

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

8 October 2020

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

RE: Planning Commission Advisory Report
Ordinance No.: 2020-545 **Application for: WM Davis Parkway 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 10, 2020.
2. The **revised** written description dated **September 3, 2020**.
3. The original site plan dated August 25, 2020.

Recommended Planning Commission Conditions to the Ordinance:

Proposed:

1. All development phases shall be reviewed for internal and external compatibility and approved through the minor modification process.
4. The gross density of multi-family shall not be calculated cumulatively in the PUD.
5. Residential development shall comply with Section 656.410, Zoning Code.
6. A traffic operational analysis of the adjacent roadway network shall be conducted by a licensed professional traffic engineer, to determine the impact to the external trips as a result of the land use change. A methodology meeting with the Florida Department of Transportation and Transportation Planning Division shall be held prior to commencement of the study.

Coordination with Florida Department of Transportation. The applicant has submitted a traffic analysis report to the Florida Department of Transportation (FDOT) indicating the need for signal optimization at

the San Pablo Road/Beach Boulevard intersection. The applicant has agreed to the signal optimization project at this intersection and to coordinate the signal optimization project with a future FDOT Beach Boulevard corridor study. Upon submittal of an application to the City for Substantial Verification of the PUD, the applicant will provide the City with confirmation from FDOT that they have been notified of the intent to proceed with the development subject to this agreement.

Original:

1. All development phases shall be reviewed for internal and external compatibility and approved through the minor modification process.
2. The maximum lot coverage for single family residential shall be 50%.
3. The minimum front, side and rear setbacks for multi-family shall be 20 feet.
4. The gross density of multi-family shall not be calculated cumulatively in the PUD.
5. Residential development shall comply with Section 656.410, Zoning Code.
6. A traffic operational analysis of the adjacent roadway network shall be conducted by a licensed professional traffic engineer, to determine the impact to the external trips as a result of the land use change. A methodology meeting with the Florida Department of Transportation and Transportation Planning Division shall be held prior to commencement of the study.

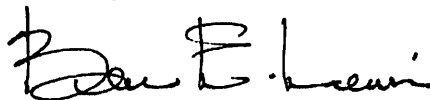
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were two speakers in opposition and their concerns were incompatible uses and loss of trees. The Commissioners felt that WM Davis Parkway was commercial in nature, and there is a JEA easement along the west property line which could act as a buffer.

Planning Commission Vote:	7-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2020-545 TO

PLANNED UNIT DEVELOPMENT

OCTOBER 8, 2020

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2020-545 to Planned Unit Development.

Location: North side of WM Davis Parkway between Silver Berry Court and Pablo Professional Court

Real Estate Number(s): 167452-6000. 167736-0000

Current Zoning District(s): Residential Rural-Acre (RR-Acre)
Residential Medium Density-A (RMD-A)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Medium Density Residential (MDR)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southeast, District 3

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

Owner: Harry Francis
Estuary, LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2020-545 seeks to rezone approximately 189.05 acres from RR-Acre and RMD-A to PUD. The rezoning to PUD is being sought to allow a mix of single family, multi-family, medical and business offices, commercial retail sales and service

establishments, hotels/motels, retail plant nurseries and other uses. The PUD is divided into three parcels which separate different uses.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) and Medium Density Residential (MDR) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series L-5380-19A (Ordinance 2020-544) that seeks to amend the portion of the site that is within the (LDR) and (MDR) land use category to Residential Professional Institutional (RPI). Staff is recommending that Application for Large-Scale Land Use Amendment to the Future Land Use Map Series L-5380-19A be approved. **The Written Description includes hotels and motels as permitted uses. However the RPI land use category does not permit those uses. It is recommended a revised Written description be submitted which deletes hotels and motels.** With that change, the proposed rezoning will be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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

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

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.

Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR) and Medium Density Residential (MDR). There is a companion Application for Large-

scale Land Use Amendment to the Future Land use Map Series L-5380-19A (Ordinance 2020-544) that seeks to amend the portion of land that is within the (LDR) and (MDR) land use category to (RPI). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for [DESCRIPTION OF PROPOSAL]. 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 may be consistent with the internal compatibility factors if approved with the recommended conditions. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The intended plan of development is to create a streetscape similar to other development subdivision in the immediate area.
- The use of topography, physical environment and other natural features: The site does contain wetlands along the northern and eastern periphery of the parcel.
- Traffic and pedestrian circulation patterns: The site plan is not detailed to indicate number of access points on WM Davis Parkway or show a simple road layout. **This lack of specificity enforces the importance of reviewing each phase or use through the minor modification process.**
- The use and variety of building setback lines, separations, and buffering: The written description indicates that maximum lot coverage for single family lots be 65%. The highest lot coverage in the Zoning Code is 50%. Open space is important to the health, safety and welfare of the future residents.

The development standards for multifamily indicate there are no front, side or rear building setbacks and a maximum building height of 60 feet. Without setbacks, a 60 foot multifamily building could be constructed directly adjacent to a single family lot, impacting the

privacy and safety of the neighbor. The typical setback in the Zoning Code for a multi-family building is 20 feet. **Staff is recommending a 20 feet foot setback be required for multi-family buildings.**

- The use and variety of building groupings: The PUD site plan is simple and does not show any details, making a determination of the plan meets internal compatibility impossible. **Staff recommends a condition that the development of each phase or new use be reviewed for internal and external compatibility through the minor modification process.**
- The particular land uses proposed and the conditions and limitations thereon: The written description does not contain any limitations such as hours of operation for the commercial uses.
- Compatible relationship between land uses in a mixed use project: The written description divides the proposed uses into three parcels. Some uses such as single family and multi-family uses are permitted in all three parcels. Restaurants, liquor stores, blood donor stations, residential treatment facilities and light manufacturing are also permitted in the same parcels. The PUD only contains the basic buffering between residential and commercial uses. **The staff recommends a condition that the development of each phase or new use be reviewed for internal and external compatibility through the minor modification process.**

(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 Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD (99-757)	Single family dwellings, wetlands
South	PBF	PUD (07-511)	Mayo Clinic
East	RPI	CO	Offices, day care, bank
	CGC	PUD (19-188)	Auto storage
	MDR	PBF-1	JFRD station
West	MDR	PUD (95-458)	Single family dwellings
	LDR	PUD (88-1084)	Single family dwellings
	MDR	PUD (00-226)	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category as a mixed use development. The PUD will be appropriate at this location if the recommended conditions are enacted.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The intended plan of development allows all uses, residential, commercial and light manufacturing in all parcels. It is impossible to determine if compatibility is achieved.
- The availability and location of utility services and public facilities and services: The southern portion of the land use amendment site is within the 50, 500 and 750-foot buffers of a wellhead. The Environmental Quality Division received the application for review of possible impacts.
- The amount and size of open spaces, plazas, common areas and recreation areas: The Written Description has omitted any requirement for open space or recreation area. **Staff is recommending that recreation and open space comply with Section 656.420, Zoning Code.**
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site is accessible via San Pablo Parkway, a 6-lane arterial roadway and intersects with WM Davis Parkway and J. Turner Butler Boulevard (SR 202) to the south. These roadways are expected to be significantly impacted by the proposed development. SR 202 is subject to FDOT review and access management requirements. **The Transportation Planning Division recommends that a traffic operational analysis of the adjacent roadway network be conducted to determine the impact to the external trips as a result of the land use change.**

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

The Written Description has omitted any requirement for open space or recreation area. **Staff is recommending that recreation and open space comply with Section 656.420, Zoning Code.**

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.”

(9) Listed species regulations

A wildlife survey was performed by Environmental Services, Inc., on June 2019. The only listed wildlife species observed was the gopher tortoise. A Conservation Permit will need to be obtained from the Florida Wildlife Commission (FWC) to relocate the gopher tortoises.

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 21, 2020, the required Notice of Public Hearing sign was posted.



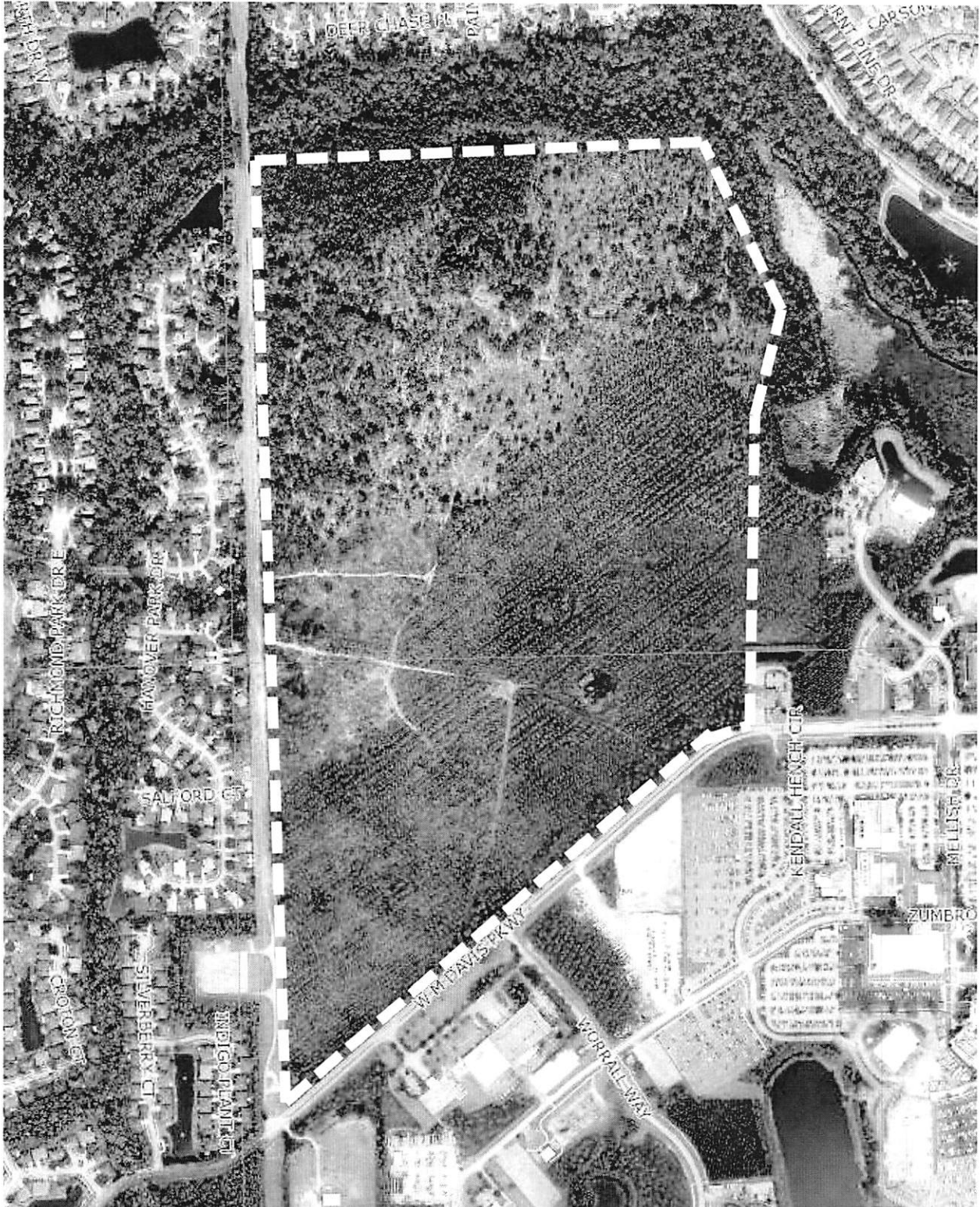
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2020-545 be **APPROVED with the following exhibits:**

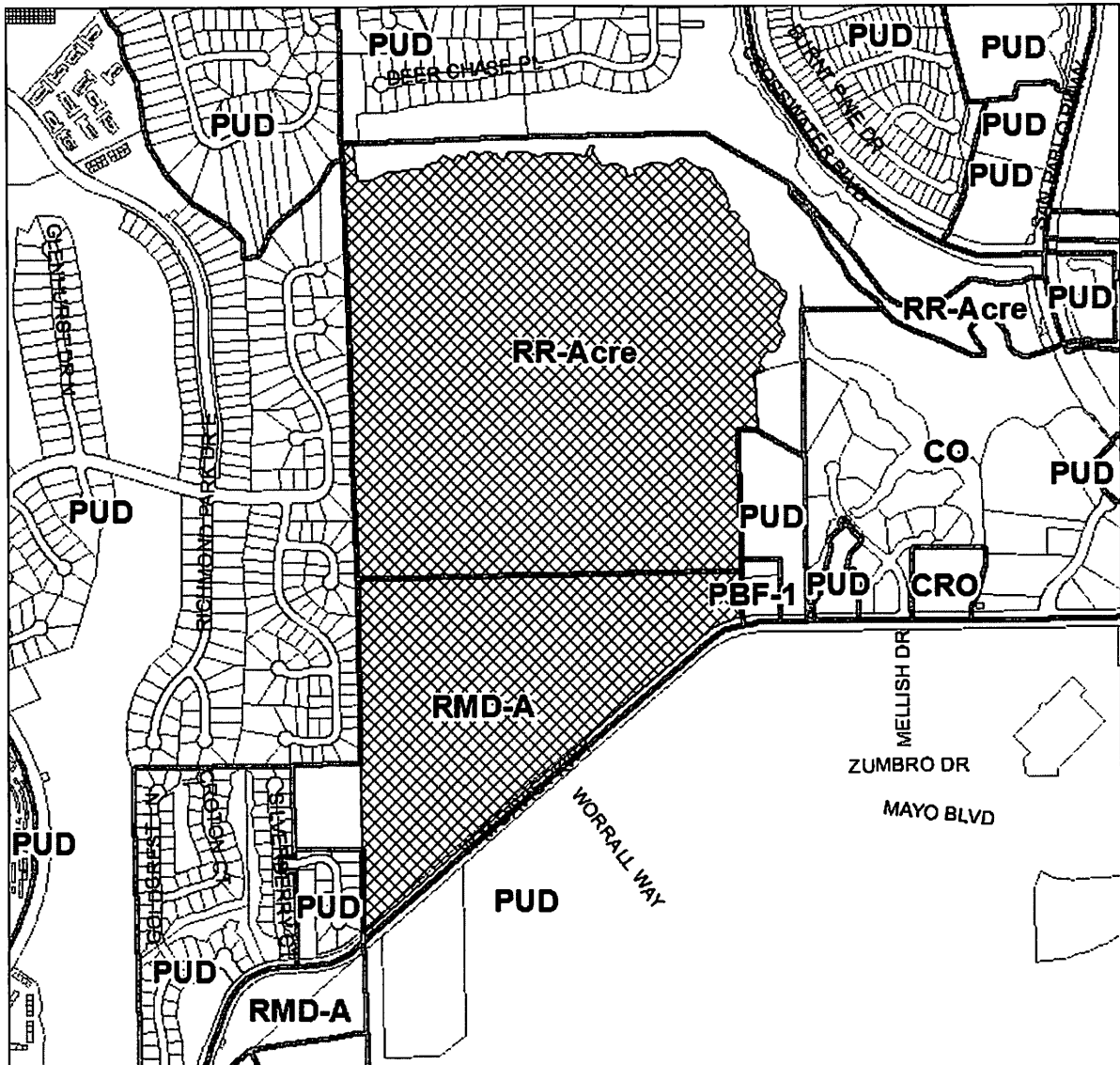
1. The original legal description dated June 10, 2020.
2. The original written description dated August 25, 2020.
3. The original site plan dated August 25, 2020.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-545 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. All development phases shall be reviewed for internal and external compatibility and approved through the minor modification process.
2. The maximum lot coverage for single family residential shall be 50%.
3. The minimum front, side and rear setbacks for multi-family shall be 20 feet.
4. The gross density of multi-family shall not be calculated cumulatively in the PUD.
5. Residential development shall comply with Section 656.410, Zoning Code.
6. A traffic operational analysis of the adjacent roadway network shall be conducted by a licensed professional traffic engineer, to determine the impact to the external trips as a result of the land use change. A methodology meeting with the Florida Department of Transportation and Transportation Planning Division shall be held prior to commencement of the study.



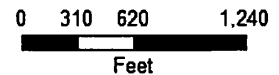
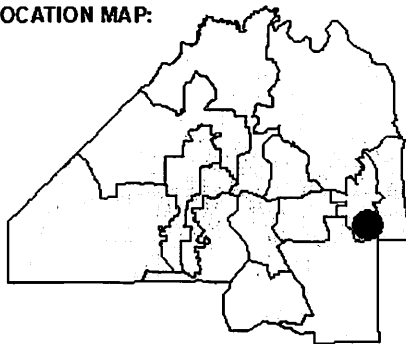
Aerial view of the subject site



REQUEST SOUGHT:

FROM: RR-ACRE & RMD-A
 TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
 3

TRACKING NUMBER

T-2020-2866

EXHIBIT 2
 PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0545 **Staff Sign-Off/Date** BEL / 08/26/2020
Filing Date 09/02/2020 **Number of Signs to Post** 13
Hearing Dates:
1st City Council 10/13/2020 **Planning Comission** 10/08/2020
Land Use & Zoning 10/20/2020 **2nd City Council** N/A
Neighborhood Association HANOVER PARKE ASSOC., DANFORTH HOA
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 2866 **Application Status** PENDING
Date Started 05/04/2020 **Date Submitted** 05/06/2020

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
LAW OFFICE OF PAUL M. HARDEN
Mailing Address
501 RIVERSIDE AVENUE, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043965731 **Fax** 9043995461 **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name FRANCIS **First Name** HARRY **Middle Name** D
Company/Trust Name
ESTUARY, LLC
Mailing Address
4310 PABLO OAKS COURT
City JACKSONVILLE **State** FL **Zip Code** 32224
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 167452 6000	3	3	RR-ACRE	PUD
Map 167736 0000	3	3	RMD-A	PUD

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

Existing Land Use Category

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

5380

Total Land Area (Nearest 1/100th of an Acre) 189.05**Development Number****Proposed PUD Name** WILLIAM DAVIS PARKWAY PUD**Justification For Rezoning Application**

REZONING WILL ALLOW FOR INFILL OF LAND UNDER THE RPI LAND USE CATEGORY TO SUPPORT SURROUNDING USES.

Location Of Property**General Location**

NORTH SIDE OF W.M. DAVIS PARKWAY, WEST OF SAN PABLO ROAD

House #	Street Name, Type and Direction	Zip Code
0	W M DAVIS PKWY	32224

Between Streets

W M DAVID PARKWAY and BEACH BOULEVARD

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**
189.05 Acres @ \$10.00 /acre: \$1,900.00
- 3) Plus Notification Costs Per Addressee**
142 Notifications @ \$7.00 /each: \$994.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$5,163.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

June 10, 2019

Legal Description (Page 1 of 2)

A portion of Sections 1 and 12, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a point of Reference, commence at the centerline intersection of San Pablo Road, an 80 foot right of way as presently established, and W. M. Davis Parkway, a variable width right of way as presently established; thence South 89°11 '34" West, along said centerline of W. M. Davis Parkway, 2913.27 feet; thence North 00°48'26" West, departing said centerline, 52.50 feet to a point lying on the Northerly right of way line of said W. M. Davis Parkway; thence Westerly, along said Northerly right of way line and along the arc of a curve concave Southerly, having a radius of 573.00 feet, through a central angle of 11°30'29", an arc length of 115.09 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 83°26'20" West, 114.89 feet.

From said Point of Beginning, thence continue Westerly, along said Northerly right of way line of W. M. Davis Parkway and along the arc of a curve concave Southerly, having a radius of 573.00 feet, through a central angle of 28°36'19", an arc length of 286.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 63°22'56" West, 283.11 feet; thence South 49°04'46" West, continuing along said Northerly right of way line, 2615.96 feet to its intersection with the Westerly line of said Section 12; thence North 01°10'47" West, departing said Northerly right of way line and along said Westerly line, 2041.05 feet to the Northwest corner of said Section 12, said corner also being the Southwest corner of said Section 1; thence North 01°38'42" West, along the Westerly line of said Section 1, a distance of 2564.27 feet to the Southwest corner of Pablo Bay Phase Three, as recorded in Plat Book 54, pages 62 and 62A of the current Public Records of said county; thence North 88°10' 57" East, departing said Westerly line, along the Southerly line of said Pablo Bay Phase Three, a distance of 64.53 feet; thence South 08°03'34" East, departing said Southerly line of Pablo Bay Phase Three, 212.58 feet; thence South 88°22'25" East, 61.03 feet; thence North 73°06'53" East, 49.63 feet; thence North 63°43'05" East, 84.12 feet; thence North 85°35'27" East, 48.74 feet; thence North 85°36'17" East, 47.63 feet; thence North 79°46'59" East, 58.92 feet; thence North 89°48'03" East, 48.09 feet; thence North 38°10'06" East, 29.85 feet; thence North 75°31'27" East, 54.88 feet; thence North 47°16'33" East, 64.74 feet; thence South 59°13'08" East, 69.79 feet; thence North 33°20'56" East, 34.86 feet; thence South 79°03'39" East, 60.27 feet; thence North 21°06'42" East, 35.75 feet; thence South 76°17'03" East, 21.08 feet; thence South 69°05'33" East, 34.52 feet; thence North 76°26'08" East, 47.91 feet; thence South 85°55'32" East, 54.00 feet; thence South 33°00'24" East, 28.07 feet; thence South 55°06'25" East, 42.60 feet; thence North 19°12'17" East, 61.07 feet; thence South 89°22'58" East, 64.22 feet; thence South 88°44'10" East, 42.32 feet; thence South 63°30'14" East, 37.46 feet; thence South 82°50'27" East, 46.29 feet; thence North 72°57'24" East, 47.31 feet; thence North 89°13'46" East, 89.43 feet; thence North 86°58'50" East, 50.11 feet; thence South 67°22'50" East, 40.35 feet; thence South 87°31'13" East, 48.42 feet; thence North 24°08'22" East, 64.00 feet; thence South 85°01'30" East, 20.15 feet; thence South 03°22'23" West, 31.80 feet; thence South 33°28'35" East, 92.98 feet; thence North 88°55'21" East, 83.15 feet; thence South 67°52'31" East, 54.09 feet; thence South 12°08'10" East, 43.47 feet; thence North 86°31'16" East, 53.43 feet; thence North 04°47'28" West, 39.88 feet; thence North 72°49'41" East, 30.09 feet; thence North 73°39'15" East, 79.44 feet; thence South 87°42'19" East, 39.10 feet; thence South 75°06'04" East, 65.22 feet; thence North 51°05'13" East, 71.34 feet; thence South 76°37'34" East, 43.58 feet; thence South 52°29'54" East, 53.62 feet; thence South 75°13'45" East, 54.71 feet; thence South 72°56'06" East, 34.29 feet; thence South 50°52'47" East, 32.35 feet; thence South 14°38'29" East, 46.88 feet; thence South 44°33'33" East, 84.24 feet; thence South 19°16'35" East, 53.23 feet; thence South 03°54'44" East, 32.76 feet; thence South 08°08'24" West, 39.75 feet; thence South 89°32'15" East, 47.00 feet; thence South 39°31'47" East, 29.03 feet; thence South 19°06'20" West, 29.23 feet; thence South 43°08'10" East, 42.34 feet; thence South 43°16'19" East, 52.13 feet; thence South 00°49'16" West, 73.81 feet; thence South 25°56'44" East, 60.93 feet; thence South 01°21'21" East,

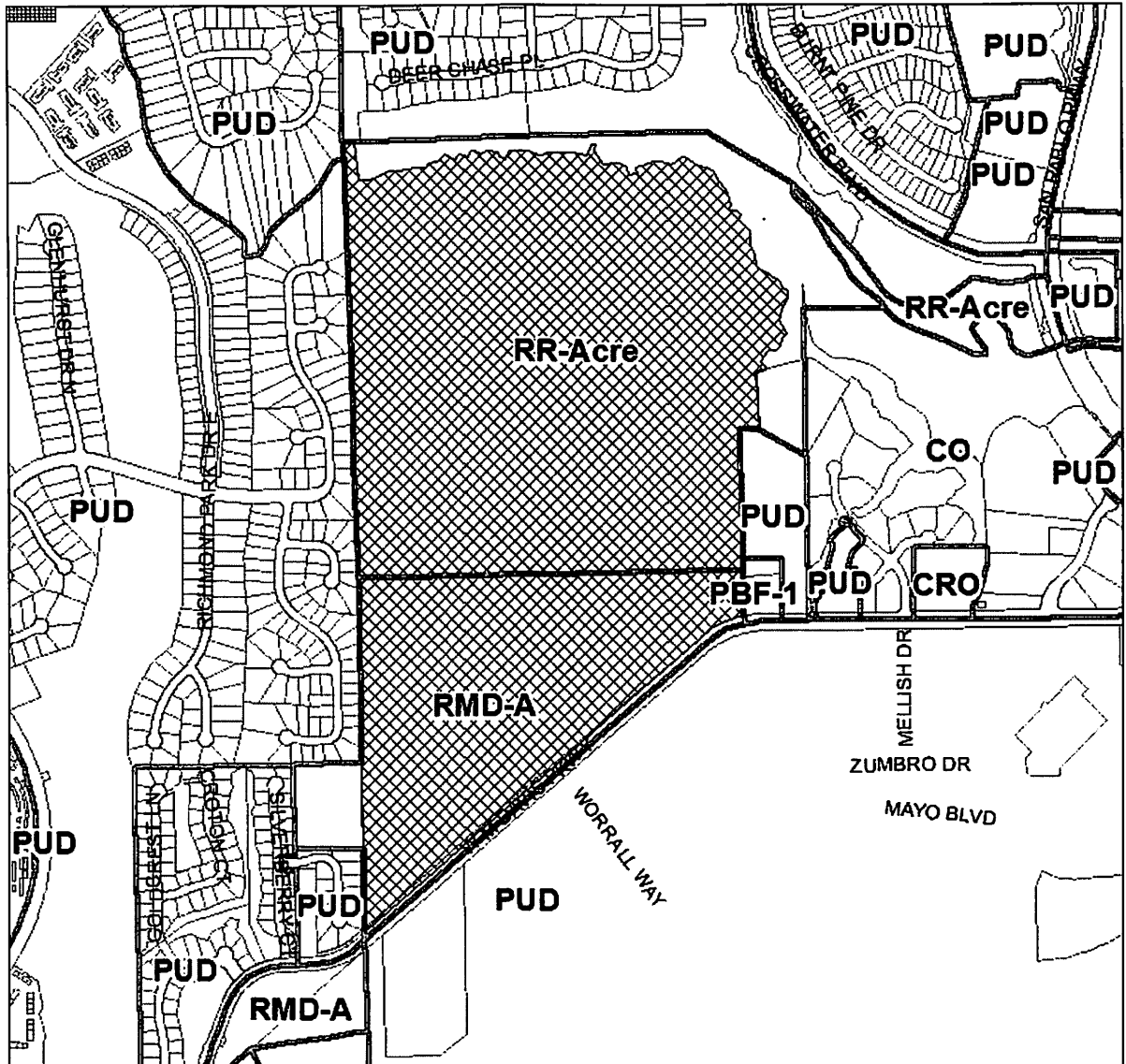
ORDINANCE _____

June 10, 2019

Legal Description (Page 2 of 2)

22.37 feet; thence South 19°17'05" East, 64.91 feet; thence South 61°13'04" East, 45.12 feet; thence South 52°24'04" East, 47.55 feet; thence South 58°39'02" East, 48.28 feet; thence South 32°43'10" East, 50.79 feet; thence South 48°12'23" East, 29.36 feet; thence South 01°50'37" West, 35.60 feet; thence South 19°47'35" West, 39.25 feet; thence South 23°39'30" West, 42.24 feet; thence South 18°02'57" West, 64.10 feet; thence South 38°57'29" East, 61.57 feet; thence South 14°40'19" East, 33.11 feet; thence South 47°43'27" West, 35.66 feet; thence South 14°44'43" West, 43.55 feet; thence South 39°59'00" West, 37.34 feet; thence North 82°36'55" West, 40.39 feet; thence South 40°30'02" West, 51.14 feet; thence South 29°48'51" West, 36.04 feet; thence South 49°11'54" East, 41.54 feet; thence South 00°54'30" West, 18.91 feet, to a point lying on the boundary line of Parcel 813, as described and recorded in Official Records Book 9367, page 292 of said current Public Records; thence South 76°36'38" West, along said boundary line, 58.10 feet; thence South 03°22'51" East, continuing along said boundary line, 337.73 feet; thence North 89°50'33" West, departing said boundary line, 113.64 feet to a point lying on the Northerly prolongation of the Westerly line of those lands described and recorded in Official Records Book 13550, page 2301 of said current Public Records; thence South 01°13'47" East, along said Northerly prolongation and along said Westerly line, 1089.76 feet to the Southwest corner thereof and the Point of Beginning.

Containing 189.05 acres, more or less.

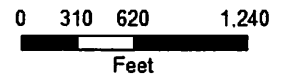
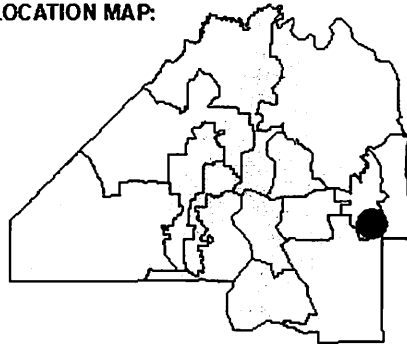


REQUEST SOUGHT:

FROM: RR-ACRE & RMD-A

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2020-2866

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D

WRITTEN DESCRIPTION

William Davis Parkway PUD
RE# 167452-6000, 167736-0000
September 3, 2020

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 189.05 acres of property from RR-Acre and RMD-A to PUD. The parcel is located on the north side of William Davis Parkway, west of San Pablo Road.

The subject property is currently owned by Estuary, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently vacant. The site is currently the subject of a companion FLUM application from LDR and MDR to RPI. Surrounding uses include: LDR/PUD to the north (single-family); LDR/PUD (single-family) and RPI/CO (office) to the east; PBF/PUD to the south across William Davis Pkwy. (Mayo Clinic) and LDR/PUD (single family) and MDR/PUD (single family to the west.

Project Name: William Davis Parkway PUD

Project Land Owner: Estuary, LLC

Project Developer: The PARC Group, Inc.

II. QUANTITATIVE DATA

Total Acreage: 189.05

Total number of dwelling units:

Parcel A (92 acres): single family up to 7 units per acre
multi-family up to 20 units per acre

Parcel B (82 acres): single family up to 7 units per acre
multi-family up to 20 units per acre

Parcel C (15 acres): single family up to 7 units per acre
multi-family up to 20 units per acre

Total amount of non-residential floor area: N/A

Total amount of recreation area: N/A

Total amount of open space: N/A

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

Total amount of land coverage of all buildings and structures: See Section V

Phase schedule of construction (include initiation dates and completion dates)

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures (Parcel A):

- (1) Medical and dental or chiropractor offices, clinics and hospital uses.
- (2) Professional or business offices.
- (3) Facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.
- (4) Day care centers.
- (5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (6) Single family dwellings.
- (7) Multiple-family dwellings.
- (8) Schools.
- (9) Churches, including a rectory or similar uses.
- (10) Parks, playgrounds and playfields or recreational or community structures.
- (11) Adult Congregate Living Facility (assisted living).
- (12) Libraries, museums and community centers.
- (13) Radio and television broadcasting studios and offices (subject to Part 15).
- (14) Banks with drive-through, savings and loan institutions, and similar uses.
- (15) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (16) Hospice facilities.
- (17) Home occupations meeting the performance standards and development criteria set forth in Part 4.

- (18) Drive-through facilities in conjunction with a permitted or permissible use or structure.
- (19) Private clubs.
- (20) Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations.
- (21) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, and outside sales and service, meeting the performance standards and deviations set forth in Part 4.

B. Permitted Uses and Structures (Parcel B):

- (1) All uses listed in Parcel A.
- (2) Commercial retail sales and service establishments
- (3) Hotels and motels.
- (4) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
- (5) Vocational, trade or business schools and similar uses.
- (6) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (7) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (8) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (9) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (10) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

- (11) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (12) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- (13) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (14) Residential treatment facilities.
- (15) Funeral homes, mortuaries and crematories.
- (16) Blood donor stations, plasma centers and similar uses.
- (17) Private clubs.
- (18) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (19) Service and repair of general appliances.

C. Permitted uses and Structures (Parcel C):

- (1) Single family dwellings.
- (2) Multiple-family dwellings.
- (3) Townhome or Duplex dwellings.

IV. STATEMENTS

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

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

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

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements for Single Family development:

- *Minimum lot area:* 4,000 square feet
- *Minimum lot width:* 40 feet
- *Maximum lot coverage:* 65 percent
- *Minimum front yard:* 20 feet front access garage
10 feet rear access garage
- *Minimum side yard:* 3 feet lots 40-49 feet in width
5 feet lots 50 feet and wider
- *Minimum rear yard:* 10 feet front street access garage
5 feet rear access garage
- *Maximum height of structures:* 35 feet

B. Lot Requirements for Multiple Family/Apartment development:

- *Minimum lot area:* None
- *Minimum lot width:* None
- *Maximum lot coverage:* None
- *Maximum Gross Density:* 20 units per acre cumulatively within the PUD
- *Minimum front yard:* None
- *Minimum side yard:* None
- *Minimum rear yard:* None
- *Minimum separation between structures:* 10 feet
- *Maximum height of structures:* 60 feet (except in Parcel C, 35 foot maximum)

C. Lot Requirements for Townhome/Duplex development:

- *Minimum lot area:* 1,500 square feet

- *Minimum lot width:* 15 feet
25 feet for end units
- *Maximum lot coverage:* 75 percent
- *Minimum front yard:* 20 feet front access garage
10 feet rear access garage
- *Minimum side yard:* 0 feet
10 feet for end units
- *Minimum rear yard:* 10 feet front street access garage
3 feet rear access garage
- *Maximum height of structures:* 35 feet

D. Lot Requirements for commercial development:

- *Minimum lot area:* None
- *Minimum lot width:* None
- *Maximum lot coverage:* None
- *Minimum front yard:* None
- *Minimum side yard:* None.
- *Minimum rear yard:* 10 feet
- *Minimum setback:* 15 feet, if adjacent to residential district.
- *Maximum height of structures:* 60 feet

E. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of William Davis Parkway, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

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

(4) *Coordination with Florida Department of Transportation.* The applicant has submitted a traffic analysis report to the Florida Department of Transportation (FDOT) indicating the need for signal optimization at the San Pablo Road/Beach Boulevard intersection. The applicant has agreed to the signal optimization project at this intersection and to coordinate the signal optimization project with a future FDOT Beach Boulevard corridor study. Upon submittal of an application to the City for Substantial Verification of the PUD, the applicant will provide the City with confirmation from FDOT that they have been notified of the intent to proceed with the development subject to this agreement.

F. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetic manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right of way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be “v-shaped” and may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.

1. Project Identity Monument Signs on WM Davis Parkway

A maximum of three (3) identity monument signs will be permitted. These signs may be two-sided and externally or internally illuminated. These signs shall be oriented to the Parkway. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared sign.

These monument signs will not exceed thirty-five feet (35') in height and two hundred (200) square feet (each side) in area. These signs will be located not less than one hundred (100) feet apart. Prior to commencement of a use which proposes a project identity monument sign, the applicant shall submit to the Planning and Development

Department for its review and approval for consistency with this PUD a plan showing the location, height, size, and design of this type of sign.

2. Individual Commercial and/or Office/Institutional Uses: Identity Monument Signs

Identity monument signs are permitted for each individual Commercial and Office/Institutional use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides, except that such uses with more than one roadway frontage may have one identity monument sign for each road frontage. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign.

Identity monument signage shall be subject to the height and size limitations below.

- a. Signage for lots with less than one and a half (1.5) acres may not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.
- b. Signage for lots with one and a half (1.5) acres to five (5.0) acres may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.
- c. Signage for lots five (5.0) acres to twenty (20) acres may not exceed twenty (20) feet in height and seventy-five (75) square feet (each side) in area.
- d. Signage for lots with greater than twenty (20) acres may not exceed twenty (20) feet in height and one hundred (100) square feet (each side) in area.
- e. No monument signs shall be located less than one hundred (100) feet apart.

3. Multi-Family Residential Uses: Community Identity Monument Signs

Identity monument signs are permitted for each Multi-Family Residential use or development.

Each Multi-Family Residential use or development is permitted up to two (2) project identity monument signs (one or two sides) externally or internally illuminated not exceeding fifteen feet (15') in height and fifty (50) square feet in sign face area. No monument signs shall be located less than one hundred (100) feet apart.

4. Other Signs

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right of way for each tenant within the anchor/tenant/multi-family buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right of way.

Projecting signs and roof signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right of way to which side the projecting sign or roof sign is attached. The ten (10) percent shall be measured cumulatively with any wall signs on the same side of the building.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For vehicular directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials. Directional signage and architectural entry features shall be allowed within the right of way, including within medians and roundabouts, with the exact location of such signs subject to site development standards as approved by the City of Jacksonville.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, logos or numbers on the sign.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festival banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to "Now Opening" or "Hiring Soon" banners) may be displayed for a maximum of thirty (30) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs

do not count toward the overall maximum sign face allowable for monument and pylon signs.

Permanent banner signs will be permitted on street light poles within the PUD. Banner signs on street light poles will be permitted not to exceed thirty (30) square feet in area.

Temporary directional, real estate marketing, parcel sales, and construction, non-illuminated signs shall be permitted during sales and construction within the right of way not to exceed 40 square feet.

Decorative street signs maintained by a property owner's association shall be allowed subject to approval by the City of Jacksonville.

G. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

H. Utilities:

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

I. Recreation and Open Space:

N/A.

J. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

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

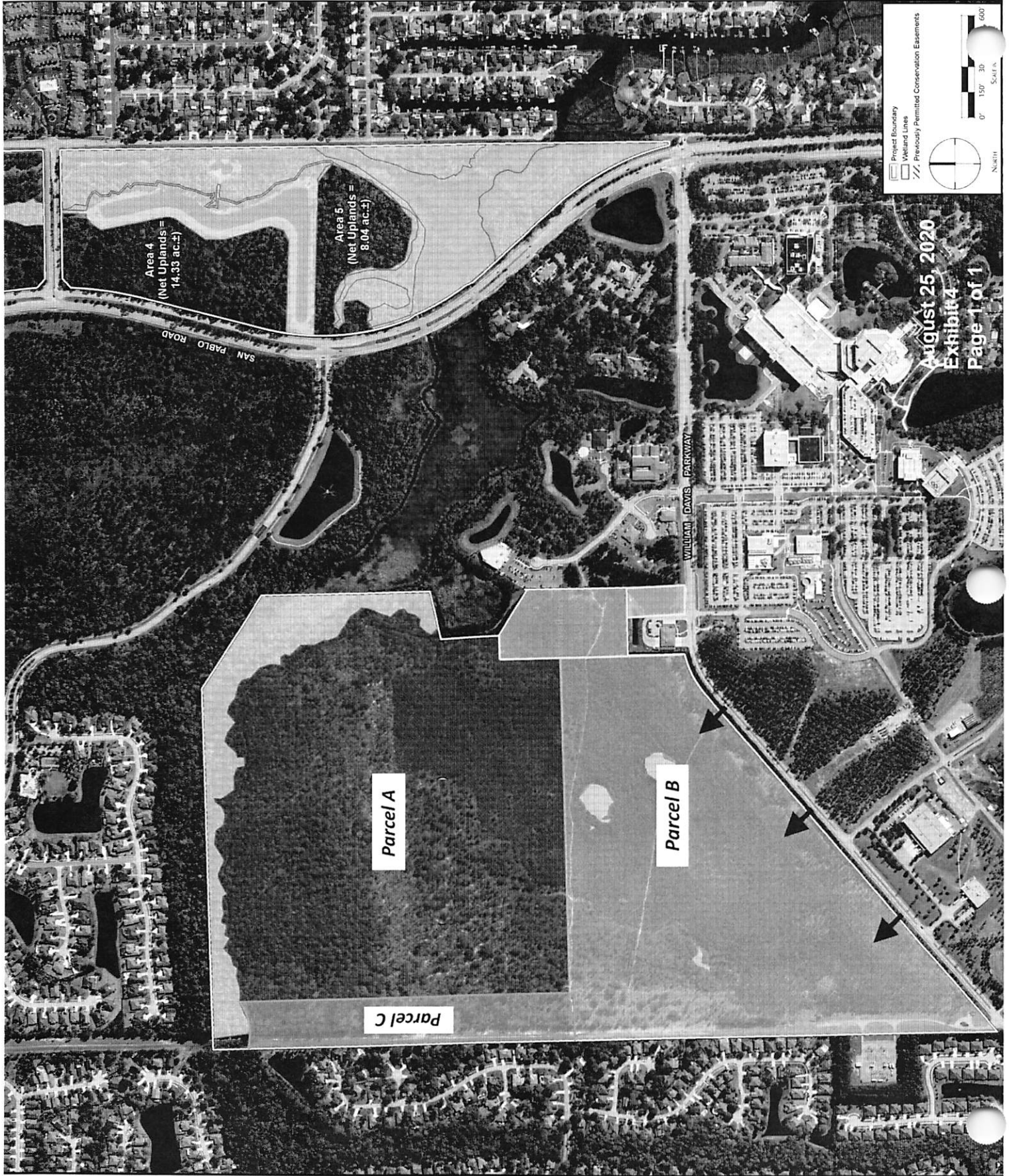
VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

A. Is more efficient than would be possible through strict application of the Zoning Code;

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

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.



Area 4
(Net Uplands =
14.33 ac.±)

Area 5
(Net Uplands =
8.04 ac.±)

SAN PABLO ROAD

WILLIAM DAVIS PARKWAY

Parcel A

Parcel B

Parcel C

Project Boundary
Wetland Lines
Previously Permitted Conservation Easements

0' 150' 300' 600'
Scale: N.A.

NORTH

August 25, 2020
Exhibit 4
Page 1 of 1

EXHIBIT F

PUD Name

William Davis Parkway PUD

Land Use Table

Total gross acreage	189.05 Acres	100 %
Amount of each different land use by acreage		
Single family	<input type="text"/> Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/> D.U.	
Multiple family	<input type="text"/> Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/> D.U.	
Commercial	189.05 Acres	100 %
Industrial	<input type="text"/> Acres	<input type="text"/> %
Other land use	<input type="text"/> Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text"/> Acres	<input type="text"/> %
Passive open space	<input type="text"/> Acres	<input type="text"/> %
Public and private right-of-way	<input type="text"/> Acres	<input type="text"/> %
Maximum coverage of buildings and structures	<input type="text"/> Sq. Ft.	<input type="text"/> %



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Zach Brecht
England-Thims & Miller
14775 Old St. Augustine Road
Jacksonville, FL, 32092

April 12, 2019

Project Name: Estuary - WM Davis Parcel
Availability#: 2019-1092

Attn: Zach Brecht,

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

Point of Connection:

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

Offsite Improvements:

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

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, [JEA Stages of a Project](#) or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-1092
Request Received On: 4/2/2019
Availability Response: 4/12/2019
Prepared by: Susan West

Project Information

Name: Estuary - WM Davis Parcel
Type: Multi-Family
Requested Flow: 365,000 gpd
Location: North Side of WM Davis Parkway west of San Pablo Road
Parcel ID No.: 167736-0000
Description: Mixed use development containing single family lots, multi-family units and office buildings.

Potable Water Connection

Water Treatment Grid: SOUTH GRID
Connection Point #1: Existing 20 inch water main within the ROW of Wm Davis Parkway along property frontage
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
Connection Point #1: Existing 16 inch force main within the ROW of Wm Davis Parkway along property frontage and along the JEA easement along the western property boundary
Connection Point #2: NA
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.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: SOUTH GRID
Connection Point #1: This property is located within the JEA Reclaimed Water System Service Area.
Connection Point #2: NA
Special Conditions: Reclaimed water mains are not currently located within the developer required main extension limits, therefore connection point and required main extensions to be determined. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available. Exceptions to this condition may be requested and will be considered on a case-by-case basis.

General Comments:

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