

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

March 4, 2021

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.: 2021-69**

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**

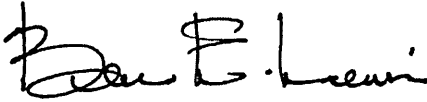
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

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 2021-069

MARCH 4, 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 2021-069.

Location: 0 Broward; Between Belleshore Court and Island Point Drive. West side of Broward Road

Real Estate Number(s): Portion of 022159-0000

Current Zoning District(s): Planned Unit Development (PUD 2005-414-E)

Proposed Zoning District: Residential Medium Density-D (RMD-D)

Current Land Use Category: Community General Commercial (CGC)
Medium Density Residential (MDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: North, District 6

Applicant/Agent: Lara Hipps
Hipps Group Inc.
150 Margaret Street, #323
Jacksonville, Florida 32204

Owner: David Shacter
Trourt River Land Holdings LLC
426 Orange Bluff Avenue
Jacksonville, Florida 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-069 seeks to rezone approximately 8.43 acres of land from Planned Unit Development (PUD 2005-414-E) to RMD-D. The existing PUD allows for up to 85 townhomes to be constructed. The rezoning is being sought to construct multi-family dwellings consistent with the density of RMD-D on the property.

There is a companion Land Use Amendment Ord. 2021-68 to change the portion of property from Community/ General Commercial (CGC) to Medium Density Residential.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. There is a companion Application for Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, Ordinance 2021-069 (Application L-5490-20C) requesting to change the functional land use category of the subject property from CGC to MDR. The Planning and Development Department has submitted its report on the companion Small-scale Land Use Amendment L-5490-20C and recommends that the same be approved.

2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

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

Future Land Use Element:

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed project will be served by centralized wastewater and potable water distribution per the provided JEA Letter dated October 21, 2020. The proposed project is consistent with Policy 1.2.9

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 proposed rezoning will provide additional housing in the area that is consistent with other developments to the south. The density requested is similar to the area.

Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA)

Approximately 1.4 acres of the subject site is located within the Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes.

Flood Zones

The majority of the subject site is located within the AE and 0.2 PCT Annual Chance Flood Hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. The AE flood zone is an area within the 100-year flood plain or SFHA where flood insurance is mandatory.

Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site based on the City's geographic information data. Based on the information noted below, the proposed rezoning should be reviewed for consistency with the Conservation/Coastal Management Element (CCME) wetlands policies.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Undeveloped
South	MDR	RMD-C	Undeveloped
East	CGC	CCG-1	Outdoor storage & Convenience Store
West	MDR	RMD-B	Wetlands

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 22, 2021, 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 2020-069 be **APPROVED**.



Aerial



Subject Property

Source: COJ, Planning & Development Department

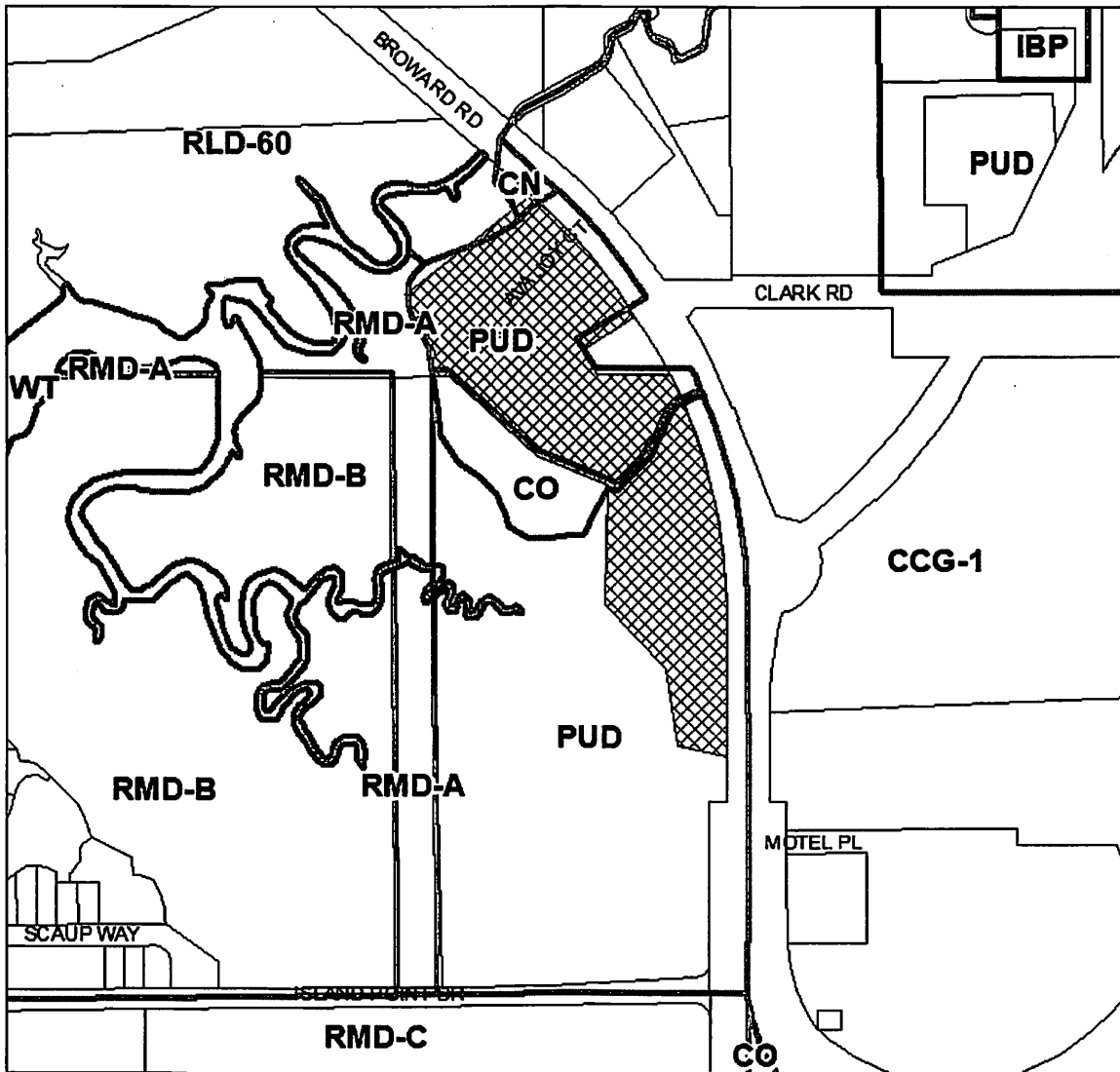
Date: 02/22/2021

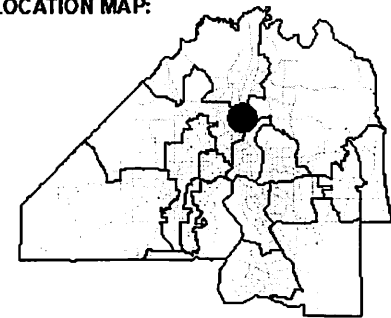
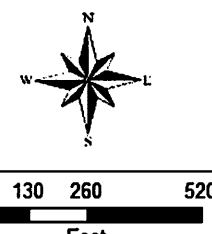


Properties to the east

Source: COJ, Planning & Development Department

Date: 02/22/2021



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0069</p>	<p>TRACKING NUMBER</p> <p>T-2020-3199</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0069 Staff Sign-Off/Date CMQ / 01/26/2021
 Filing Date 02/09/2021 Number of Signs to Post 7
 Hearing Dates:
 1st City Council 03/09/2021 Planning Commission 03/04/2021
 Land Use & Zoning 03/16/2021 2nd City Council 03/23/2021
 Neighborhood Association TROUT RIVER JAX; EDEN GROUP
 Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 3199 Application Status PENDING
 Date Started 10/20/2020 Date Submitted 10/20/2020

General Information On Applicant

Last Name First Name Middle Name
 HIPPS LARA DIANE
 Company Name
 HIPPS GROUP INC.
 Mailing Address
 1650 MARGARET STREET #323
 City State Zip Code
 JACKSONVILLE FL 32204
 Phone Fax Email
 9047812654 9047812655 LARA@HIPPSGROUPINC.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 SHACTER DAVID
 Company/Trust Name
 TROUT RIVER LAND HOLDINGS, LLC
 Mailing Address
 426 ORANGE BLUFF AVE
 City State Zip Code
 JAX FL 32211
 Phone Fax Email
 DSHACTER@TERRAWISEHOMES.COM

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s) 2005-0414

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 022159 0000	8	6	PUD	RMD-D

Ensure that RE# is a 10 digit number with a space (##### #)
 Existing Land Use Category
 MDR
 Land Use Category Proposed?
 If Yes, State Land Use Application #
 Total Land Area (Nearest 1/100th of an Acre) 8.43

Justification For Rezoning Application

THIS REZONING IS BEING APPLIED FOR TO ADD THE OPTION FOR APARTMENTS WHICH ARE A NEEDED HOUSING OPTION IN THE AREA.

Location Of Property

General Location
 BROWARD RR BETWEEN ISLAND PT DR AND CLARK RD
 House # Street Name, Type and Direction Zip Code
 0 BROWARD RD 32218
 Between Streets
 ISLAND POINT DRIVE and CLARK ROAD

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

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 by my signature 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.

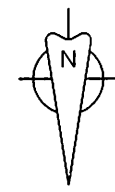
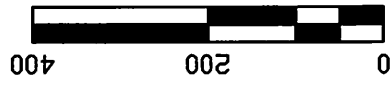
Agreed to and submitted

Filing Fee Information

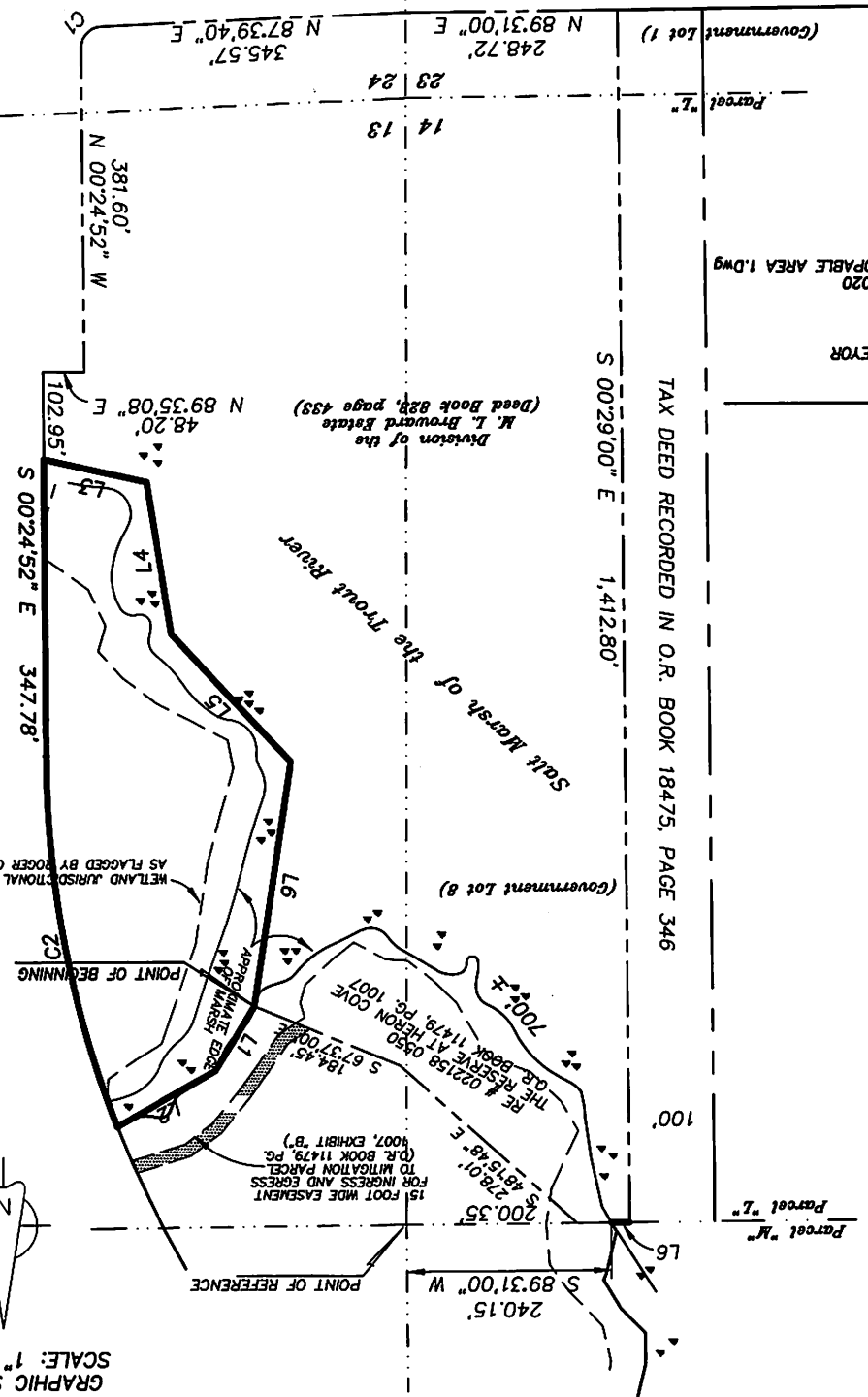
- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
8.43 Acres @ \$10.00 /acre: \$90.00
- 3) Plus Notification Costs Per Addressee
17 Notifications @ \$7.00 /each: \$119.00
- 4) Total Rezoning Application Cost: \$0.01

NOTE: Advertising Costs To Be Billed to Owner/Agent

DEVELOPABLE AREA # 1
 MAP SHOWING SKETCH OF
 PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF
 JACKSONVILLE, DUVAL COUNTY, FLORIDA



BROWARD ROAD
 (COUNTY ROAD NO. 558)
 (A 100 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY)



TAX DEED RECORDED IN O.R. BOOK 18475, PAGE 346

JONATHAN B. BOWAN
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA
 CERTIFICATE NO. 4600
 JOB NO. 51154
 DATE: DECEMBER 07, 2020
 CAD FILE NAME: DEVELOPABLE AREA 1.DWG

Prepared by:
 A & J Land Surveyors, Inc.
 847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

EXHIBIT "E" (SHARED ROAD), OF THAT EASEMENT AND MAINTENANCE AGREEMENT
 RECORDED IN OFFICIAL RECORDS BOOK 11328, PAGES 643-667
 ISLAND POINT DRIVE

MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND a) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST), b)AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AN ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 31°17'23" E	88.83'
L2	N 60°32'52" E	131.95'
L3	N 77°22'04" W	123.30'
L4	N 09°12'43" W	181.17'
L5	N 43°09'23" W	204.98'
L6	N 08°35'20" E	289.41'
L7	S 89°23'05" W	21.75'

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	88°04'31"	38.43'	N 43°37'24" E	34.76'
C2	1202.51'	21°11'45"	444.85'	S 10°46'57" E	442.32'

Prepared by:
A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

MAP SHOWING SKETCH OF

PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

DEVELOPABLE AREA # 1
REZONING SKETCH

A PARCEL OF LAND, BEING A PORTION OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 200.35 FEET, TO A POINT, BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007, ET SEQ, PARCEL "B", (BROWARD ROAD MITIGATION SITE) OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 48°23'44" EAST, A DISTANCE OF 278.01 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 67°44'54" EAST, A DISTANCE OF 184.45 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, NORTH 31°17'23" EAST, A DISTANCE OF 88.83 FEET, TO A POINT; RUN THENCE, NORTH 60°32'52" EAST, A DISTANCE OF 131.95 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWARD ROAD, (COUNTY ROAD No. 588), A 100 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY AT THIS POINT; RUN THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BROWARD ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

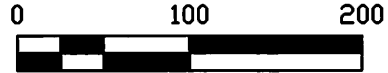
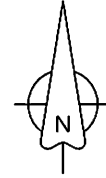
COURSE No. 1: RUN THENCE, ON THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,202.51 FEET, THROUGH A CENTRAL ANGLE OF 21°11'45" TO THE RIGHT, AN ARC DISTANCE OF 444.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°46'57" EAST, 442.32 FEET;

COURSE No. 2: RUN THENCE, SOUTH 00°24'52" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 347.78 FEET, TO A POINT; RUN THENCE, NORTH 77°22'04" WEST, A DISTANCE OF 123.30 FEET, TO A POINT; RUN THENCE, NORTH 09°12'43" WEST, A DISTANCE OF 181.17 FEET, TO A POINT; RUN THENCE, NORTH 43°09'23" WEST, A DISTANCE OF 204.98 FEET, TO A POINT; RUN THENCE, NORTH 08°35'20" EAST, A DISTANCE OF 289.41 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 147,963 SQUARE FEET, OR 3.39 ACRES, MORE OR LESS, IN AREA.

MAP SHOWING REZONING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE
SCALE: 1" = 100'

BROWARD ROAD
(COUNTY ROAD No. 588)
(A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED)

458'±

APPROXIMATE "MEAN HIGH WATER LINE" OF THE TIDAL SALT MARSH OF THE TROUT RIVER (TAKEN FROM COJ GIS PAGE)

LAND USE : LDR
ZONING: RLD-60

WETLAND JURISDICTIONAL AREA

S 51°47'26" W 347.11'

L9

PARCEL "M"

"M. L. BROWARD ESTATE"
(Deed Book 823, page 433)

C2

LAND USE : CGC
ZONING: PUD

Section 13
Section 14

LAND USE : CGC
ZONING: CCG-1
CORPORATE WARRANTY DEED
FLORIDA PETRO, INC. to
SHREE JALARAM, INC.
O.R. BOOK 8763, PG. 262

L6

POINT OF BEGINNING

POINT OF REFERENCE
NORTHEAST CORNER OF
GOVERNMENT LOT 8

L13

L1

L2

15' FOOT WIDE EASEMENT FOR INGRESS AND EGRESS TO MITIGATION PARCEL (O.R. BOOK 11479, PG. 1007, EXHIBIT "B")

C1

L3

LA

L5

WETLAND JURISDICTIONAL AREA

APPROXIMATE EDGE OF MARSH

EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007

100'

LAND USE : MDR
ZONING: RMD-A

PARCEL "L"

"M. L. BROWARD ESTATE"
(Deed Book 823, page 433)
RE # 022158 0500
THE RESERVE AT HERON COVE
O.R. BOOK 11479, PG. 1007
PARCEL "B"
(BROWARD ROAD MITIGATION SITE)

JOB No. 51154
MAP DATE: NOVEMBER 02, 2020
CAD FILE NAME: 51154 REZONING MAP.Dwg

PREPARED BY:
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MAP SHOWING REZONING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND a) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST), b)AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

2) THIS REZONING SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS REZONING SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS REZONING SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS REZONING SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS REZONING SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AN ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

LINE TABLE FOR REZONING SKETCH

LINE	BEARING	DISTANCE
L1	S 89°31'00" W	200.35'
L2	S 48°23'44" E	278.01'
L3	S 67°44'54" E	184.45'
L4	N 31°17'23" E	88.83'
L5	N 60°32'52" E	131.95'
L6	S 89°22'59" W	170.60'
L7	N 32°36'42" W	68.98'
L8	N 57°37'02" E	148.07'
L9	N 48°45'00" W	88.42'
L11	S 36°14'12" E	78.08'
L12	S 00°29'00" E	59.64'
L13	N 89°31'00" E	61.55'

CURVE TABLE FOR REZONING SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1202.51'	6°13'40"	130.70'	N 24°29'39" W	130.64'
C2	1202.51'	13°34'12"	284.81'	N 41°57'54" W	284.14'
C3	100.00'	44°37'39"	77.89	S 13°55'22" E	75.94'

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MAP SHOWING REZONING SKETCH OF
REZONING SKETCH

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 200.35 FEET, TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007, ET SEQ, PARCEL "B", (BROWARD ROAD MITIGATION SITE) OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA:

COURSE No. 1: RUN THENCE, SOUTH 48°23'44" EAST, A DISTANCE OF 278.01 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 67°44'54" EAST, A DISTANCE OF 184.45 FEET, TO A POINT; RUN THENCE, NORTH 31°17'23" EAST, A DISTANCE OF 88.83 FEET, TO A POINT; RUN THENCE, NORTH 60°32'52" EAST, A DISTANCE OF 131.95 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "BROWARD ROAD", (COUNTY ROAD No. 588, A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY AS PRESENTLY ESTABLISHED), SAID POINT ALSO BEING ON THE ARC OF A CURVE BEING CONCAVE NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,202.51 FEET, THROUGH A CENTRAL ANGLE OF 06°13'40" TO THE LEFT, AN ARC DISTANCE OF 130.70 FEET, TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8763, PAGE 262 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°29'39" WEST, 130.64 FEET; RUN THENCE, ALONG THE SOUTHERLY, WESTERLY AND THEN NORTHERLY BOUNDARY LINES OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8763, PAGE 262 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 89°22'59" WEST, A DISTANCE OF 170.60 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 32°36'42" WEST, A DISTANCE OF 68.98 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 57°37'02" EAST, A DISTANCE OF 148.07 FEET, TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF BROWARD ROAD, SAID POINT LYING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT -OF- WAY LINE OF "BROWARD ROAD", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

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DEVELOPABLE AREA # 2

MAP SHOWING REZONING SKETCH OF

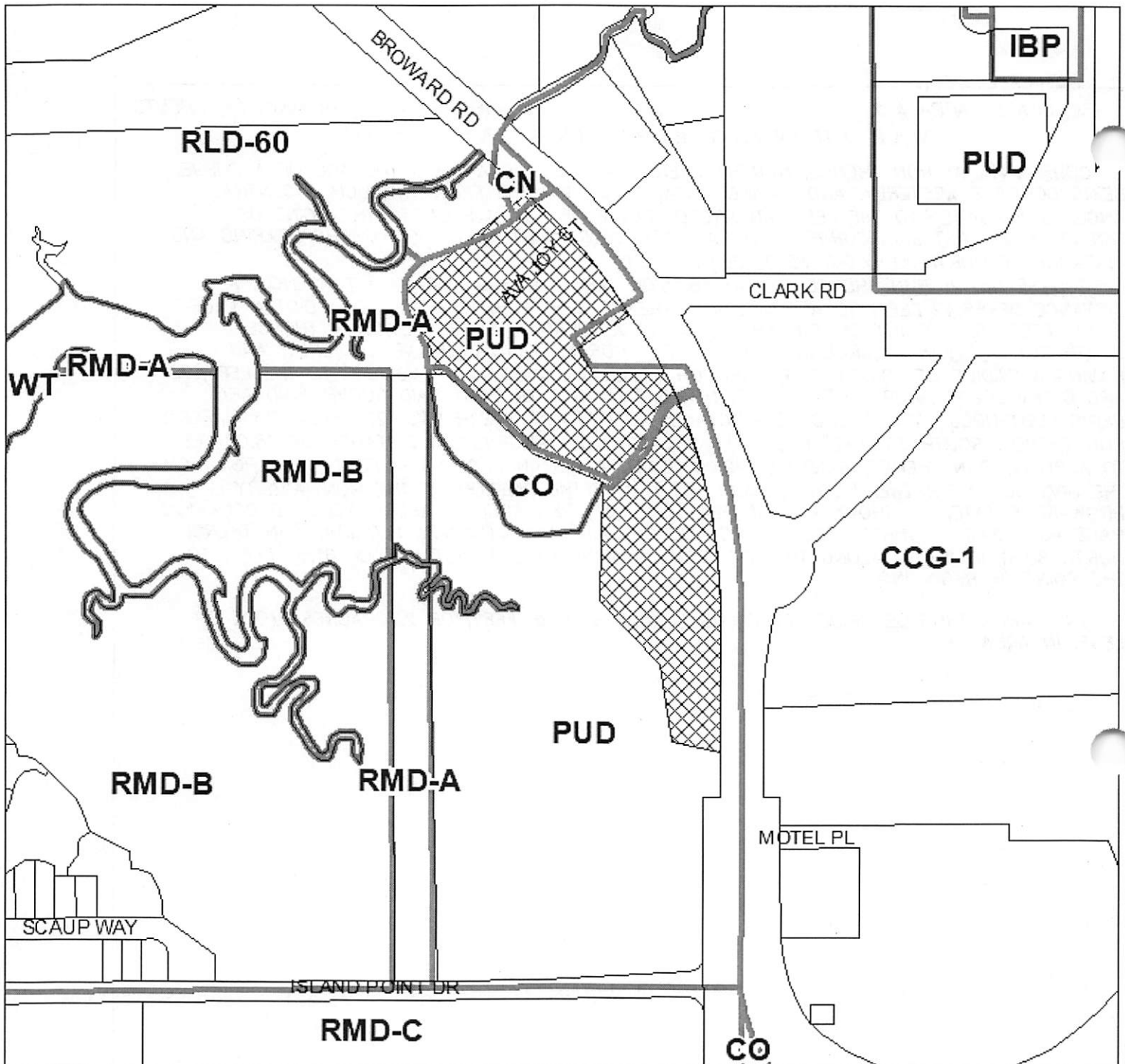
SHEET FOUR (4) of FOUR (4) SHEETS

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,202.51 FEET, THROUGH A CENTRAL ANGLE OF 133°41'12" TO THE LEFT, AN ARC DISTANCE OF 284.81 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°57'54" WEST, 284.14 FEET;

COURSE No. 2: RUN THENCE, NORTH 48°45'00" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 88.42 FEET, TO A POINT; RUN THENCE, SOUTH 51°47'26" WEST, A DISTANCE OF 347.11 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHERLY; RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°37'39" TO THE LEFT, AN ARC DISTANCE OF 77.89 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°55'22" EAST, 75.94 FEET; RUN THENCE, SOUTH 36°14'12" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 78.08 FEET, TO A POINT; RUN THENCE, SOUTH 00°29'00" EAST, A DISTANCE OF 59.64 FEET, TO A POINT ON THE DIVIDING LINE BETWEEN LOT "L" AND LOT "M", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 89°31'00" EAST, ALONG THE AFORESAID DIVIDING LINE, A DISTANCE OF 61.55 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 118,628 SQUARE FEET, OR 2.72 ACRES, MORE OR LESS, IN AREA.

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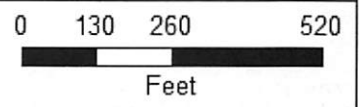
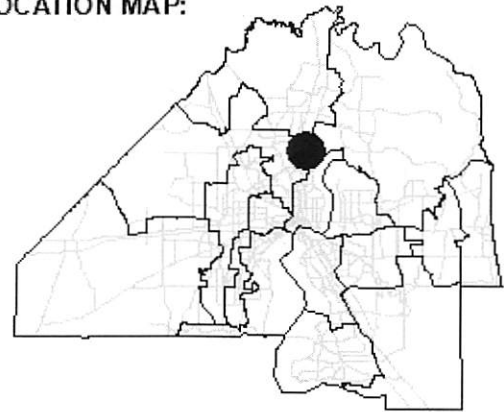


REQUEST SOUGHT:

FROM: PUD

TO: RMD-D

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2020-3199

EXHIBIT 2
PAGE 1 OF 1



Availability Letter

Lara Hipps

10/21/2020

Hipps Group Inc

1650 Margaret St #323

Jax, Florida 32204

Project Name: Broward Rd

Availability #: 2020-3597

Attn: Lara Hipps

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity:

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

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3597

Request Received On: 10/21/2020

Availability Response: 10/21/2020

Prepared by: Susan West

Expiration Date: 10/21/2022

Project Information

Name: Broward Rd

Address: 0 BROWARD RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 25000

Parcel Number: 022159 0000

Location: Broward Rd between Island Point Dr. and Clark Rd.

Description: Apartments

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Broward Rd

Connection Point #2: Existing 12 inch water main along Island Point Drive

Connection point not reviewed for site fire protection requirements. Private fire protection analysis

Water Special Conditions: is required. POC 2: Island Point Drive is a private road. Additional easements/permissions may be required for access.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 8 inch force main along Broward Rd

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, 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, a
General Conditions: 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.