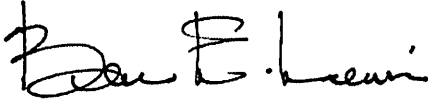




Daniel Blanchard	Aye
Joshua Garrison	Absent
Dawn Motes	Absent
Jason Porter	Absent

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

Sincerely,



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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-834 TO**  
**PLANNED UNIT DEVELOPMENT**

**JANUARY 6, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-834** to Planned Unit Development.

***Location:*** 11014 Pine Estates Drive between Dunn Avenue and Acorn Park Drive

***Real Estate Number(s):*** 020588-0000, 020590-0000

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** North, District 6

***Applicant/Agent:*** Janis Fleet  
11557 Hidden Harbor Way  
Jacksonville, Florida 32223

***Owner:*** Carl Hawk  
H & H Real Estate Investing, LLC  
9310 Old Kings Road South, Suite 1702  
Jacksonville, Florida 32257

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-834 seeks to rezone approximately 2.74 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought for a maximum of nine single family lots. The minimum lot area is 10,890 square feet and 60 feet in width.

**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 Low Density Residential (LDR) functional land use category 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. The proposed PUD for a nine lot single family subdivision does not exceed the 7 units/acre gross density of the land use category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

***(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): Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

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

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for nine single family lots. 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 streetscape: The development standards in the written description indicate the streetscape will be similar to the existing single family dwellings along Pine Estates Drive.
- The use and variety of building setback lines, separations, and buffering: The PUD is proposing setbacks, heights and lot coverage that match the RLD zoning districts in the Zoning Code. This will ensure compatibility with the existing dwellings on the street.
- The variety and design of dwelling types: Single family dwellings are the only permitted use in the PUD. Pine Estates Drive

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The subject property is in the Pine Ares Farm Plat from 1946. All of the lots in the area, although large, do not meet the 1 acre minimum lot size in the RR-Acre Zoning District.

- o 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	LDR	RR-Acre	Single family dwelling
South	LDR	RR-Acre	Single family dwelling
East	LDR	RLD-90 RR-Acre	Single family dwelling
West	LDR	RR-Acre	Single family dwelling

***(6) Intensity of Development***

The proposed development is consistent with the LDR functional land use category as a single family subdivision not to exceed nine lots. The PUD is appropriate at this location because the proposed lot sizes, although smaller, are compatible with the surrounding lots.

- o The availability and location of utility services and public facilities and services: JEA has no objection.

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with the required amount of open space. Pursuant to Section 656.420 (c), residential subdivisions of fewer than 25 lots are not required to provide a recreation area.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(9) Listed species regulations***

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

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

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

***(11) Sidewalks, trails, and bikeways***

Currently, there are no sidewalks on either side of Pine Estates Drive. The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 6, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-834 be **APPROVED with the following exhibits:**

1. The original legal description dated October 1, 2021.
2. The original written description dated September 21, 2021.
3. The original site plan dated September 21, 2021.



Existing dwelling on subject property to be demolished



View of subject property

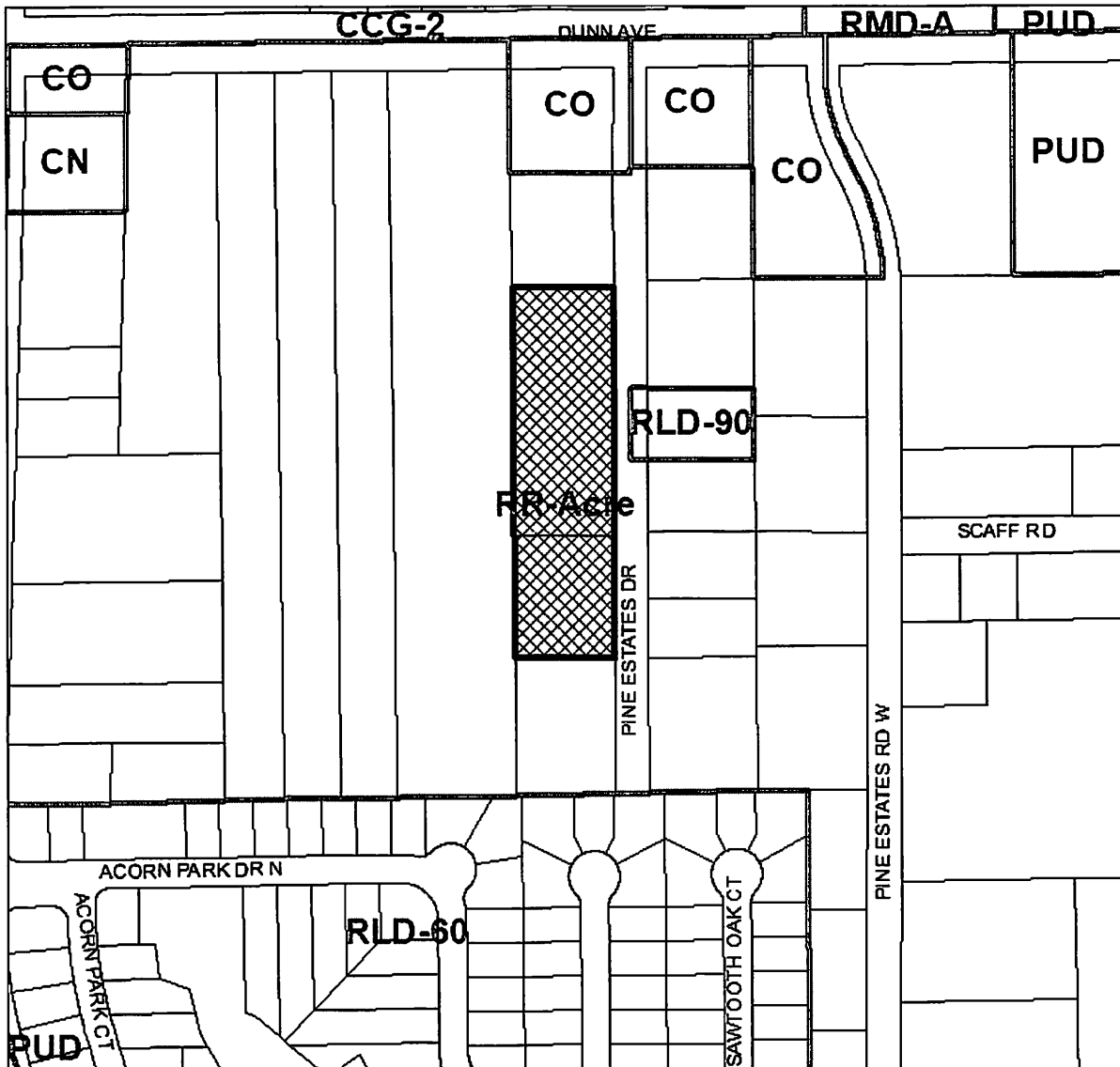


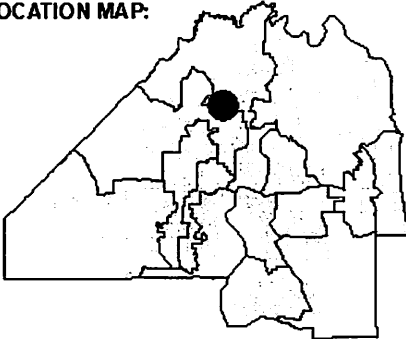



Adjacent single family dwelling



Adjacent single family dwelling



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 95 190 380 Feet</p> <p><b>COUNCIL DISTRICT:</b> 8</p>
<p><b>ORDINANCE NUMBER</b> ORD-2021-0834</p>	<p><b>T-2021-3755</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2021-0834 **Staff Sign-Off/Date** BEL / 11/01/2021  
**Filing Date** 11/03/2021 **Number of Signs to Post** 3  
**Hearing Dates:**  
**1st City Council** 01/11/2022 **Planning Commission** 01/06/2022  
**Land Use & Zoning** 01/19/2022 **2nd City Council** N/A  
**Neighborhood Association** NONE  
**Neighborhood Action Plan/Corridor Study** DUNN & MAIN CORRIDOR STUDY

## Application Info

**Tracking #** 3755 **Application Status** PENDING  
**Date Started** 08/27/2021 **Date Submitted** 10/01/2021

## General Information On Applicant

**Last Name** FLEET **First Name** JANIS **Middle Name**  
**Company Name**  
FLEET ASSOCIATES ARCHITECTS PLANNERS, INC.  
**Mailing Address**  
11557 HIDDEN HARBOR WAY  
**City** JACKSONVILLE **State** FL **Zip Code** 32223  
**Phone** 9046667038 **Fax** 904 **Email** JFLEET@FLEETARCHITECTSPLANNERS.NET

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

**Last Name** HAWK **First Name** CARL **Middle Name**  
**Company/Trust Name**  
H AND H REAL ESTATE INVESTING LLC  
**Mailing Address**  
9310 OLD KINGS RD S STE 1702  
**City** JACKSONVILLE **State** FL **Zip Code** 32257  
**Phone** **Fax** **Email**

---

**Last Name** KURLIN **First Name** DOYLE **Middle Name** C  
**Company/Trust Name**  
**Mailing Address**  
11014 PINE ESTATES DR  
**City** JACKSONVILLE **State** FL **Zip Code** 32218  
**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	020588 0000	8	6	RR-ACRE	PUD
Map	020590 0000	8	6	RR-ACRE	PUD

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

**Existing Land Use Category**

LDR

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre) 2.74**

**Development Number**

**Proposed PUD Name** PINE ESTATES DRIVE

**Justification For Rezoning Application**

TO ALLOW THE DEVELOPMENT OF SINGLE FAMILY DWELLING UNITS WITH PUBLIC WATER

**Location Of Property**

**General Location**

PINE ESTATES DRIVE

House #	Street Name, Type and Direction	Zip Code
11014	PINE ESTATES DR	32218

**Between Streets**

DUNN AVENUE and ACORN PARK DRIVE

**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

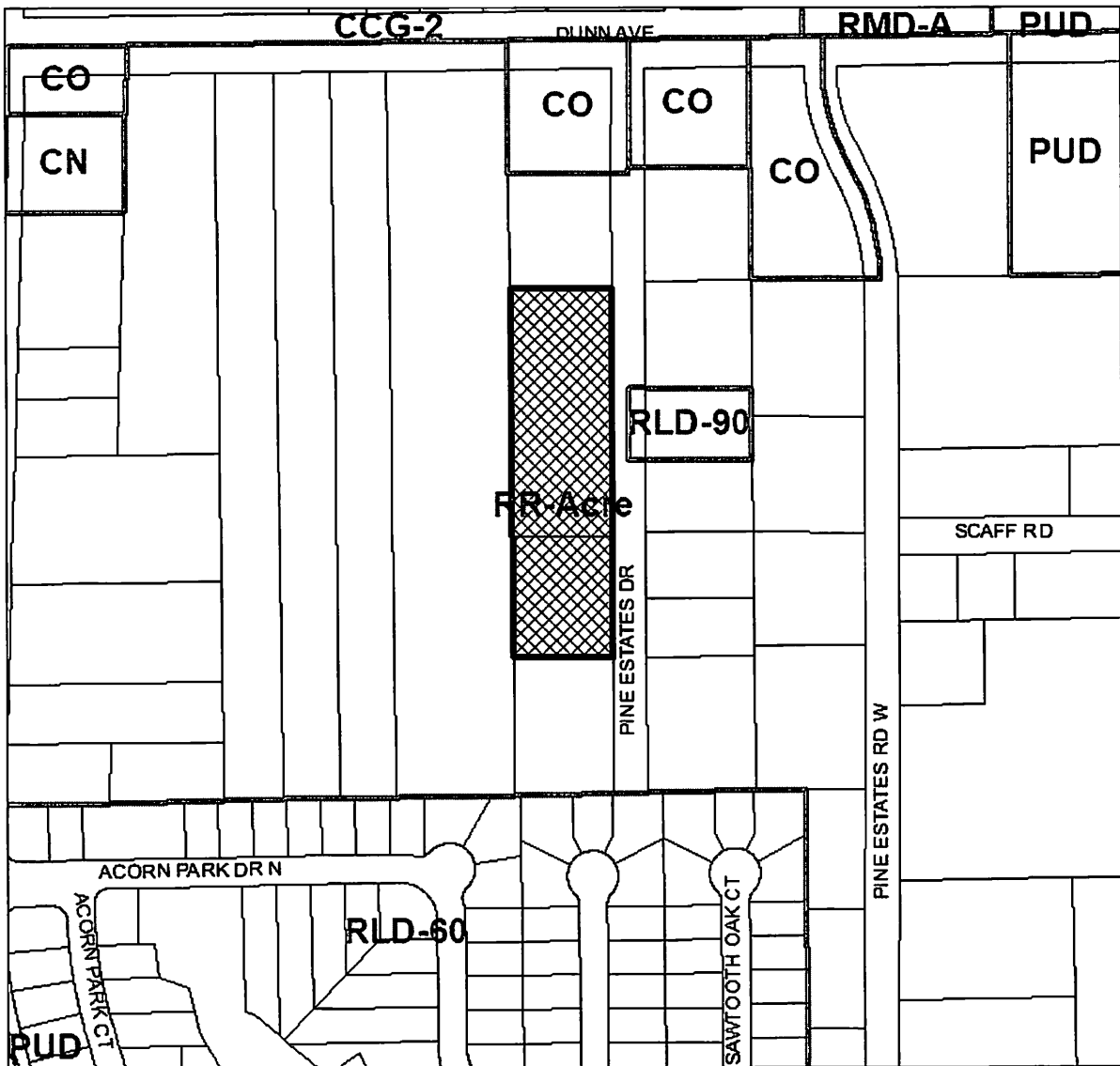
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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

- |  |            |
|--|------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | \$2,269.00 |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |            |
| 2.74 Acres @ \$10.00 /acre:  | \$30.00    |
| <b>3) Plus Notification Costs Per Addressee</b>                        |            |
| 29 Notifications @ \$7.00 /each:                                       | \$203.00   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | \$2,502.00 |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

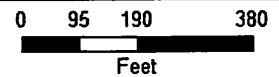
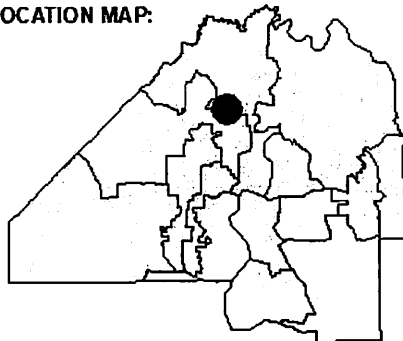


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

**T-2021-3755**

**EXHIBIT 2  
PAGE 1 OF 1**

# **Exhibit D**

## **WRITTEN DESCRIPTION**

### **PINES ESTATES PUD**

**SEPTEMBER 21, 2021**

#### **I. PROJECT DESCRIPTION**

- A. Applicant proposes to rezone approximately 2.74 acres of property from RR-Acre to PUD. The property contains 2 parcels, both located on the westside of Pine Estates Drive, south of Dunn Avenue. The subject property is currently owned by H and H Real Estate Investing, LLC. The property has current Future Land Use Map designation of LDR, Low Density Residential. The surrounding area along Pine Estate Drive is developed with single family dwelling units of varying densities. The site will be developed single-family homes dwelling units.
- B. Project Name: Pine Estates PUD
- C. Project Architect/Planner: Fleet & Associates Architects/Planners, Inc.
- D. Project Engineer: To be determined
- E. Project Developer: Ryrad Homebuilders
- F. Current Land Use Designation: LDR
- G. Current Zoning District: RR-Acre
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 020588-0000 and 020590-0000

#### **II. QUANTITATIVE DATA**

- A. Total Acreage: 2.74
- B. Total number of dwelling units: 9
- C. Total amount of non-residential floor area: 0
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0
- F. Total amount of public/private rights of way: 0

G. Total amount of land coverage of all buildings and structures: 59,000

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

Construction of the single family dwelling units should begin in 2022 and should be completed the construction by 2024.

### III. STATEMENTS

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

The residential zoning categories have a minimum lot width and lot size. JEA water is being extended to serve the PUD development. The Land Development Regulations require lots with either JEA water or JEA sewer to be at least  $\frac{1}{4}$  acre (10,890 sq. ft.). RLD-60 requires both JEA water and sewer. The PUD is proposing lots that have a minimum lot size of 10,890 s.f. ( $\frac{1}{4}$  acre lots), with a minimum lot width of 65 ft. This property is 182.5 ft. deep. The PUD allows this development to have a lot width consistent with the RLD-60, south of the PUD, while meeting the  $\frac{1}{4}$  acre requirement of properties with JEA water.

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.

A Homeowners Association (HOA) will be established for the continued operation and maintenance of those areas and functions, which are not to be provided, operated, or maintained by the City.

### IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single Family Dwellings Units
2. Home occupations 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
4. Day care centers meeting the performance standards and development criteria set forth in Part 4

B. Permissible Uses by Exception: None

C. Limitations on Permitted or Permissible Uses by Exception: N/A

D. Permitted Accessory Uses and Structures:

Shall comply with Section 656.403



E. Restriction on Uses: N/A

## V. DESIGN GUIDELINES

### A. Lot Requirements:

- (1) *Minimum lot area:* 10,890 s.f.
- (2) *Minimum lot width:* 60 feet
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

### B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Pine Estates Drive, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division. .
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

### C. Signs:

The Property shall be developed in accordance with Part 13 Sign Regulations of the Zoning Code.

### D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space: N/A

F. Utilities

Water will be provided by JEA,  
Sanitary sewer will be provided by a septic tank o each lots  
Electric will be provided by JEA

G. Wetlands

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

**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.

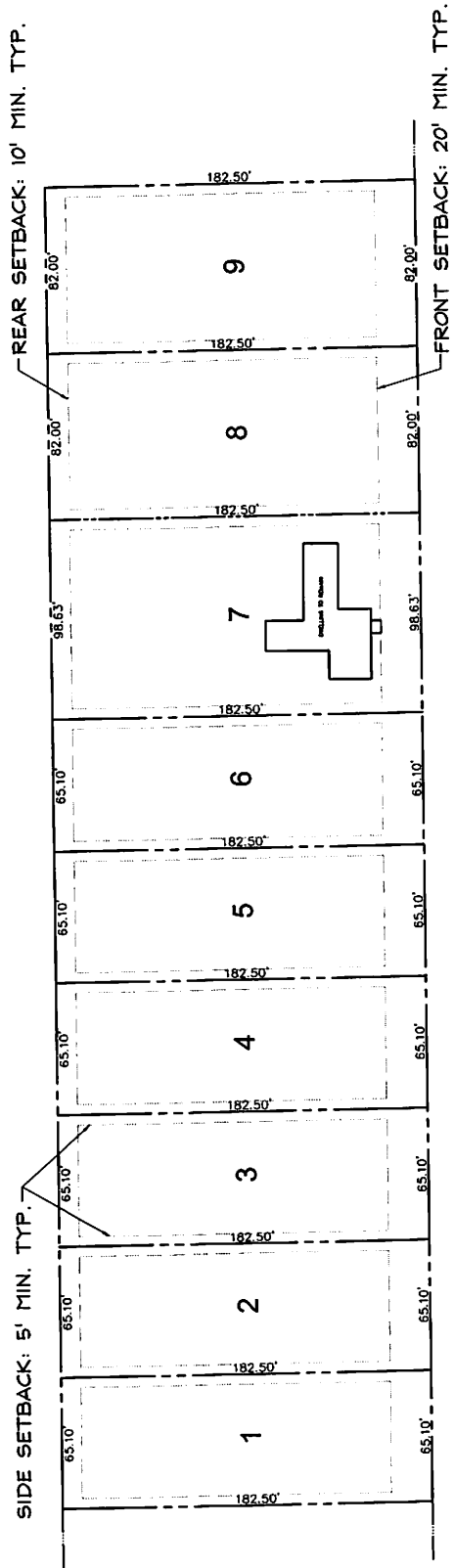
**VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT  
CLASSIFICATION FOR THIS PROJECT**

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.

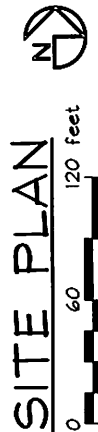
- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.



9/21/2021



PINE ESTATES DRIVE



LAND USE SUMMARY

TOTAL ACREAGE - 2.74 ACRES  
 9 LOTS  
 MIN. LOT SIZE - 10,890 s.f.  
 MIN. LOT WIDTH - 60'

September 21, 2021



## Infill Availability Letter

Janis Fleet

10/20/2021

Fleet & Associates Architects/Planners Inc

11557 Hidden Harbor Way

Jacksonville, Florida 32223

Project Name: Pine Estates PUD

Availability #: 2021-4974

Attn: Janis Fleet

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 customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s).** 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/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Lot Splits:**

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program. Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.

**Service Tap Cost (Special Estimate):**

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

Main Depth 8+ feet deep	Required work within FDOT, St Johns County and Nassau County ROW
Pavement less than 5 years old	Multiple services being installed
Taps on water mains 20-inch and larger	Water taps larger than 2-inches
Sewer taps greater than 6-inches	Low Pressure Sewer Service Connections
Installation of Sewer Vac Pods	Approved Commercial Development plans

**Reservation of Capacity:**

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

[https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-4974

Request Received On: 10/13/2021

Availability Response: 10/20/2021

Prepared by: Ji Soo Kim

Expiration Date: 10/20/2023

### **Project Information**

Name: Pine Estates PUD

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 3150

Parcel Number: 020588 0000, 020590 0000

Location: Pines Estates Drive

Description: Subdivide the property into 9 lots for single family dwelling units.

### **Potable Water Connection**

Water Treatment Grid: North Grid

No water main abuts this property. Water main extension will be required from the existing 16-  
Connection Point #1: inch water main within the intersection of Pine Estates Dr and Dunn Ave, approx. 410 ~ 1,025 LF  
north of this property.

Connection Point #2:

An Infill Layout for all lots included in the availability letter is required prior to applying for new  
service. Submit infill layouts through the JEA Sages program by entering your availability  
number and accessing Step 2 within the project portal. Lot will require water main construction in  
Water Special Conditions: right-of-way and individual water services. Connection to the proposed POC is contingent upon  
inspection and acceptance of the mains by JEA. JEA must approve construction and accept the  
lines prior to meter issuance. If needed, a development meeting can be scheduled prior to  
submitting a plan set. Request development meeting through the JEA Sages program by  
entering your availability number and accessing Step 2 within the project portal.

### **Sewer Connection**

Sewer Grid: District 2/Cedar Bay

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA does not have a sewer main available within ¼ mile of this property at this time.

### **Reclaimed Water Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions:

**After your project has been accepted you can submit your Multi-Family New Service Application by accessing Step 2 in Sages. If indicated on your availability letter, request your water flow test (Sages Step 2) and/or sewer locate (Sages Step 1). After you receive the results of these, if applicable, submit your Infill Layout(s) (Sages Step 2). After your Subsequent steps you need Infill Layout(s) are approved, request a Special Estimate Determination (Sages Step 2) to take to get service: for the cost of your taps. After you have received the Special Estimate Determination, apply for your new services by accessing Step 2 in Sages and selecting Residential New Service Application. You will need to submit a separate application for each address, do not select the multiple addresses when asked what type of service application are you submitting for.**