

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

September 23, 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.: 2021-575 **Application for: Lake Forest 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 April 16, 2020
2. The revised written description dated September 2-, 2021.
3. The revised site plan dated August 30, 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 several speakers in opposition and their concerns were loitering, notice issue, increased traffic, not uplifting to the area, want more houses not multi-family. The Commissioners felt the intent of the PUD is good, but the mechanism to sell the land is questionable. The closed school is a public amenity that is going private. Felt Ability Housing has constructed good projects in the past and affordable housing is needed.

Planning Commission Vote: 6-1

Joshua Garrison, Chair Aye

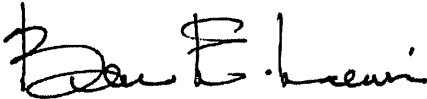
Dawn Motes, Vice Chair Absent

Planning Commission Report
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David Hacker, Secretary	Aye
Marshall Adkison	Nay
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
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

**Lake Forest PUD
Written Description
September 20, 2021**

I. PROJECT DESCRIPTION. The Lake Forest PUD is being proposed to allow for the redevelopment of the closed Lake Forest Elementary School. This application is sought by Duval County Public Schools in cooperation with Ability Housing, Inc., a non-profit housing development company. Ability Housing currently leases the property and anticipates taking ownership as part of the proposed development.

The site is approximately 9.9 acres and is located at 901 Kennard Street, between Kennard Street and Edgewood Avenue West. The property is in the Urban Development Area and is in Council District 8 (Ju’Coby Pittman). This application would allow for development of multi-family dwellings and associated amenities.

The companion application to amend the Comprehensive Plan seeks the Medium Density Residential (MDR-Urban) designation, which allows up to twenty (20) units per acre.

Depending upon the availability of funding, the proposed redevelopment will be either a combination of adaptive reuse and new construction or all new construction. New construction would generally take the form of garden-style apartments with surface parking. The PUD Site Plan is conceptual and reflects an adaptive reuse project; however, garden-style apartments meeting the setbacks, height, density and other criteria in this PUD Written Description would be allowed subject to PUD Site Plan verification by the Planning and Development Department.

The current Comprehensive Plan designation is Public Buildings and Facilities (PBF). The current zoning is PBF-1. The current PBF-1 zoning allows for all lawful government uses as permitted uses, except that solid waste management facilities and government use structures over 40,000 square feet are permissible by exception. Single family residential uses exist west of the property and on the south side of Kennard Street. Along Edgewood Avenue West, the property is bordered on the west by a church and on the east side by a small retail building housing a convenience store and barbershop. To the east of the stores is the I-95/Edgewood Avenue West interchange.

Surrounding land uses:

	Land Use	Zoning	Use
North	RPI, LDR	CO, RLD-60	1-story office buildings and residential
East	CGC, LDR	CCG-2, RLD-60	retail, single family residential
South	LDR	RLD-60	Single family residential
West	LDR	RLD-60	Single family residential

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Multiple family dwellings.
2. Schools meeting the performance standards and development criteria in Part 4.
3. Housing for the elderly.
4. Foster care homes.
5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
6. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
7. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
8. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
9. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, community center, leasing/management offices and similar uses.
10. Mail center.
11. Home occupations meeting the performance standards and development criteria set forth in Part 4.
12. Excavations, lakes and ponds, dug as part of the development's stormwater retention system, subject to the regulations of Part 9 of the Zoning Code. Such excavations, lakes and ponds may be developed prior to submittal of construction plans for the subdivision improvements (i.e. 10-set/final engineering plans).
13. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.

B. Density. The maximum gross density of the PUD shall not exceed 20 units per gross acre. The PUD site plan proposes development of up to 180 dwelling units on the property, together with active recreation areas.

C. Permitted accessory uses and structures. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

D. Permissible uses by exception. None.

E. Limitations on permitted or permissible uses by exception. N/A

F. Lot requirements.

1. Minimum lot requirement (width and area). 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.

2. Maximum lot coverage by buildings and structures at ground level: 60%

3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) to the perimeter of the lot are as follows:

a) Front – 20 feet.

b) Side – 20 feet.

c) Rear – 20 feet.

4. Building height. The maximum building height of all buildings and structures is forty-five (45) feet; provided, however, that height may be increased up to fifty-five (55) feet where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (May 2021).

G. Impervious surface ratios. The maximum impervious surface ratio is 75%.

H. Recreation. Consistent with the Comprehensive Plan and sections 656.414(a), 656.420(d) and 656.1210, the proposed project is required to provide a minimum 150 square feet of active recreation area per dwelling unit. Recreation area may include playground, clubhouse, community center, gym, and similar other uses.

I. Differences from usual application of Zoning Code. (Comparing to RMD-D zoning)

1. Schools are proposed as a permitted use; these are normally allowable by exception. While continued use of the buildings for school use is unlikely, Duval County Public Schools seeks to avoid having the existing use and facility become a non-conforming use by virtue of this rezoning.

2. Not all of the permitted uses under the RMD-D zoning districts are included in the proposed list of permitted uses. None of the uses allowed by exception in RMD-D, including cemeteries, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification.
3. A PUD Site Plan is included with this application. A rezoning to a conventional zoning district does not require a site plan.
4. Maximum lot coverage is proposed at 60%; RMD-D provides for 50%.
5. The setback requirements are simplified; the RMD-D setbacks address single family dwellings and other uses.
6. The proposed building height is more restrictive than RMD-D, which allows for unlimited building height when setbacks are increased.
7. The proposed parking ratio is lower than the standard, which is 1.5 spaces for multifamily dwellings of less than 500 square feet. 1.75 spaces for one-bedroom dwellings of 500 square feet or more, and an additional .25 spaces for each bedroom in excess of 2, plus one space for owner or operator and one space for each two employees. See § 656.604 (a), Jacksonville Zoning Code. The developer's experience is that fewer parking spaces are necessary to accommodate parking in its developments.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. **Parking Requirements.** A minimum of one (1) off-street parking space will be provided per dwelling unit.
2. **Vehicular Access.** Vehicular access shall be provided via Kennard Street as shown on the Site Plan.
3. **Pedestrian Access.** A sidewalk exists along the right-of-way for Edgewood Avenue West. Internal sidewalks will exist within the project.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code (March 2020), which includes (but is not limited to) the allowance of one, up to twenty-four (24) square foot neighborhood identification sign per entrance, except that any neighborhood identification sign on Kennard Street shall be limited to a maximum of six (6) square feet in area.

C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (May 2021). As a transition between "uncomplimentary uses" under the Zoning Code, an uncomplimentary use buffer (section 656.1216, Zoning Code (May

2021)) will be provided where multi-family uses are adjacent to single family lots, institutional uses and commercial uses on the west and east boundaries of the project. A 6-foot-high vinyl fence would be installed along the project boundary within the area of the uncomplimentary use buffer.

D. Open space. At least 10 percent of the total site will be open space, which may consist of, in part, stormwater pond area.

E. Utilities. Utilities will be provided by JEA or its successor(s).

F. Wetlands. No wetlands impacts are anticipated. However, any wetlands impacts will be mitigated in accordance with state and federal regulations.

G. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

H. Schedule. Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction.

I. Continued operation and maintenance. Not applicable.

J. Conformance to Zoning Overlay. Not applicable.

IV. **DEVELOPMENT PLAN APPROVAL.** With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. **JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION.** The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. **EXISTING SITE CHARACTERISTICS.** The existing site is currently vacant and cleared.

VII. **PUD REVIEW CRITERIA**

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while

minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the companion future land use amendment for the property with residential uses on a site bordered by residential, institutional and commercial uses.

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.

Analysis: The proposed zoning allows for appropriate infill residential development in an urban area.

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses and consistent with the proposed future land use designation for the property. Development will allow for more efficient delivery of urban services in the area.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. The residential uses proposed in this PUD would be in an area designated for medium density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided via Kennard Street.

E. External compatibility/intensity of development. A six-foot-high, at least 95% opaque vinyl fence will be provided where the proposed multi-family use abuts single family, institutional and commercial uses on the east and west boundaries of the site. As to other boundaries of the PUD, the proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

- F. Recreation/open space. A minimum of 150 square feet of active recreation area will be provided per dwelling unit.
- G. Impact on wetlands. No wetlands impacts are anticipated. However, should there be wetlands impacts associated with the development of the property, they will be fully mitigated under state and federal regulations.
- H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.
- I. Off-Street parking & loading. See the parking requirements proposed above.
- J. Sidewalks, trails & bikeways. The project will include provisions for internal pedestrian circulation.

VIII. DEVELOPMENT TEAM

- A. Developer:
Ability Housing, Inc.
Attn: Andy Fink, Property Development Manager
3740 Beach Boulevard, Suite 304
Jacksonville, FL 32207
(904) 359-9650 x 114
afink@abilityhousing.org
- B. Landowner:
Duval County Public Schools
William R. Gallup, Director
Real Property and Intergovernmental Liaison
1701 Prudential Drive, Rm 543
Jacksonville, FL 32207
(904) 390-2358
gallupw@duvalschools.org
- C. Agent/Attorney:
Thomas O. Ingram, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

- IX. Landowners, Tax Parcel Identification and Addresses:
024111 0000, Duval County School Board, 901 Kennard St. 32208

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-575 TO
PLANNED UNIT DEVELOPMENT

September 23, 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 **2021-575** to Planned Unit Development.

Location: 901 Kennard Street; South of Edgewood Avenue
West & west of I-95

Real Estate Number(s): 024111-0000

Current Zoning District(s): Public Buildings & Facilities-1 (PBF-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Public Buildings & Facilities

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Applicant/Agent: Elizabeth Moore Rothenberg
Sodl & Ingram PLLC
233 East Bay Street, Suite 1113
Jacksonville, Florida 32202

Owner: Dr. Diana Greene, Superintendent
Duval County Public Schools
1701 Prudential Drive
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2021-575 seeks to rezone approximately 9.90 acres of land from Public Buildings & Facilities-1 (PBF-1) to PUD. The rezoning to PUD is being sought to adaptively reuse a portion of the closed elementary school and new construction turning into medium-density multi-family residential units. The units will be maxed out at 20/acre per the MDR land use category. The Lake Forest Elementary School, a Duval County Public School (DCPS) occupied the building until June 2019. When it closed, due to underperformance, children were rezoned to North Shore Elementary.

The subject site is currently developed with an 80,856 square foot school and is located south of Edgewood Avenue between I-95 and Lem Turner Road. The proposed redevelopment of the site as Medium Density Residential with a companion PUD rezoning provides the opportunity to provide another living option for residents. The builder is Ability Housing, a non-profit housing development company.

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 Public Buildings & Facilities (PBF) 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-5587-21C (Ordinance 2021-574) that seeks to change the land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5587-21C 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. A description of the category is noted below.

(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:

Policy 1.2.9

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

The site will be serviced by JEA for water and sewer connection, as required for multi-family development. The property is located in an identified septic tank failure area. The City shall continue the effort to phase out septic tanks in defined failure areas in order to comply with Chapter 751, Jacksonville Ordinance Code.

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.

The subject property is located along JTA Route 51 there is a bus stop at the corner of Edgewood Avenue and Bunker Hill Boulevard. There is another stop across Edgewood Avenue for the same route, which is easily accessible from the site via a pedestrian bridge.

Policy 3.1.3

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

Approval of this application and its companion would allow for medium density residential in an appropriate urban area. The City supports smart adaption of vacant properties, which support the residential needs for its citizens. The Lake Forest area would benefit from vacant buildings gaining new life and providing housing for citizens.

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.

The property was developed in 1949 and has been vacant since June 2019. The adaptive use of the building and/or new construction in the Urban Development Area for a medium-density residential use is an optimal use for the property. The opportunity to bring medium density residential to an older area will bring new residents in an appropriate area for growth. The adaption of the property discourages urban sprawl by providing infill redevelopment on a parcel that has access to full urban services.

(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.

(1) Consistency with the 2030 Comprehensive Plan

Zoning application Ordinance 2021-575 has a companion land use application, Ordinance 2021-574/ L-5587-21C, that is changing the land use from PBF to MDR in the Urban Development Area on the subject 9.90 acre site. The property is located in the Urban Development Area between Kennard Street and Edgewood Avenue West with road frontage on both right-of-ways and a Kennard Street address. Currently, the site is the location of a closed elementary school, Lake Forest Elementary. The MDR land use category in the Urban Development Area is a category intended to provide compact medium density residential development in locations which are supplied with full urban services and which serve as a transition between commercial and residential uses. Multi-family dwellings is the predominant development typology in this category. MDR allows residential development at up to 20 dwelling units per acre. The proposed PUD site plan and written description are consistent with the proposed MDR land use category. 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. Currently, there is nothing in Concurrency system regarding this proposed development.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for up to 20 residential units/acre in MDR. 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 existing and proposed landscaping: The proposed PUD will meet Part 12 Landscape Regulations of the Zoning Code. As a transition between “uncomplimentary

uses” under the Zoning Code, an uncomplimentary use buffer (section 656.1216, Zoning Code (May 2021)) will be provided where multi-family uses are adjacent to single family lots, institutional uses and commercial uses on the west and east boundaries of the project. A 6-foot-high vinyl fence would be installed along the project boundary within the area of the uncomplimentary use buffer.

- Traffic and pedestrian circulation patterns: Pedestrian access will be provided per the 2030 Comprehensive Plan.
- The use and variety of building setback lines, separations, and buffering: If new construction takes place, the setbacks will be 20 feet for front, side, and rear setbacks.
- The form of ownership proposed for various uses: The proposed development is for apartments so the units will be held under one owner and rented to tenants.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed PUD abuts a commercial property to the east and residential to the south and west. Nearby residential uses are all single-family
- 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	RPI	CO	Offices
South	LDR	RLD-60	Single-Family Dwellings
East	CGC	CCG-2	Convenience Store
West	LDR	RLD-60	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category. The PUD is appropriate at this location because the subject property is located in the Urban Development Area between Kennard Street and Edgewood Avenue West with road frontage on both right-of-ways and a Kennard Street address. Kennard Street is a local roadway and Edgewood Avenue West is a minor arterial roadway.

- The existing residential density and intensity of use of surrounding lands: Surrounding residential uses are designated as low density and in the RLD-60 zoning district. The proposed density and development are compatible with the surrounding uses and provide

a transition between the residential to the west and south and the commercial to the east.

- o The availability and location of utility services and public facilities and services:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2020-21)	% OCCUPIED	4 YEAR PROJECTION
North Shore #70	1	24	1329	638	48%	44%
Matthew Gilbert #146	1	10	787	836	106%	48%
Jean Ribault #96	1	13	1,683	1,415	84%	85%

(7) Usable open spaces plazas, recreation areas.

The applicant has stated in the application that, “At least 10 percent of the total site will be open space, which may consist of, in part, stormwater pond area.” The site plan indicates a playing field, a playground with courtyard, a clubhouse, and a retention pond with fountain.

(8) Impact on wetlands

There appears to be no wetlands on the property. Any impacts will be managed via local, state, and federal requirements.

(9) Listed species regulations

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

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

The applicant has indicated that there will be a minimum of one parking space per unit on site.

(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 August 31, 2021, 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 **2021-575** be **APPROVED with the following exhibits:**

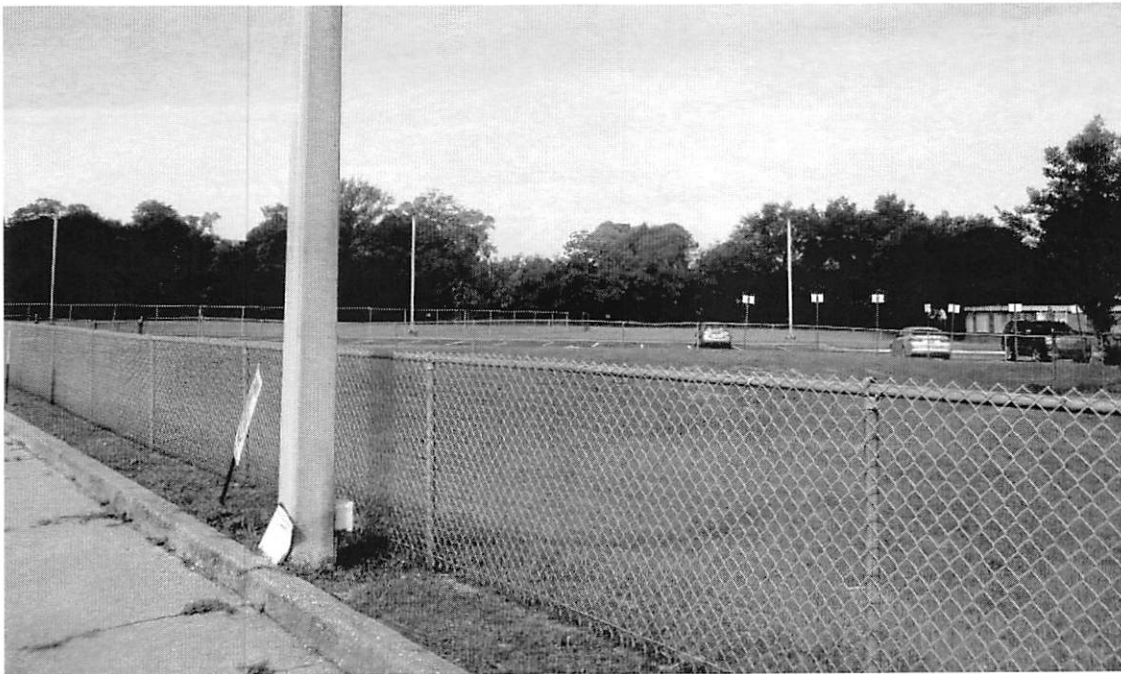
1. The original legal description dated April 16, 2020
2. The original written description dated March 20, 2020
3. The revised site plan dated August 30, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-575** be **APPROVED**



Subject Property

Source: COJ, Planning & Development Department
Date: 08/31/2021



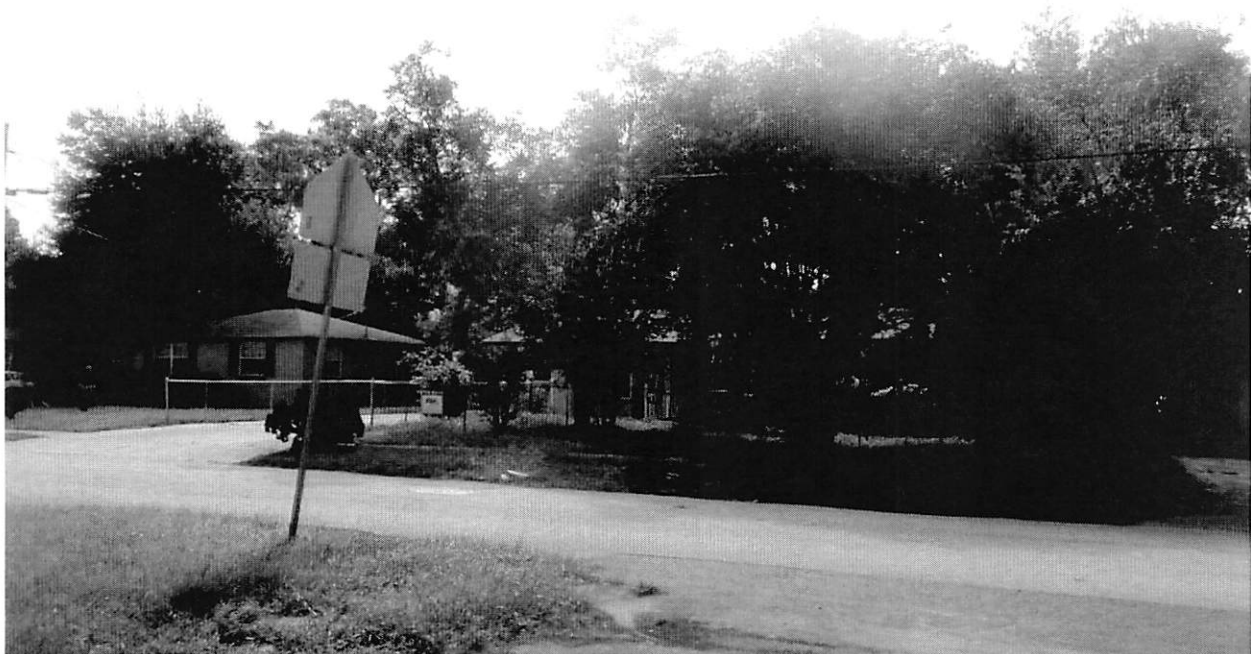
Subject Property

Source: COJ, Planning & Development Department
Date: 08/31/2021



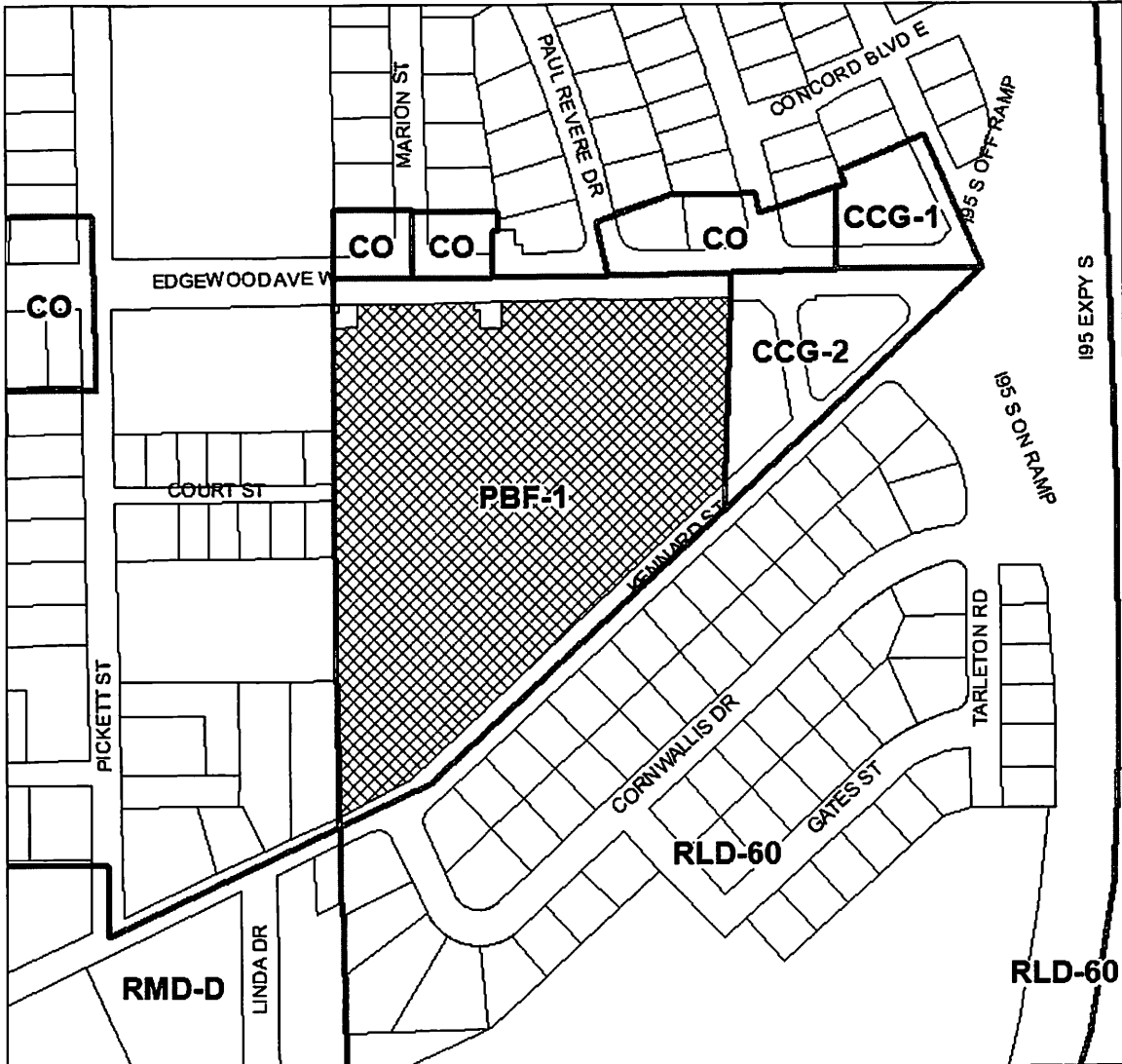
Properties to the south

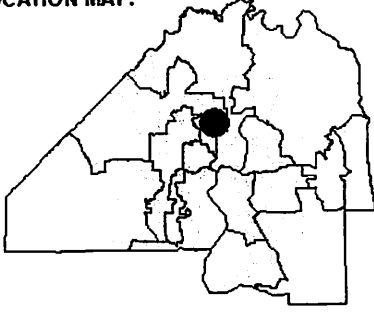

Source: COJ, Planning & Development Department
Date: 08/31/2021



Properties to the south

Source: COJ, Planning & Development Department
Date: 08/31/2021



<p>REQUEST SOUGHT:</p> <p>FROM: PBF-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>ORDINANCE NUMBER ORD-2021-0575</p>	<p>TRACKING NUMBER T-2021-3624</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0575 **Staff Sign-Off/Date** CMQ / 07/21/2021

Filing Date 08/24/2021 **Number of Signs to Post** 8

Hearing Dates:

1st City Council 09/28/2021 **Planning Commission** 09/23/2021

Land Use & Zoning 10/05/2021 **2nd City Council** 10/12/2021

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3624

Application Status PENDING

Date Started 06/28/2021

Date Submitted 06/28/2021

General Information On Applicant

Last Name	First Name	Middle Name
ROTHENBERG	ELIZABETH	MOORE

Company Name

SODL AND INGRAM PLLC

Mailing Address

233 EAST BAY STREET, SUITE 1113

City	State	Zip Code
JACKSONVILLE	FL	32034

Phone	Fax	Email
9044796425	9043472738	BETH.ROTHENBERG@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
GREENE	DIANA	

Company/Trust Name

DUVAL COUNTY PUBLIC SCHOOLS

Mailing Address

1701 PRUDENTIAL DRIVE

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043902000		

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 024111 0000	8	5	PBF-1	PUD

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

Existing Land Use Category

PBF

Land Use Category Proposed?

If Yes, State Land Use Application #

5587

Total Land Area (Nearest 1/100th of an Acre) 9.90

Development Number

Proposed PUD Name LAKE FOREST

Justification For Rezoning Application

THE LAKE FOREST PUD IS BEING PROPOSED TO ALLOW FOR THE REDEVELOPMENT OF THE CLOSED LAKE FOREST ELEMENTARY SCHOOL INTO MULTI-FAMILY DWELLINGS AND ASSOCIATED AMENITIES. THIS APPLICATION IS SOUGHT BY DUVAL COUNTY PUBLIC SCHOOLS IN COOPERATION WITH ABILITY HOUSING, INC., A NON-PROFIT HOUSING DEVELOPMENT COMPANY.

Location Of Property

General Location

FORMER LAKE FOREST ELEMENTARY SCHOOL, WEST OF I-95 EXIT 357 (EDGEWOOD AVENUE)

House #	Street Name, Type and Direction	Zip Code
901	KENNARD ST	32208

Between Streets

KENNARD STREET and EDGEWOOD AVENUE WEST

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**
 - 9.90 Acres @ \$10.00 /acre:** \$100.00
- 3) Plus Notification Costs Per Addressee**
 - 101 Notifications @ \$7.00 /each:** \$707.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,076.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

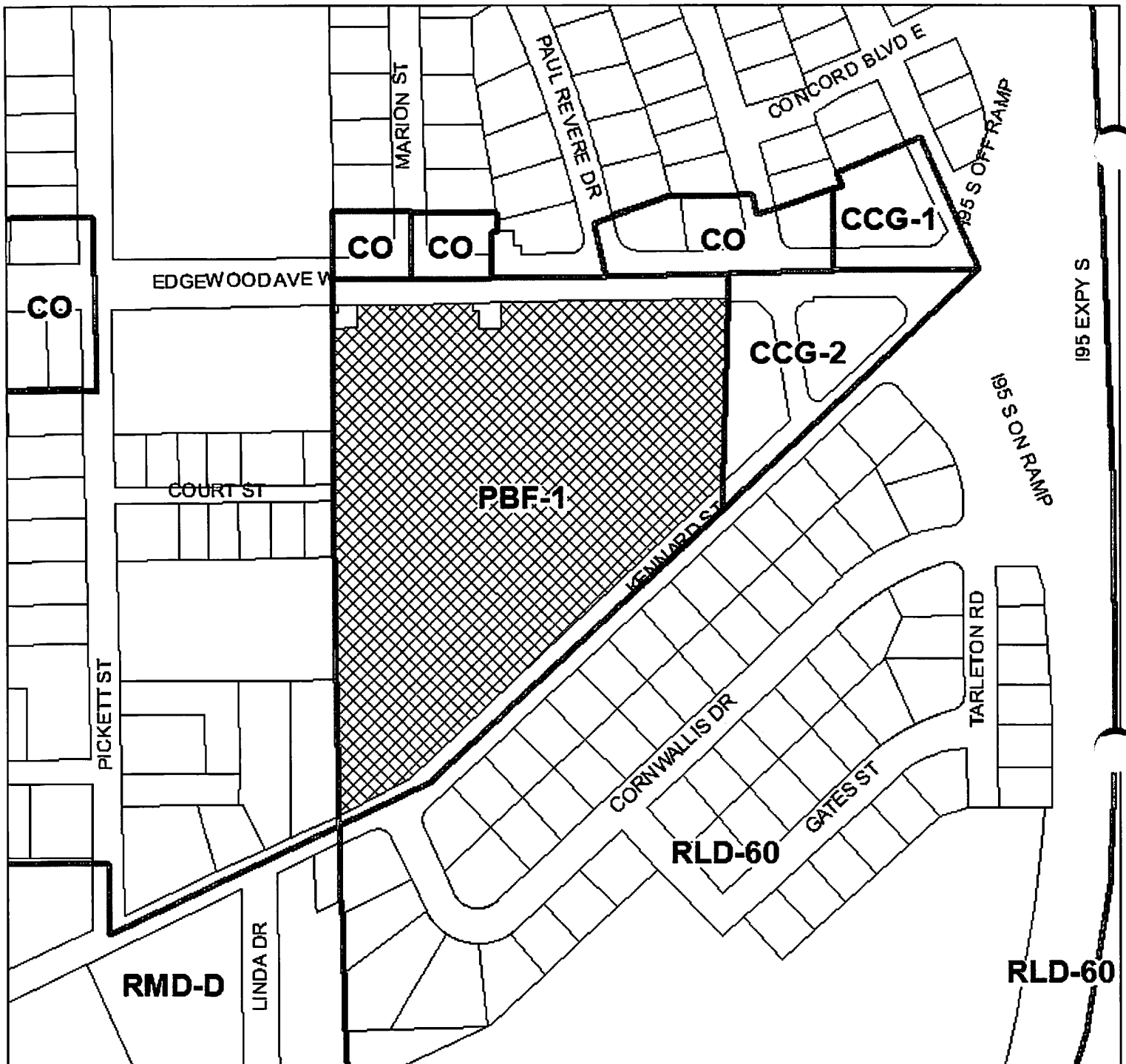


EXHIBIT "A"

Tract 1, REPLAT OF LAKE FOREST SEC. 9, according to the Plat thereof, recorded in Plat Book 20, page 9, of the Public Records of Duval County, Florida.

LESS AND EXCEPT:

Those lands contained in Quitclaim Deed recorded in Official Records Book 2613, Page 320, Quitclaim Deed recorded in Official Records Book 2629, Page 56, and the Order of Taking recorded in Official Records Book 2628, Page 34.

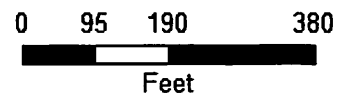
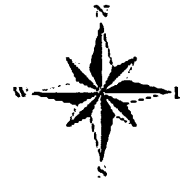
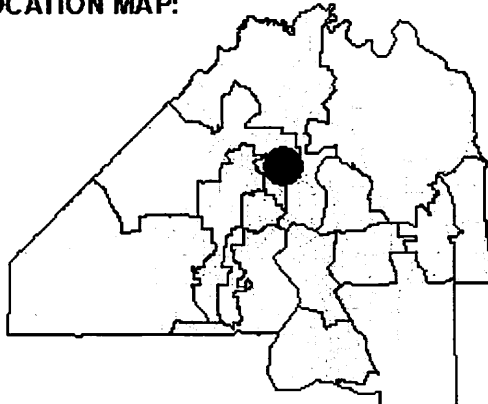


REQUEST SOUGHT:

FROM: PBF-1

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3624

**EXHIBIT 2
PAGE 1 OF 1**

**Lake Forest PUD
Written Description
June 28, 2021**

I. PROJECT DESCRIPTION. The Lake Forest PUD is being proposed to allow for the redevelopment of the closed Lake Forest Elementary School. This application is sought by Duval County Public Schools in cooperation with Ability Housing, Inc., a non-profit housing development company. Ability Housing currently leases the property and anticipates taking ownership as part of the proposed development.

The site is approximately 9.9 acres and is located at 901 Kennard Street, between Kennard Street and Edgewood Avenue West. The property is in the Urban Development Area and is in Council District 8 (Ju’Coby Pittman). This application would allow for development of multi-family dwellings and associated amenities.

The companion application to amend the Comprehensive Plan seeks the Medium Density Residential (MDR-Urban) designation, which allows up to twenty (20) units per acre.

Depending upon the availability of funding, the proposed redevelopment will be either a combination of adaptive reuse and new construction or all new construction. New construction would generally take the form of garden-style apartments with surface parking. The PUD Site Plan is conceptual and reflects an adaptive reuse project; however, garden-style apartments meeting the setbacks, height, density and other criteria in this PUD Written Description would be allowed subject to PUD Site Plan verification by the Planning and Development Department.

The current Comprehensive Plan designation is Public Buildings and Facilities (PBF). The current zoning is PBF-1. The current PBF-1 zoning allows for all lawful government uses as permitted uses, except that solid waste management facilities and government use structures over 40,000 square feet are permissible by exception. Single family residential uses exist west of the property and on the south side of Kennard Street. Along Edgewood Avenue West, the property is bordered on the west by a church and on the east side by a small retail building housing a convenience store and barbershop. To the east of the stores is the I-95/Edgewood Avenue West interchange.

Surrounding land uses:

	Land Use	Zoning	Use
North	RPI, LDR	CO, RLD-60	1-story office buildings and residential
East	CGC, LDR	CCG-2, RLD-60	retail, single family residential
South	LDR	RLD-60	Single family residential
West	LDR	RLD-60	Single family residential

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Multiple family dwellings.
2. Schools meeting the performance standards and development criteria in Part 4.
3. Housing for the elderly.
4. Foster care homes.
5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
6. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
7. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
8. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
9. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, community center, leasing/management offices and similar uses.
10. Mail center.
11. Home occupations meeting the performance standards and development criteria set forth in Part 4.
12. Excavations, lakes and ponds, dug as part of the development's stormwater retention system, subject to the regulations of Part 9 of the Zoning Code. Such excavations, lakes and ponds may be developed prior to submittal of construction plans for the subdivision improvements (i.e. 10-set/final engineering plans).
13. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.

B. Density. The maximum gross density of the PUD shall not exceed 20 units per gross acre. The PUD site plan proposes development of up to 180 dwelling units on the property, together with active recreation areas.

C. Permitted accessory uses and structures. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

D. Permissible uses by exception. None.

E. Limitations on permitted or permissible uses by exception. N/A

F. Lot requirements.

1. Minimum lot requirement (width and area). 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.

2. Maximum lot coverage by buildings and structures at ground level: 60%

3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) to the perimeter of the lot are as follows:

a) Front – 20 feet.

b) Side – 20 feet.

c) Rear – 20 feet.

4. Building height. The maximum building height of all buildings and structures is forty-five (45) feet; provided, however, that height may be increased up to fifty-five (55) feet where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (May 2021).

G. Impervious surface ratios. The maximum impervious surface ratio is 75%.

H. Recreation. Consistent with the Comprehensive Plan and sections 656.414(a), 656.420(d) and 656.1210, the proposed project is required to provide a minimum 150 square feet of active recreation area per dwelling unit. Recreation area may include playground, clubhouse, community center, gym, and similar other uses.

I. Differences from usual application of Zoning Code. (Comparing to RMD-D zoning)

1. Schools are proposed as a permitted use; these are normally allowable by exception. While continued use of the buildings for school use is unlikely, Duval County Public Schools seeks to avoid having the existing use and facility become a non-conforming use by virtue of this rezoning.

2. Not all of the permitted uses under the RMD-D zoning districts are included in the proposed list of permitted uses. None of the uses allowed by exception in RMD-D, including cemeteries, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification.
3. A PUD Site Plan is included with this application. A rezoning to a conventional zoning district does not require a site plan.
4. Maximum lot coverage is proposed at 60%; RMD-D provides for 50%.
5. The setback requirements are simplified; the RMD-D setbacks address single family dwellings and other uses.
6. The proposed building height is more restrictive than RMD-D, which allows for unlimited building height when setbacks are increased.
7. The proposed parking ratio is lower than the standard, which is 1.5 spaces for multifamily dwellings of less than 500 square feet. 1.75 spaces for one-bedroom dwellings of 500 square feet or more, and an additional .25 spaces for each bedroom in excess of 2, plus one space for owner or operator and one space for each two employees. See § 656.604 (a), Jacksonville Zoning Code. The developer's experience is that fewer parking spaces are necessary to accommodate parking in its developments.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. **Parking Requirements.** A minimum of one (1) off-street parking space will be provided per dwelling unit.
2. **Vehicular Access.** Vehicular access shall be provided via Edgewood Avenue West as shown on the Site Plan.
3. **Pedestrian Access.** A sidewalk exists along the right-of-way for Edgewood Avenue West. Internal sidewalks will exist within the project.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code (March 2020), which includes (but is not limited to) the allowance of one, up to twenty-four (24) square foot neighborhood identification sign per entrance, except that any neighborhood identification sign on Kennard Street shall be limited to a maximum of six (6) square feet in area.

C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (May 2021). As a transition between "uncomplimentary uses" under the Zoning Code, an uncomplimentary use buffer (section 656.1216, Zoning Code (May

2021)) will be provided where multi-family uses are adjacent to single family lots, institutional uses and commercial uses on the west and east boundaries of the project. A 6-foot-high vinyl fence would be installed along the project boundary within the area of the uncomplimentary use buffer.

D. Open space. At least 10 percent of the total site will be open space, which may consist of, in part, stormwater pond area.

E. Utilities. Utilities will be provided by JEA or its successor(s).

F. Wetlands. No wetlands impacts are anticipated. However, any wetlands impacts will be mitigated in accordance with state and federal regulations.

G. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

H. Schedule. Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction.

I. Continued operation and maintenance. Not applicable.

J. Conformance to Zoning Overlay. Not applicable.

IV. **DEVELOPMENT PLAN APPROVAL.** With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. **JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION.** The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. **EXISTING SITE CHARACTERISTICS.** The existing site is currently vacant and cleared.

VII. **PUD REVIEW CRITERIA**

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while

minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the companion future land use amendment for the property with residential uses on a site bordered by residential, institutional and commercial uses.

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.

Analysis: The proposed zoning allows for appropriate infill residential development in an urban area.

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses and consistent with the proposed future land use designation for the property. Development will allow for more efficient delivery of urban services in the area.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. The residential uses proposed in this PUD would be in an area designated for medium density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided via Edgewood Avenue West and Kennard Street.

E. External compatibility/intensity of development. A six-foot-high, at least 95% opaque vinyl fence will be provided where the proposed multi-family use abuts single family, institutional and commercial uses on the east and west boundaries of the site. As to other boundaries of the PUD, the proposed development is consistent with the existing

and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

F. Recreation/open space. A minimum of 150 square feet of active recreation area will be provided per dwelling unit.

G. Impact on wetlands. No wetlands impacts are anticipated. However, should there be wetlands impacts associated with the development of the property, they will be fully mitigated under state and federal regulations.

H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street parking & loading. See the parking requirements proposed above.

J. Sidewalks, trails & bikeways. The project will include provisions for internal pedestrian circulation.

VIII. DEVELOPMENT TEAM

A. Developer:
Ability Housing, Inc.
Attn: Andy Fink, Property Development Manager
3740 Beach Boulevard, Suite 304
Jacksonville, FL 32207
(904) 359-9650 x 114
afink@abilityhousing.org

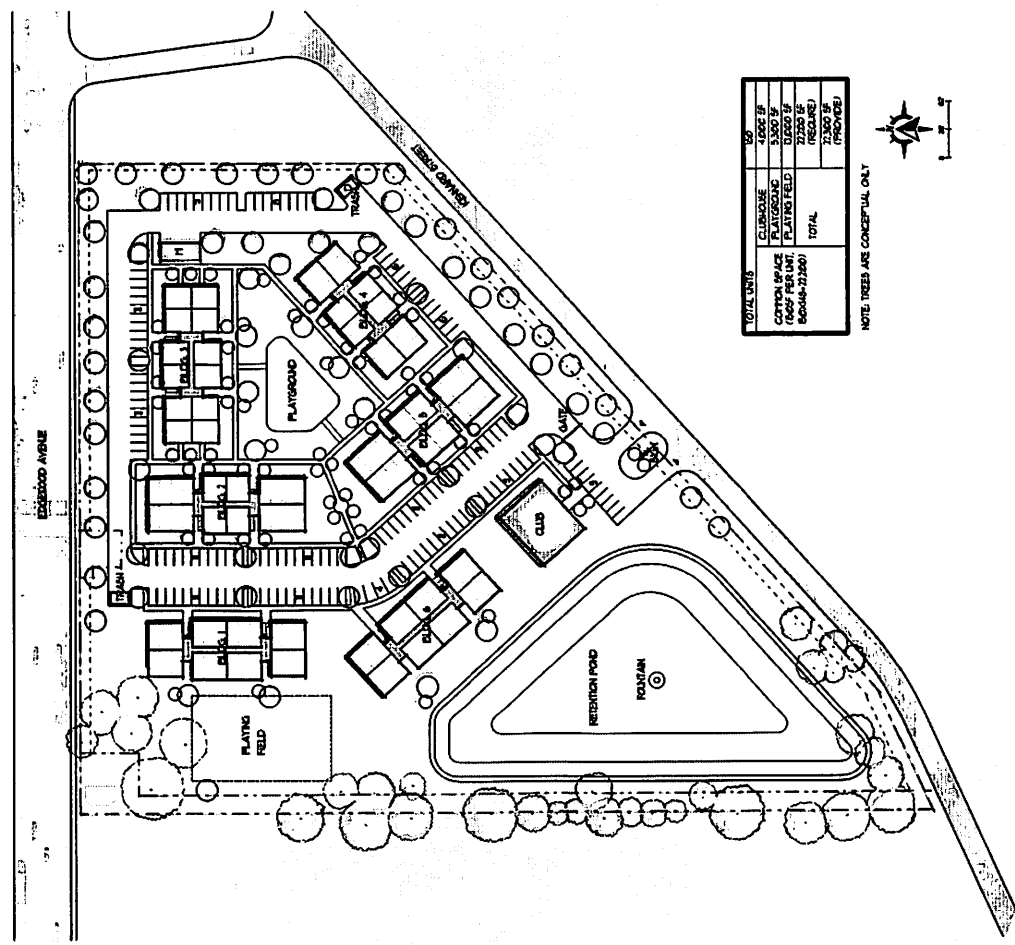
B. Landowner:
Duval County Public Schools
William R. Gallup, Director
Real Property and Intergovernmental Liaison
1701 Prudential Drive, Rm 543
Jacksonville, FL 32207
(904) 390-2358
gallupw@duvalschools.org

C. Agent/Attorney:
Thomas O. Ingram, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

IX. Landowners, Tax Parcel Identification and Addresses:
024111 0000, Duval County School Board, 901 Kennard St. 32208

EXHIBIT E

Site Plan



TOTAL UNITS	150
CLUBHOUSE	4,000 SF
COTTON WACE PLAYGROUND	5,000 SF
DECK PER UNIT (6000-12150)	21,300 SF (PROVIDE)
TOTAL	35,300 SF (PROVIDE)

NOTE: TREES ARE CONCEPTUAL ONLY



POH
GROUP

VILLAGE OF LAKE FOREST CONCEPTUAL SITE PLAN
901 KENNARD ST, JACKSONVILLE, FLORIDA

EXHIBIT F
LAND USE TABLE

Lake Forest

June 28, 2021

Total Gross Acreage	9.90 acres	100%
Amount of each different use by acreage:		
Multiple family	8.4 acres	84.8%
Total number of dwelling units	148 d.u.	
Active recreation and/or open space	0.51 acres	5.2%
Passive open space		10%
Public and private right-of-way	N/A (included within development area)	--
Maximum lot coverage of buildings and structures at ground level		60%
Maximum impervious surface ratio as required by Section 654.129		75%



Availability Letter

Elizabeth Rothenberg

6/10/2021

Ability Housing, Inc.

233 East Bay Street, Suite 1113

Jacksonville, Florida 32202

Project Name: Lake Forest

Availability #: 2021-2426

Attn: Elizabeth Rothenberg

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,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-2426

Request Received On: 5/27/2021

Availability Response: 6/10/2021

Prepared by: Susan West

Expiration Date: 06/10/2023

Project Information

Name: Lake Forest

Address: 901 KENNARD ST, JACKSONVILLE, FL 32208

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 45000

Parcel Number: 024111 0000

Location:

Description: Ability Housing, Inc. proposes to redevelop the closed Lake Forest Elementary School with multi-family dwellings and associated amenities.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12 inch water main along Kennard St

Connection Point #2: Existing 6 inch water main along Edgewood Ave W

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

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8 inch gravity main along Kennard St

Connection Point #2: Existing 4 inch force main along westerly property line

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: 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.