

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

October 4, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-638 **Application for: 3517 Cypress Street**

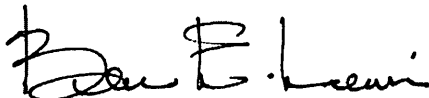
Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 656.129 *Advisory recommendation on amendment to Zoning Code or rezoning of land* of the Zoning Code, the Planning Commission voted to recommend approval with no conditions.

Planning Commission Vote: 7-0

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 2022-638 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 22, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-638 to Planned Unit Development.

Location: 3517 Cypress Street between Nelson Street and Soltice Street

Real Estate Number(s): 061336-0000

Current Zoning District(s): Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Applicant/Agent: Michael Herzberg, AICP
12483 Aladdin Road
Jacksonville Florida 32223

Owner: Sean D. Jagroop
920 Rio St. Johns Drive
Jacksonville Florida 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-638 seeks to rezone approximately 0.18 acres of land from Residential Low Density-60 (RLD-60) to PUD. The rezoning to PUD is being sought to allow the construction of one single family dwelling facing Post Street, in addition to the existing duplex on Cypress Street.

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 Medium Density Residential (MDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD is for three residential units (one single family dwelling and one duplex). Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

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

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). 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 three residential units. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The setbacks and development standards in the written description and the site plan confirm the proposed development will have a similar streetscape to the surrounding area.
- The treatment of pedestrian ways: There is an existing sidewalk along Post Street.
- The use and variety of building setback lines, separations, and buffering: The written description includes setbacks and lot requirements that are similar to other lots in the area.
- The use and variety of building groupings: The new single family dwelling will face Post Street and the existing duplex faces Cypress Street. This configuration is similar to other lots in the neighborhood.

(5) External Compatibility

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

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:
- The type, number and location of surrounding external uses: There are a variety of housing types including single family, duplexes, quad-plexes churches and day cares. An additional single family dwelling will not be out of character for the immediate area.
- 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	MDR	RLD-60	Multi-family and single family dwellings, church
South	LDR	RLD-60	Single family dwelling
East	MDR	RLD-60	Single family dwelling
West	MDR	RLD-60	Multi-family dwelling

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as a residential development. The PUD is appropriate at this location because there are a variety of housing types and uses throughout the immediate area. In Murray Hill it is not uncommon to see small multi-family dwellings adjacent to single family, next to churches and day cares.

- The availability and location of utility services and public facilities and services: JEA indicates there are water and sewer connections along Post Street.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Post Street is an FDOT right of way and driveway access is reviewed by that agency. According to the Transportation Planning Division, Post street has adequate capacity to accommodate the 7 daily trips expected from a single family dwelling.

(7) Usable open spaces plazas, recreation areas.

A recreation area is not required due to the small number of units.

(8) Impact on wetlands

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

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 22, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-638 be **APPROVED** with the following exhibits:

1. The original legal description dated June 17, 2022.
2. The original written description dated May 29, 2022.
3. The original site plan dated May 29, 2022.



Aerial view of subject property



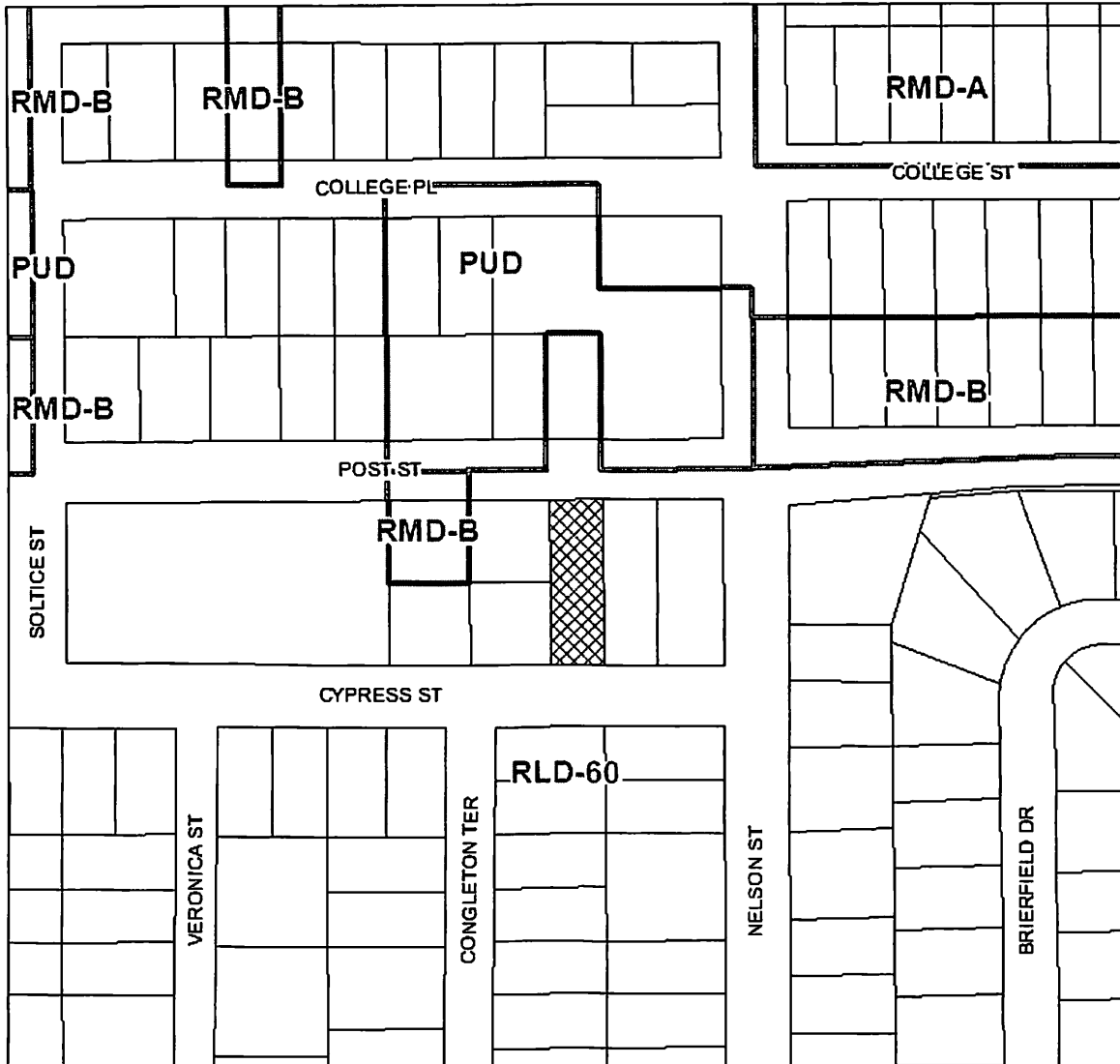
View of property on Post Street



View of property on Post Street and adjacent multi-family



View of existing duplex on Cypress Street



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 50 100 200 Feet</p>
<p>ORDINANCE NUMBER ORD-2022-0638</p>	<p>TRACKING NUMBER T-2022-4328</p>	<p>COUNCIL DISTRICT: 14</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0638 **Staff Sign-Off/Date** BEL / 07/13/2022
Filing Date 08/17/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 09/27/2022 **Planning Commission** 09/22/2022
Land Use & Zoning 10/04/2022 **2nd City Council** N/A
Neighborhood Association MURRAY HILL PRESERVATION ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4328 **Application Status** PENDING
Date Started 06/07/2022 **Date Submitted** 06/17/2022

General Information On Applicant

Last Name HERZBERG **First Name** EVIN **Middle Name** M
Company Name
Mailing Address
12483 ALADDIN RD
City JACKSONVILLE **State** FL **Zip Code** 32223
Phone 9046257431 **Fax** 9046257431 **Email** EVINHERZBERG@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name JAGROOP **First Name** SEAN **Middle Name** D
Company/Trust Name
Mailing Address
920 RIO SAINT JOHNS DRIVE
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone 9046257431 **Fax** **Email** EVINHERZBERG@GMAIL.COM

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 061336 0000	14	5	RLD-60	PUD

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

Existing Land Use Category
MDR

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 0.18**Development Number****Proposed PUD Name** RESIDENCES AT POST STREET**Justification For Rezoning Application**

TO PERMIT DENSITY INCREASE CONSISTENT WITH THE APPLICABLE LAND USE DESIGNATION AND DEVELOPMENT PATTERS SURROUNDING THE PROPERTY.

Location Of Property**General Location**

POST STREET BETWEEN NELSON STREET AND SOLTICE STREET

House #	Street Name, Type and Direction	Zip Code
3517	CYPRESS ST	32205

Between Streets

NELSON STREET and SOLTICE STREET

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

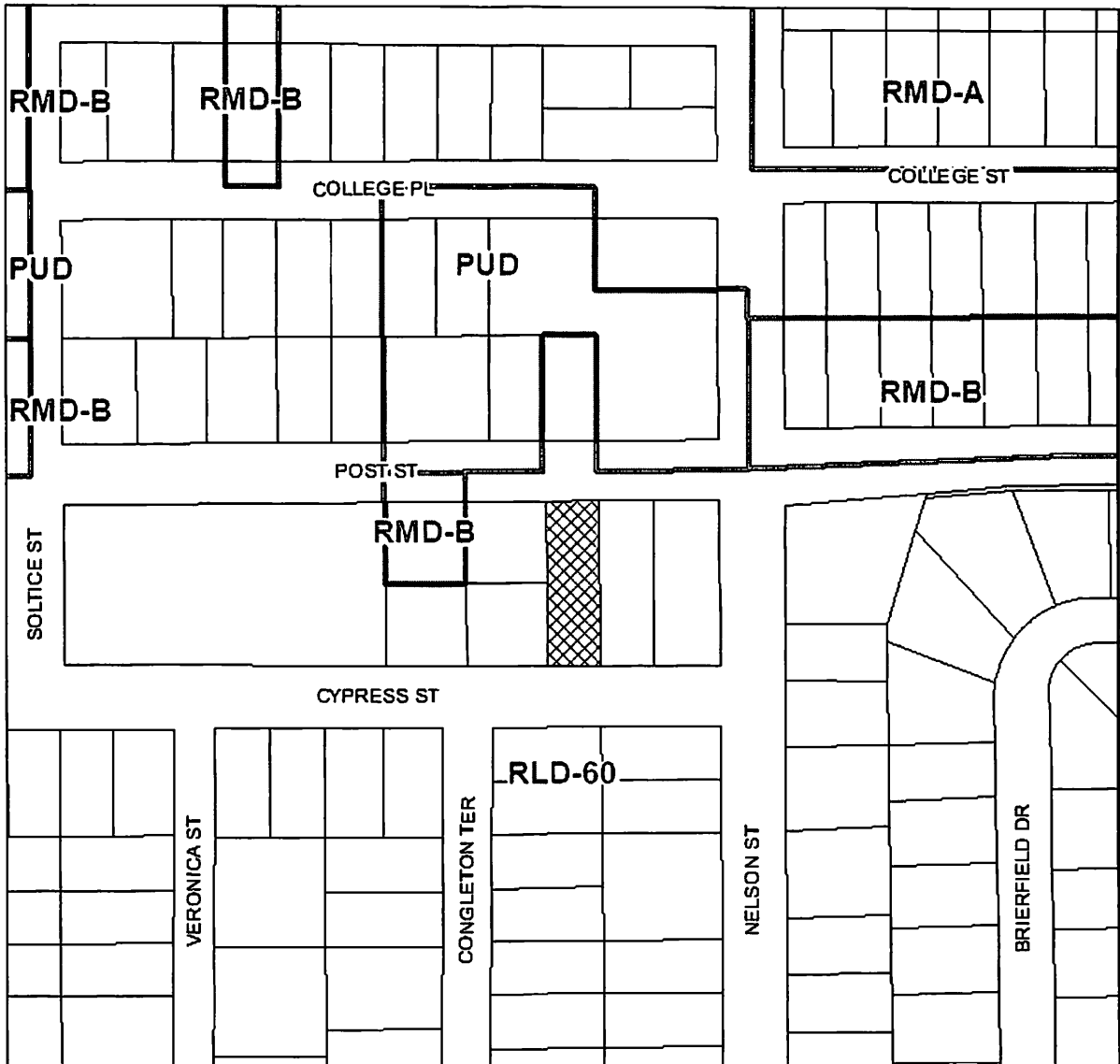
- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 0.18 Acres @ \$10.00 /acre: | \$10.00 |
| 3) Plus Notification Costs Per Addressee | |
| 64 Notifications @ \$7.00 /each: | \$448.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,727.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

June 17, 2022

Lot 69, Block 35, Replat of Part of Murray Hill Heights, According to Plat Thereof, As Recorded in Plat Book 5, Pages 86, and 86A, of the Current Public Records of Duval County, Florida.

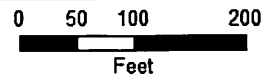
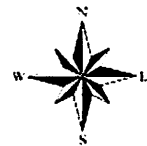
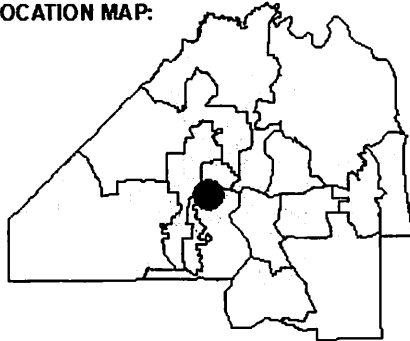


REQUEST SOUGHT:

FROM: RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

14

TRACKING NUMBER

T-2022-4328

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit “D”

Residences at Post Street PUD

Written Description

Date: May 29, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Medium Density Residential (MDR)
- B. Current Zoning District: Residential Low Density-60 (RLD-60)
- C. Requested Zoning District: PUD
- D. RE #: 061336-0000
- E. Project Planner: Michael Herzberg
- F. Project Engineer: N/A
- G. Project Developer: N/A

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately .18± acres of property from RLD-60 to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”) dated May 29, 2022. The proposed PUD rezoning permits the Property to construct one dwelling, in addition to the existing duplex existing on the Cypress Street frontage, for a total of 3 units on this parcel.

The proposed PUD differs from the usual application of the Zoning Code in that it contemplates the existing mix of housing types and densities as found in the immediate area. Within the same of the subject property there are a mix of apartments, quadruplexes, duplexes and single-family dwellings. All of these housing types exist on only eight parcels between Nelson Street and Soltice Street, providing 24 dwellings over approximately two acres. This PUD offers greater detail for the intended plan of development than a conventional zoning would and creates additional housing for a growing community.

The subject property (the “Property”) is within the Urban Area of the City, and fronts along a Major Arterial Roadway (Post Street). The subject property and all parcels in the referenced block are designated MDR, permitting up to 20 units per acre. The proposed gross density of this PUD would not exceed this density and the unit types (1 duplex and 1 single-family dwelling) would be consistent with the dwelling types found in the vicinity.

The subject Property is not within any designated flood zone and little to no elevation changes occur across the parcel. The developer has utilized Evin, and Michael Herzberg in drafting this narrative. Development is intended to commence immediately upon approval of the entitlements and required permitting.

Permitted Uses

1. Single Family Dwelling(s)
2. One Duplex, but in no event shall the total number of dwellings exceed 3 over the .18 acre parcel.
3. Home occupations meeting the performance standards set forth in Part 4 of the City

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.

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:

- a. Front – Twenty (20) feet for Post Street
Front - Fourteen (14) feet for Cypress Street structure
- b. Side – Five (5) feet.
- c. Rear – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, patios, porches, screened enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. ***Minimum Lot Requirements.*** Fifty (50) feet wide by a minimum of one hundred and forty (140) feet deep

3. ***Maximum Height of Structures.*** Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. ***Maximum parcel coverage by all buildings.*** Forty-Five (45) percent.

D. Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping to be funded by rental income of the property.

E. **Access.** As shown on the Site Plan, access to the lot will be from both Post Street as well as Cypress Street. The engineering and related design of the access point as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.

F. **Pedestrian Circulation.** The development will either provide a sidewalk system consistent with the Comprehensive Plan, or pay into the Sidewalk Fund. The location of any sidewalks and final sidewalk plans are subject to the review and approval of the Planning and Development Department

G. **Recreational/Open Space.** The development is not required to provide recreational area or pay into the fund due to its small size.

H. **Signage.** No signage is required for the uses. Signage shall be consistent with the Zoning Code for residential uses.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential occupancies.

J. **Landscaping/Fencing/Screening.** Each homesite shall provide the required landscaping as per the Zoning Code, or as otherwise approved by the Planning and Development Department.

K. **Stormwater Retention.** A stormwater retention/detention system is not required for this use.

L. **Utilities.** JEA will provide all electric power, water and sewer services.

M. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

N. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including building size, may be required as the proposed development proceeds through site plan review and permitting, subject to the review and approval of the Planning and Development Department.

III. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the MDR land use category, which permits residential development at a density of up to 20 units per acre. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.2, 1.1.9, 1.1.20, 1.2.22, 3.1.6, and 3.1.8.

B. **Roadways / Consistency with the Concurrency Management/ Mobility System.** The development of the Property will comply with the requirements of the Concurrency

Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access to the future parcels for the site. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to the development occurring along the Post Street corridor. As noted above, adjacent housing types include duplexes, quadruplexes, apartments and single-family dwellings.

F. **Recreation/Open Space.** No additional recreation is required for such use.

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

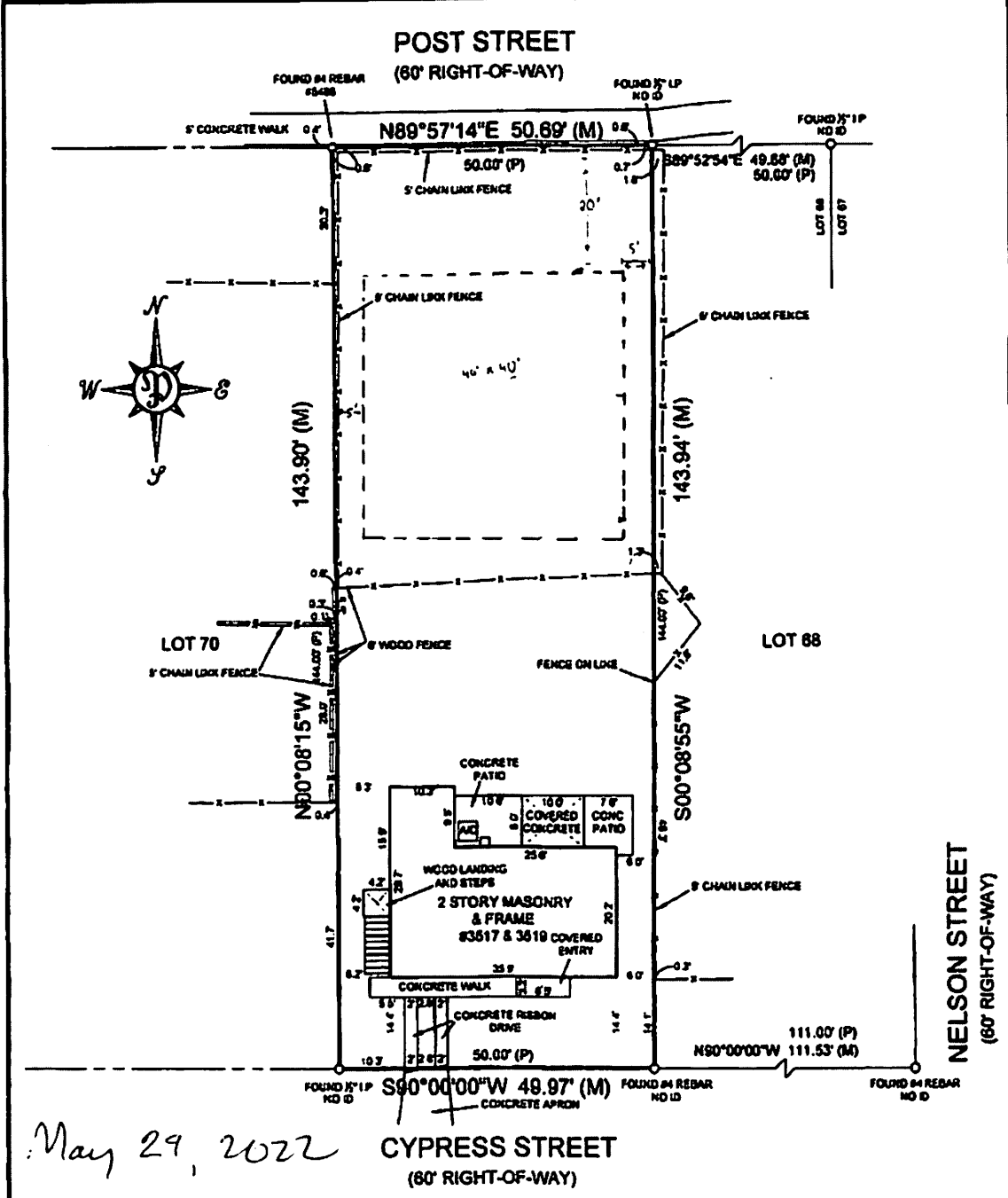
J. **Sidewalks, Trails, and Bikeways.** The location of all sidewalks will be determined upon final design and will either be compliant with the City's Comprehensive Plan or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

MAP SHOWING BOUNDARY SURVEY OF

LOT 69 BLOCK 35 AS SHOWN ON MAP OF
REPLAT OF PART OF MURRAY HILL HEIGHT

AS RECORDED IN PLAT BOOK 5 PAGES 88-88A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO: SEAN D. JAGROOP



May 29, 2022

PERRET AND ASSOCIATES, INC.

5827 ATLANTIC BOULEVARD SUITE 86, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-0688

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE ONLY RAW LINE OF CYPRESS STREET AS 890°00'00\"/>

LEGEND

PC	POINT OF CURVATURE	R	RADIUS
PI	POINT OF TANGENCY	DA	DELTA/ANGULAR ANGLE
PAC	POINT OF REVERSE CURVE	AS	ASCE LEGEND
PCC	POINT OF COMPOUND CURVE	CS	CHAIN LINK FENCE
PDC	POINT ON CURVE	CS	CHAIN LINK FENCE
PRM	PERMANENT REFERENCE MARK	CS	CHAIN LINK FENCE
PCP	PERMANENT CONTROL POINT	CS	CHAIN LINK FENCE
BSL	BUILDING RESTRICTION LINE	CS	CHAIN LINK FENCE
CLP	CHAIN LINK FENCE	CS	CHAIN LINK FENCE
RM	RIGHT-OF-WAY	CS	CHAIN LINK FENCE
OR	OFFICIAL RECORDS BOOK	CS	CHAIN LINK FENCE
OL	ON LINE	CS	CHAIN LINK FENCE
BL	BREAK LINE	CS	CHAIN LINK FENCE

SCALE 1"=20'
 DATE OF FIELD SURVEY 7-13-2015
 NATHAN R. PERRET, FLS 123456789



EXHIBIT F

PUD name

Residences at Post Street

Total Gross Acreage	0.18 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.09 Acres	50.00 %
Total number of units	1 D.U.	
Multiple family	0.09 Acres	50.00 %
Total number of units	2 D.U.	
Commercial	0.00 Acres	0.00 %
Industrial	0.00 Acres	0.00 %
Other land use	0.00 Acres	0.00 %
Active recreation and/or open space	0.00 Acres	0.00 %
Passive open space, wetlands or ponds	0.00 Acres	0.00 %
Public and/or private right-of-way	0.00 Acres	0.00 %
Maximum coverage of non-residential buildings or structures	3,528.00 Sq. ft.	45 %



Availability Letter

mherzberg Herzberg

4/5/2022

12483 Aladdin Road
Jacksonville, Florida 32223

Project Name: New Home (Rezoning of Property)
Availability #: 2022-1343

Attn: mherzberg Herzberg

Thank you for your inquiry regarding the availability of 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.

Point of Connection:

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

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity:

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

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

Corey Cooper

coopcl@jea.com

(904) 544-2057

Availability Number: 2022-1343

Request Received On: 3/30/2022

Availability Response: 4/5/2022

Prepared by: Corey Cooper

Expiration Date: 04/04/2024

Project Information

Name: New Home (Rezoning of Property)

Address:

County: Duval County

Type: Sewer,Water

Requested Flow: 250

Parcel Number: 061336 0000

Location: Between Post Street and Cypress Street

Description: Add an additional dwelling to the property (Rezoning Required)

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 10" water main within Post St. R/W.

Connection Point #2: Existing 6" water main within Cypress St. R/W.

An Infill Layout for all lots included in the availability letter is required prior to applying for new Water Special Conditions: service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8" gravity sewer main within Cypress St. R/W.

Connection Point #2: Existing manhole within Nelson St. R/W, approx. 180 LF east of this property. Existing manhole within Post St. R/W, approx. 210 LF west of this property.

An Infill Layout for all lots included in the availability letter is required prior to applying for new Sewer Special Conditions: service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

**Reclaimed Water
Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

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

General Conditions:

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