



**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2022-639 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 2022-639 to Planned Unit Development.

***Location:*** North side of Highfield Avenue between Century 21 Drive and Bowlan Street South

***Real Estate Number(s):*** 145117-0055

***Current Zoning District(s):*** Commercial Residential Office (CRO)

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

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** Greater Arlington/Beaches, District 2

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

***Owner:*** Adam Eiseman  
Hoose D, LLC  
7583 Philips Highway  
Jacksonville Florida 32256

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-639 seeks to rezone approximately 0.65 acres of land from Commercial Residential Office (CRO) to PUD. The rezoning to PUD is being sought to allow 13 townhomes. The property currently is an unused parking lot that serves the adjacent office building. Although multifamily dwellings are permitted in the CRO Zoning District, the PUD is necessary to relax the minimum lot area requirement due to the parcel configuration.

**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 Residential Professional Institutional (RPI) 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. RPI in the Urban Development Area is a category intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. RPI in the Urban Area permits residential at up to 30 units per acre if part of a mixed-use development, and 20 units per acre for single use development. The proposed Planned Unit Development (PUD) would allow for the construction of 13 townhomes which is within the density limit of the RPI land use category for single use development in the Urban Area. 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.

**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.

**Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational, and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Policy 3.1.6** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

**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 category as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (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 a residential development. 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: Based on the written description and site plan, the streetscape will be similar to the adjacent single family dwellings.
- The treatment of pedestrian ways: The site plan shows a sidewalk along Highfield Avenue.
- The use and variety of building setback lines, separations, and buffering: The intended plan of development is using similar development standards for townhomes.
- The use and variety of building groupings: The site plan shows two buildings, 7 units in one building and six units in the other building. A small parking lot separates the two buildings.

***(5) External Compatibility***

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

- The type, number and location of surrounding external uses: This area contains low intensity office and commercial uses and single and multi-family residential. Townhomes are appropriate at this location as infill development.
- 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	RPI	CRO	Office building
South	RPI	CO	Baptist church
East	RPI	PUD (03-610)	Single family dwellings
West	CGC	CCG-2	Office, commercial uses

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

The proposed development is consistent with the Residential Professional Institutional (RPI) functional land use category as a multi-family development for 13 townhome units. The PUD is appropriate at this location because there are single family dwellings on 40 foot wide lots to the east. The surrounding uses are low intensity commercial and office uses.

- The availability and location of utility services and public facilities and services: JEA indicates that water and sewer connections are available to the site. According to the Transportation Planning Division, both Century 21 Drive and Highfield Avenue are unclassified. The portion of Atlantic Boulevard affected by the proposed PUD is operating at 72% capacity and is expected to accommodate the development of 13 townhomes.

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

The project does not require active recreation area due to the 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 contain two parking spaces for each unit plus four additional spaces for guest parking.

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

The project will contain a sidewalk along Highfield Avenue 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 **2022-639** be **APPROVED** with the following exhibits:

1. The original legal description dated July 5, 2022.
2. The original written description dated July 19, 2022.
3. The original site plan dated May 18, 2022.

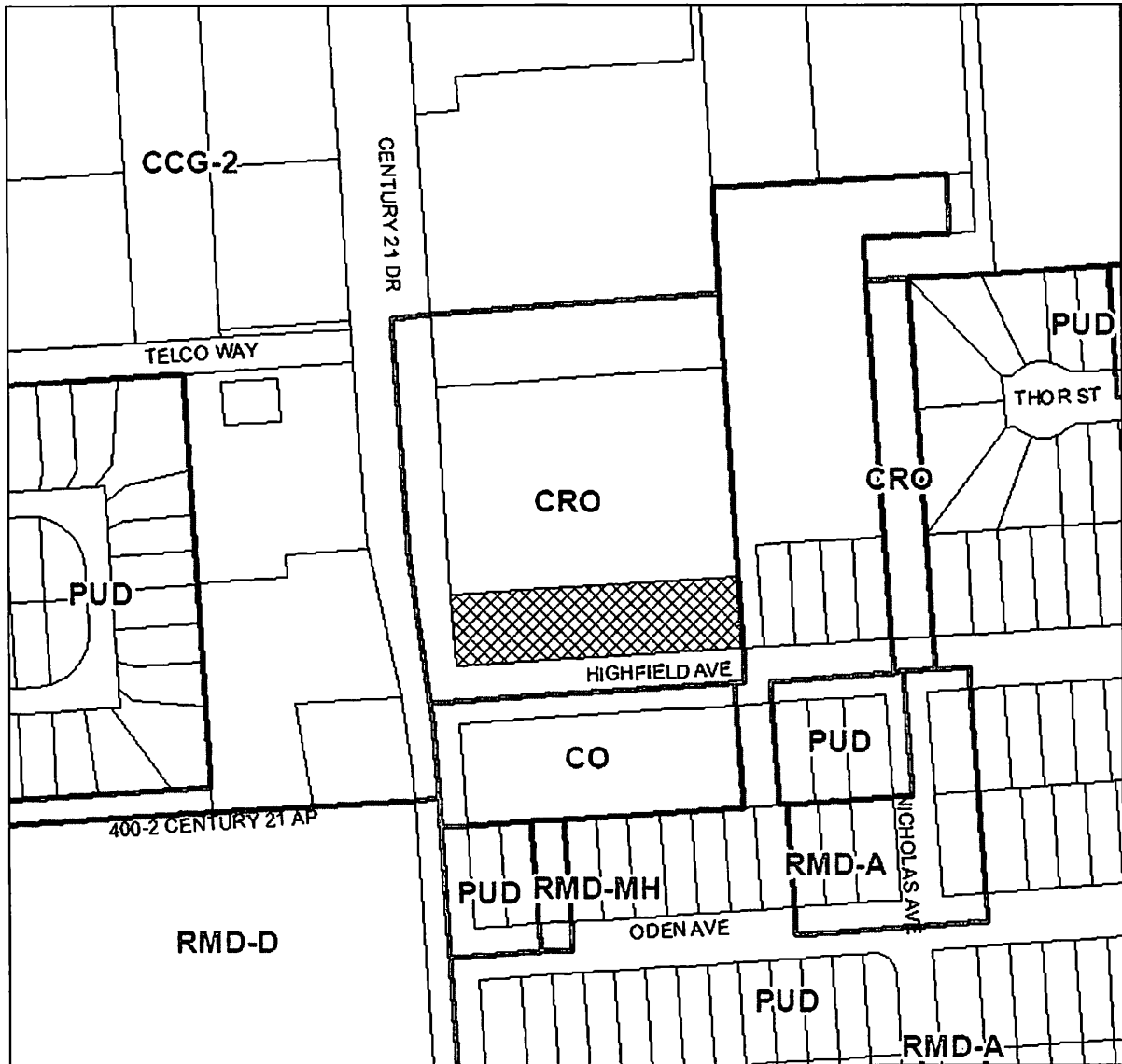


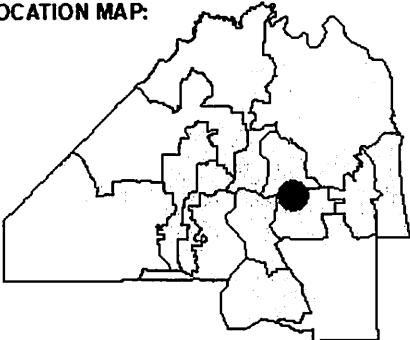

Aerial view of subject property





View of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260</p> <p>Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0639</p>	<p>TRACKING NUMBER</p> <p>T-2022-4357</p>	<p>COUNCIL DISTRICT:</p> <p>4</p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0639 **Staff Sign-Off/Date** BEL / 07/19/2022  
**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** NONE  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 4357 **Application Status** PENDING  
**Date Started** 06/27/2022 **Date Submitted** 07/05/2022

## General Information On Applicant

**Last Name** HART **First Name** CURTIS **Middle Name** L  
**Company Name** HART RESOURCES LLC  
**Mailing Address** 8051 TARA LANE  
**City** JACKSONVILLE **State** FL **Zip Code** 32216  
**Phone** 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

## General Information On Owner(s)

**Check to fill first Owner with Applicant Info**

**Last Name** EISEMAN **First Name** ADAM **Middle Name**  
**Company/Trust Name** HOOSE D LLC  
**Mailing Address** 7583 PHILIPS HIGHWAY  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**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 145117 0055	4	2	CRO	PUD

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

**Existing Land Use Category**  
RPI

**Land Use Category Proposed?** **If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 0.65**Development Number****Proposed PUD Name** HIGHFIELD AVENUE TOWNHOMES**Justification For Rezoning Application**

PROPERTY IS ADJACENT TO PUD. THE PROPOSED PUD WOULD BE COMPATIBLE WITH THE SURROUNDING USES.

**Location Of Property****General Location**

EAST SIDE OF CENTURY 21

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	CENTURY 21 DR	32216

**Between Streets**ATLANTIC BLVD **and** HIGHFIELD AVE**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department

(i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K**  Site Location Map.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

### Filing Fee Information

- |  |                   |
|--|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>0.65 Acres @ \$10.00 /acre:</b>                                     | <b>\$10.00</b>    |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>52 Notifications @ \$7.00 /each:</b>                                | <b>\$364.00</b>   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$2,643.00</b> |

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

RE 145117-0055

Legal Description:

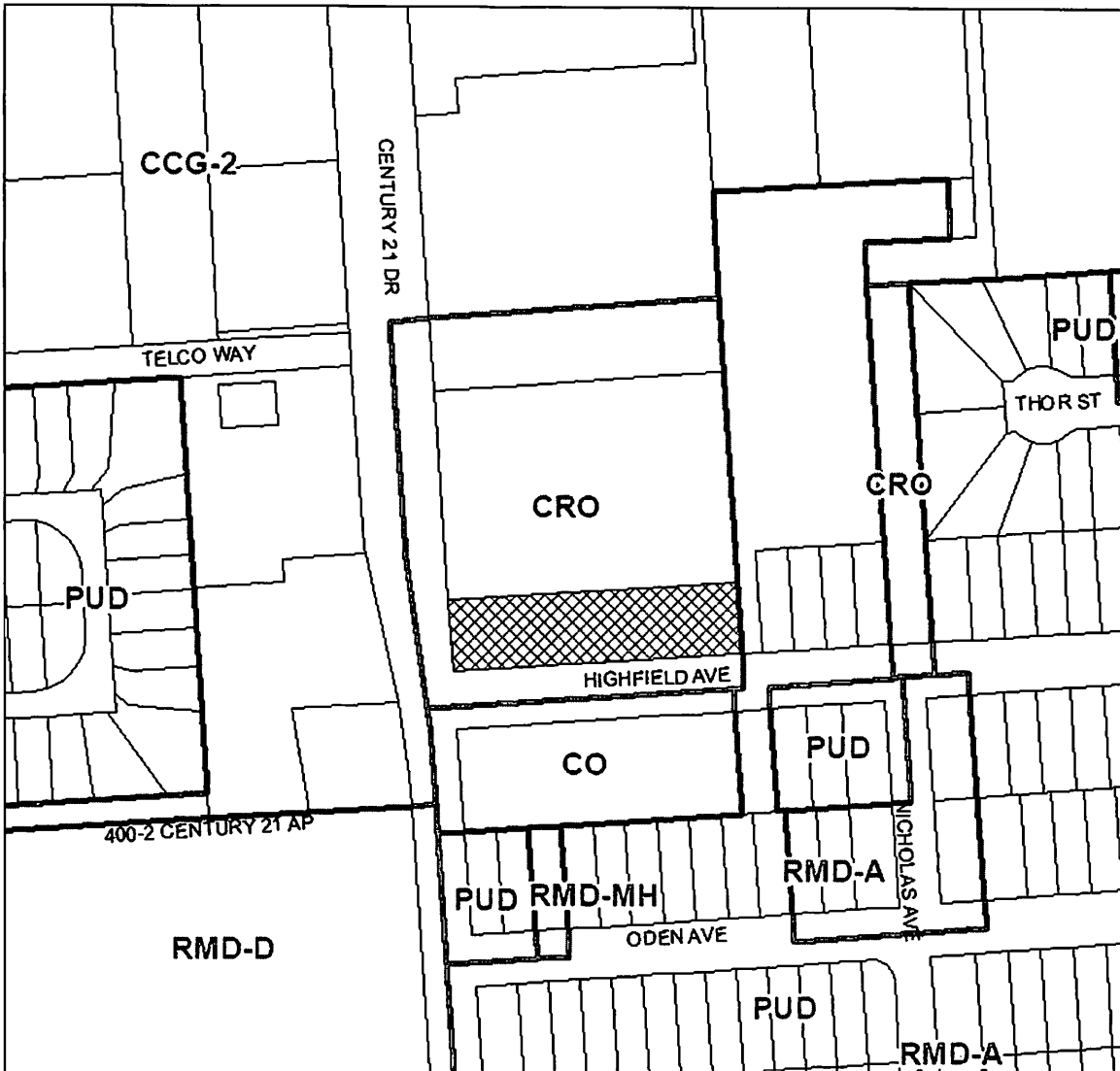
THE SOUTH 83.54 FEET OF THE FOLLOWING PARCEL:

A part of Lots 10, 11, 12 and 13, Block 40, together with a portion of that closed street known as Thor Street as shown on map of W.C. Warrington's Replat as recorded in Plat Book 9, page 25 of the current public records of Duval County, Florida and being more particularly described as follows:

For a point of reference commence at the intersection of the Southerly line of Atlantic Boulevard as now established for a width of 100 feet; with the Easterly line of Century 21 Drive being the same as the East line as established for the former Acme Street, said point also known as the Northwest corner of the aforementioned Lot 9, Block 40; thence run South  $3^{\circ}58'19''$  East along said Easterly right of way line a distance of 513.67 feet for a place and point of beginning. From the point of beginning thus described, run thence North  $86^{\circ}01'41''$  East, a distance of 340.0 feet; thence run South  $03^{\circ}58'19''$  East a distance of 328.95 feet to the Northerly line of Highfield Street, formerly known as Ray Avenue; thence along and with said Northerly line South  $86^{\circ}23'23''$  West a distance of 340.01 feet to the Easterly line of Century 21 Drive; thence run North  $03^{\circ}58'19''$  West a distance of 326.81 feet to the point of beginning.

July 5, 2022

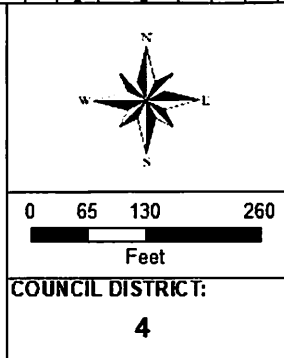
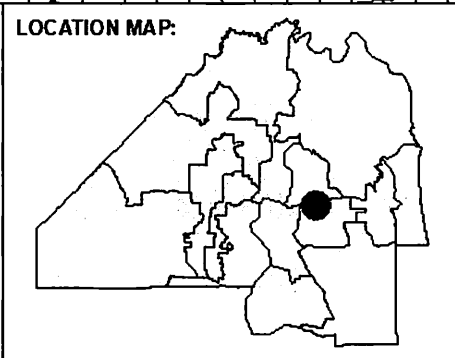
Exhibit 1  
Page 1 of 1



**REQUEST SOUGHT:**

**FROM:** CRO

**TO:** PUD



**TRACKING NUMBER**

**T-2022-4357**

**EXHIBIT 2**

**PAGE 1 OF 1**

**EXHIBIT D**  
**HIGHFIELD AVENUE TOWNHOMES PUD**  
**Written Description**  
**July 19, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 145117-0055
- B. Current Land Use Designation: RPI
- C. Current Zoning District: CRO
- D. Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Hart Resources, LLC (the “Applicant”) proposes to rezone approximately .65 +/- acres of property from Commercial Residential Office (“CRO”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description.

The subject property (“Property”) is currently owned by Hoose D LLC. The property is located off Century 21 Drive, as shown on **Exhibit “K”**. The property is designated Residential Professional Institutional (“RPI”) in the Future Land Use Map in the City’s Comprehensive Plan. The gross density is 13 units and substantially less than the maximum twenty (20) units per acre permitted in RPI per Section 656.311 of the Zoning Code.

The proposed single family residential product will consist of one-story and/or two-story fee simple town homes conceptually depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing and landscaping are provided to create this integrated community and blend the proposed development into the surrounding area.

**III. PUD DEVELOPMENT CRITERIA**

**A. Development Densities/Intensities**

The PUD proposes the following permitted densities/intensities:

Single Family residential units: 13 units/.65 acres = 20 units per acre.



**B. Site Development Standards**

1. *Permitted Uses and Structures:* All uses permitted within the Commercial Residential Office (“CRO”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width and area):*
  - a. Width --18 feet
  - b. Area – 1,504 sq ft (interior), 2,339 sq ft (exterior)
4. *Maximum lot coverage by all buildings and structures: 70%*
5. *Minimum yard requirements:*
  - a. Front – 20 feet
  - b. Side – 0 feet interior/10 feet for end units
  - c. Rear – 10 feet
6. *Maximum height of structures: 35 feet*

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided through Highfield Avenue as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan is publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

**B. Recreation/Open Space**

Per section 656.420 recreation/open space is not required for single family developments with fewer than 25 units. Since this development has a total of 13 units, the developer is exempt from this requirement.

**C. Landscaping/Landscaped Buffers/Fencing**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

**D. Signage**

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the subdivision on Highfield Avenue or one (1) permanent, double-faced sign in the median of the entry road to the subdivision. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

**E. Construction offices/model units/real estate sales.**

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

**F. Parking and Loading Requirements**

A minimum of (2) two parking spaces shall be provided for each lot and one additional parking spot for every three units for a total of (4) four additional parking spots. The development will provide a total of (30) thirty parking spaces.

**G. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**H. Utilities**

The Property is served by JEA.

**I. Conceptual Site Plan**

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**J. Phasing.**

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s).

**K. Modifications**

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

**L. Justification for the PUD Rezoning**

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and lot size, the proposed development exceeds the minimum requirements of the Zoning Code and therefore requires a PUD.

**N. PUD/Difference from Usual Application of Zoning Code**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Lot Coverage	For multifamily uses (RMD-D):  Maximum Lot Coverage: 50%	For proposed townhouse uses:  Maximum Lot Coverage: 70%	The modification to the lot coverage requirements permits the lot owners to have more square footage which will allow for bigger units.

**O. Names of Development Team**

Agent: Hart Resources, LLC

Planner/Engineer: HALFF

**P. Land Use Table**

A Land Use Table is attached hereto as **Exhibit "F."**

V. **PUD REVIEW CRITERIA**

A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the RPI – Residential Institutional Professional land use category.

B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by an owners' association.

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD provides a recreation/common area as required by Section 656.420 of the Zoning Code.

H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Survey:** Not Required.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides parking.

K. **Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.



EXHIBIT F

PUD name

Highfield Ave Townhomes

Total Gross Acreage	0.65 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.00 Acres	0 %
Total number of units	0 D.U.	
Multiple family	0.53 Acres	82 %
Total number of units	13 D.U.	
Commercial	0.00 Acres	0 %
Industrial	0.00 Acres	0 %
Other land use	0.00 Acres	0 %
Active recreation and/or open space	0.00 Acres	0 %
Passive open space, wetlands or ponds	0.12 Acres	18 %
Public and/or private right-of-way	0.00 Acres	0 %
Maximum coverage of non-residential buildings or structures	0.00 Sq. ft.	0 %



## Availability Letter

Mitch Askelson

10/4/2021

JWB Real Estate Capital

7563 Philips highway suite 208

Jacksonville, Florida 32256

Project Name: 16 Townhomes facing Highfield

Availability #: 2021-4797

Attn: Mitch Askelson

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

### Point of Connection:

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

### Main Extensions and/or Offsite Improvements:

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

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](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

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-4797

Request Received On: 10/1/2021

Availability Response: 10/4/2021

Prepared by: Kyle Watson

Expiration Date: 10/04/2023

### **Project Information**

Name: 16 Townhomes facing Highfield

Address:

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 5600

Parcel Number: 145117 0050

Location:

Description: We are looking at purchasing the piece of this property that front Highfield Ave and building 16 townhome units.

### **Potable Water Connection**

Water Treatment Grid: South Grid

Connection Point #1: Existing 8" water main within the Lake Shore Blvd. ROW, adjacent to this property.

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the

Water Special Conditions: mains by JEA. JEA must approve construction and accept the lines prior to meter issuance. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

### **Sewer Connection**

Sewer Grid: Arlington East

Connection Point #1: Existing 8" gravity sewer main within an easement through the subject property. Gravity will likely require relocation to provide adequate separation with proposed units.



Connection Point #2:

Sewer Special Conditions: Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Plan Submittal and Alternative Connection team requests can be made within Step 2 of the project portal.

**Reclaimed Water Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

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

Electric Availability:

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

General Conditions:

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. After your plans are approved, you can submit your permit applications by access Step 3 in Sages, select Permit Determination. If your project requires the submittal of Deeds, Easements, Plats, Temporary Construction Easements and/or Hold Harmless Agreements, you can submit them by accessing Step 3 in Sages. After your plans, permits and shop drawings have been approved, as applicable, you can request a Pre-Construction Meeting by accessing Step 4 in Sages. Any required inspections you need for your project can be requested by accessing Step 4 in Sages. Project As-Builts can be submitted by accessing Step 4 in Sages. After your as-builts are approved you can submit your Permit COC applications by accessing Step 4 in Sages. After your permits are cleared, you can submit your project Acceptance Package by accessing Step 5 in Sages. After your project has been accepted you can submit your Residential New Service Application by accessing Step 2 in Sages.**