

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

August 5, 2021

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

RE: Planning Commission Advisory Report
Ordinance No.: 2021-371 **Application for: Wingate Landing 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 with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 2, 2021
2. The original written description dated June 2, 2021
3. The **revised** site plan dated July 28, 2021

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. A right turn lane into the subdivision shall be required. The right turn lane shall be built to FDOT standards based on the speed limit for deceleration length. No queue length is required.

Planning Department conditions:

1. A right turn lane into the subdivision shall be required. The right turn lane shall be built to FDOT standards based on the speed limit for deceleration length. No queue length is required.

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

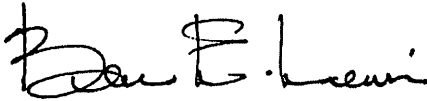
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

The condition was added by the Planning Department before the Planning Commission meeting. The applicant agreed to the condition.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
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 2021-0371 TO

PLANNED UNIT DEVELOPMENT

AUGUST 5, 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 **2021-0371** to Planned Unit Development.

Location: 0 Cedar Point Road, 4601 Cedar Point Road, 4704 Cedar Point Road, 4840 Cedar Point Road, and 4850 Cedar Point Road; Between Coach Light Drive and Clapboard Creek Drive

Real Estate Numbers: 159827-0000, 159847-0000, 159848-0000, 159847-0130, and 159847-0120

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Rural Residential (RR)

Planning District: 6-North

Applicant/Agent: Curtis L. Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Blair A. Tanner, et al.,
0 Cedar Point Road, 4601 Cedar Point Road, 4704 Cedar Point Road, 4840 Cedar Point Road, and 4850 Cedar Point Road
Jacksonville, Florida 32226

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0371** seeks to rezone approximately 55.90± acres of land from RR-Acre to PUD. The rezoning to a PUD is being sought to allow for a maximum of

111 single-family dwelling units. The proposed lots will be a minimum 60 feet wide and 6,600 square in lot area.

Located within the Rural Residential (RR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan, the proposed density of the project will not exceed the land use category's two units per acre.

The need for the PUD stems the current zoning district's limitations on minimum lot requirements. Currently, RR-Acre-requires minimum lots sizes of 100 feet in lot width and 43,560 square feet in lot area, as well as a 25% maximum lot coverage by all buildings and structures. As such, the applicant is requesting a PUD in order to create a residential subdivision with lot sizes that are 60 feet wide and 6,600 square feet in area. The proposed PUD would also allow for an increase in the secondary front yard setback for corner lots, an increase in the maximum lot coverage, and restrict miscellaneous generally found under the conventional RLD zoning districts.

Manatee Protection Plan Boat Facility Siting Zone

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, the unnamed creek on the subject site is an unacceptable zone and allows for construction of 1 boat slip per 100 linear feet of shoreline owned. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.

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

Approximately 3.31 acres of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes.. The majority of the area that is located within the CHHA/AAA is an existing creek, therefore, no development is proposed on that portion of the subject site

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds

the subject property to be located in the Rural Residential (RR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

According to the Future Land Use Element (FLUE), Rural Residential allows residential development at densities of up to 2 dwelling units per acre when full urban services are available. The maximum gross density allowed in the RR category when the site is served with on-site potable water and wastewater is 1 dwelling unit per acre. According to the JEA letter dated March 5, 2021, the subject site has access to centralized water, however in order to connect to centralized sewer, the construction of an onsite JEA owned and maintained pump station and a JEA dedicated force main are necessary. The proposed density of 111 units is consistent with the RR land use category, provided that the site is served by centralized sewer.

The site includes highly sensitive Category I and II wetlands on site. Additionally, a portion of the wetlands are within the boundaries of the Coastal High Hazard Area/Adaptation Action Area (CHHA/AAA). Further review is provided below.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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

Future Land Use Element (FLUE):

Policy 1.2.9

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

The subject property is located in the Rural Development Area and according to the attached JEA Availability Letter, **2021-0951**, the proposed development shall connect to City water and sewer.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The proposed rezoning to a PUD would allow for residential infill on traditionally vacant and underutilized parcels along Cedar Point Road. The PUD will also allow for a greater variety of residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element (ROSE):

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The proposed rezoning shall adhere to the policy mentioned herein once development of the site commences.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Rural

Residential (RR). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a single-family dwelling development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: As indicated on the site plan and written description, both dated June 2, 2021, the proposed development will provide 1.1± acres of land (i.e., private park) to active recreation and 26.8± acres to passive recreation (i.e., compensatory storage, wetlands, retention pond).

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

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

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

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located between Coach Light Drive and Clapboard Creek Drive where single-family dwellings are

the predominate use. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	RR/CSV	RR-Acre/CSV	Single-Family Dwellings
South	RR/AGR-IV	PUD 2019-0368/AGR/ 2003-0574	Single-Family Dwellings
East	RR	PUD 2003-0574	Single-Family Dwellings
West	LDR/RR	PUD 2019-0368/RR-Acre	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the RR functional land use category.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in an updated memo provided by JEA dated June 25, 2021, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate 35,000 gpd.

School Capacity:

Based on the Development Standards for impact assessment, the 55.90± acre proposed PUD rezoning has a development potential of 111 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as

established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

School Impact Analysis
PUD 2021-0371
Development Potential: 111 Single-Family Units

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 1&8 (MS 2&7)
Elementary	7	2,938	82%	18	84%	469	8,744
Middle	1	7,607	89%	8	98%	625	608
High	7	2,168	98%	10	84%	469	1,112
Total New Students				36			

Total Student Generation Yield: 0.333

Elementary: 0.167
Middle: 0.073
High: 0.093

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

Public School Facilities Element

Policy 2.3.2

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

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

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

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to

accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

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

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
New Berlin #150	7	18	1296	1140	88%	86%
Oceanway MS #62	1	8	1009	1052	104%	83%
First Coast HS #265	7	10	2212	2168	98%	103%

- Does not include ESE & room exclusions
- Analysis based on a **maximum 111 dwelling units** – PUD 2021-0371

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have direct access via Cedar Point Road. Furthermore, the following comments were issued from the Traffic Engineer: Staff supports the Engineer’s findings and forwards to you the following:

- A right turn lane into the subdivision shall be required. The right turn lane will be built to FDOT Standards based on the speed limit for deceleration length. No queue length is required.

The application was also forwarded to the Transportation Planning Division on June 21, 2021 for review. As of Friday, July 30, 2021, no comments have been received.

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(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 confirmed the presence of Category I and II wetlands on site. Approximately 7.61± acres of wetlands are located in the center of the property, along the creek, along the western side of the property, along the southern property line, and south of the creek. Nonetheless, the written description has indicated that any impacts to wetlands will be

permitted for in accordance with the rules and regulations of the St. Johns River Water Management District.

For more information regarding wetlands, please see the attached memo from Community Planning Division.

(9) Listed species regulations

Peacock Consulting Group, LLC. prepared the Listed Wildlife & Habitat Assessment Report. The property was surveyed for species protected by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (FWS) listed in the publication Florida's *Endangered and Threatened Species, Updated December 2018*.

The report found that no wildlife species (including gopher tortoises) were detected on the subject property. However, one gopher tortoise burrow was found on the abutting property located at 4970 Cedar Point Road. As such, prior to commencement of construction, the reports recommends that a survey be done in order to detect the total presence of tortoise burrows along with any relocation permits in order to excavate any burrows.

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

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

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 22, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were not** posted. However, the applicant followed up with visual documentation on July 23, 2021 of the signs being reposted.

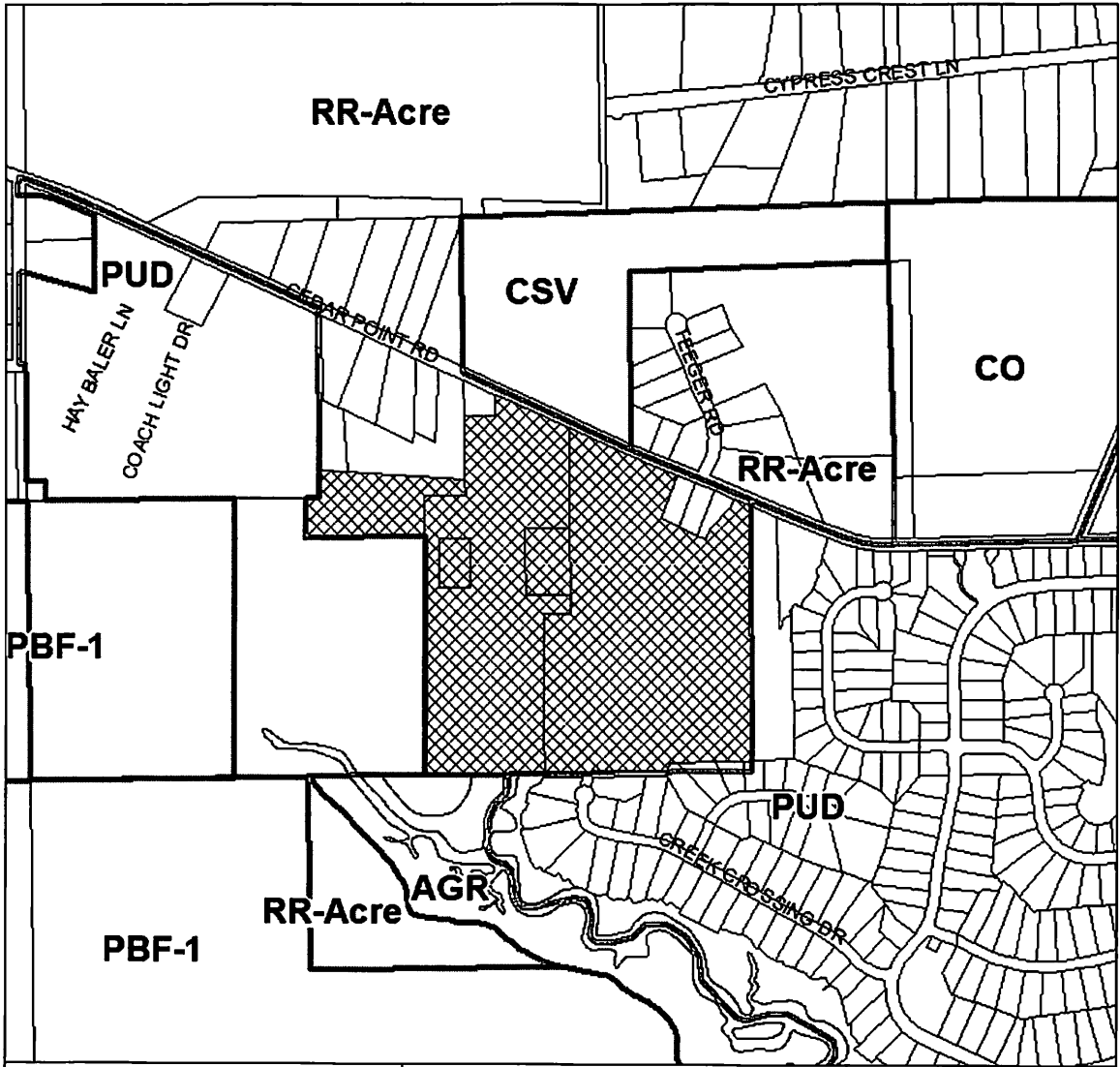


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0371 be **APPROVED with the following exhibits:**

- The original legal description dated June 2, 2021**
- The original written description dated June 2, 2021**
- The revised site plan dated July 28, 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0371** be **APPROVED**.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0371</p>	<p>TRACKING NUMBER</p> <p>T-2021-3478</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD**Planning and Development Department Info****Ordinance #** 2021-0371 **Staff Sign-Off/Date** ATW / 06/02/2021**Filing Date** 06/16/2021 **Number of Signs to Post** 5**Hearing Dates:****1st City Council** 08/10/2021 **Planning Commission** 08/05/2021**Land Use & Zoning** 08/17/2021 **2nd City Council** N/A**Neighborhood Association** M & M DAIRY INC / THE EDEN GROUP INC. / NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRE**Neighborhood Action Plan/Corridor Study** NONE**Application Info****Tracking #** 3478**Application Status** FILED COMPLETE**Date Started** 04/14/2021**Date Submitted** 04/15/2021**General Information On Applicant**

Last Name	First Name	Middle Name
HART	CURTIS	L

Company Name
HART RESOURCES LLC**Mailing Address**
8051 TARA LANE

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9049935008		CURTISHART@HARTRESOURCES.NET

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

Last Name	First Name	Middle Name
TANNER	BLAIR	ANTHONY

Company/Trust Name**Mailing Address**
13150 YELLOW BLUFF ROAD

City	State	Zip Code
JACKSONVILLE	FL	32226

Phone	Fax	Email

Last Name	First Name	Middle Name
MCLEMORE	DANA	H

Company/Trust Name**Mailing Address**
13150 YELLOW BLUFF ROAD

City	State	Zip Code
JACKSONVILLE	FL	32226

Phone Fax Email

Last Name First Name Middle Name
REECE LENNIE E

Company/Trust Name

Mailing Address
13150 YELLOW BLUFF ROAD

City State Zip Code
JACKSONVILLE FL 32226

Phone Fax Email

Last Name First Name Middle Name
TANNER MARY A

Company/Trust Name

Mailing Address
13150 YELLOW BLUFF ROAD

City State Zip Code
JACKSONVILLE FL 32226

Phone Fax Email

Last Name First Name Middle Name
TANNER MARY L

Company/Trust Name

Mailing Address
13150 YELLOW BLUFF ROAD

City State Zip Code
JACKSONVILLE FL 32226

Phone Fax Email

Last Name First Name Middle Name
BATTEN MYRNA L

Company/Trust Name

Mailing Address
13150 YELLOW BLUFF ROAD

City State Zip Code
JACKSONVILLE FL 32226

Phone Fax Email

Last Name	First Name	Middle Name
TANNER	ROBERT	E
Company/Trust Name		
Mailing Address		
13150 YELLOW BLUFF ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32226
Phone	Fax	Email

Last Name	First Name	Middle Name
STEWARD	TOM	B
Company/Trust Name		
Mailing Address		
13150 YELLOW BLUFF ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32226
Phone	Fax	Email

Last Name	First Name	Middle Name
WINGATE	LEONARD	
Company/Trust Name		
Mailing Address		
4850 CEDAR POINT ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32226
Phone	Fax	Email

Last Name	First Name	Middle Name
WINGATE	DELORES	
Company/Trust Name		
Mailing Address		
4850 CEDAR POINT ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32226
Phone	Fax	Email

Last Name	First Name	Middle Name
JOHNSON	DARREN	

Company/Trust Name

Mailing Address

13150 YELLOW BLUFF ROAD

City

JACKSONVILLE

State

FL

Zip Code

32226

Phone

Fax

Email

Last Name

BURKE

First Name

JOYCE

Middle Name

Company/Trust Name

Mailing Address

13150 YELLOW BLUFF ROAD

City

JACKSONVILLE

State

FL

Zip Code

32226

Phone

Fax

Email

Last Name

PYLES

First Name

MARTHA

Middle Name

Company/Trust Name

Mailing Address

13150 YELLOW BLUFF ROAD

City

JACKSONVILLE

State

FL

Zip Code

32226

Phone

Fax

Email

Last Name

BURKE

First Name

CARLTON

Middle Name

Company/Trust Name

Mailing Address

2963 BRIGHT EAGLE DRIVE

City

JACKSONVILLE

State

FL

Zip Code

32226

Phone

Fax

Email

Last Name

BURKE

First Name

KATHY

Middle Name

Company/Trust Name

Mailing Address

2963 BRIGHT EAGLE DRIVE

City JACKSONVILLE **State** FL **Zip Code** 32226
Phone **Fax** **Email**

Last Name BURKE **First Name** RONALD **Middle Name**

Company/Trust Name

Mailing Address
 4704 CEDAR POINT ROAD

City JACKSONVILLE **State** FL **Zip Code** 32226
Phone **Fax** **Email**

Last Name HOYT **First Name** GEORGEANNE **Middle Name**

Company/Trust Name

Mailing Address
 13150 YELLOW BLUFF ROAD

City JACKSONVILLE **State** FL **Zip Code** 32226
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 159847 0120	2	6	RR-ACRE	PUD
Map 159827 0000	2	6	RR-ACRE	PUD
Map 159847 0130	2	6	RR-ACRE	PUD
Map 159847 0000	2	6	RR-ACRE	PUD
Map 159848 0000	2	6	RR-ACRE	PUD

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

Existing Land Use Category

RR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 55.90

Development Number

Proposed PUD Name WINGATE LANDING

Justification For Rezoning Application

THE PROPERTY IS LOCATED ADJACENT TO LOW DENSITY SINGLE FAMILY HOMES IN A PUD. THE PROPOSED ZONING FROM RR TO PUD WOULD BE COMPATIBLE WITH THE SURROUNDING PROPERTIES.

Location Of Property

General Location

SOUTH ON CEDAR POINT ROAD

House #	Street Name, Type and Direction	Zip Code
0	CEDAR POINT RD	32226

Between Streets

COACH LIGHT DRIVE and CLAPBOARD CREEK 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

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 55.90 Acres @ \$10.00 /acre: | \$560.00 |
| 3) Plus Notification Costs Per Addressee | |
| 60 Notifications @ \$7.00 /each: | \$420.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$3,249.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1
Legal Description

Parcel 1

RE #: 159847 0120

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

ALL THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED;

AND

ALL THAT PORTION OF THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED;

AND

THE EASTERLY 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA;

AND

THE EASTERLY 200 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED;

AND

THE EASTERLY 200 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

June 2, 2021

**Exhibit 1
Page 1 of 4**

LESS AND EXCEPT FROM THE FIRST TWO PARCELS ANY PORTION LYING WITHIN DEEDS RECORDED IN O.R. 3684-816, O.R. 3752-607 AND O.R. 3714-6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel 2 RE #: 159847 0130

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

THE WEST 210 FEET OF THE EAST 410 FEET OF THE SOUTH 312 FEET OF THE NORTH 505 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

Parcel 3 RE #: 159847 0000

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF

SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD, AS NOW ESTABLISHED.

AND

THE EAST 1/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE TWO PARCELS ANY PORTION LYING WITHIN DEEDS RECORDED IN O.R. 2940-539, O.R. 3667-740, O.R. 2463-177, O.R. 5615-2119 AND O.R.

5516-3, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel 4

RE #: 159848 0000

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

PART OF THE EASTERLY 1/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT IN THE NORTH LINE OF SAID ABOVE DESCRIBED PARCEL OF

LAND, WHICH POINT IS IN THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, TOWNSHIP 1 NORTH,

June 2, 2021

**Exhibit 1
Page 2 of 4**

RANGE 28 EAST; THENCE SOUTH 200 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE EAST 26 FEET; THENCE SOUTH 228.5 FEET; THENCE WEST 146 FEET; THENCE NORTH 228.5 FEET; THENCE EAST 120 FEET TO THE POINT OF BEGINNING.

Parcel 5

RE #: 159827 0000

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

PARCEL 1

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE MIDDLE 1/3 OF THAT SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 87 DEGREES 51 MINUTES 05 SECONDS EAST, 1839.33 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID MIDDLE 1/3 AFOREMENTIONED; THENCE NORTH 01 DEGREE 04 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID AFOREMENTIONED MIDDLE 1/3, 1097.95 FEET TO POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 59 MINUTES 31 SECONDS WEST, 562.92 FEET TO A POINT; THENCE NORTH 01 DEGREE 04 MINUTES 11 SECONDS WEST, 210.0 FEET TO A POINT SITUATE IN THE NORTH LINE OF SAID AFOREMENTIONED MIDDLE 1/3; THENCE NORTH 87 DEGREES 59 MINUTES 31 SECONDS EAST ALONG SAID NORTH LINE, 562.92 FEET; THENCE SOUTH 1 DEGREE 04 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID AFOREMENTIONED MIDDLE 1/3, 210.0 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND

PARCEL 2

BEING A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTH OF CEDAR POINT ROAD, EXCEPT THAT PART THEREOF DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE

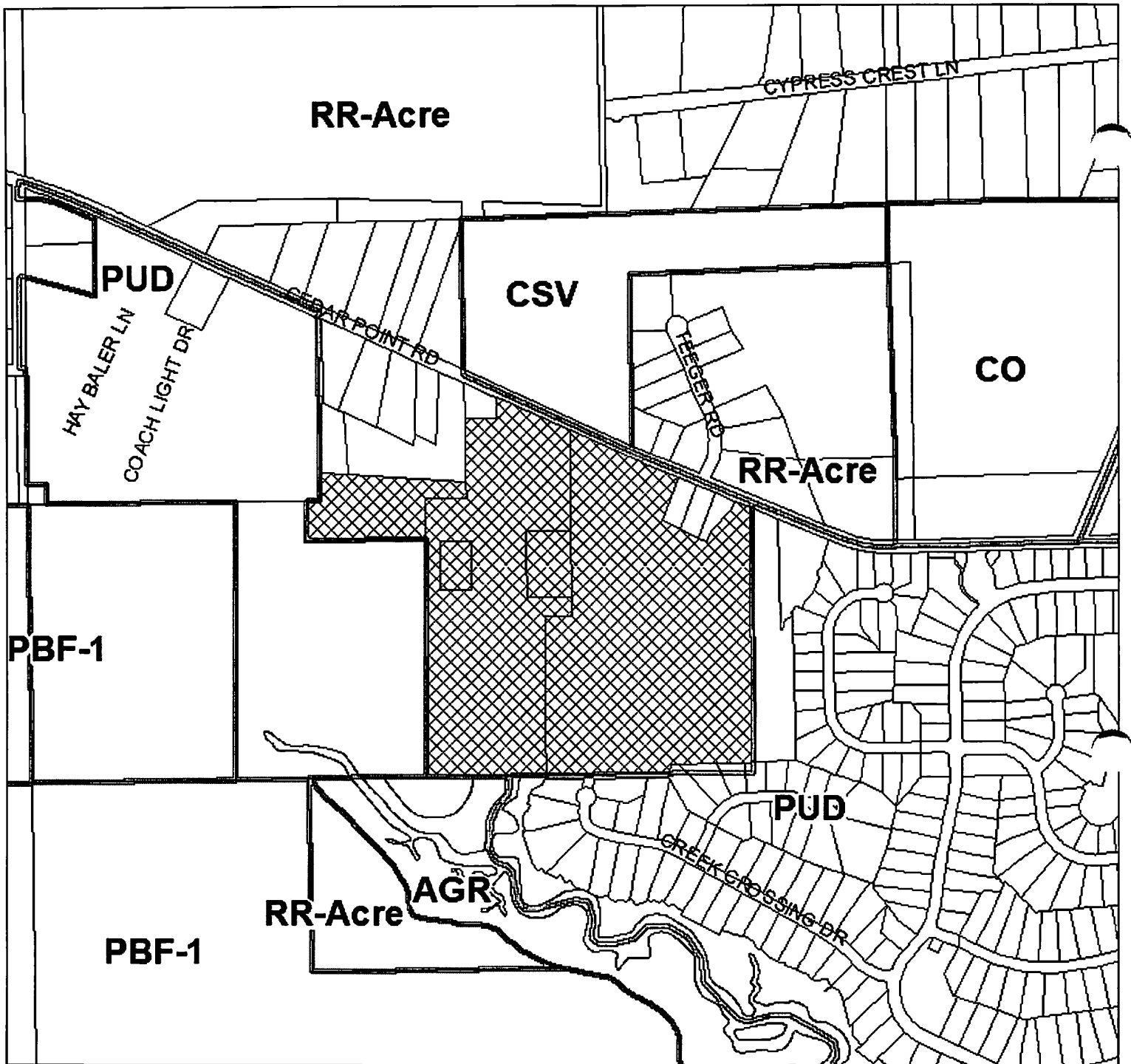
June 2, 2021

**Exhibit 1
Page 3 of 4**

SOUTHWEST 1/4 OF SECTION 31; THENCE SOUTH 0°53'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 1171.29 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°53' 42" WEST, 132.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 88°14'02" EAST ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 683.92 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01°09'25" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 78.4 FEET; THENCE NORTH 87°16'25" WEST, 684.45 FEET TO THE POINT OF BEGINNING.

June 2, 2021

**Exhibit 1
Page 4 of 4**

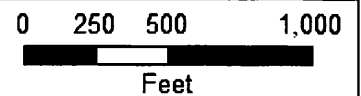
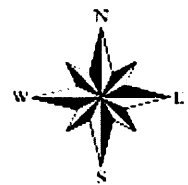
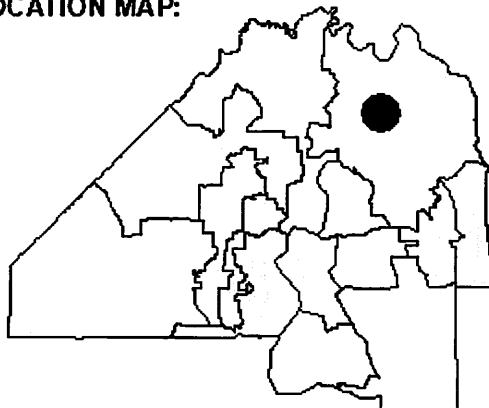


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2021-3478

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit "3"

WRITTEN DESCRIPTION

Wingate Landing PUD

June 2, 2021

I. SUMMARY

- A. Current Land Use Designation: RR
- B. Current Zoning District: RR-Acre
- C. Requested Land Use LDR
- C. Requested Zoning District: PUD
- D. RE #: 159847-0120, 159847-0130, 159847-0000, 159848-0000, 159827-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 55.9 acres of property from RR to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit E (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a residential community of up to 111 single family homes.

The subject property (Property") is currently owned by those listed in the original application and is more particularly described in the legal description attached as Exhibit "1". The Property is located on Cedar Point Road between Coach Light Drive and Clapboard Lane on Exhibit "K" (the "Property"). The property will be designated LDR in the Future Land Use Map in the City's Comprehensive Plan and is currently a single-family residential site. The site will have a gross density of 1.9 lots per acre.

A combination of fencing, buffering, landscaping, and architectural controls are provided in this PUD to create an integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses:

1. Up to one hundred eleven (111) single family homes.
2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices small satellite dishes, and similar uses subject to performance standards set forth in Part 4 in the City of Jacksonville Zoning Code.
3. Home occupation meeting the performance standard set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Minimum Lot and Building Requirements

Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

Minimum Lots Requirements

- (1) **Minimum lot width.** 60' x 110'
- (2) **Maximum Lot coverage by all buildings.** Sixty Percent (60%)
- (3) **Minimum setback requirements,**
 - (a) **Front-**20' to the face of garage
 - (b) **Second Front** – (on corner lots) 15 feet
 - (c) **Side-** 5'
 - (d) **Rear-**10'
- (4) **Minimum Lot Area-** 6,600 square feet
- (5) **Maximum height of structure-** 35'

D. Ingress, Egress and Circulation

- (1) Parking Requirements.
 - a. A minimum of (2) two parking spaces shall be provided for each lot.

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of Cedar Point Road. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

(3) Pedestrian Access.

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

E. Signs

(1) The Applicant may construct up to two (2) permanent, single faced identity signs at entrance off Cedar Point Road and or (1) permanent, double faced sign in the median of the entry road to the development. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.

(2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

F. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

H. Recreation, Open Space and Lakes and Ponds

Unless otherwise approved by the Planning and Development Department, recreation open space will be provided in Sec. 656.420 of the zoning code.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan provided that each Retention Area is subsequently completed so as to comply with the final engineering plans approved by the City of Jacksonville and the St. Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

I. Utilities

Water and sanitary sewer will be provided by JEA.

J. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, ACOE and all other local, state and federal requirements. There is a total of 10.7 wetlands. There will be 2.5 acres of wetland impacts within this site.

IV. DEVELOPMENT PLAN APPROVAL

With the request for verification of substantial compliance with the 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.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use will be Rural Residential (RR), which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Cedar Point. All uses are single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code. The active recreation/open space will consist of 1.1 (2%) acres. Additionally, the passive open space/ponds will consist of 26.8 acres (48%).
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state, and federal agencies with jurisdiction, with some wetland impacts.
- H. Listed Species Regulations: A listed species study for the Property is required and will be provided as part of the application for PUD.



- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: A total of 2.8 acres with (2) ponds is proposed to be constructed on the Property and will be maintained by the Owners Association.

VI. HOW THIS PUD DIFFERES FROM USUAL APPLICATIONS

The PUD differs from a usual application for rezoning. There will be no permissible uses by exception allowed, location of vehicular access to property is stated, signage is specified, location of retention is noted on the Site Plan, and specificity is provided throughout this Planned Unit Development. Also, since this is a PUD, conditions can be added if necessary while going through the rezoning process.



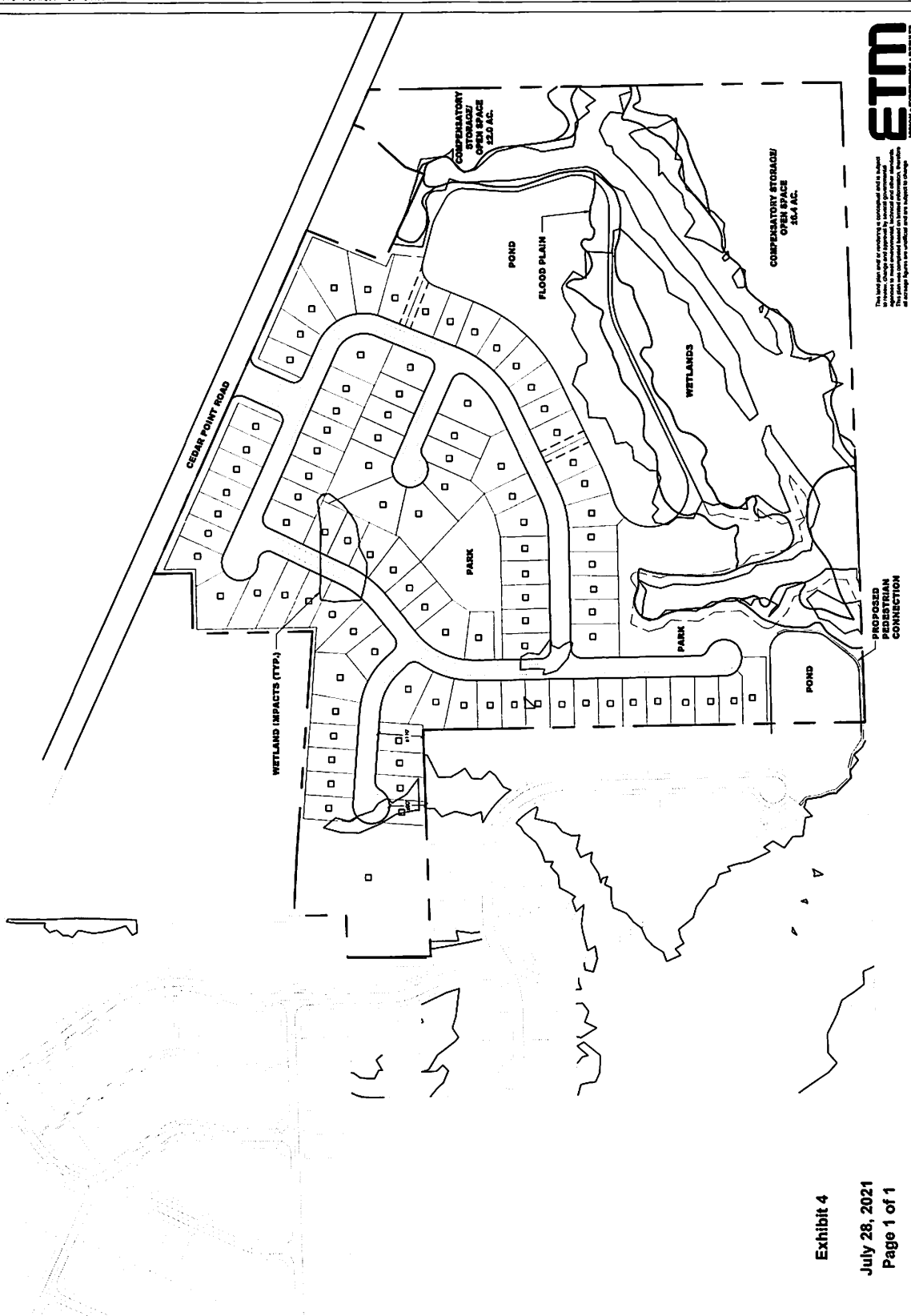
WINGATE LANDING

- SITE SUMMARY**
- OWNER/DEVELOPER:
PLUTE HOME COMPANY
134 041 W188 PARKWAY, PONTE VERDA, FL 33081
904-486-3406
 - PROJECT:
INGLAND-THOMAS and MALLA, INC. 14775 OLD ST. AUGUSTINE RD. 32218
904-443-8790
SURVIVOR PARTNERS AND ASSOCIATES, INC. 1417 ATLANTIC BLVD
JACKSONVILLE, FLORIDA 32207 PHONE: 904-857-8888
 - EXISTING VEGETATION: WOODS
 - CONCRETE PAD
 - TOTAL SITE AREA SUMMARY:
TOTAL SITE AREA = 55.0 AC (1,828,000)
SINGLE FAMILY AREA = 22.0 AC (760,000)
ACTIVE RECREATION SPACE = 3.1 AC (106,000)
PASSIVE OPEN SPACE, PARKS = 15.5 AC (542,000)
PUBLIC & PRIVATE OPEN SPACE = 5.0 AC (170,000)
TOTAL NUMBER OF LOTS = 97
TYPICAL LOT SIZES: 60' x 110'
 - MIN LOT AREA: 6,000 SF
 - BUILDING SET BACK INFORMATION:
FRONT: 20' TO FACE OF GARAGE
SIDE: 5'
REAR: 10'
MAXIMUM LOT COVERAGE: 60%
MAXIMUM HEIGHT OF BUILDING: 35'
 - TOTAL OF ANTICIPATED PHASES: 1
 - WATER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
 - SEWER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
 - ELECTRICAL SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
 - FIRE PROTECTION: 6" FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
 - FLOOD ZONE: ZONE 1 (PANEL NO. 10011C-0110)
 - CITY OF: No. 3000
- THESE LOTS, AS SHOWN, ARE SUBJECT TO THE RIGHTS, EASES, AND INTERESTS OF OTHER PARTIES. THE LOCATION, SIZE, AND TOPOGRAPHY OF THESE LOTS MAY BE ADJUSTED FOR ENGINEERING, SURVEYING, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

Exhibit 4
July 28, 2021
Page 1 of 1



Scale 1/4" = 10'-0"



ETM
WATER - EARTH - TREE

This site plan and its contents are prepared by the engineer or architect for the purpose of providing information to the client. It is not to be used for any other purpose without the written consent of the engineer or architect. The engineer or architect shall not be held responsible for any errors or omissions in this plan or for any consequences arising therefrom.

PROPOSED
PROVIDER
CONNECTION



Availability Letter

Chris Hill

3/5/2021

142 Del Webb Pkwy
Ponte Vedra, Florida 32081

Project Name: Cedar Point Road
Availability #: 2021-0951

Attn: Chris Hill

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

Point of Connection:

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

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity:

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

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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-0951

Request Received On: 3/4/2021

Availability Response: 3/5/2021

Prepared by: Susan West

Expiration Date: 03/05/2023

Project Information

Name: Cedar Point Road

Address: 4840 CEDAR POINT RD, JACKSONVILLE, FL 32226

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 35000

Parcel Number: 159847 0000

Location: One quarter mile west of the intersection of Cedar Point and Boney Road

Description: 100 Unit single-family subdivision

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12 inch water main along Cedar Point Rd

Connection Point #2:

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

Sewer Connection

Sewer Grid: District 2/Cedar Bay

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

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

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

Point of connection location(s) to be field verified by developer during project design. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.