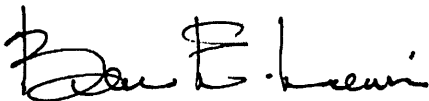


Planning Commission Commentary: There were three speakers in opposition with concerns about additional traffic issues, and the need for commercial uses but not residential. The Commissioners agreed traffic is an issue with the semi-trailers, however they felt it was appropriate location for residential.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

HECKSCHER VILLAGE PUD

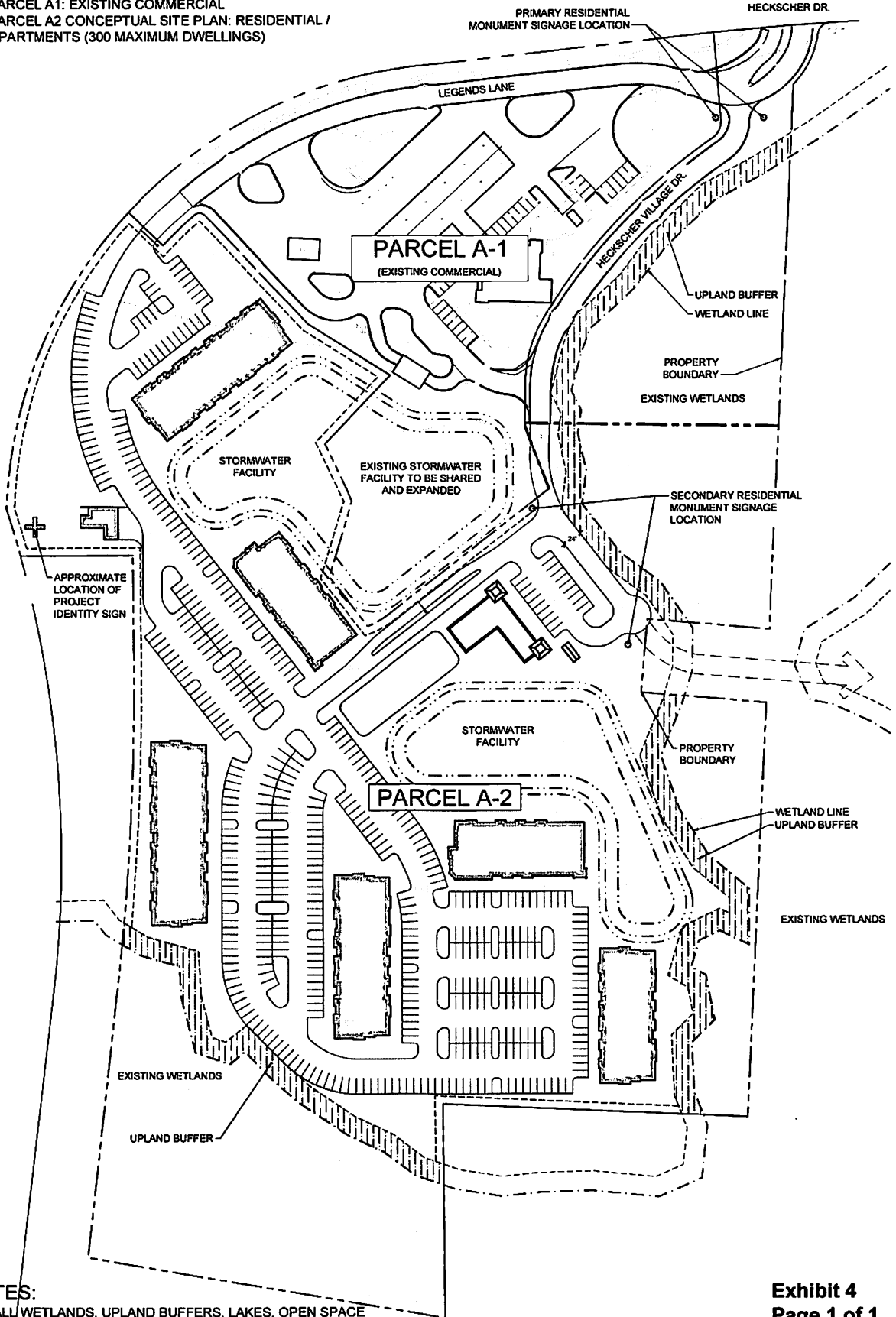
PUD CONCEPTUAL SITE PLAN

EXHIBIT 4



SITE DATA:

- PARCEL A1: EXISTING COMMERCIAL
- PARCEL A2 CONCEPTUAL SITE PLAN: RESIDENTIAL / APARTMENTS (300 MAXIMUM DWELLINGS)



NOTES:

1. ALL WETLANDS, UPLAND BUFFERS, LAKES, OPEN SPACE DEPICTED ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND PERMITTING.
2. THE SITE PLAN IS CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL PROGRAMMING AND DESIGN, SITE PLANNING, ENGINEERING DESIGN AND PERMITTING.

Exhibit 4
Page 1 of 1

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-239 TO
PLANNED UNIT DEVELOPMENT

MAY 5, 2022

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 2022-239 to Planned Unit Development.

Location: Southeast quadrant of Interstate 295 and Heckscher Drive

Real Estate Number(s): 108876-0050, 108876-0020

Current Zoning District(s): Planned Unit Development (PUD 2006-595)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Water Dependent/Water Related (WD/WR)

Proposed Land Use Category: Community General Commercial (CGC)
Water Dependent/Water Related (WD/WR)
With Site Specific Policy

Planning District: North, District 6

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville Florida 32207

Owner: Gate Petroleum Company
P.O. Box 23627
Jacksonville Florida 32241

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-239 seeks to rezone approximately 27.4 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow commercial uses on

“Parcel A-1” and allow commercial and multi-family residential uses on :Parcel A-2”. The multi-family residential will not exceed 300 units.

The current PUD, 2006-595-E, allows for developed with a mix of commercial and residential uses. A maximum of 400 residential units and 250 hotel rooms is proposed.

PUD Ord. 2006-595-E was approved with the following conditions:

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated July 18, 2006, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) The maximum building height for condominiums shall be 65 feet, and the maximum building height for apartments shall be 45 feet.
- (c) The subject property shall be deed restricted, subject to approval by the Office of General Counsel, to establish an architectural review committee for the residential buildings consisting of Gate Petroleum Company and Nichols Creek Development, LLC.

The Planning & Development Department has reviewed the conditions and does not recommend they be included in the PUD, as the specific development will be reviewed by the Transportation Planning Division.

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.

(A) 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 Community General Commercial (CGC) and Water Dependent/Water Related (WD/WR) 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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5632-21C (Ordinance 2022-238) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) and Water Dependent/Water Related (WD/WR) land use category to Community General Commercial (CGC) and Water Dependent/Water Related (WD/WR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5632-21C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. 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:

Future Land Use Element:

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 1.1.12 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.

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.

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 3.1.6 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.

(C) 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 plan of 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 categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC) and Water Dependent/Water Related (WD/WR). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5632-21C (Ordinance 2022-238) that seeks to amend the portion of land that is within the Community General Commercial (CGC) and Water Dependent/Water Related (WD/WR) land use category to Community General Commercial (CGC) and Water Dependent/Water Related (WD/WR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a mixed use development of commercial and multi-family uses. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The use of topography, physical environment and other natural features: The site will use the wetlands and uplands to buffer the commercial and residential uses from each other.
- Traffic and pedestrian circulation patterns: There will be a loop road through the commercial parcels. A single road will lead to the residential parcel because of the topography.
- The variety and design of dwelling types: The proposed written description provides for either condominiums or town homes offering a variety of housing types for the area.
- Compatible relationship between land uses in a mixed use project: The topography separates the different uses and providing visual and noise buffering.

(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 an area with industrial and commercial uses. The JEA Generating Plant and the Jacksonville Port Authority are the largest uses. Expansion of the cruise ship terminal has brought additional commercial development such as hotels and restaurants. Multi-family development at this location complements the emerging commercial and industrial uses by increasing the housing options for those that are employed in the immediate area.
- 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	IH	HI CCG-1	Undeveloped Gate filling station
South	CGC WD/WR	PUD (06-595) IW	Undeveloped
East	CGC	PUD (06-595)	Undeveloped
West	WD/WR	IW	Filling station

- 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 entire site is located within the Adaptation Action Area (AAA) boundary. The AAA boundary is an area that experiences coastal flooding due to extreme high tides and storm surge. The area is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA boundary includes those areas within the projected limits of the

Category 3 storm surge zone and those contiguous areas of the 100-year and 500-year Flood Zones.

Approximately 17.5 acres of the subject site is located within either the 0.2 Percent Annual Chance Flood Hazard flood zone or the AE Flood Zone. FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. The AE Flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

The subject site is within Evacuation Zone A. The applicant has provided a memo addressing hurricane evacuation of residential uses in the proposed land use amendment. The memo compared the existing development potential for hotel uses with the proposed residential uses and concluded the following: Based on location, use and density of residential units at built-out conditions, the evacuation times associated with the proposed number of residential units proposed for the Heckscher Village PUD can be accommodated within the advance warning period for major storm events and the existing evacuation routes will not be adversely impacted. The memo was forwarded to the Emergency Preparedness Division (EPD) for review and according to the EPD the proposed development shows minimal impacts to countywide evacuation time.

(6) Intensity of Development

The proposed development is consistent with the CGC and WD/WR functional land use categories as a multi-use development, which is not to exceed 300 dwelling units. The PUD is appropriate at this location because it will support the emerging commercial, industrial and service establishments in the area.

- The availability and location of utility services and public facilities and services: The property will be served by JEA electric, water and sewer.
The Duval County School District
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have access to a traffic signal at the intersection of Heckscher Drive and Legends Lane. The subject site is accessible from Heckscher Drive (SR 105), a minor arterial facility, and Legend Lane, a private facility. Heckscher Drive is currently operating at 46.48% of capacity. This segment of Heckscher Drive has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 18,500 vpd. The applicant indicates a maximum of 325 multi-family units (ITE Code 220), per the provided preliminary site plan, which could produce 2,191 daily vehicular trips and 24,000 square feet of existing commercial property (ITE Code 822), which could produce 784 daily vehicular trips.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(8) Impact on wetlands

Review of City data indicates the potential existence of approximately 3.04 acres of Category I and II wetlands on the subject site. The PUD site plan will cluster development outside of the wetlands and includes an upland buffer to protect the wetlands which is consistent with CCME Policies 4.1.3 and 4.1.5. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting 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 April 22, 2022, 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 **2022-239** be **APPROVED with the following exhibits:**

1. The original legal description dated
2. The original written description dated March 14, 2022.
3. The original site plan dated August 31, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-239 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The development shall be subject to the Transportation Planning Division Memorandum dated April 26, 2022 or as otherwise approved by the Planning and Development Department.



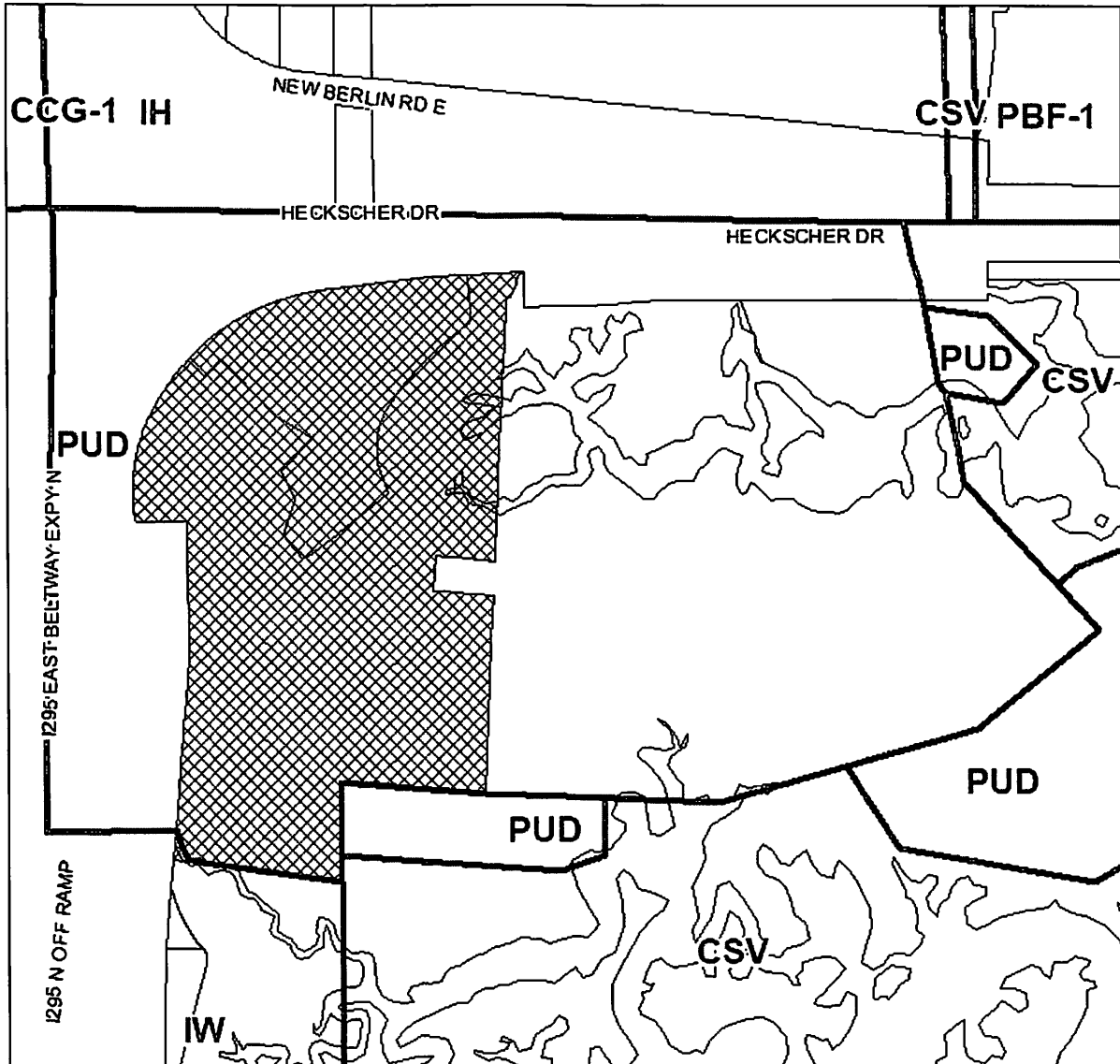
View of entrance to proposed multi-family through dense vegetation



View of treed area to be removed for multi-family residential units.



Aerial view of subject property to be cleared for multi-family residential units.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 145 290 580 Feet</p> <p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE NUMBER ORD-2022-0239</p>	<p>TRACKING NUMBER T-2021-3881</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

MEMORANDUM

DATE: April 26, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0239

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Traffic Engineer does not require a traffic study, provide documentation stating so and this comment will be removed.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0239 **Staff Sign-Off/Date** BEL / 03/21/2022
Filing Date 04/06/2022 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 05/10/2022 **Planning Commission** 05/05/2022
Land Use & Zoning 05/17/2022 **2nd City Council** 05/24/2022
Neighborhood Association HECKSCHER DRIVE COMMUNITY CLUB, M&M DAIRY, INC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3881 **Application Status** PENDING
Date Started 11/04/2021 **Date Submitted** 11/04/2021

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name GATE PETROLEUM COMPANY
Mailing Address PO BOX 23627
City JACKSONVILLE **State** FL **Zip Code** 32241
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-595

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 108876 0050	2	6	PUD	PUD
Map 108876 0020	2	6	PUD	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

5632

Total Land Area (Nearest 1/100th of an Acre) 27.40

Development Number

Proposed PUD Name HECKSCHER VILLAGE PUD

Justification For Rezoning Application

SEE EXHIBIT "D"

Location Of Property

General Location

SOUTHEAST QUADRANT OF INTERSECTION OF HECKSCHER DRIVE & I-295

House #	Street Name, Type and Direction	Zip Code
4100	HECKSCHER DR	32226

Between Streets

HECKSCHER DRIVE and I-295

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 | |
| 27.40 Acres @ \$10.00 /acre: | \$280.00 |
| 3) Plus Notification Costs Per Addressee | |
| 7 Notifications @ \$7.00 /each: | \$49.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,598.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1
Legal Description

November 4, 2021

A PORTION OF GOVERNMENT LOT 1, SECTION 23, A PORTION OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°24'32" EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 108.48 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AT THE INTERCHANGE OF SAID STATE ROAD 9-A AND HECKSCHER DRIVE, AS SHOWN ON JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT OF WAY MAP, SECTION 72002-3513 AND THE POINT OF BEGINNING; THENCE NORTH 83°42'20" EAST, ALONG LAST SAID LINE, 310.53 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3849.72 FEET, AN ARC DISTANCE OF 46.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°03'04" EAST, 46.18 FEET; THENCE SOUTH 04°39'53" EAST, 109.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°36'44" WEST, 25.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 723.14 FEET, AN ARC DISTANCE OF 310.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°35'46" WEST, 307.92 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 167.00 FEET, AN ARC DISTANCE OF 88.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°03'37" WEST, 87.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°49'01" WEST, 53.07 FEET; THENCE SOUTH 20°38'39" EAST, 84.80 FEET; THENCE SOUTH 51°52'30" WEST, 252.51 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 34.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°44'37" WEST, 34.23 FEET; THENCE NORTH 38°07'30" WEST, 78.82 FEET; THENCE NORTH 16°48'09" EAST, 100.13 FEET; THENCE NORTH 25°08'37" WEST, 80.20 FEET; THENCE NORTH 44°00'40" EAST, 118.93 FEET; THENCE NORTH 58°01'41" WEST, 122.16 FEET; THENCE NORTH 43°11'51" WEST, 188.84 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°07'48" WEST, 13.88 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 519.57 FEET, AN ARC DISTANCE OF 55.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°53'23" WEST, 55.23 FEET; THENCE NORTH 46°03'14" WEST, 60.51 FEET TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 580.07 FEET, AN ARC DISTANCE OF 406.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°02'19" EAST, 398.32 FEET; THENCE NORTH 83°42'20" EAST, CONTINUING ALONG LAST SAID LINE, 29.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.68 ACRES, MORE OR LESS.

TOGETHER WITH:

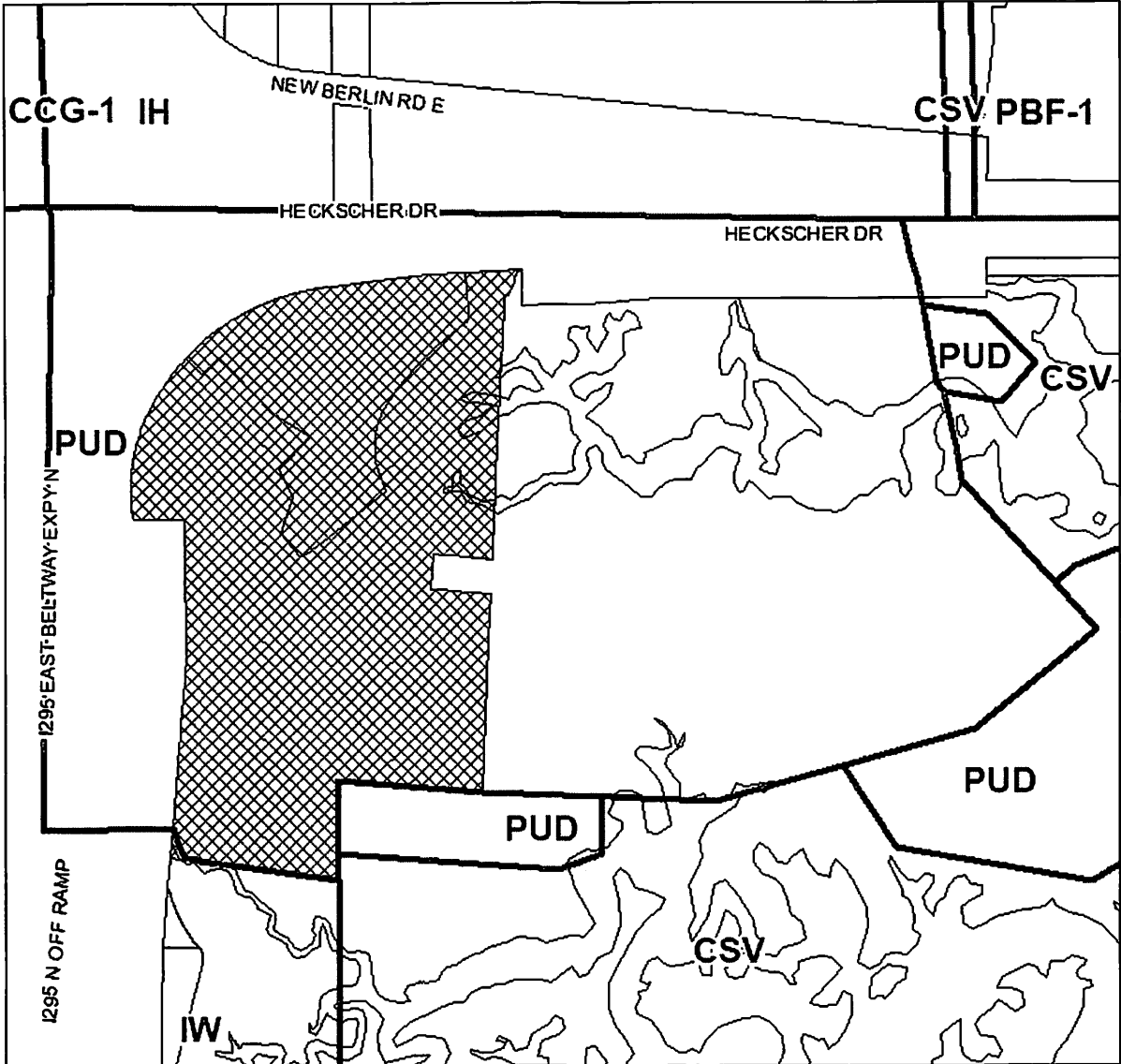
A PORTION OF GOVERNMENT LOTS 1 AND 9, SECTION 23, A PORTION OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

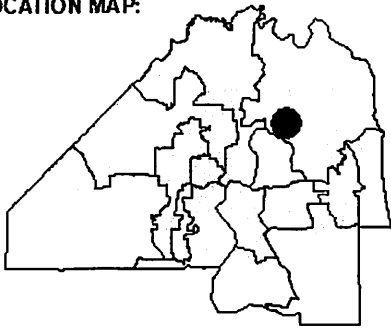
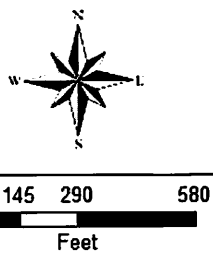
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°24'32" EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 108.48 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AT THE INTERCHANGE OF SAID STATE ROAD 9-A AND HECKSCHER DRIVE, AS SHOWN ON JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT OF WAY MAP, SECTION 72002-3513; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 83°42'20" WEST, 29.34 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 580.07 FEET, AN ARC DISTANCE OF 406.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°02'19" WEST, 398.32 FEET TO A POINT ON THE ARC OF SAID CURVE, AND THE POINT OF BEGINNING; COURSE NO. 3: SOUTHWESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 580.07 FEET, AN ARC DISTANCE OF 414.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°28'28" WEST, 405.98 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1442.14 FEET, AN ARC DISTANCE OF 61.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°30'45" EAST, 61.98 FEET TO THE SOUTHERLY LINE OF THAT PORTION OF LEGEND LANE CLOSED BY ORDINANCE 199-1258-E, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9525, PAGE 810 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°32'51" EAST, ALONG LAST SAID LINE, 141.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID LEGEND LANE (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°27'09" EAST, 150.51 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3324.04 FEET, AN ARC DISTANCE OF 404.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°08'41" WEST, 404.67 FEET; COURSE NO. 3: SOUTH 06°20'10" WEST, 333.94 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8296, PAGE 453 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 80°11'40" EAST, ALONG LAST SAID LINE, 457.90 FEET TO THE AFORESAID WEST LINE OF SECTION 24; THENCE NORTH 00°28'14" WEST, ALONG LAST SAID LINE, 271.90 FEET TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, SECTION 24; THENCE SOUTH 87°22'12" EAST, ALONG LAST SAID LINE, 385.01 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12557, PAGE 2337 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, WESTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°37'48" EAST, 524.99 FEET; COURSE NO. 2: NORTH 85°07'12" WEST, 158.33 FEET; COURSE NO. 3: NORTH 04°52'48" EAST, 92.00 FEET; COURSE NO. 4: SOUTH 85°07'12" EAST 154.72 FEET; COURSE NO. 5: NORTH 02°37'48" EAST, 684.70 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 112.05 FEET, AN ARC DISTANCE OF 71.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°03'06" EAST, 70.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 16.17 FEET, AN ARC DISTANCE OF 22.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°07'24" EAST, 20.56 FEET, TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9-A AT THE INTERCHANGE OF SAID STATE ROAD 9-A AND HECKSCHER DRIVE, AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3849.72 FEET, AN ARC DISTANCE OF 147.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°29'21" WEST, 147.08 FEET; THENCE SOUTH 04°39'53" EAST, 109.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°36'44" WEST, 25.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 723.14 FEET, AN ARC DISTANCE OF 310.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°35'46" WEST, 307.92 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 167.00 FEET, AN ARC DISTANCE OF 88.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°03'37" WEST, 87.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°49'01" WEST, 53.07 FEET; THENCE SOUTH 20°38'39" EAST, 84.80 FEET; THENCE SOUTH 51°52'30" WEST, 252.51 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 34.33 FEET, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°44'37" WEST, 34.23 FEET; THENCE NORTH 38°07'30" WEST, 78.82 FEET; THENCE NORTH 16°48'09" EAST, 100.13 FEET; THENCE NORTH 25°08'37" WEST, 80.20 FEET; THENCE NORTH 44°00'40" EAST, 118.93 FEET; THENCE NORTH 58°01'41" WEST, 122.16 FEET; THENCE NORTH 43°11'51" WEST, 188.84 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°07'48" WEST, 13.88 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 519.57 FEET, AN ARC DISTANCE OF 55.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°53'23" WEST, 55.23 FEET; THENCE NORTH 46°03'14" WEST, 60.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 21.73 ACRES, MORE OR LESS.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER T-2021-3881</p>	 <p>COUNCIL DISTRICT: 2</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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Heckscher Village PUD

March 14, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 108876-0050 and 108876-0020
- B. Current Land Use Designation: CGC & WD/WR
- C. Proposed Land Use Designation: CGC & WD/WR
- D. Current Zoning District: PUD
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

GATE Petroleum Company (the "Applicant") proposes to rezone approximately 27.40 acres of property located at the southeast quadrant of the intersection of I-295 and Heckscher Drive from Planned Unit Development pursuant to Ordinance 2006-595-E (the "Original PUD") to Planned Unit Development ("PUD"). The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). The Property shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan which is attached as **Exhibit 4** to this Ordinance (the "Site Plan"). A portion of the Property consists of an existing service station and car wash (Parcel A-1 as shown on the Site Plan). This PUD does not modify the provisions of the Original PUD with respect to such existing use. As described below, the PUD zoning district is being sought to allow for multi-family residential development on a parcel designated as commercial by the Original PUD (Parcel A-2 as shown on the Site Plan). The Original PUD contemplated that Parcel A-2 would be developed as one or more hotels, restaurants, retail and similar commercial uses. However, a market for such uses has not materialized. The PUD continues to alternatively allow for commercial development on Parcel A-2, subject to approval of a minor modification to this PUD to substitute a site plan for the same.

This PUD continues to allow for a diversity of uses, building types, and recreational spaces to be developed on the Property in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment.

This PUD removes the conditions in Section 4(a)-(c) of the Original PUD ordinance from the Property because (i) the Traffic Engineering Division Memorandum referenced in Section 4(a) is outdated and this PUD will be separately reviewed by the Traffic Engineering Division, (ii) the maximum building heights referenced in Section 4(b) applied to Parcel B in the Original

PUD, which is not included in this PUD, and (iii) the deed restriction requirements in Section 4(c) also applied to Parcel B, which is no longer applicable to this PUD.

The Property is designated as Community General Commercial (“CGC”) and Water Dependent-Water Related (“WD/WR”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Suburban Development Area. The portion of the Property within the CGC land use category is subject to an asterisk on the Future Land Use Map (the “Asterisk”) that provides as follows: “Residential development of the [property within the Original PUD] will be limited to 250 hotel rooms and 400 residential units.” Pursuant to the Original PUD, hotel rooms are permitted solely on the Property subject to this PUD and referred to as Parcel A within the Original PUD. Pursuant to the Original PUD, residential units are permitted solely on the remainder of the property that is subject to the Original PUD and referred to as Parcels B and C therein.

As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the portion of the Property that is outside the Coastal High Hazard Area as of the date hereof as CGC, with a modification to the Asterisk to allow for the conversion of hotel rooms to residential units at a ratio of 1.2 residential units per hotel room, which would allow for a maximum of 300 residential units to be developed on the Property. Pursuant to an analysis provided to the Planning and Development Department, the evacuation demands of 300 residential units on the Property is equivalent to or less than the evacuation demands of 250 hotels rooms on the Property, and is consistent with the original intent of the Asterisk (i.e. mitigating traffic impacts in emergency circumstances). The PUD shall be developed consistent with the applicable CGC – Suburban Area and WD/WR – Suburban Area land use categories of the 2030 Comprehensive Plan.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	WD/WR, CSV	IW, CSV	Marsh, Industrial, Residential
East	CGC, CSV	PUD	Vacant, Marsh
North	HI	IH	Vacant, Industrial
West	WD/WR	IW	Gas Station, Vacant, Port

IV. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing CGC Suburban Area uses, which is applicable to the portion of the Property outside the Coastal High Hazard Area, residential uses as described in Section IV.C below shall not exceed eighty (80%) percent of the development and shall not exceed a maximum residential density of 300 units pursuant to the conversion set forth above, which is less than twenty (20) units per acre outside of the Coastal High Hazard Area.

B. PUD Conceptual Site Plan and Parcels

The Site Plan is attached to this Ordinance as **Exhibit 4**. The parcel designations on the Site Plan are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the 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.

The following uses, as described in Sections IV.C and D below, shall be permitted uses in the parcels as follows:

In “Parcel A-1” as shown on the Site Plan, Commercial uses and related amenities, as described in Sections IV.C below, shall be permitted. The commercial uses may include uses which are integrated horizontally, and vertically, and also may include associated shared parking.

In “Parcel A-2” as shown on the Site Plan, Commercial and Residential uses and related amenities, as described in Sections IV.C and D below, shall be permitted. The commercial or residential uses may include uses which are integrated horizontally, and vertically, and also may include associated shared parking.

C. Commercial

1. *Permitted uses and structures.*

- a. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
- b. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
- c. Business and professional offices.
- d. Medical, dental and chiropractic offices or clinics.
- e. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and drive-facilities, with drives and connections designed and configured for safe access, subject to review and approval of the Planning and Development Department.
- f. Hotels and motels.
- g. Service Station and car wash (existing use).

h. Retail sales permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Commercial use.* For purpose of these requirements, “lot” refers to the parcel within which the commercial use is located and “yard” refers to the distance from the parcel boundary.

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*—None.

c. *Minimum yard requirements.*

(i) Front—None.

(ii) Side—None

(iii) Rear—Ten (10) feet.

d. *Maximum height of structures.* Ninety (90) feet for hotel or motel use; fifty (50) feet for all other uses; in both cases, height may be unlimited where the building is set back on all side of the project boundaries no less than one horizontal foot for each six (6) vertical feet in excess of the height limitations identified above.

D. Residential

1. *Permitted uses and structures.*

a. Apartments (rental or condominium ownership).

b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).

c. Leasing/sales/management offices, models, and similar uses.

d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

e. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck

houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

- f. Mail center.
- g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.
- h. Carwash (self) area for residents.
- i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
- j. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
- k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
- l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each Residential use.* The “Property” in “Minimum Setback from Property Boundary” refers to Parcel A-2.

a. *For Apartments:*

- (i) *Minimum lot width*—None.
- (ii) *Maximum gross density*—300 units, which is consistent with the conversion set forth above and less than 20 units per acre on the gross acreage within the PUD outside of the Coastal High Hazard Area as of the date hereof.
- (iii) *Maximum lot coverage by all buildings*—Fifty percent (50%).
- (iv) *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (a) Front—Zero (0) feet.
 - (b) Side— Zero (0) feet.
 - (c) Rear— Zero (0) feet.

feet. (v) *Minimum Setback from Property Boundary*—Twenty (20)

(vi) *Maximum height of structures*. Fifty-five (55) feet; provided, however, that buildings with pitched roofs shall have a maximum height of sixty-two (62) feet.

b. *For Townhomes:*

(i) *Minimum lot width* – 15 feet, 25 feet for end units

(ii) *Minimum lot area* – 1,400 square feet

(iii) *Maximum lot coverage by all buildings* – 70%

(iv) *Minimum yard requirements*. The minimum yard requirements for all townhomes are:

(a) Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.

(b) Side— 0 feet; 10 feet for end units.

(c) Rear— 10 feet.

(v) *Maximum height of structure* – 45 feet.

(vi) Alley Access. Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.

(vii) Patios/porches. Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard, but shall not be located within five (5) feet of any right-of-way.

(viii) Number of units in building. Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings, except as may otherwise be required by the setbacks set forth herein or applicable fire protection codes.

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

F. Height Limitations

Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the Site Plan via Heckscher Drive. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department. Furthermore, any residential development on Parcel A-2 shall have controlled access (e.g. access gates), subject to review and approval of the Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

C. Recreation/Open Space

Active recreation will be provided with the amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

D. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety

provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. Furthermore, due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

Notwithstanding anything to the contrary herein, to the extent that the Parcel A-1 was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas on the Parcel A-1 were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Parcel A-1 is completely redeveloped.

E. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. The signage permitted by this PUD is substantially similar to the signage permitted by the Original PUD.

1. Project Identity Signs.

One digital pylon sign and one externally illuminated pylon sign currently exists along Heckscher Drive, which may remain and be rebuilt/re-located up to their current dimensions, or may be rebuilt/re-located as monument signs with a maximum sign area equal to the current sign area and a maximum height of twenty (20) feet. Two additional monument signs will be permitted at the entrance to the Property, each with a maximum area of one hundred (100) square feet and maximum height of twenty (20) feet. Such monument signs may be two sided, externally or internally illuminated, and may be located within the median of the internal access road. In addition, for the residential development proposed and shown in the Site Plan, one pylon sign shall be permitted facing I-295 in the location shown on the Site Plan, with a height not to exceed thirty (30) feet, an area of 200 square feet maximum, and which may be two sided and externally or internally illuminated. For any commercial development alternatively permitted by minor modification to this PUD (see Section V.H. below), a maximum of three (3) pylon signs facing I-295 will be allowed as shown on the conceptual site plan adopted in the Original PUD and as will be shown on a site plan as would be submitted for any minor modification for such commercial development, each with a height not to exceed thirty (30) feet,

an area of 200 square feet maximum, and at least 100 feet apart. Such pylon sign(s) may be two sided and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with within shared signs.

2. Internal Signs.

Internal identity monument and directional signs are permitted within the Property, which may be internally or externally illuminated. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign. Such signs may identify users/tenants within the property remaining in the Original PUD, subject to applicable private agreements.

3. Other Signs.

Wall signs and awning signs are permitted. Wall and awning signage visible from public rights of way will be permitted for each residential use, non-residential use, and for each non-residential tenant within a multi-tenant building. Cumulatively, both wall and awning signage will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights of way. Wall signage for residential uses shall be limited to one wall sign for each building face oriented toward a public street. Wall and awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed to be interior signs and the size is unlimited.

Projecting signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way to which side the projecting sign is attached. The ten (10) percent shall be measured cumulatively with any wall and awning signs on the same side of the building.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

Changing message devices are permitted for non-residential uses subject to the provisions of Section 656.1302, Zoning Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday.

Other banners (including but not limited to “Now Opening” or “Hiring Soon” banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument signs.

F. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

G. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. The PUD continues to alternatively allow for commercial development on the portion of the Property now intended for multi-family residential development (Parcel A-2), subject to approval of a minor modification to this PUD to substitute a site plan for the same.

I. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. For commercial uses, other than hotel/motel uses, a minimum of one parking space shall be provided per 300 square feet of gross floor area.
2. For apartment uses, parking shall be provided at a minimum ratio of 1.5 spaces per residential unit and shall be provided in either garages, driveways, or common parking.
3. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the apartment or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. There shall be no

limit or maximum number of parking spaces for any use within the PUD.

J. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

K. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

L. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on July 6, 2021.

VII. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for a mix of compatible uses on the property that would not otherwise be permitted together in a conventional zoning district. Additionally, considering the mixed use nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, the proposed residential densities within the PUD, are appropriate and compatible with abutting and nearby development.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and Site Plan; it includes limitations on uses to ensure compliance with the CGC land use category; it provides for maximum densities/intensities; it limits certain uses to certain parcels; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures, which are unique to the design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations from the landscaping provisions consistent with the mixed use nature of this PUD; it provides for signage tailored to the mixed use nature of this PUD; and it includes variations from the parking standards

otherwise applicable to accommodate the design of this PUD, shared parking, and other features of a planned multi-use development.

Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	See Original PUD.	The PUD allows for residential development on the Property, as set forth above. The PUD also removes the limit on the number of hotel rooms on the Property.	To allow for the residential development of the Property, as set forth herein, and remove restrictions that are no longer necessary.
Lot Requirements	See Original PUD.	The PUD adopts specific lot requirements for residential uses on the Property, as set forth above.	The lot requirement allow for the development of residential uses on the property and account of unique site characteristics and the mixed use nature of the PUD.
Landscaping	See Original PUD.	<p>Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. Furthermore, due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.</p> <p>Notwithstanding anything to the contrary herein, to the extent that the Parcel A-1 was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas on the Parcel A-1 were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Parcel A-1 is completely redeveloped.</p>	The landscape requirement account for the mixed-use nature of the PUD.
Signage	The Original PUD.	The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional	To ensure adequate signage that is consistent with surrounding

		<p>communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.</p> <p>1. <u>Project Identity Signs.</u></p> <p>One digital pylon sign and one externally illuminated pylon sign currently exists along Heckscher Drive, which may remain and be rebuilt/re-located up to their current dimensions, or may be rebuilt/re-located as monument signs with a maximum sign area equal to the current sign area and a maximum height of twenty (20) feet. Two additional monument signs will be permitted at the entrance to the Property, each with a maximum area of one hundred (100) square feet and maximum height of twenty (20) feet. Such monument signs may be two sided, externally or internally illuminated, and may be located within the median of the internal access road. In addition, for the residential development proposed and shown in the Site Plan, one pylon sign shall be permitted facing I-295 in the location shown on the Site Plan, with a height not to exceed thirty (30) feet, an area of 200 square feet maximum, and which may be two sided and externally or internally illuminated. For any commercial development alternatively permitted by minor modification to this PUD (see Section V.H. below), a maximum of three (3) pylon signs facing I-295 will be allowed as shown on the conceptual site plan adopted by the Original PUD and will be shown on a site plan as would be submitted for any minor modification for such commercial development, each with a height not to exceed thirty (30) feet and an area of 200 square feet maximum, and at least 100 feet apart. Such pylon sign(s) may be two sided and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with within shared signs.</p> <p>2. <u>Internal Signs.</u></p> <p>Internal identity monument and</p>	<p>developments.</p>
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directional signs are permitted within the Property, which may be internally or externally illuminated. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign. Such signs may identify users/tenants within the property remaining in the Original PUD (i.e. may be "off-site signs"), subject to applicable private agreements.

3. Other Signs.

Wall signs and awning signs are permitted. Wall and awning signage visible from public rights of way will be permitted for each residential use, non-residential use, and for each non-residential tenant within a multi-tenant building. Cumulatively, both wall and awning signage will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights of way. Wall signage for residential uses shall be limited to one wall sign for each building face oriented toward a public street. Wall and awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed to be interior signs and the size is unlimited.

Projecting signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way to which side the projecting sign is attached. The ten (10) percent shall be measured cumulatively with any wall and awning signs on the same side of the building.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

Changing message devices are permitted for non-residential uses subject to the provisions of Section 656.1302, Zoning Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

		<p>Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to "Now Opening" or "Hiring Soon" banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument signs.</p>	
Parking	Part 6 of the Zoning Code.	<p>Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:</p> <ol style="list-style-type: none"> 1. For commercial uses, other than hotel/motel uses, a minimum of one parking space shall be provided per 300 square feet of gross floor area. 2. For apartment uses, parking shall be provided at a minimum ratio of 1.5 spaces per residential unit and shall be provided in either garages, driveways, or common parking. 3. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the apartment or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided at a minimum ratio of 2% of required vehicular parking. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. There shall be no limit or maximum number of parking spaces for any use within the PUD. 	To provide parking consistent with the Existing PUD and the market for residential uses.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

IX. PERMISSIBLE USES BY EXCEPTION

Those uses permissible by exception in the CCG-1 and RMD-D zoning districts.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: GATE Petroleum Company

Planner/Engineer: Prosser

Architect: N/A

XI. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit "F."** Acreages in Exhibit F are approximate.

XII. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC Suburban Area land use category. The proposed residential use shall not exceed eighty (80%) percent of the development and shall not exceed 300 units pursuant to the conversion set forth above, which is less than twenty (20) units per acre on the gross acreage within the PUD outside of the Coastal High Hazard Area as of the date hereof.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System regulations.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Zoning Code

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

J. Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.

K. Sidewalks, Trails, and Bikeways: The PUD will provide for pedestrian and bicycle connectivity and recreational trails consistent with the City of Jacksonville Ordinance Code and the 2030 Comprehensive Plan.

HECKSCHER VILLAGE PUD

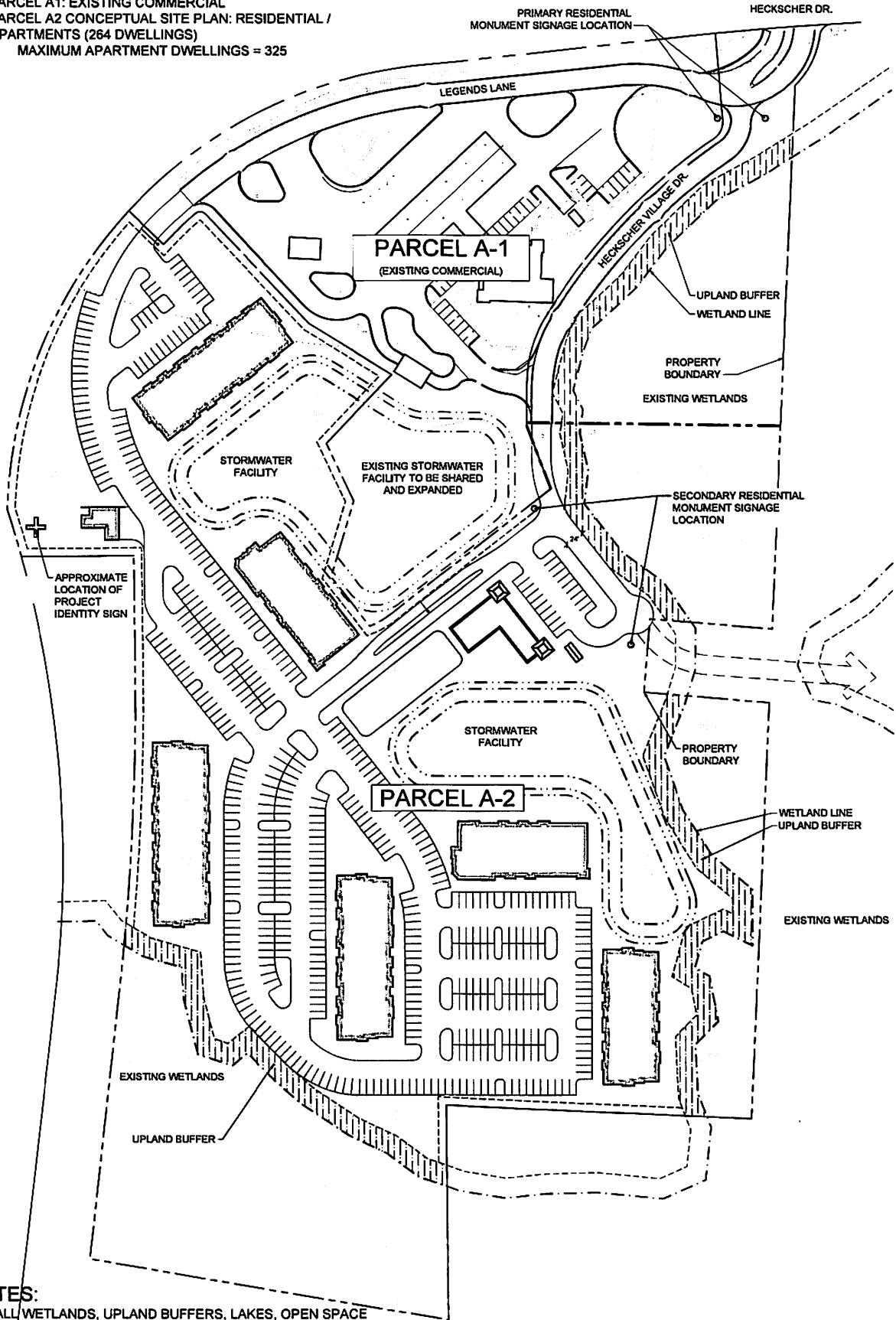
PUD CONCEPTUAL SITE PLAN

EXHIBIT 4



SITE DATA:

- PARCEL A1: EXISTING COMMERCIAL
- PARCEL A2 CONCEPTUAL SITE PLAN: RESIDENTIAL / APARTMENTS (264 DWELLINGS)
- MAXIMUM APARTMENT DWELLINGS = 325



NOTES:

1. ALL WETLANDS, UPLAND BUFFERS, LAKES, OPEN SPACE DEPICTED ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND PERMITTING.
2. THE SITE PLAN IS CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL PROGRAMMING AND DESIGN, SITE PLANNING, ENGINEERING DESIGN AND PERMITTING.

EXHIBIT F

PUD Name

Heckscher Village

Date

Sep 13, 2021

Land Use Table

Total gross acreage	27.4	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	12	Acres	43.8 %
Total number of dwelling units	325	D.U.	
Commercial	4.5	Acres	16.4 %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space, wetlands, pond	9.8	Acres	35.8 %
Public and private right-of-way	1.1	Acres	4 %
Maximum coverage of non-residential buildings and structures	24,000	Sq. Ft.	%

* The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).



EXHIBIT J

Availability Letter

Matthew Melchiori

2/3/2021

Prosser, Inc

13901 Sutton Park Drive South Suite 200

Jacksonville, Florida 32224

Project Name: Heckscher Village

Availability #: 2021-0511

Attn: Matthew Melchiori

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, Sewer, Water. The above referenced number 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 two years from the date above.

Point of Connection:

A summary of connection points for requested 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 requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or 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 at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim

Availability Request Team

Availability Number: 2021-0511

Request Received On: 2/3/2021

Availability Response: 2/3/2021

Prepared by: Susan West

Expiration Date: 02/03/2023

Project Information

Name: Heckscher Village

Address: 4100 HECKSCHER DR, JACKSONVILLE, FL 32226

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 100000

Parcel Number: 108876 0050

Location:

Description: Multi-family residential development

Potable Water Connection

Water Treatment Grid:

Connection Point #1: Existing 8 inch water main located on-site

Connection Point #2: Existing 8 inch water main along Legend Lane (subject to Development Group approval and approved easement)

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid:

Connection Point #1: Existing 6 inch force main along Heckscher Dr at the Legend Ln intersection

Connection Point #2:

Sewer 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.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: 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.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.