

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

3 September 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-474 **Application for: San Jose Multi-family PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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 May 27, 2020.
2. The original written description dated July 9, 2020.
3. The original site plan dated July 9, 2020.

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 was one speaker in opposition whose concerns were a loss of privacy and quiet, additional noise. The Commissioners felt the current commercial zoning would be more intrusive than the proposed multi-family.

Planning Commission Vote: 7-0

Joshua Garrison, Chair Aye

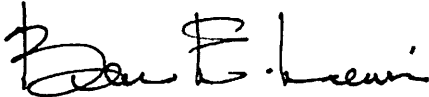
Dawn Motes, Vice Chair Aye

David Hacker, Secretary Aye

Marshall Adkison	Absent
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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2020-0474 TO****PLANNED UNIT DEVELOPMENT****SEPTEMBER 3, 2020**

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 2020-0474 to Planned Unit Development.

Location: 12375 San Jose Boulevard (SR 13) between Julington Creek Road and Paddle Creek Road

Real Estate Number(s): 158188 0000, 158187 0000, 159136 0010, 159137 0000, 159135 0000

Current Zoning District(s): Commercial Office (CO)
Planned Unit Development (PUD 2005-0233)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential-Professional-Institutional (RPI)
Community General Commercial (CGC)

Proposed Land Use Category: Residential-Professional-Institutional (RPI)

Planning District: Southeast, District 3

Applicant/Agent: Paul Harden, Esq.
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: N Shivashankar, Et al.
Mandarin South Business Center, Inc.
12421 San Jose Boulevard
Jacksonville, Florida 32223

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0474** seeks to rezone 8.98± acres of land from Commercial Office (CO) and Planned Unit Development (**Ordinance 2005-0233**) to Planned Unit Development (PUD.) The rezoning to PUD is being sought to develop the property as 260 multi-family dwelling units.

There is a companion Small Scale Land Use Amendment L-5450-20C (**Ordinance 2020-0473**) to change the land use of the property from Residential-Professional-Institutional (RPI) and Community/ General Commercial (CGC) to Residential-Professional-Institutional (RPI.)

PUD **2005-0233-E** was enacted November 8, 2005 with the following conditions:

- (a) Development is subject to the review and approval of the Traffic Engineering Division and the Florida Department of Transportation.
- (b) The site plan shall meet all requirements of Part 12, Landscaping and Tree Protection Regulations, Zoning Code, City of Jacksonville.
- (c) An architectural elevation plan shall be submitted to the Planning and Development Department for review and approval at the time of Verification of Substantial Compliance.
- (d) The final location of the Bay #1 and #2 building shall be subject to the review and approval of the Planning and Development Department.

The Planning and Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

Condition (a) is not recommended by Staff for this report as the Traffic Engineering Division and Florida Department of Transportation will review any new development prior to permitting and construction.

Condition (b) is not recommended by Staff for this report as the PUD will be required to meet Part 12 of the Zoning Code.

Condition (c) is not recommended by Staff for this report as the elevation plans will be required for submittal for permitting and verification.

Condition (d) is not recommended by Staff for this report as the applicant has submitted a new site plan and written description with new permitted uses for the subject property.

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. There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, Ordinance 2020-0473 requesting to change the functional land use category of the subject property from RPI and CGC to RPI.

According to the Category Description within the Future Land Use Element (FLUE), CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. RPI in the UA is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled.

The proposed land use amendment from CGC and RPI to RPI consists of one (1) parcel, approximately 0.39 of an acre, designated as CGC; the remainder of the site is already designated as RPI. The applicant included the existing RPI acreage due to the requirement that a site specific policy be filed for the entire site of a proposed development. The site specific policy filed with this amendment limits the density of the proposed single-use residential development to 30 units per acre and exempts the mixed use requirement. The number of units included within the PUD's written description does not exceed 30 units per acre, and as such, is consistent with the companion site specific FLUE Policy. Based on the site plan and written description, the PUD meets the site design requirements and development characteristics of the proposed RPI land use and associated site specific policy.

(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 (FLUE):

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and

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

The subject property is located along San Jose Boulevard, which is classified as a major arterial road. The property is currently vacant is an area that is predominantly developed. Approval of this PUD would allow for growth in a compact and compatible land use pattern.

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.

Approval of this PUD would allow for the utilization of currently vacant property along San Jose Boulevard (SR 13.) Surrounding zoning districts include commercial and residential districts ranging from RR-Acre to CCG-1.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Residential-Professional-Institutional (RPI) and Community General Commercial (CGC). There is a companion Application for a Small Scale Land Use Amendment to the Future Land use Map Series L-5450-20C (Ordinance **2020-0473**) that seeks to amend the land to Residential-Professional-Institutional (RPI.) The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development

approvals. The applicant was approved on August 5, 2020 under Mobility # 104175.0 / CCAS # 104175.1 and City Development # 9995.000.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family residential development not to exceed 260 units. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The land use table (Exhibit F) indicates that 1.29 acres of active recreation and/or open space will be provided on site for residents.
- The use of existing and proposed landscaping: The written description indicates the development will be developed in accordance with the existing landscaping.
- The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
- The use of topography, physical environment and other natural features: The site plan indicated a proposed 1.19± acres pond located on site B.
- Traffic and pedestrian circulation patterns: The site plan shows one access point on San Jose Boulevard and a loop configuration along the perimeter for the parking area.
- The use and variety of building groupings: The site plan shows one 109,600 square foot building located in the center of Site A. This location maximized the distance from the residential dwellings to the east of the property.
- The use and variety of building sizes and architectural styles: The application does not contain any information on the expected style.
- The use and variety of materials: The application does not contain any information on the type of materials to be used.
- The variety and design of dwelling types: The intended plan of development is for a maximum of 260 units in one building.

- The particular land uses proposed and the conditions and limitations thereon: The proposed land use for this property is RPI, which limits the density of multi-family housing, along with uses permitted on the property.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Not applicable

(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 site plan indicates that the eastern 1.61± acres will be utilized for a proposed pond. This will provide a large buffering between the proposed use on Site A and the neighboring single family residential to the east.

- The type, number and location of surrounding external uses: Along the eastern property line there are single family dwellings located in the RLD-60 zoning district. To the northeast there are townhomes zoned as RMD-D. To the south and west of the subject property are medical and commercial offices.
- 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	NC/MDR	CCG-1/RMD-D	Restaurant, Single Family Dwellings
South	RPI	CO	Office Condominium
East	LDR	RLD-60	Single Family Dwellings
West	RPI	CO	Commercial Offices

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category as a multi-family development. The PUD is appropriate at this location due to the site specific policy filed with this amendment that limits the density of the proposed single-use residential development to 30 units per acre and exempts the mixed use requirement. The number of units included within the PUD's written description does not exceed 30 units per acre, and as such, is consistent with the companion site specific FLUE Policy.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed uses

of the property include multi-family dwellings on Site A, and open space/recreational uses on Site B. The proposed site plan shows that site B will be developed as a pond, which allows for a buffer between the proposed multi-family dwellings on Site A and the single family residential to the east.

- The existing residential density and intensity of use of surrounding lands: There are single family dwellings with a maximum density of 7 units per acre to the east of the subject property. There are townhomes to the northeast of the property located in the MDR land use area. The maximum density for MDR in the Urban Area is 20 units per acre. This PUD is proposing a maximum density of 20 units per acre.
- The availability and location of utility services and public facilities and services: JEA indicates that water and sewer are available for the proposed development.

School Impact Analysis

LUA L-5450-20C

Development Potential: 260 Multi-family Units

School Type	CSA	2019-20 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats – Adjacent CSA 3&4
Elementary	5	8,816	89%	43	94%	181	850
Middle	5	2,529	90%	18	88%	22	234
High	5	7,771	100%	24	98%	4664	95
Total New Students				85			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

Supplemental analysis from the Duval County School District:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2018/19)	% OCCUPIED	4 YEAR PROJECTION
Loretto ES #30	5	43	1,208	977	81%	81%
Mandarin MS #259	4	18	1,615	1,401	87%	82%
Mandarin HS #260	5	24	2,504	2,519	101%	103%

- Does not include ESE & room exclusions
- Analysis based on maximum 260 dwelling units

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The development has access to San Jose Boulevard (SR 13) which is classified as a major arterial road. There is an access point to the subject property via San Jose Boulevard as indicated on the site plan.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. Per the land use table provided by the applicant, the project will have 1.29 acres of active recreation and/or open space.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands located in an isolated pocket in the center of the north property boundary. The size of this pocket is approximately 0.89 acres. The wetland has a low functional value for water filtration attenuation and floor water capacity due to its isolation, size, and having an indirect impact on the City's waterways.

(9) Listed species regulations

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

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

The site will be developed in accordance with Part 6 of the Zoning Code with the exception that the parking ration shall be 1.35 spaces per unit. Bike parking will be 2% of the required vehicular parking and the loading area will be 1 space that is 10' x 20'.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 21, 2020, the required Notice of Public Hearing signs were posted.

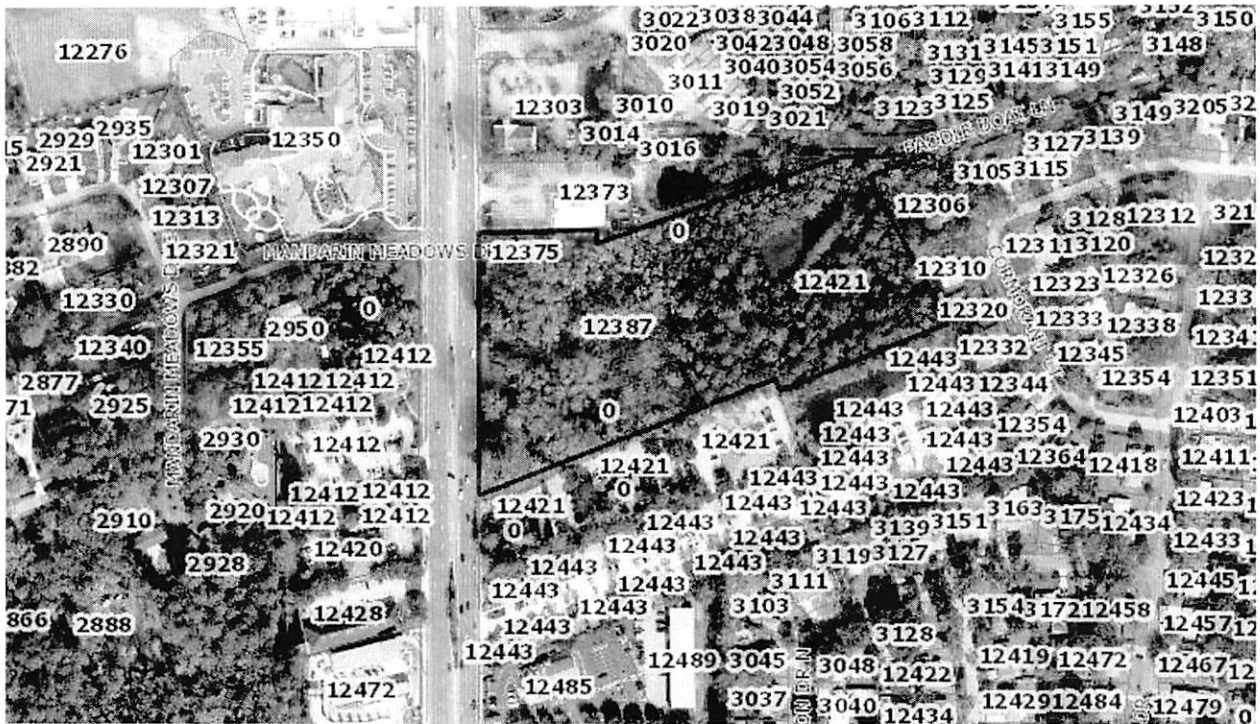


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2020-0474 be **APPROVED with the following exhibits:**

1. The original legal description dated May 27, 2020.
2. The original written description dated July 9, 2020.
3. The original site plan dated July 9, 2020.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0474 be **APPROVED.**



Source: Planning and Development Department, 8/20/20

Aerial view of the subject property.



Source: Planning and Development Department, 8/20/20

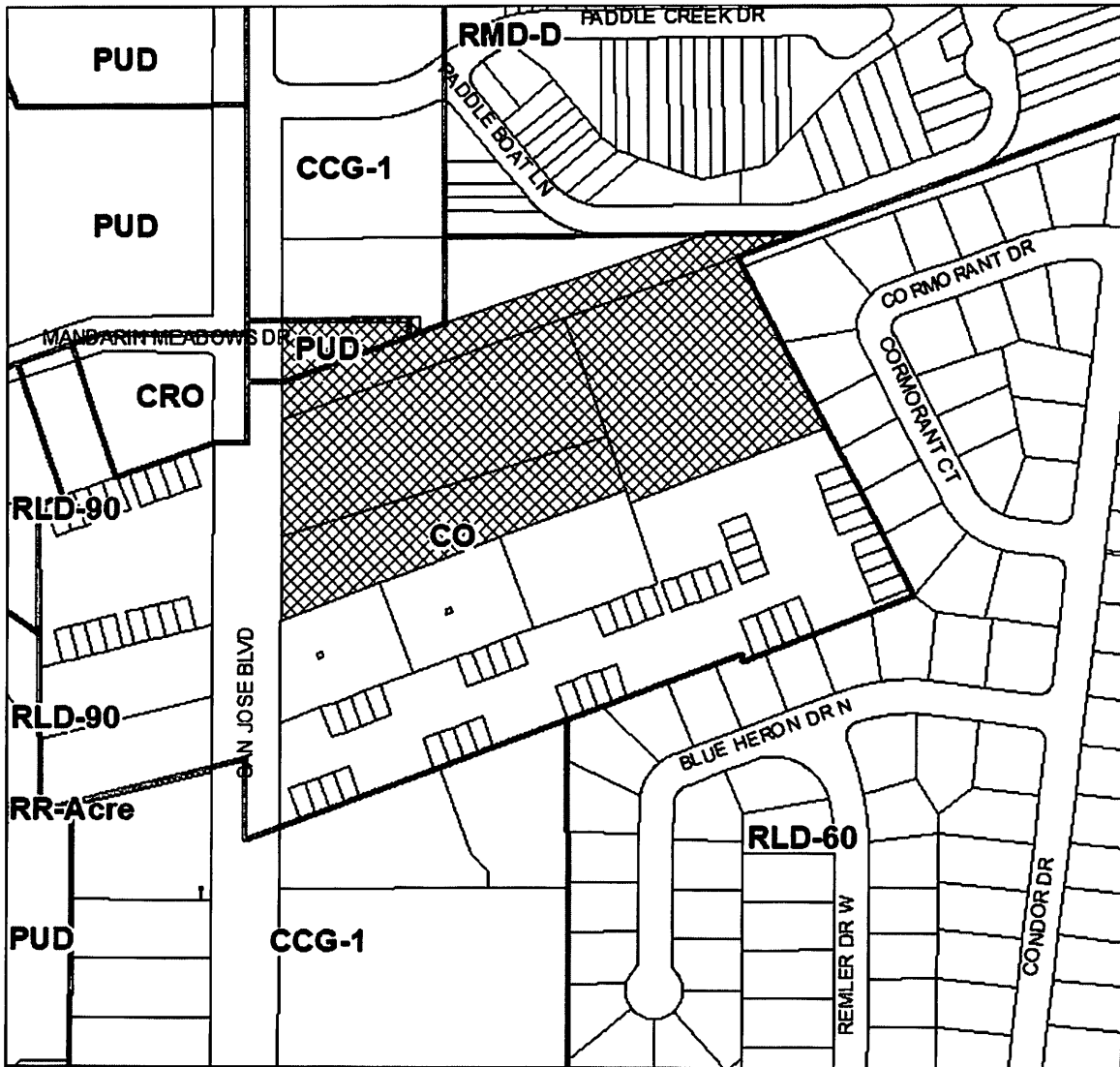
View of subject property from San Jose Boulevard (SR 13.)

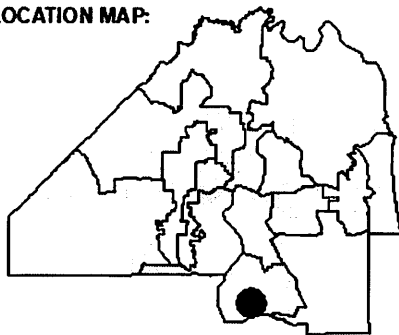



Source: Planning and Development Department, 8/20/20
View of commercial offices, south of subject property.



Source: Planning and Development Department, 8/20/20
View of assisted living facility, located northwest of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: CO & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 360 Feet</p> <p>COUNCIL DISTRICT: 6</p>
<p>ORDINANCE NUMBER ORD-2020-0474</p>	<p>TRACKING NUMBER T-2020-2909</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

August 18, 2020

Kaysie Cox
City Planner I
City of Jacksonville Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: San Jose and Mandarin Meadows PUD

Introduction

San Jose and Mandarin Meadows PUD is a proposed rezoning on 8.98 acres to Planned Unit Development (PUD). The subject property is located on the east side of SR-13 (San Jose Boulevard) at the intersection of Mandarin Meadows Drive. The rezoning to PUD is being sought to allow for a multi-family apartment development with 260 dwelling units.

Accessibility

The applicant will need to coordinate with FDOT Access Management and Permits for the proposed access driveway connection to SR-13.

Bicycle and Pedestrian Facilities

There are pedestrian facilities along the property’s frontage on SR-13. The FDOT Bicycle and Pedestrian Gap Study, dated March 2018, indicates this section of SR-13 has a bicycle LOS of D and a pedestrian LOS of E.

Programmed Improvements

There are no FDOT D2 programmed capacity improvements in the vicinity of the project site.

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE’s *Trip Generation Manual, 10th Edition*.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Mid-Rise)	221	260	Dwelling Units	1,145	87	111

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for SR-13 according to FDOT's *Florida State Highway System Level of Service Report*, dated September 2019.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2020 Peak Hour Volume	2020 Peak LOS
Duval	SR-13	508	St Johns County to Loretto Rd	D	5,390	4,544	B

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on SR-13.

If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator

Application For Rezoning To PUD**Planning and Development Department Info****Ordinance #** 2020-0474 **Staff Sign-Off/Date** KPC / 07/28/2020**Filing Date** 07/29/2020 **Number of Signs to Post** 5**Hearing Dates:****1st City Council** 09/08/2020 **Planning Commission** 09/03/2020**Land Use & Zoning** 09/15/2020 **2nd City Council** 09/22/2020**Neighborhood Association** N/A**Neighborhood Action Plan/Corridor Study** MANDARIN HEIGHT OVERLAY**Application Info****Tracking #** 2909**Application Status** PENDING**Date Started** 05/26/2020**Date Submitted** 05/29/2020**General Information On Applicant**

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

Company Name

LAW OFFICE OF PAUL M. HARDEN

Mailing Address

501 RIVERSIDE AVENUE, SUITE 901

City

JACKSONVILLE

State

FL

Zip Code 32202**Phone**

9043965731

Fax

9043995461

Email

PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)**Check to fill first Owner with Applicant Info**

Last Name	First Name	Middle Name
SHIVASHANKAR	N	

Company/Trust Name

MANDARIN SOUTH BUSINESS CENTER, INC

Mailing Address

12421 SAN JOSE BLVD

City

JACKSONVILLE

State

FL

Zip Code

32223

Phone**Fax****Email**

Last Name	First Name	Middle Name
MONROE	ALBERTA	

Company/Trust Name

WALTER ANDERSON ESTATE

Mailing Address

12201 FLYNN ROAD

City

JACKSONVILLE

State

FL

Zip Code

32223

Phone**Fax****Email**

Last Name PATEL **First Name** RASIKLAL **Middle Name**

Company/Trust Name
KM OF JACKSONVILLE, INC.

Mailing Address
5924 COVERED CREEK LN

City JACKSONVILLE **State** FL **Zip Code** 32277

Phone **Fax** **Email**

Last Name MARDANBEIGI **First Name** SAM **Middle Name**

Company/Trust Name

Mailing Address
18239 ROSITA ST

City TARZANA **State** CA **Zip Code** 91356

Phone **Fax** **Email**

Last Name MAYNOR **First Name** MATTHEW **Middle Name**

Company/Trust Name
CENTERSTATE BANK OF FLORIDA NA

Mailing Address
1234 KING ST

City JACKSONVILLE **State** FL **Zip Code** 32204

Phone **Fax** **Email**

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 158188 0000	6	3	PUD	PUD
Map 158187 0000	6	3	CO	PUD
Map 159136 0010	6	3	CO	PUD
Map 159137 0000	6	3	CO	PUD
Map 159135 0000	6	3	CO	PUD

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

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

Total Land Area (Nearest 1/100th of an Acre) 8.98

Development Number

Proposed PUD Name SAN JOSE AND MANDARIN MEADOWS PUD

Justification For Rezoning Application

THE PUD LIMITS USES FROM THE USUAL ZONING CODE TO ALLOW FOR A SPECIFIC USE ON THE SITE IN CHARACTER WITH THE SURROUNDING AREA.

Location Of Property**General Location**

ON THE EAST SIDE OF SAN JOSE BLVD, ADJACENT FROM MANDARIN MEADOWS DRIVE

House #	Street Name, Type and Direction	Zip Code
12375	SAN JOSE BLVD	32223

Between Streets

JULINGTON CREEK RD and PADDLE CREEK DR

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**
 - 8.98 Acres @ \$10.00 /acre:** \$90.00
- 3) Plus Notification Costs Per Addressee**
 - 123 Notifications @ \$7.00 /each:** \$861.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,220.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description – 5/27/2020

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14936, PAGE 691 AND OFFICIAL RECORDS BOOK 10370, PAGE 497 (PARCEL II), OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID LANDS LYING WITHIN SECTION 19 AND THE SARAH BOWDEN GRANT (SECTION 46), OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF LOT 29, BLOCK 1, JULINGTON HILLS UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 35 THROUGH 35B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH 26°09'14" EAST, ALONG THE WESTERLY LINE OF LOTS 29, 28, AND 27, BLOCK 1, OF SAID JULINGTON HILLS UNIT TWO, A DISTANCE OF 337.54 FEET TO THE SOUTHEASTERLY CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10370, PAGE 497 (PARCEL II); THENCE DEPARTING SAID WESTERLY LINE, RUN SOUTH 70°03'02" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 28.16 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 26°03'14" WEST, A DISTANCE OF 335.26 FEET; THENCE RUN NORTH 23°23'06" WEST, A DISTANCE OF 77.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PADDLE BOAT LANE (A VARIABLE WIDTH RIGHT-OF-WAY PER PADDLE CREEK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 12 THROUGH 12B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE RUN NORTH 89°24'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 151.58 FEET TO A POINT ON THE NORTHERLY LINE OF A RIGHT-OF-WAY FOR DRAINAGE AS DEPICTED ON THE AFORESAID PLAT OF JULINGTON HILLS UNIT TWO; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 70°01'57" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 111.95 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT-OF-WAY FOR DRAINAGE; THENCE DEPARTING SAID NORTHERLY LINE, RUN SOUTH 23°23'06" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 25.18 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.314 ACRES, MORE OR LESS.

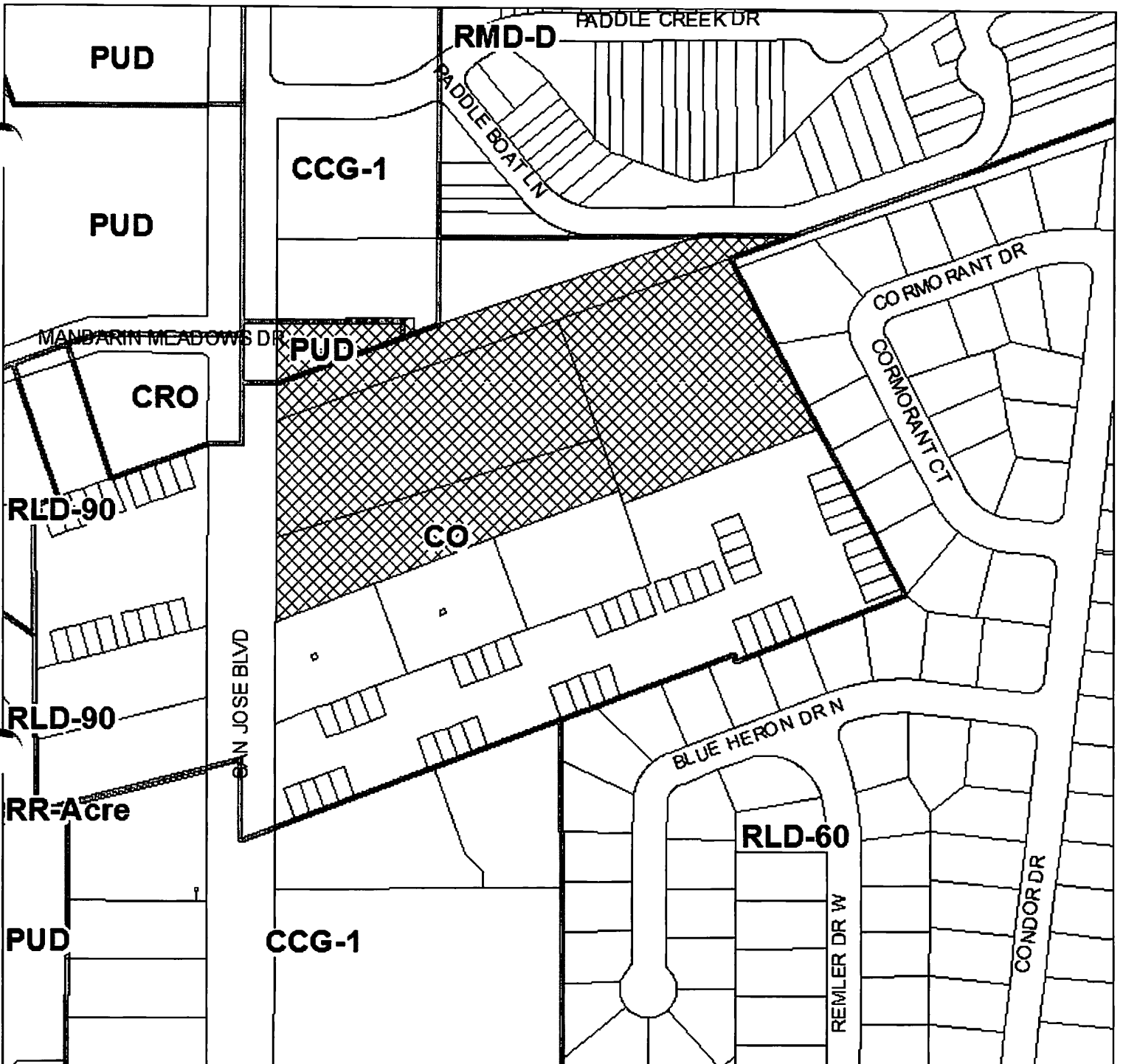
AND

ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12036, PAGE 42, OFFICIAL RECORDS BOOK 12511, PAGES 838 THROUGH 841, OFFICIAL RECORDS BOOK 6926, PAGE 172, AND OFFICIAL RECORDS BOOK 18931, PAGE 1789, AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14936, PAGE 691 AND OFFICIAL RECORDS BOOK 10370, PAGE 497 (PARCEL II), ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID LANDS LYING WITHIN SECTION 19 AND THE SARAH BOWDEN GRANT (SECTION 46), OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 29, BLOCK 1, JULINGTON HILLS UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 35 THROUGH 35B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH 26°03'14" EAST, ALONG THE WESTERLY LINE OF LOTS 29, 28, AND 27, BLOCK 1, OF SAID JULINGTON HILLS UNIT TWO, A DISTANCE OF 337.54 FEET TO THE SOUTHEASTERLY CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10370, PAGE 497 (PARCEL II); THENCE DEPARTING SAID WESTERLY LINE, RUN ALONG THE SOUTHERLY LINE OF SAID THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 70°03'02" WEST, A DISTANCE OF 28.16 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE SOUTH 70°03'02" WEST, A DISTANCE OF 331.12 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS AND A POINT ON THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8029, PAGE 189 (PARCEL 1), OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 19°54'14" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 26.24 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS AND A POINT ON THE SOUTHERLY LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12036, PAGE 42; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTH 69°49'11" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 658.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD NO. 13, A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 72160-2556); THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 00°10'01" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A

DISTANCE OF 532.96 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18931, PAGE 1789, · THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN NORTH 89°21'30" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 241.27 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°04'36" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 26.94 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND A POINT ON THE NORTHERLY LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14936, PAGE 691, · THENCE DEPARTING SAID EAST LINE, RUN NORTH 69°54'19" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS A DISTANCE OF 521.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PADDLE BOAT LANE {A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER PADDLE CREEK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 12 THROUGH 128, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTH 89°24'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 27.84 FEET, · THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 23°23'06" EAST, A DISTANCE OF 77.81 FEET, · THENCE RUN SOUTH 26°03'14" EAST, A DISTANCE OF 335.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 8.666 ACRES, MORE OR LESS.

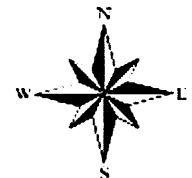
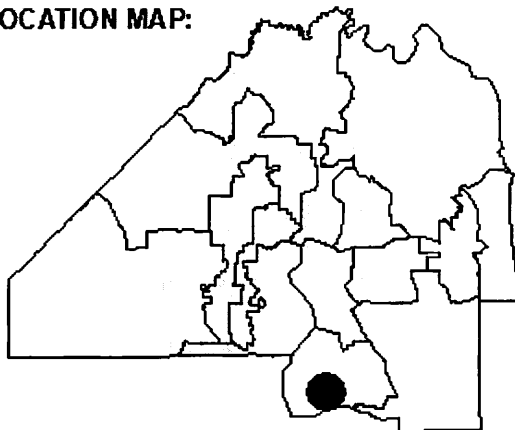


REQUEST SOUGHT:

FROM: CO & PUD

TO: PUD

LOCATION MAP:



0 95 190 380



Feet

COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2020-2909

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D

WRITTEN DESCRIPTION

Name of PUD: San Jose and Mandarin Meadows PUD

Date: July 9, 2020

Current Zoning District: CO, PUD

Current Land Use Designation: RPI, CGC

Proposed Zoning District: PUD

Proposed Land use Designation: RPI

RE #: 158188-0010, 158187-0000, 159136-0010, 159137-0000, 159135-0000

I. PROJECT DESCRIPTION

The applicant proposes to rezone 8.98 acres of property from CO and PUD to PUD. The land is located on the East side of San Jose boulevard and half a mile north of Julington Creek.

This property is currently vacant and designated RPI and CGC on the future land use map. Surrounding uses include NC/CCG-1 and MDR/RMD-D to the North, LDR/RLD-60 to the East, RPI/CO and CGC/CCG-1 to the south, and RPI/CO to the East across San Jose Boulevard. The site will be developed as multi-family apartments, per the attached site plan.

Project Name: San Jose and Mandarin Meadows PUD

Project Architect/Planner: N/A

Project Engineer: ETM, Inc.

Project Developer: RISE

II. QUANTITATIVE DATA

Total Acreage: 8.98 acres

Total number of dwelling units: 260

Total amount of non-residential floor area: 9,620 SF

Total amount of recreation area: 23,670 SF

Total amount of open space: 1.29 Acres

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: 109,500 SF

Phase schedule of construction (include initiation dates and completion dates):
Project will be completed in a single phase.

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures in Site A:

- (1) Single-family dwellings.
- (2) Multiple-family dwellings.
- (3) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (4) Medical and dental office or clinics (but not hospitals).
- (5) Professional and business offices.
- (6) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (7) Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (8) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- (9) Banks without drive-through, savings and loan institutions, and similar uses.
- (10) Hospice facilities.
- (11) Employment office (but not a day labor pool).

B. Permitted Accessory Uses and Structures in Site A:

- (1) Accessory uses allowed in accordance with Section 656.403.

C. Permitted uses and Structures in Site B:

- (1) Stormwater retention
- (2) Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (3) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

D. Permitted Accessory Uses and Structures in Site B:

- 1. Accessory uses allowed in accordance with Section 656.403.

IV. STATEMENTS

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

The PUD limits uses from the usual Zoning Code application and allows infill of land to support the surrounding area.

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

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Multi-family Lot Requirements

- (1) *Minimum lot area:* 1,100 square feet for each unit not to exceed 35 units per acre
- (2) *Maximum lot coverage:* 60 percent

(3) *Maximum height of structures: 65 feet*

(4) *Minimum yard requirements:*

All uses:

- I. Front—10 feet.
- II. Side—5 feet.
- III. Rear—10 feet.

B. Non-Multifamily Lot Requirements

(1) As set forth in 656.311.A.3. (Commercial, Residential, and Office District)

C. Ingress, Egress and Circulation

(1) *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.35 spaces per unit.
- b. Bike parking – 2% of required vehicular parking
- c. Loading Area – 1 space 10' x 20'

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of San Jose Blvd., substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

D. Signs

- (1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.

- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

E. Landscaping

The Property shall be developed in accordance with the existing landscaping.

F. Recreation and Open Space

See Exhibit F.

G. Utilities

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

H. Wetlands

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

I. Buffers

Appropriate landscaping, fencing or walls shall be provided between uncomplimentary land uses or zoning districts as shown on the site plan.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Provides more substantial buffers than required by regular application of the zoning code between potentially incompatible uses;

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

C. Provides mix of housing options not currently provided in the area.

EXHIBIT F

PUD Name: San Jose and Mandarin Meadows

Land Use Table

Total gross acreage	8.98	100%
Amount of each different land use by acreage		
Single family	0	
Total number of dwelling units	0	
Multiple family	8.667	96.5%
Total number of dwelling units	260	
Commercial	0	
Industrial	0	
Other land use	0.314	3.5%
Active recreation and/or open space	1.29	14.37%*
Passive open space	0	
Public and private right-of-way	0	
Maximum coverage of buildings and structures		60% of lot

*Open space included in Multiple family acreage

MASTER SITE PLAN
SAN JOSE APARTMENTS
MANDARIN PROPERTIES I, LLC

DEVELOPMENT SUMMARY

1. TOTAL AREA: 10.14 AC +/-
2. TOTAL FLOOR AREA: 109,600 SQ FT
3. TOTAL UNITS: 120
4. TOTAL GARAGES: 120
5. TOTAL PARKING SPACES: 120
6. TOTAL STAIRS: 12
7. TOTAL ELEVATORS: 12
8. TOTAL TRASH ENCLOSURES: 12
9. TOTAL MECHANICAL ROOMS: 12
10. TOTAL ELECTRICAL ROOMS: 12
11. TOTAL WATER TREATMENT PLANTS: 12
12. TOTAL FIRE ALARMS: 12
13. TOTAL SECURITY SYSTEMS: 12
14. TOTAL LANDSCAPING: 12
15. TOTAL UTILITIES: 12
16. TOTAL SIGNAGE: 12
17. TOTAL FENCE: 12
18. TOTAL LIGHTING: 12
19. TOTAL PAINTING: 12
20. TOTAL FINISHES: 12

PARKING REQUIREMENTS

1.00 SPACES PER UNIT FOR PUD
 (120 UNITS x 1.00) = 120 REQUIRED SPACES

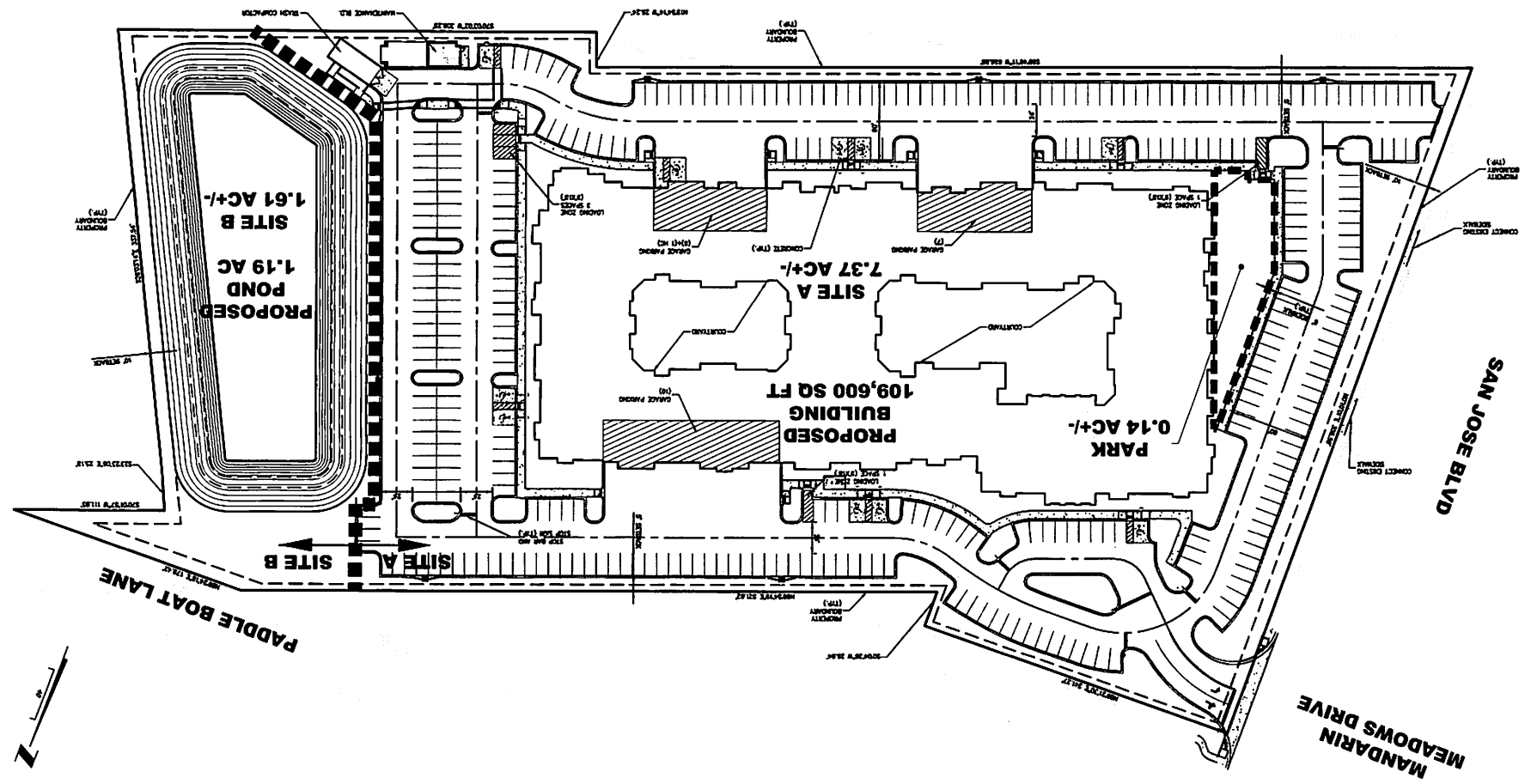
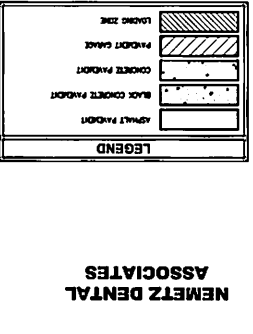
1.00 SPACES PER UNIT FOR PUD
 (120 UNITS x 1.00) = 120 REQUIRED SPACES

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 (120 UNITS x 1.00) = 120 REQUIRED SPACES

GENERAL NOTES

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE SPECIFICATIONS AND STANDARDS.
3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF SAN JOSE.
6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE SIGNAGE ARCHITECT.
10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE FINISHES ARCHITECT.



NETZ DENTAL
 ASSOCIATES

MANDARIN SOUTH
 DENTISTRY

ATLAS PHYSICAL
 THERAPY & SPORTS
 MEDICINE, INC

SAN JOSE BLVD

MANDARIN
 MEADOWS DRIVE





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Jason Crews
ETM
14775 Old St Augustine Road
Jacksonville, FL, 32258

March 17, 2020

Project Name: San Jose Apartments
Availability#: 2020-1096

Attn: Jason Crews,

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

Point of Connection:

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

Offsite Improvements:

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

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-1096
 Request Received On: 3/12/2020
 Availability Response: 3/17/2020
 Prepared by: Susan West

Project Information

Name: San Jose Apartments
 Type: Apartments
 Requested Flow: 67,500 gpd
 Location: east side of San Jose Blvd and Mandarin Meadows Drive
 Parcel ID No.: 158188-0010, 15817-0000, 159136-0010, 159137-0000, 159135-0000
 Description: The development is a multi parcel assemblage to build 270 units of apartments

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 8 inch water main along San Jose Blvd
 Connection Point #2: Existing 8 inch water main along Paddle Boat Lane

Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. It appears private water mains cross the proposed development. Plans required to show how service to the adjacent properties will be maintained and developer to provide a copy of the operation and maintenance agreement with the adjacent owners.

Sewer Connection

Sewer Treatment Plant: MANDARIN
 Connection Point #1: Existing 8 inch gravity sewer/manholes along Paddle Boat Lane
 Connection Point #2: NA

Special Conditions: Connection to the JEA-owned sewer system for your project may require the design and construction of an onsite pump station, and a JEA dedicated force main (min. 4" dia.). Ownership and maintenance entity of pump station to be determined either at the preapplication meeting or during plan review. It appears private sewer mains cross the proposed development. Plans required to show how service to the adjacent properties will be maintained and developer to provide a copy of the operation and maintenance agreement with the adjacent owners.

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: Reclaim water is not available in the foreseeable future.
 Connection Point #2: NA

Special Conditions:

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to wsdevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.