

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

August 19, 2021

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

**RE: Planning Commission Advisory Report  
Ordinance No.: 2021-414**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

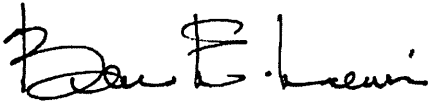
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

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

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

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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

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

**APPLICATION FOR REZONING ORDINANCE 2021-0414**

**AUGUST 19, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0414.

***Location:*** 0 Clark Road; Between Broward Road and Interstate Center Drive

***Real Estate Number:*** Portion of 020696-0000

***Current Zoning District:*** Commercial Community/General-1 (CGC-1)

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

***Current Land Use Category:*** Community/General Commercial (CGC)

***Proposed Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** District 6—North

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

***Owner:*** Karl E. Lawhon  
E.K.L. Investments, LLC  
532 Halliday Lane South  
Jacksonville, Florida 32207

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2021-0414 seeks to rezone 5.08± acres of a property from Commercial Community/General-1 (CGC-1) to Residential Medium Density-D. The request is being sought to allow for the development of approximately 56 townhome units.

Staff also notes a companion Small Scale Land Use Amendment L-5552-21C (**Ordinance 2021-0413**) that seeks to amend the land use from Community/General Commercial (CGC) to Medium Density Residential (MDR).

### **STANDARDS, CRITERIA AND FINDINGS**

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

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

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use Amendment L-5552-21C (**Ordinance 2021-0413**), the subject property will be located in the Medium Density Residential (MDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The zoning application Ordinance 2021-414 has a companion land use application Ordinance 2021-413 (L-5552-21C) that is changing the land use from CGC to MDR on 5.08 acres. The property is located on the north side of Clark Road. According to the City's Functional Highway Classification Map, Clark Road is a collector roadway. The property is undeveloped and surrounded by a mix of uses. The land use amendment site is located in the Suburban Development Area, Planning District 6, and Council District 8 and has access to full urban services.

MDR in the Suburban Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a

transition between commercial and residential land uses. Multi-family and single-family dwellings are the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre.

**To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:**

**Future Land Use Element (FLUE):**

**Policy 1.2.9**

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

In reference to the attached JEA Availability Letter, 2021-1885, the proposed development shall connect to City water and sewer with an estimated flow of 14,000 gpd.

**Objective 3.1**

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

The proposed rezoning at the subject site would directly address the growth expected in Planning District #6 and provide for a greater variety of housing products for Jacksonville residents.

**Recreation and Open Space Element (ROSE):**

**Policy 2.2.2**

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

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

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from CCG-1 to RMD-D in order to permit for a multi-family residential development—all while adhering to local, state, and federal regulations governing wetlands.

**SURROUNDING LAND USE AND ZONING**

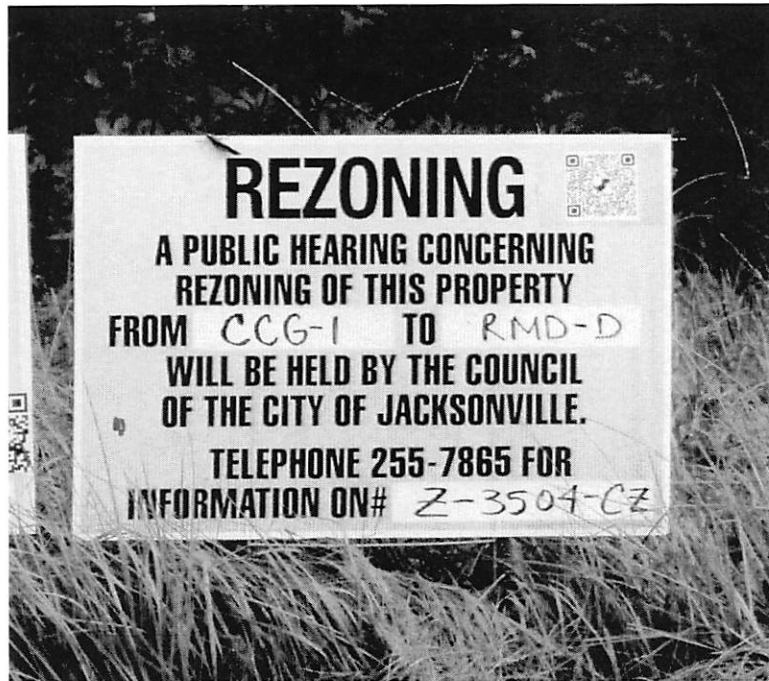
The subject property is located at the intersection of Broward Road and Interstate Center Drive. The proposed rezoning to RMD-D would allow for an appropriate transitional use and promote denser residential activity along Clark Road, a collector roadway and emerging corridor. Furthermore, adjacent land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RLD-60	Wetlands/Undeveloped Land
East	CGC	PUD 2021-0070/2003-1420	Vacant/Warehouse/Storage
South	CGC	CCG-1	Vacant/Retention Pond
West	CGC	CCG-1	Commercial/Retail

It is the opinion of the Planning and Development Department that the requested rezoning to RMD-D will be compatible with the surrounding uses.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **August 12, 2021** by the Planning and Development Department, 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 Ordinance **2021-0414** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 06/01/21

Aerial view of the subject site and parcel, facing north.

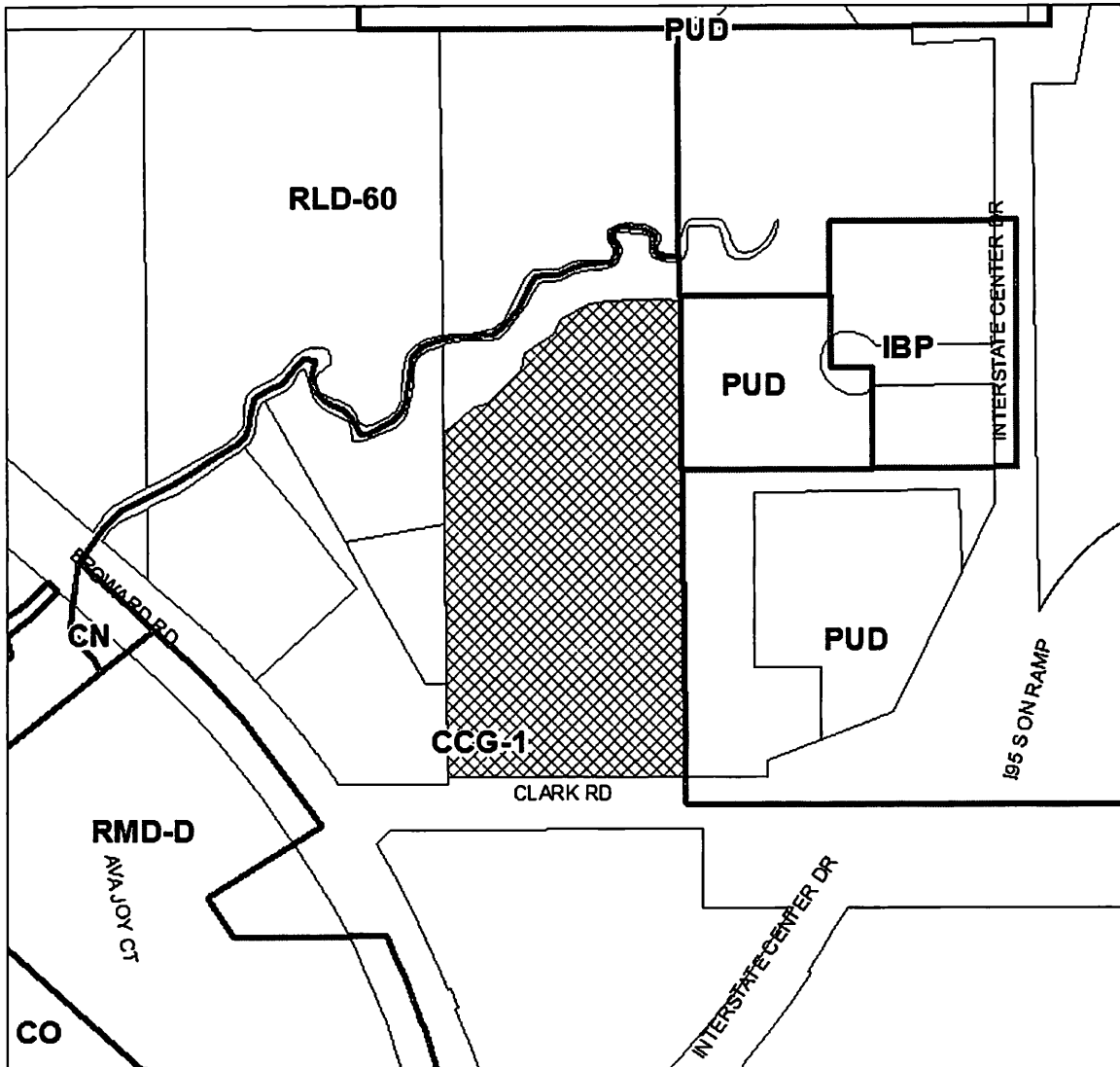
Figure B:

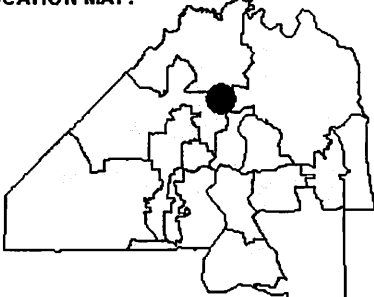
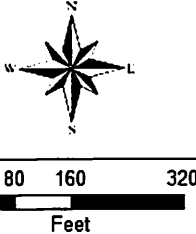


Source: Planning & Development Dept, 08/12/21

View of the subject parcel, facing north along Clark Road.





<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0414</p>	<p>TRACKING NUMBER</p> <p>T-2021-3504</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2021-0414 **Staff Sign-Off/Date** ATW / 06/01/2021  
**Filing Date** 07/21/2021 **Number of Signs to Post** 2  
**Hearing Dates:**  
**1st City Council** 08/24/2021 **Planning Commission** 08/19/2021  
**Land Use & Zoning** 09/08/2021 **2nd City Council** 09/14/2021  
**Neighborhood Association** TROUT RIVER JAX / THE EDEN GROUP INC.  
**Neighborhood Action Plan/Corridor Study** NONE

### Application Info

**Tracking #** 3504 **Application Status** FILED COMPLETE  
**Date Started** 04/26/2021 **Date Submitted** 04/26/2021

### 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** LAWHON **First Name** KARL **Middle Name** E  
**Company/Trust Name** E.K.L. INVESTMENTS LLC  
**Mailing Address** 1532 HALLIDAY LANE SOUTH  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**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 020696 0000	8	6	CCG-1	RMD-D

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

**Existing Land Use Category**

CGC

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

5552

**Total Land Area (Nearest 1/100th of an Acre)** 5.08**Justification For Rezoning Application**

THE CURRENT PROPERTY HAS AN RLD-60 ZONING AND CCG-1. THE PROPOSED ZONING CHANGE TO RMD-D WOULD BE COMPATIBLE WITH THE SURROUNDING AREA.

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

NORTHSIDE OF CLARK ROAD

House #	Street Name, Type and Direction	Zip Code
0	CLARK RD	32218

**Between Streets**

BROWARD ROAD and INTERSTATE CENTER DRIVE

**Required Attachments For Formal, Complete application**

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

**Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A** Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

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

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


**Public Hearings And Posting Of Signs**

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

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

**Application Certification**

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

 Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:        \$2,000.00**
- 2) Plus Cost Per Acre or Portion Thereof**  
      **5.08 Acres @ \$10.00 /acre: \$60.00**
- 3) Plus Notification Costs Per Addressee**  
      **12 Notifications @ \$7.00 /each: \$84.00**
- 4) Total Rezoning Application Cost: \$2,134.00**

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

# **EXHIBIT 1**

## **Legal Description**

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MORGANS WALK

REZONING SKETCH

A PARCEL OF LAND, BEING A PORTION OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED AT OFFICIAL RECORDS BOOK 12095, PAGE 411 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEING AT THE INTERSECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411, AND BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17820, PAGE 145, WITH THE NORTHERLY RIGHT OF WAY LINE OF "CLARK ROAD", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 14791, PAGE 1033, (PARCEL No. 102.1), ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°35'00" WEST, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "CLARKS ROAD", A DISTANCE OF 350.00 FEET, TO A POINT BEING THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095 PAGE 411, AND ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8967, PAGE 1319 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 00°34'49" WEST, ALONG THE AFORESAID WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095 PAGE 411, AND ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8967, PAGE 1319, AND THEN ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7202, AGE 362, AND THEN OFFICIAL RECORDS BOOK 10533, PAGE 584, ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 500.98 FEET, TO A POINT ON THE "COASTAL HIGH HAZARD AREA" AS DEFINED BY THE CITY OF JACKSONVILLE, AND GRAPHICALLY SHOWN ON THE CITY OF JACKSONVILLE WEB PAGE, LOCATED AT "maps.coj/net/landdevelopmentreview" UNDER LAYERS, "Environmental/Coastal High Hazard Areas 2013"; RUN THENCE, ALONG SAID "COASTAL HIGH HAZARD AREA" LINE THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 62°05'14" EAST, A DISTANCE OF 8.33 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 47°52'03" EAST, A DISTANCE OF 50.06 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 79°45'46" EAST, A DISTANCE OF 21.50 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 43°51'01" EAST, A DISTANCE OF 70.64 FEET, TO A POINT;

**June 2, 2021**

**Exhibit 1  
Page 1 of 2**

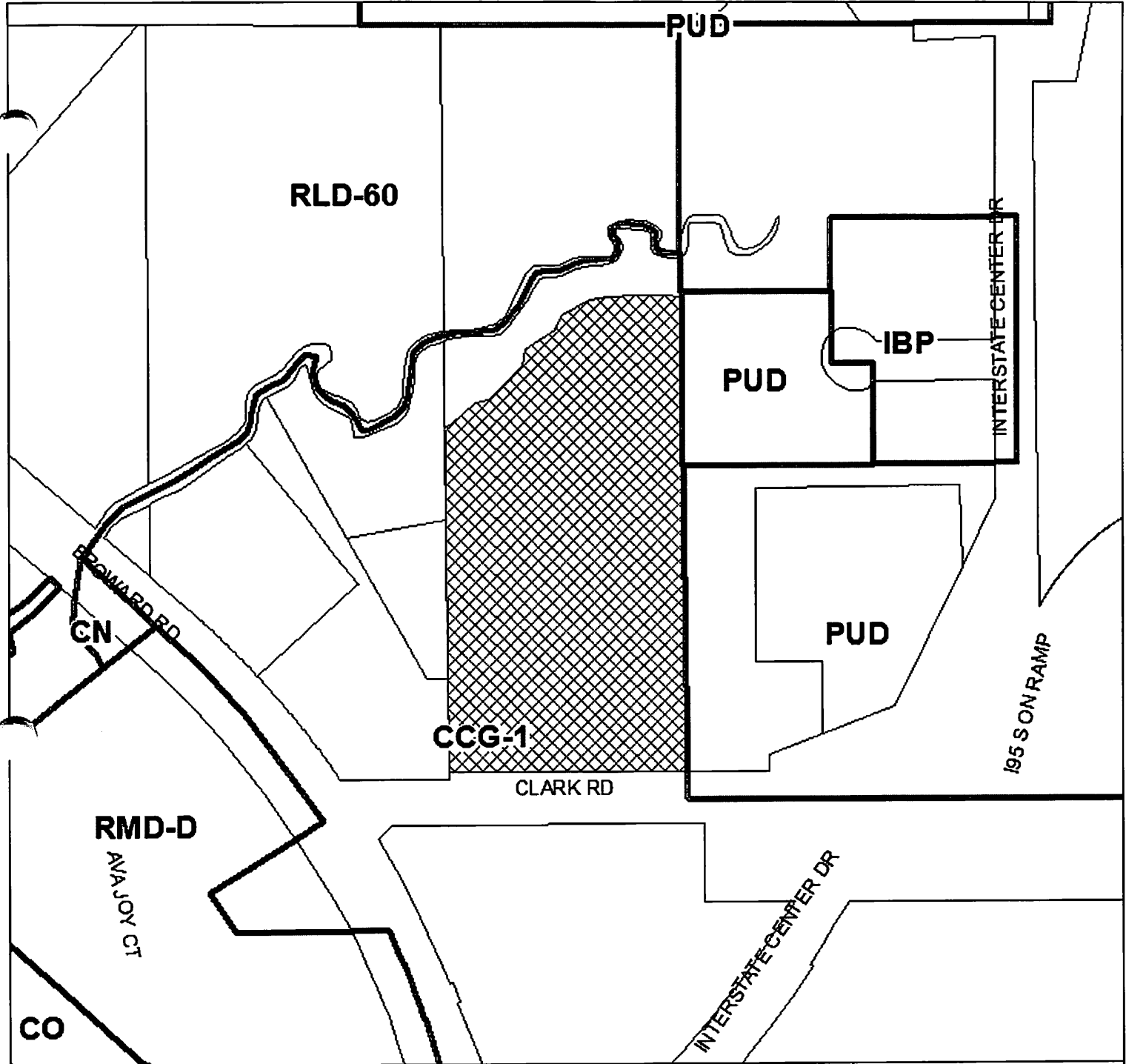
COURSE No. 5: RUN THENCE, NORTH 11°03'48" EAST, A DISTANCE OF 22.75 FEET, TO A POINT;  
COURSE No. 6: RUN THENCE, NORTH 56°43'28" EAST, A DISTANCE OF 52.81 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, NORTH 24°17'21" EAST, A DISTANCE OF 23.79 FEET, TO A POINT;  
COURSE No. 8: RUN THENCE, NORTH 60°57'43" EAST, A DISTANCE OF 45.92 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 83°29'05" EAST, A DISTANCE OF 28.57 FEET, TO A POINT;  
COURSE No. 10: RUN THENCE, NORTH 86°43'54" EAST, A DISTANCE OF 42.65 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, NORTH 89°23'04" EAST, A DISTANCE OF 37.72 FEET, TO A POINT;  
COURSE No. 12: RUN THENCE, SOUTH 86°25'34" EAST, A DISTANCE OF 26.37 FEET, TO A POINT ON

THE EASTERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411, AND ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19668, PAGE 1751, ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 00°34'45" EAST, ALONG THE AFORESAID EASTERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411, AND ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19668, PAGE 1751 AND THEN THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17820, PAGE 145, A DISTANCE OF 695.49 FEET, TO A POINT ON THE AFORESAID RIGHT-OF-WAY LINE OF "CLARK ROAD", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 221,489 SQUARE FEET, OR 5.08 ACRES, MORE OR LESS, IN AREA.

**June 2, 2021**

**Exhibit 1  
Page 2 of 2**

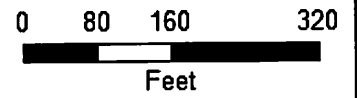
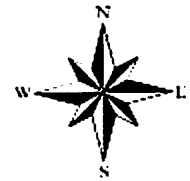
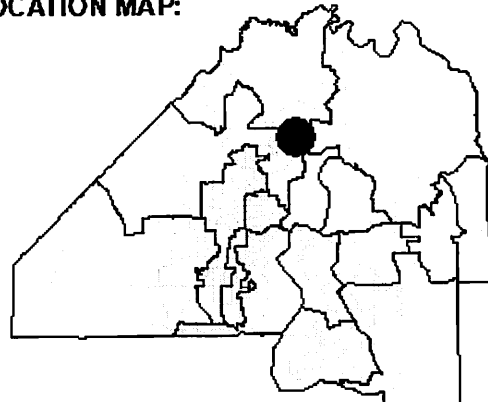


**REQUEST SOUGHT:**

**FROM: CCG-1**

**TO: RMD-D**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**8**

**TRACKING NUMBER**

**T-2021-3504**

**EXHIBIT 2  
PAGE 1 OF 1**



## Availability Letter

Meagan Perkins  
Hart Resources LLC  
8051 Tara Lane  
Jacksonville, Florida 32216

4/26/2021

Project Name: Clark Road  
Availability #: 2021-1885

Attn: Meagan Perkins

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

### **Point of Connection:**

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

### **Main Extensions and/or Offsite Improvements:**

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

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_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,



Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-1885

Request Received On: 4/26/2021

Availability Response: 4/26/2021

Prepared by: Kyle Watson

Expiration Date: 4/26/2023

### Project Information

Name: Clark Road

Address: 0 CLARK RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 14000

Parcel Number: 020696 0000

Location: Northside of Clark Road near broward road

Description: 56 townhomes

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16" water main within the Clark Rd. 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: District 2/Cedar Bay

Connection Point #1: Existing 16" sewer force main within the Clark Rd. ROW, adjacent to this property.

Connection Point #2:

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

Sewer Special Conditions: can be made within Step 2 of the project portal. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through 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. Force main connection pressure letter and development meeting 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: