

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

October 22, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-696 **Application for: Westgate PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated August 4, 2021
2. The original written description dated August 25, 2021
3. The original site plan dated August 31, 2021

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

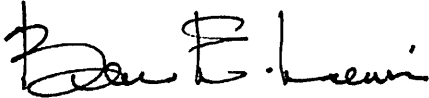
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent

Planning Commission Report
Page 2

Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-0696 TO

PLANNED UNIT DEVELOPMENT

OCTOBER 21, 2021

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 **2021-0696** to Planned Unit Development.

Location: 0 Newton Road
Between Newton Road and Touchton Road

Real Estate Numbers: 154211 0000; 154210 0000

Current Zoning District: Planned Unit Development (PUD) 2003-1506-E
Planned Unit Development (PUD) 2004-1079-E

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: 3 – Southeast

Applicant/Agent: William Michaelis, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Netwon Road, LLC
13812 Tortuga Point Drive
Jacksonville, FL 32225

Griffin Family Investment Company One Limited
Partnership
1305 Highway 20
Helena, AZ 72342

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0696** seeks to rezone approximately 19.35± acres of land from Planned Unit Developments (PUDs) 2003-1506-E and 2004-1079-E to Planned Unit Development (PUD). The rezoning is sought to allow for a maximum of 172 townhome units.

The need for the PUD stems from the current zoning district's restriction on multi-family dwellings and the need to reassure the community about the development density and product type. The subject property is currently zoned as two separate Planned Unit Developments under Ordinances 2004-1079-E and 2003-1506-E. PUD 2004-1079-E permitted 153 condominium units, while PUD 2003-1506-E permitted 127 apartment units for a combined total of 280 multi-family dwelling units.

The proposed PUD will allow the subject property to be developed with a maximum of 172 townhome units, a reduction of 108 units from the current PUDs governing the properties. The applicant has stated that the development will be developed as a gated, rental community under a single ownership, similar to an apartment complex. However, the written description permits fee-simple ownership, similar to a typical townhome development, or ownership as a condominium.

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:

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

Yes. The request is to rezone the 19.35 acres area from PUD to PUD in order to allow for a maximum of 172 townhome units, to be managed similar to a typical apartment community, with all units held under common ownership. The project area is in the Medium Density Residential (MDR) land use category and the Urban Development Area, as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The site is within Planning District 3 (Southeast), Council District 4 and located on the south side of Newton Road, a local road. The subject site is approximately 300 feet from the corner of Newton Road and Hogan Road, a collector road. It is also approximately 1200 feet from the corner of Hogan Road and Southside Boulevard, a major arterial road. The uses within the proposed PUD written description are consistent with the existing MDR land use.

According to the Category Description of the Medium Density Residential land use category in the Future Land Use Element (FLUE), the MDR land use category in the Urban Development

Area is intended to provide compact medium density residential development.

The Medium Density Residential (MDR) land use category in the Urban Development Area is a category intended to provide compact low to medium density residential development supplied with full urban services and in locations which serve as a transition between commercial and residential uses. Principal uses in the MDR land use category in the Urban Area include multi-family dwellings and single-family dwellings when the predominant surrounding development typology within the MDR category is single-family. MDR allows residential development at up to 20 dwelling units per acre and a minimum of more than 7 units per acre. According to the PUD, maximum density of the project will be 9 units per acre.

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

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 (FLUE):

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.

In reference to the attached JEA Availability Letter, 2021-2269, the proposed development shall connect to City water and sewer.

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.

The proposed rezoning at the subject site would directly address the projected growth in the immediate area by providing for a greater variety of housing options for local citizens.

Objective 6.3

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

The proposed rezoning to a PUD would allow for residential infill on a traditionally vacant and underutilized parcel along Newton Road. The PUD will also allow for a greater variety of dwelling options—which directly addresses the housing needs of City residents.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium, and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Brownfield Site

The southern half of the subject site is a designated Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

This site is referenced by the Department of Environmental Protection (DEP) as “Bella Mara Road Brownfield Site” – DEP Site ID# BF161703000. In 2018, the site’s owner entered into a Brownfield Site Redevelopment Agreement (BSRA) with the DEP, which provided that the site contained petroleum-affected soil and construction and demolition debris. According to the DEP’s website, a Site Rehabilitation Cleanup Order (SRCO), which is issued when cleanup on site has been completed, was issued on February 12, 2021.

Future Land Use Element

Policy 2.2.13

Prioritize brownfield sites for redevelopment based on the extent of contamination and ease of remediation, potential for available funding, and potential for mixed use redevelopment. The City’s Brownfield Coordinator should identify these sites and rank them according to the following criteria:

1. Ease of remediation and suitability of the site for residential or recreational uses;
2. Location on major road corridors and accessibility to transit; and
3. Large sites with the greatest potential to be redeveloped as a compact and walkable project which adds needed density, parks and open space to the community

(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 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): Medium Density Residential (MDR). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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 the subject parcels for a multi-family 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 use and variety of building groupings: The subject property will be developed with a maximum of 172 townhome units, grouped in clusters ranging from two to six townhomes, according to the submitted site plan.

The form of ownership proposed for various uses: According to the Written Description dated August 25, 2021, the development standards are being sought with the intent that the development will be owned and managed by a single owner with each townhome as a rental unit. However, the

written description permits fee simple ownership as is typical in a townhome community, or owned as condominiums.

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

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide bicycle and pedestrian connectivity.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Newton Road.

(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 along Newton Road where single-family dwellings are the predominate use. Although being developed for multi-family use, the subject site will preserve the residential character of the area and offer a mixed housing product within the general vicinity.

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

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	PBF/MDR	PBF-2/RMD-A	Offices/Single-Family Dwellings
South	LDR/MDR	PUD 2002-0790	Park/Condominiums
East	ROS	PBF-1	Park
West	LDR	RLD-60	Single-Family Dwellings

(6) Intensity of Development

The proposed development will consistent with the MDR functional land use category.

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—with existing water and force mains located along Hogan Road at the intersection of Hogan Road and Newton Road. Additionally, in a memo provided by JEA dated October 1, 2021, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal.

School Capacity:

Based on the Development Standards for impact assessment, the 19.35± acre proposed PUD rezoning has a development potential of 172 multi-family units. The proposed development was

analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis
PUD 2021-0696
Development Potential: 172 Townhome Units

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 4&5
Elementary	3	7,493	72%	21	81%	1,196	907
Middle	3	2,086	74%	8	85%	216	278
High	3	4,311	85%	12	89%	7	69
Total New Students				41			

Total Student Generation Yield: 0.333

Elementary: 0.125
Middle: 0.051
High: 0.074

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as

provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Hogan-Springs ES #64	3	21	472	450	95%	95%
Southside MS #211	3	8	977	851	87%	78%
Englewood HS #90	3	12	1864	1800	97%	99%
		41				

- Does not include ESE & room exclusions
- Analysis based on a **maximum 172 dwelling units** – PUD 2021-0696

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have ingress and egress along Newton Road.

The application was also reviewed by the City’s Traffic Engineer and the following comments were forwarded:

1. A traffic study shall be provided at the Civil Site Plan Review to determine the need for a right and left turn lane on Newton Road. If a turn lanes are required, they shall be built to FDOT Standards. The deceleration length will be based on the posted speed limit and the queue length for the left turn lane shall be determined by the traffic study.
2. All internal roadways shall be private. If the entrance will be gated, a queuing analysis shall be provided showing that at no time will the vehicles queueing up to enter the gate extend to Newton Road.
3. Landscape, fencing, parking or structures shall not block horizontal sight distance as defined by FDOT Design Manual section 212.11.
4. There shall be no parallel parking on Newton Street.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policy 2.2.2 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands

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 off-street parking standards will developed in accordance with Part 6 of the Zoning Code with the exception that parking will be provided on-site throughout the entire PUD, instead of each individually platter lot, if applicable.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654 of the Ordinance Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 13, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0696** be **APPROVED with the following exhibits:**

- The original legal description dated August 4, 2021**
- The original written description dated August 25, 2021**
- 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 **2021-0696** be **APPROVED.**

Figure A:



Source: Planning & Development Dept, 10/14/2021

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 10/13/2021

View of the subject property, facing south along Newton Road.

Figure C:



Source: Planning & Development Dept, 10/13/2021

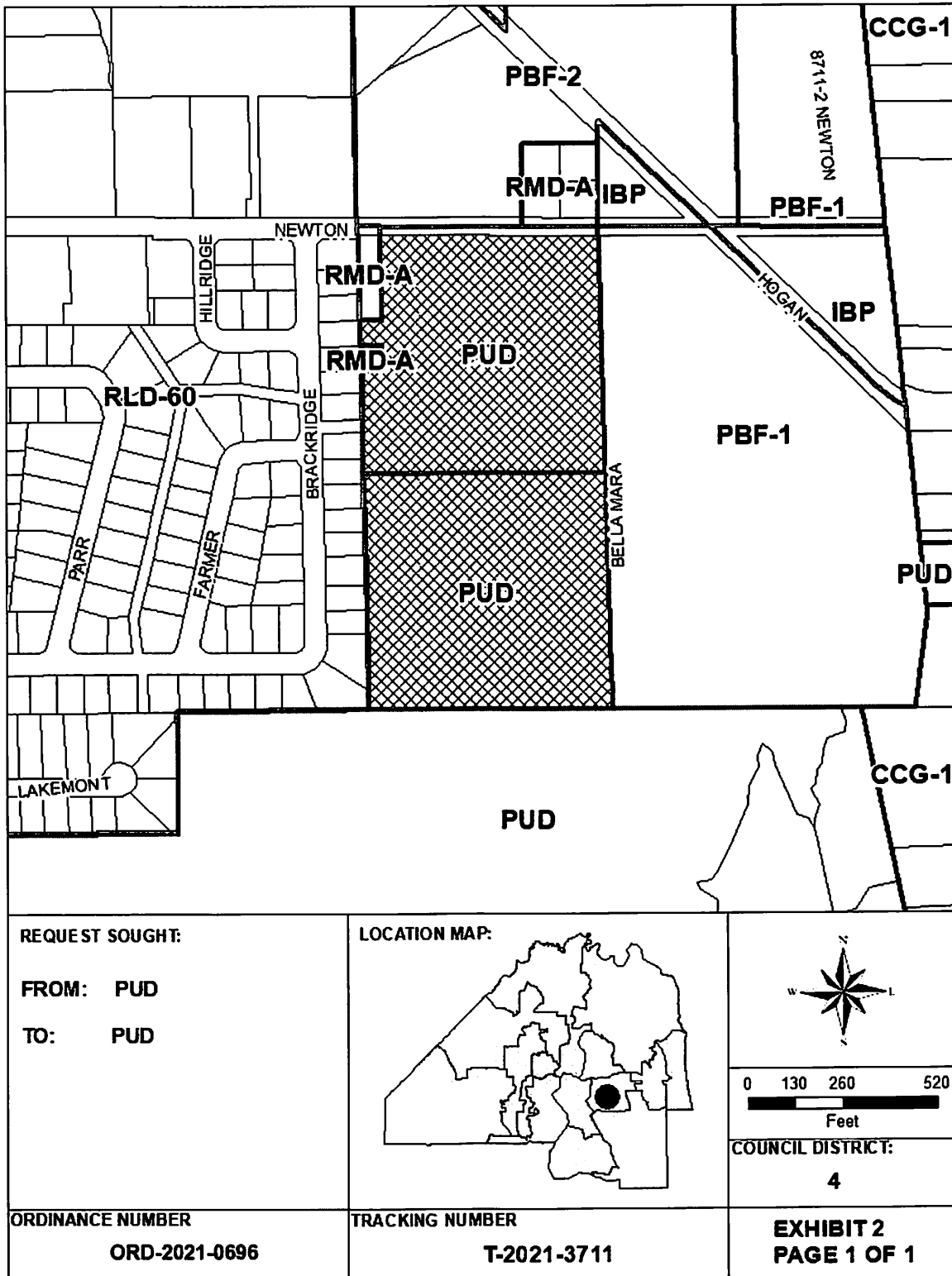
View of the neighboring property, facing north along Newton Road.

Figure D:



Source: Planning & Development Dept, 10/13/2021

View of the neighboring property, west of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 130 260 520 Feet</p> <p>COUNCIL DISTRICT: 4</p>
<p>ORDINANCE NUMBER ORD-2021-0696</p>	<p>TRACKING NUMBER T-2021-3711</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0696 **Staff Sign-Off/Date** KPC / 09/09/2021
Filing Date 09/13/2021 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 10/26/2021 **Planning Comission** 10/21/2021
Land Use & Zoning 11/02/2021 **2nd City Council** N/A
Neighborhood Association GREATER HOGAN NEIGHBORHOOD ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3711 **Application Status** PENDING
Date Started 08/04/2021 **Date Submitted** 08/04/2021

General Information On Applicant

Last Name MICHAELIS **First Name** WILLIAM **Middle Name** JEFFREY
Company Name
 ROGERS TOWERS, P.A.
Mailing Address
 1301 RIVERPLACE BLVD., SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465914 **Fax** 9043460663 **Email** WMICHAELIS@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
 NEWTON ROAD, LLC
Mailing Address
 13812 TORTUGA POINT DRIVE
City JACKSONVILLE **State** FL **Zip Code** 32225
Phone **Fax** **Email**

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
 GRIFFIN FAMILY INVESTMENT COMPANY ONE LIMITED PARTNERSHIP
Mailing Address
 1305 HWY 20
City HELENA **State** AZ **Zip Code** 72342
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2003-1506

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 154211 0000	4	3	PUD	PUD
Map 154210 0000	4	3	PUD	PUD

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 19.35

Development Number

Proposed PUD Name WESTGATE PUD

Justification For Rezoning Application

SEE EXHIBIT "D"

Location Of Property

General Location

SOUTHWEST QUADRANT OF THE INTERSECTION OF NEWTON ROAD AND HOGAN ROAD

House #	Street Name, Type and Direction	Zip Code
0	NEWTON RD	32216

Between Streets

NEWTON ROAD and TOUCHTON ROAD

Required Attachments For Formal, Complete application

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

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

jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F Land Use Table

Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

Exhibit H Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

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

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
19.35 Acres @ \$10.00 /acre: \$200.00
- 3) Plus Notification Costs Per Addressee**
57 Notifications @ \$7.00 /each: \$399.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,868.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1
Legal Description

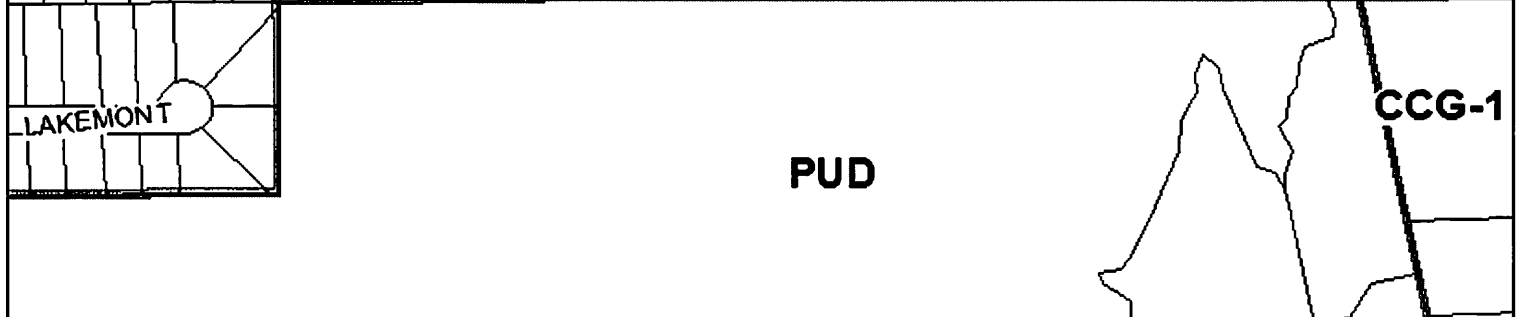
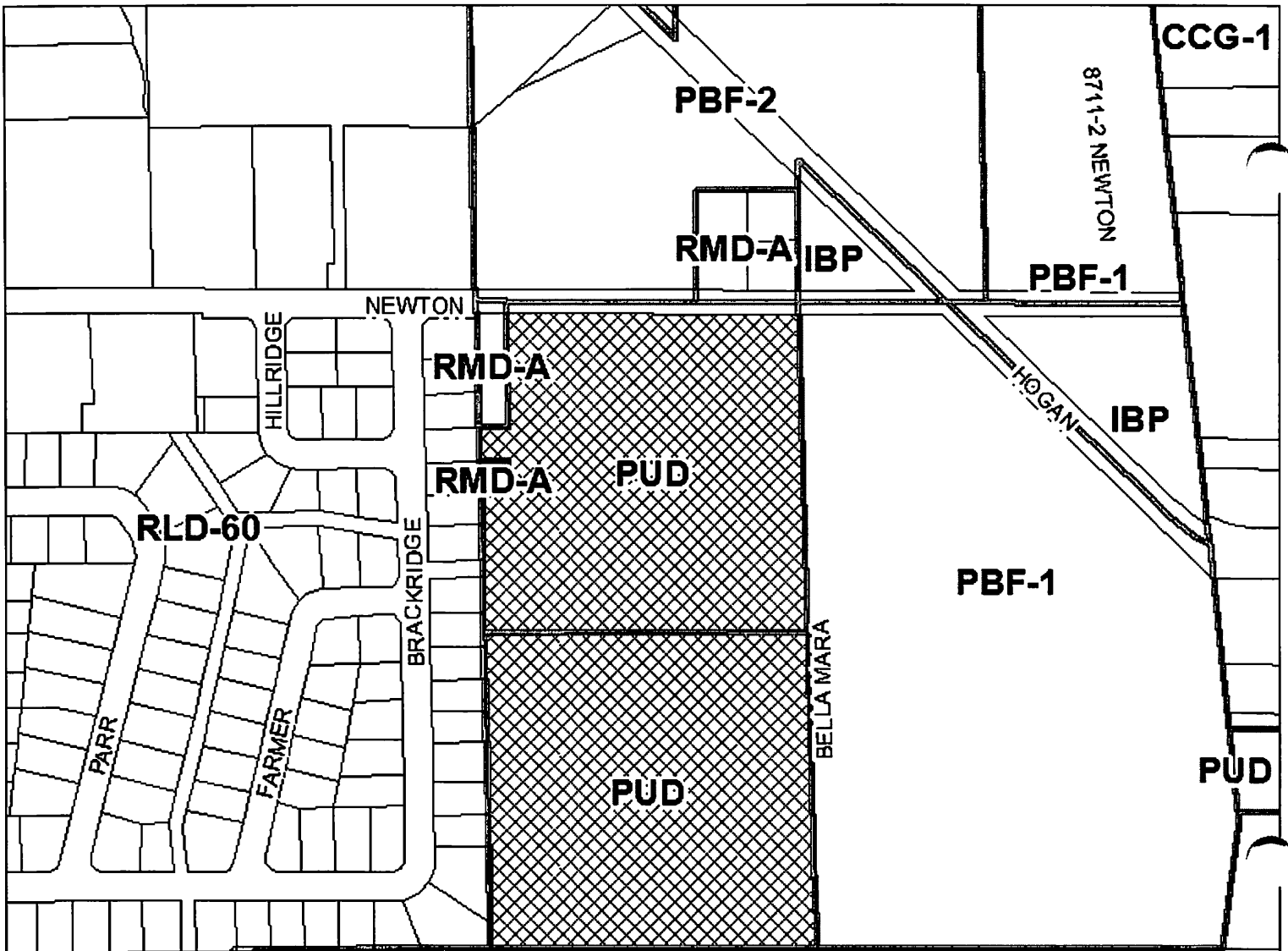
PARCEL 1:

THE NORTH 1/2 OF LOT 12, A.B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, ACCORDING TO PLAT THEREOF, AS RECORDED IN DEED BOOK "AQ", PAGE 260 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (EXCEPT PART RECORDED IN DEED BOOK 1770, PAGE 141, OFFICIAL RECORDS VOLUME 3302, PAGE 703, OFFICIAL RECORDS VOLUME 3698, PAGE 1064 AND OFFICIAL RECORDS VOLUME 4213, PAGE 661).

PARCEL 2:

THE SOUTH 1/2 OF LOT 12, A.B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, ACCORDING TO PLAT THEREOF, AS RECORDED IN DEED BOOK "AQ", PAGE 260 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 1690, PAGE 228, SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SAID LANDS CONTAIN 19.35 ACRES, MORE OR LESS.

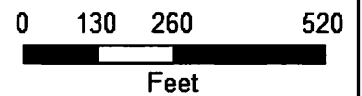
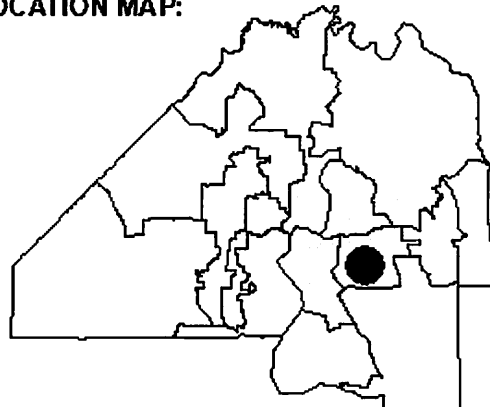


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2021-3711

**EXHIBIT 2
PAGE 1 OF 1**

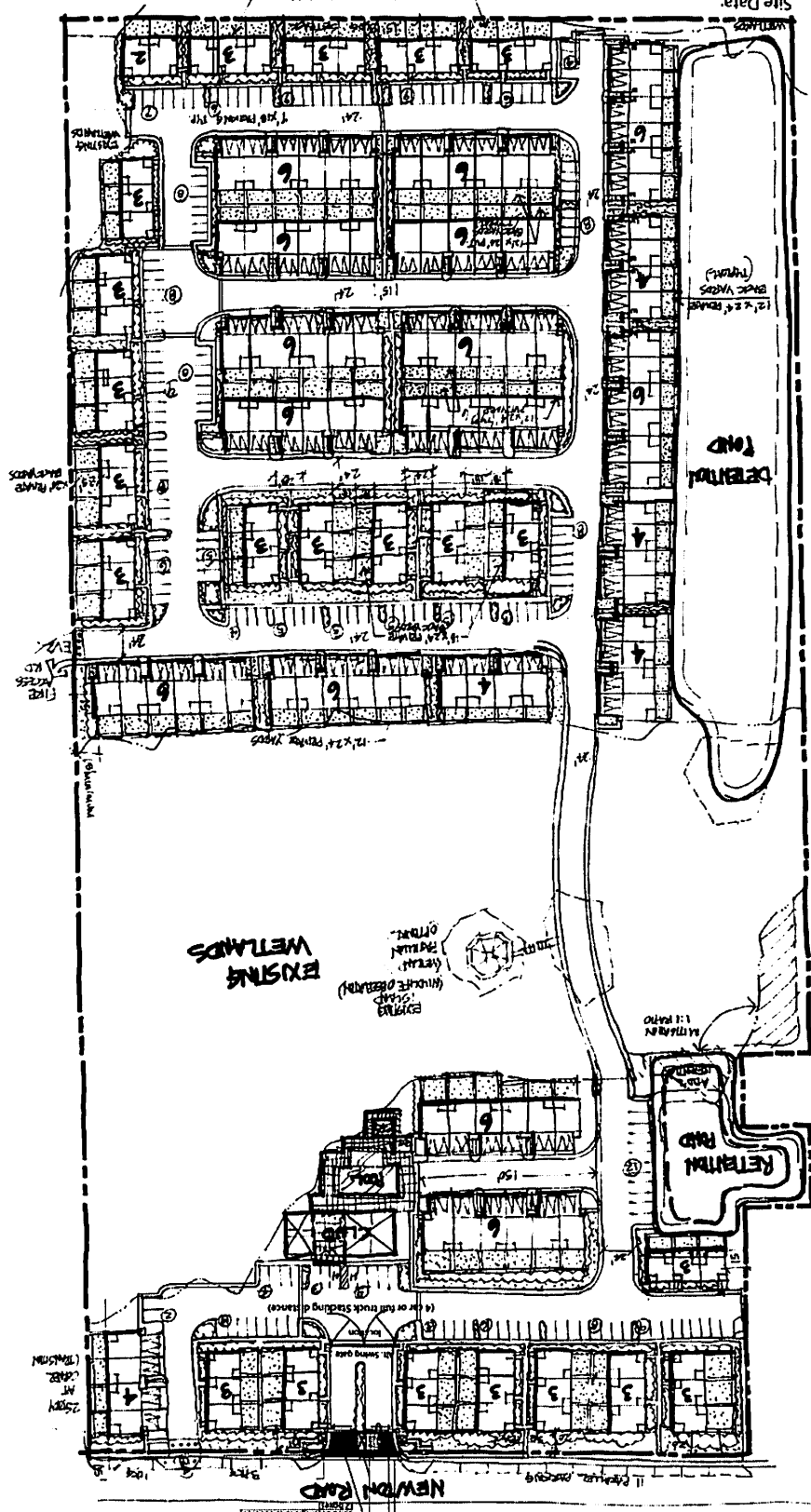
WESTGATE PRELIMINARY SITE PLAN "D"



Site Data:

- 24' x 28' Three Story Front Load Townhome 68 units
- 24' by 48' Two Story Front Entry Townhome 104 units
- (All Units with Min 12 sq ft private yard)
- Total Number of Units 172 Units
- Gross Property Acreage 18.35
- Net Density 13.08
- 1.313 DU/Acre
- Gross Density 8.89 DU/Acre

Required Spaces:
 104 Townhomes w 2 car garages: 208 Spaces
 68 Townhomes Surface Parking: 136 Spaces
 Required Guest Parking (172/3): 57 Spaces
 Total Parking Required: 401 Spaces
 Total Parking Provided: 407 Spaces
 (2.37 spaces/unit)



Notes:
 1. Paved drive lane (no foot)
 2. Loading zone with central
 3. Call Box (single light covered)
 4. 12' front

1. 25' MIN. CLEARANCE AT DRIVE

Westgate PUD

**Written Description
August 25, 2021**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 154210-0000 & 154211-0000
- B. Current Land Use Designation: MDR
- C. Proposed Land Use Designation: MDR (no change)
- D. Current Zoning District: PUD
- E. Proposed Zoning District: PUD

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

Avanta SFR Holdings LLC (the "Applicant") proposes to rezone approximately 19.35 acres of property located in the southwest quadrant of the intersection of Newton Road and Hogan Road, which is more particularly described by the legal description attached to this ordinance as **Exhibit "1"** (the "Property"). The front half of the Property is currently zoned as a Planned Unit Development pursuant to Ordinance 2004-1079-E, as modified by that Order Approving Application MM-05-11 (collectively, the "Existing Front PUD"). The Existing Front PUD proposed the development of the front half of the Property with 153 condominium units. The rear half of the Property is currently zoned as a Planned Unit Development pursuant to Ordinance 2003-1506-E, as modified by that Order Approving Application for Minor Modification to Approved PUD MM-04-09, and as further modified by that Order Approving Application MM-05-06 for Minor Modification to Approved PUD (collectively, the "Existing Rear PUD"). The Existing Rear PUD proposed development of the rear half of the Property with at least 127 apartment units. The developments proposed by the Existing Front PUD and Existing Rear PUD are collectively referred to herein as the "Existing Proposed Development".

As described below, this Planned Unit Development (this "PUD") zoning district is being sought to provide for the development of the Property with a gated, rental community consisting of carriage home/townhome-style buildings, with a common scheme of development, as shown on the PUD Conceptual Site Plan attached to this Ordinance as Exhibit 4 (the "Site Plan"). In other words, although the buildings within the proposed development will look like typical townhomes, the community will be managed more similarly to a typical apartment community. However, the carriage homes/townhomes may be owned individually in fee simple by the residents, as in a typical townhome community, with common areas maintained by a homeowners' association; may be owned as condominiums, with common areas maintained by the condominium association; or may be owner by a single owner/landlord who manages and maintains the entire community as a rental community.

This PUD allows for a maximum to 172 units with a maximum height of three stories and 45 feet. As such this PUD results in substantial deintensification of use (from 280 residential units to 172 residential units) and provides for an ideal transition in uses between single family

residential to the west and more intense commercial uses to the east. The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4”**.

The Property lies within the Medium Density Residential (MDR) land use category on the Future Land Use Map (FLUM) and within the Urban Development Area of the Comprehensive Plan. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR, MDR	PUD	Park, Vacant
East	PBF, ROS, BP, CGC	PBF-1, IBP, CCG-1	Park, Retail, Commercial
North	PBF, MDR	PBF-2, RMD-A	Single-family residential, vacant, radio facilities
West	LDR, MDR	RLD-60, RMD-A	Single-family residential

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the MDR Urban Area land use designation, maximum density on the Property shall be 9 units per acre, or less than half of that permitted under the MDR Urban Area land use designation, and roughly 59% of the density permitted by the Existing Front PUD and Existing Rear PUD.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. 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.

C. Permitted Uses

1. Permitted Uses and Structures

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

- b. Leasing/sales/management offices, models, and similar uses.
 - c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
 - d. 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.
 - e. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
 - f. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.
 - g. Mail center.
 - h. Carwash (self) area for residents.
 - i. Live-work uses, subject to the provisions of Part 4 of the Zoning Code.
 - 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. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
2. Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.
- a. For a Townhome Community under Unified Ownership, with each "Unit" being a rental unit:
 - i. *Minimum lot width – N/A*

- ii. *Minimum lot area* – None
 - iii. *Maximum lot coverage by all buildings* – 50%
 - iv. *Minimum yard requirements* – None
 - v. *Minimum Building Setback from Property Boundary:*
 - (1) North – 20 feet
 - (2) East – 10 feet
 - (3) West – 15 feet
 - (4) South – 10 feet
 - vi. *Maximum height of structure* – 45 feet and three stories.
- b. For a Townhome Community with each “Unit” being Owned separately in Fee Simple:
- i. *Minimum lot width* – 15 feet, 25 feet for end units
 - ii. *Minimum lot area* – 1,300 square feet
 - iii. *Maximum lot coverage by all buildings* – 70%
 - iv. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (1) Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.
 - (2) Side— 0 feet; 10 feet for end units.
 - (3) Rear— 10 feet.
 - v. *Maximum height of structure* – 45 feet and three stories.
- c. 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.
- d. 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 or the Minimum Building Setback from the

Property Boundary, but shall not be located within five (5) feet of any right-of-way.

- e. 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.

D. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

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. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

F. Height Limitations

Building height shall be measured as set forth in Part 16 of the Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Active recreation will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

2. Access/Entry Feature

Access will be provided as shown on the Site Plan via Newton Road. The location and design of the access point on Newton Road 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 connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department. The fence and/or wall along boundary of the Property adjacent to Newton Road may be up to eight (8) feet in height, with architectural features (e.g. pillars or columns) up to ten (10) feet in height. Furthermore, the Property may have an entrance feature at the access point on Newton Road that may be up to 24 feet in height.

3. Signage

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the RMD-D zoning district.

4. **Construction offices/model homes/real estate 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.

5. **Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

6. **Landscaping/Buffer**

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations).

7. **Modifications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

8. **Parking**

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2021), except that parking, including bicycle parking, will not be provided “on-site” of each platted lot (if applicable) and instead may be provided “on-site” throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD. Furthermore, perpendicular or angled parking shall be permitted within the private roadway or access drive, as shown on the PUD Site Plan. For purposes of clarification, in accordance with the foregoing, two (2) parking spaces will be provided for each townhome unit (whether fee simple or condominium ownership, or rental), and one guest parking space will be provided for every three (3) such units, which parking requirements will be met cumulatively throughout the PUD and may be met with parking spaces in garages, driveways or the private roadway/access drive in accordance with the foregoing.

9. **Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

10. **Impervious Surface**

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RMD-D (75%).

11. **Utilities**

Electric power, water and sewer will be provided by JEA.

12. PUD Conceptual Site Plan

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, 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.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on June 29, 2021.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of a townhome rental community, under unified ownership, with a common scheme of development. The PUD allows for certain deviations from the Zoning Code based on the fact that the intended development is for rental townhomes, and the Zoning Code requirements for townhomes are designed primarily for townhomes with each unit being separately owned in fee simple. The PUD design ensures consistency with the surrounding zoning and existing uses.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it allows for additional fencing and access features along Newton Road; and it allows for development of rental townhomes under a unified ownership plan. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Existing PUD	Proposed PUD	Reasoning
Permitted Uses	Multi-family uses (condominiums and apartments)	<ul style="list-style-type: none"> a. Townhomes/carriage homes (fee simple, condominium ownership, or rental). b. Leasing/sales/management offices, models, and similar uses. c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses. d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, 	To allow for development of a townhome community.

		<p>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.</p> <p>e. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.</p> <p>f. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.</p> <p>g. Mail center.</p> <p>h. Carwash (self) area for residents.</p> <p>i. Live-work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>j. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>l. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p>	
<p>Lot Standards</p>	<p>See Existing Front PUD and Existing Rear PUD.</p>	<p>1. <u>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.</u></p> <p>a. <u>For a Townhome Community under Unified Ownership, with each "Unit" being a rental unit:</u></p>	<p>To allow for development of a townhome community. As to building height, conventional zoning districts that permit townhomes (e.g., RMD-A) allow for a maximum height of 45 feet. Given the lower intensity use of townhomes (as compared to the Existing Proposed Development), height is less of a concern and fewer buildings will be located in close proximity to the western property line, as shown on the Site Plan. Furthermore, the height is still limited to three stories. Based on the</p>

		<ul style="list-style-type: none"> i. <i>Minimum lot width</i> – N/A ii. <i>Minimum lot area</i> – None iii. <i>Maximum lot coverage by all buildings</i> – 50% iv. <i>Minimum yard requirements</i> – None v. <i>Minimum Setback from Property Boundary:</i> <ul style="list-style-type: none"> (1) North – 20 feet (2) East – 10 feet (3) West – 15 feet (4) South – 20 feet vi. <i>Maximum height of structure</i> – 35 feet. b. <u>For a Townhome Community with each “Unit” being a Owned separately in Fee Simple:</u> <ul style="list-style-type: none"> i. <i>Minimum lot width</i> – 15 feet, 25 feet for end units ii. <i>Minimum lot area</i> – 1,300 square feet iii. <i>Maximum lot coverage by all buildings</i> – 70% iv. <i>Minimum yard requirements.</i> The minimum yard requirements for all structures are: <ul style="list-style-type: none"> (1) Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear. (2) Side— 0 feet; 10 feet for end units. (3) Rear— 10 feet. v. <i>Maximum height of structure</i> – 45 	<p>foregoing, the height increase is consistent with the Zoning Code and the concerns of the Existing Proposed Development are no longer present.</p>
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		<p>feet and three stories.</p> <p>C. <u>Alley Access.</u> 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.</p> <p>d. <u>Patios/porches.</u> 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 or the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way.</p> <p>e. <u>Number of units in building.</u> 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.</p>	
Parking	Part 6 of the Zoning Code.	<p>Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that parking, including bicycle parking, will not be provided "on-site" of each platted lot (if applicable) and instead may be provided "on-site" throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD. Furthermore, perpendicular or angled parking shall be permitted within the private roadway or access drive, as shown on the PUD Site Plan. For purposes of clarification, in accordance with the foregoing, two (2) parking spaces will be provided for each townhome unit (whether fee simple or condominium ownership, or rental), and one guest parking space will be provided for every three (3) such units, which parking requirements will be met cumulatively throughout the PUD and may be met with parking spaces in garages, driveways or the private roadway/access drive in accordance with the foregoing.</p>	To allow for development of a townhome community, as described herein.
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	This clarifies the Zoning Code and assists the Applicant in developing and

		leasing offices.	marketing the Property.
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VIII. Names of Development Team

- Developer: Avanta SFR Holding LLC
- Development Consultant: Coastland Group LLC
- Planner/Engineer: Kimley Horn.
- Architects: N/A

IX. Land Use Table

A Land Use Table is attached hereto as Exhibit "F."

X. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. **Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

8. **Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. **Listed Species Regulations:**

The Property is less than fifty acres and therefore a listed species survey is not required.

10. **Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

11. **Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.



Availability Letter

Terence Johnson
Avanta SFR Holdings LLC
4401 N Mesa
Ed Paso, Texas 79902

5/18/2021

Project Name: Westgate
Availability #: 2021-2269

Attn: Terence Johnson

Thank you for your inquiry regarding the availability of 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

Sincerely,

A Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-2269

Request Received On: 5/18/2021

Availability Response: 5/18/2021

Prepared by: Susan West

Expiration Date: 05/18/2023

Project Information

Name: Westgate

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 51250

Parcel Number: 154210 0000

Location: SW corner of Newton Rd. & Bella Mara Rd. Includes Parcel # 154211 0000

Description: Approximately 175 units (1 bedroom to 4 bedroom units). Mix of attached and detached. Project includes parcels: 154210 0000 ; 154211 0000

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 12 inch water main along Hogan Road at the intersection of Hogan Rd and Newton Rd

Connection Point #2:

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

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Existing 4 inch force main along Hogan Road south of the intersection of Hogan Rd and Newton Rd

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, JEA 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: N/A

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.

Point of connection location(s) to be field verified by developer during project design. If needed,
General Conditions: 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.