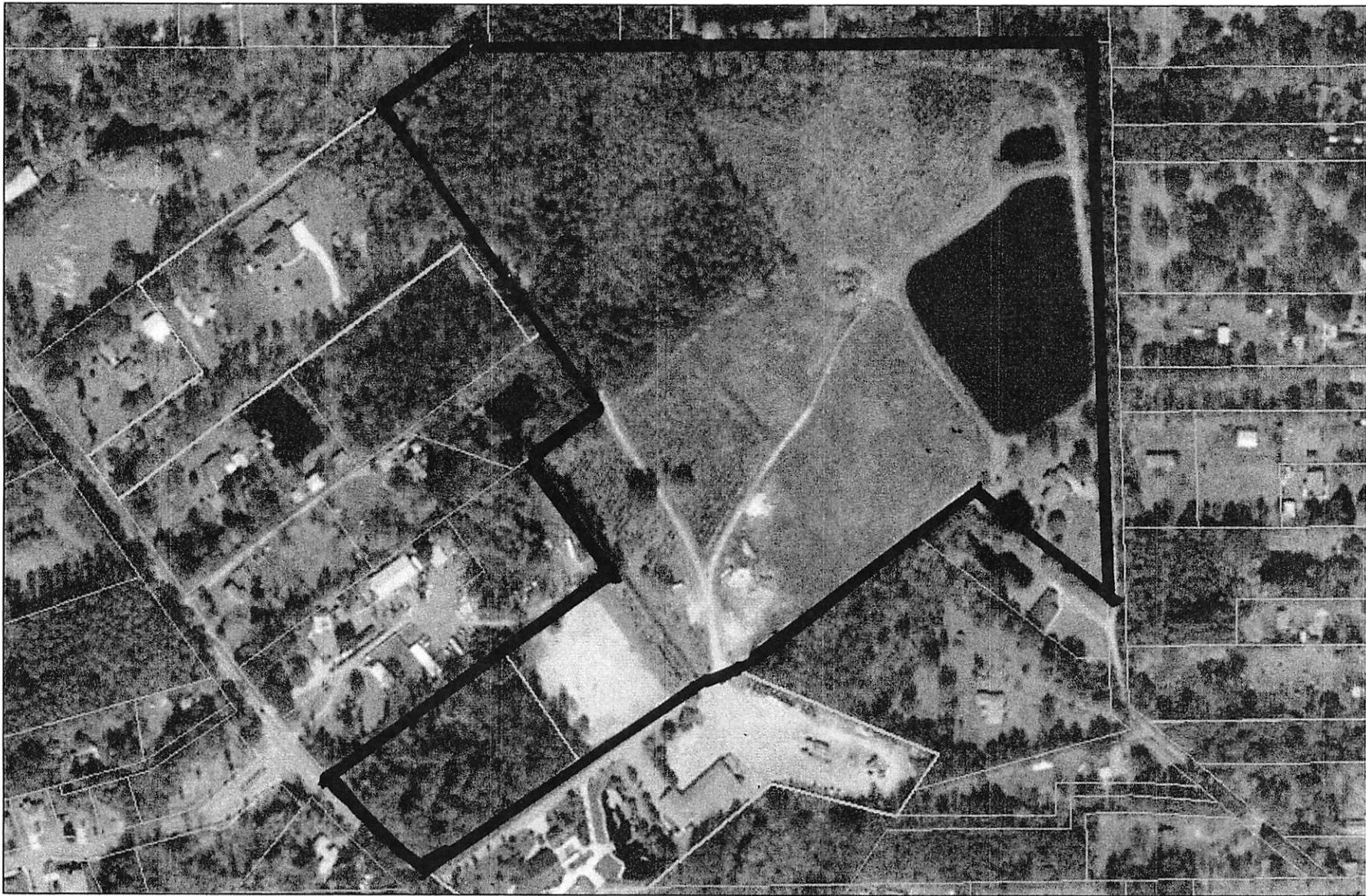
Logan Point Plantation

Revised September 4, 2018

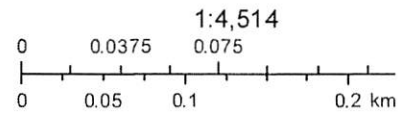
Land Use Table

Total gross acreage	44.44 Acres	100 %
Amount of each different land use by acreage		
Single family	18.72 Acres	42.1 %
Total number of dwelling units	99 D.U.	
Multiple family	Acres	0 %
Total number of dwelling units	D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0.07 Acres	0.1 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	21.24 Acres	47.9 %
Public and private right-of-way	4.41 Acres	9.9 %
Maximum coverage of buildings and structures	0 Sq. Ft.	0 %

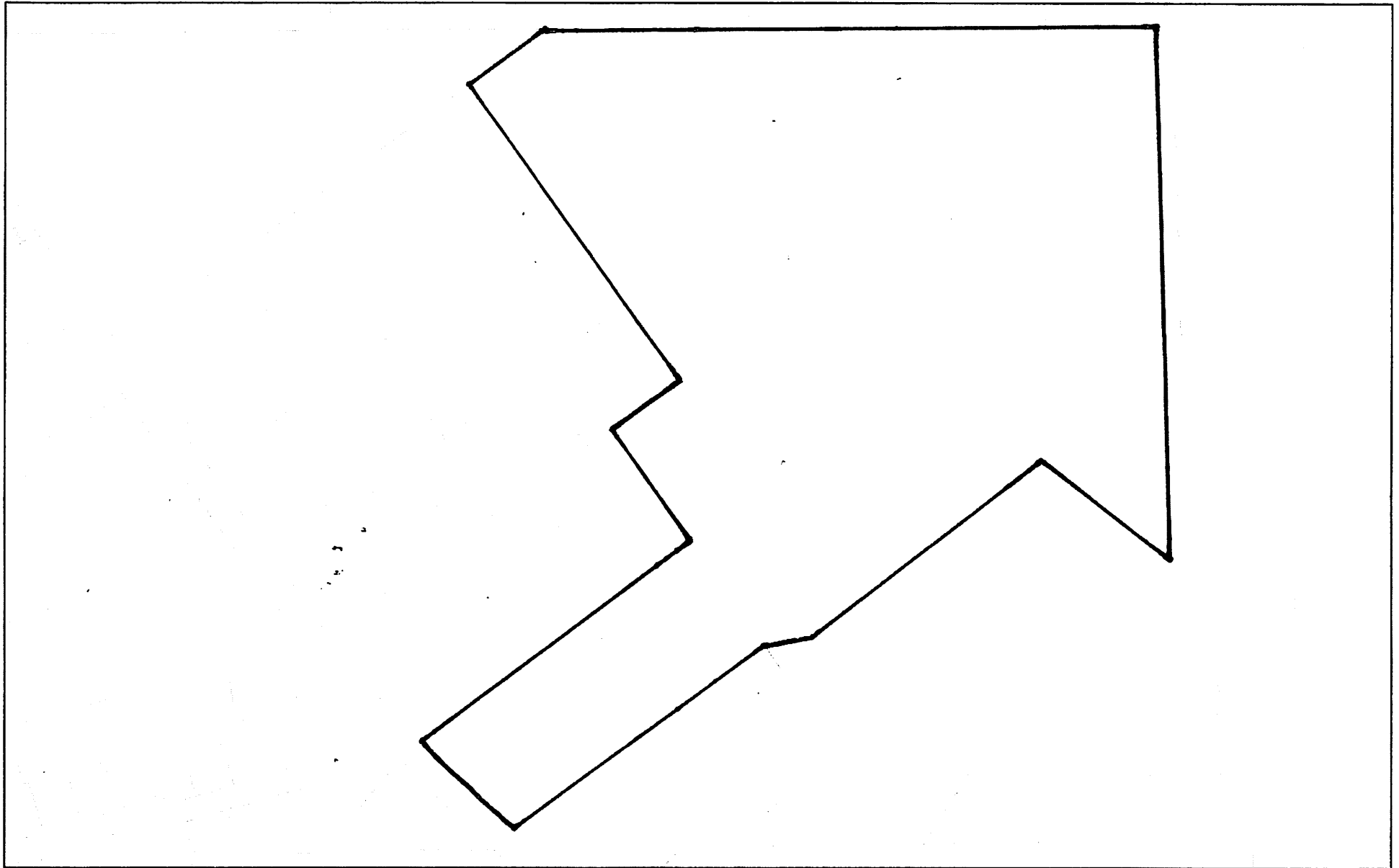
EXHIBIT H – AERIAL MAP



July 21, 2018

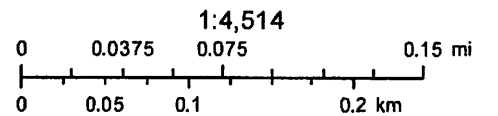


Esri, HERE, Garmin, © OpenStreetMap contributors, and the community



July 25, 2018

EXHIBIT K – SITE LOCATION MAP



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



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Dan C. Boswell
Dan C. Boswell & Associates
4014 Ranie Road
Jacksonville, Florida, 32218

July 31, 2018

Project Name: Logan Point Plantation
Availability#: 2018-1994

Attn: Dan C. Boswell,

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#: 2018-1994
Request Received On: 7/27/2018
Availability Response: 7/31/2018
Prepared by: Susan West

Project Information

Name: Logan Point Plantation
Type: Single Family
Requested Flow: 43,050 gpd
Location: 2059 New Berlin Road, southeast of Wages Way on north side of Berlin Road
Parcel ID No.: 106888-0000 & 106889-0120 (Portion)
Description: Proposed PUD development will be for 123 single-family homes on 44.44 acres using parcels at 2059 and 2107 (portion of) New Berlin Road.

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 16 inch water main along New Berlin Road along property frontage
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 4 inch force main
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, JEA 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: Reclaim water is not available.
Connection Point #2: NA
Special Conditions:

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. Point of connection location(s) to be field verified by developer during project design. Send pre-application 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/.