

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 21, 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.: 2021-654**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

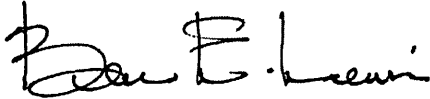
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 2021-0654

OCTOBER 7, 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 **2021-0654**.

Location: 3651 Jones Road; Between Pritchard Road and Snellgrove Road

Real Estate Number: 003340-0030

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

Proposed Zoning District: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 5—Northwest

Applicant/Agent: William E. Schaefer, P.E.
Dominion Engineering Group, Inc.
4348 Southpoint Boulevard, Suite 201
Jacksonville, Florida 32216

Owner: Roy Shaw
Blue Ribbon Realty, LLC
2764 Beaver Street
Jacksonville, Florida 32254

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-0654** seeks to rezone 27.32± acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The property is located in the Low Density Residential (LDR) land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for the development of a 58-unit single-family subdivision.

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 the subject property to be located in the Low Density Residential (LDR) 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. Low Density Residential (LDR) in the Suburban Area is intended to provide for low-density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available.

The subject site is located in Planning District 5 and Council District 8. The applicant seeks to rezone the property from RR-Acre to RLD-60 in order to develop a single-family subdivision.

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, **2021-3481**, the proposed development shall connect to City water and sewer .

Objective 3.1

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

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

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 RR-Acre to RLD-60 in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property is located on the east side of Jones Road between Pritchard Road and Snellgrove Avenue. This corridor is developed almost exclusively with single-family dwellings. Other properties are either undeveloped or similar in lot sizes to RLD-60. The proposed rezoning to RLD-60 would render the lots to have a 60 foot width and 6,000 square foot area—which, in terms of density, would complement the abutting residential lots to the southeast of the subject property as well as the recently rezoned RLD-60 property (**Ordinance 2020-0343**) to the west. Nonetheless, adjacent land uses and zoning districts are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	LDR/MDR	RR-Acre/RLD-60/PUD 2007-0377	Single-Family Dwellings
East	LDR	RR-Acre	Single-Family Dwellings
South	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RR-Acre/RLD-60	Single-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 30, 2021** by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0654** be **APPROVED**.

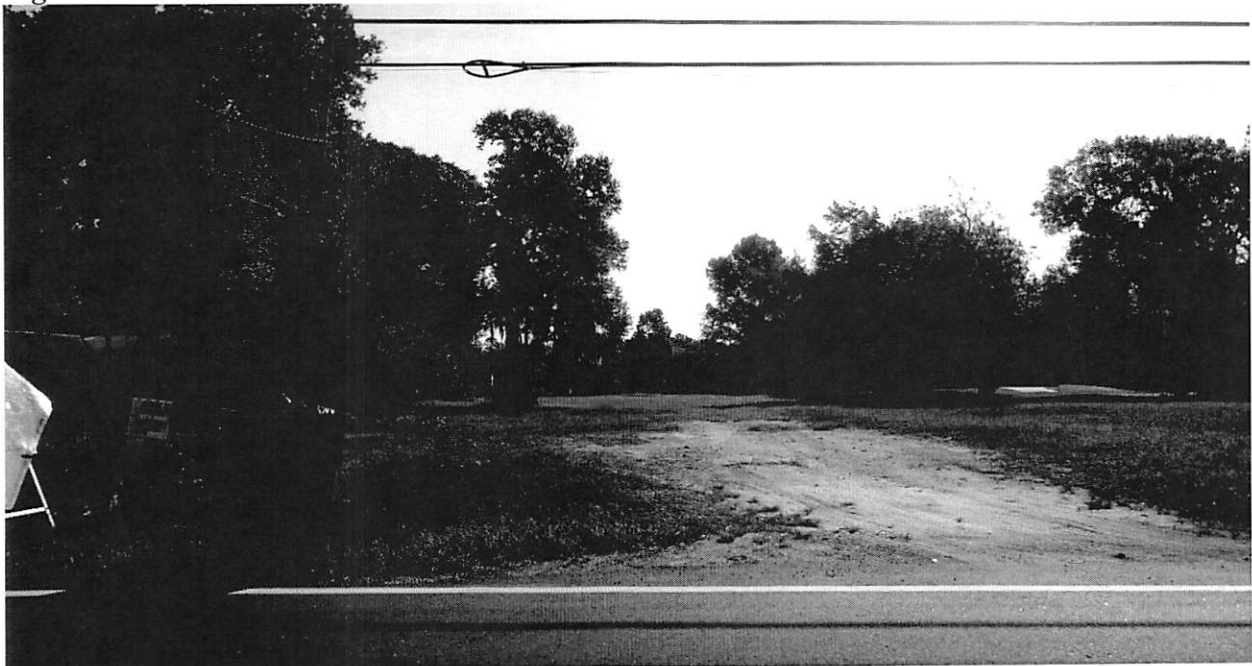
Figure A:



Source: Planning & Development Dept, 07/30/21

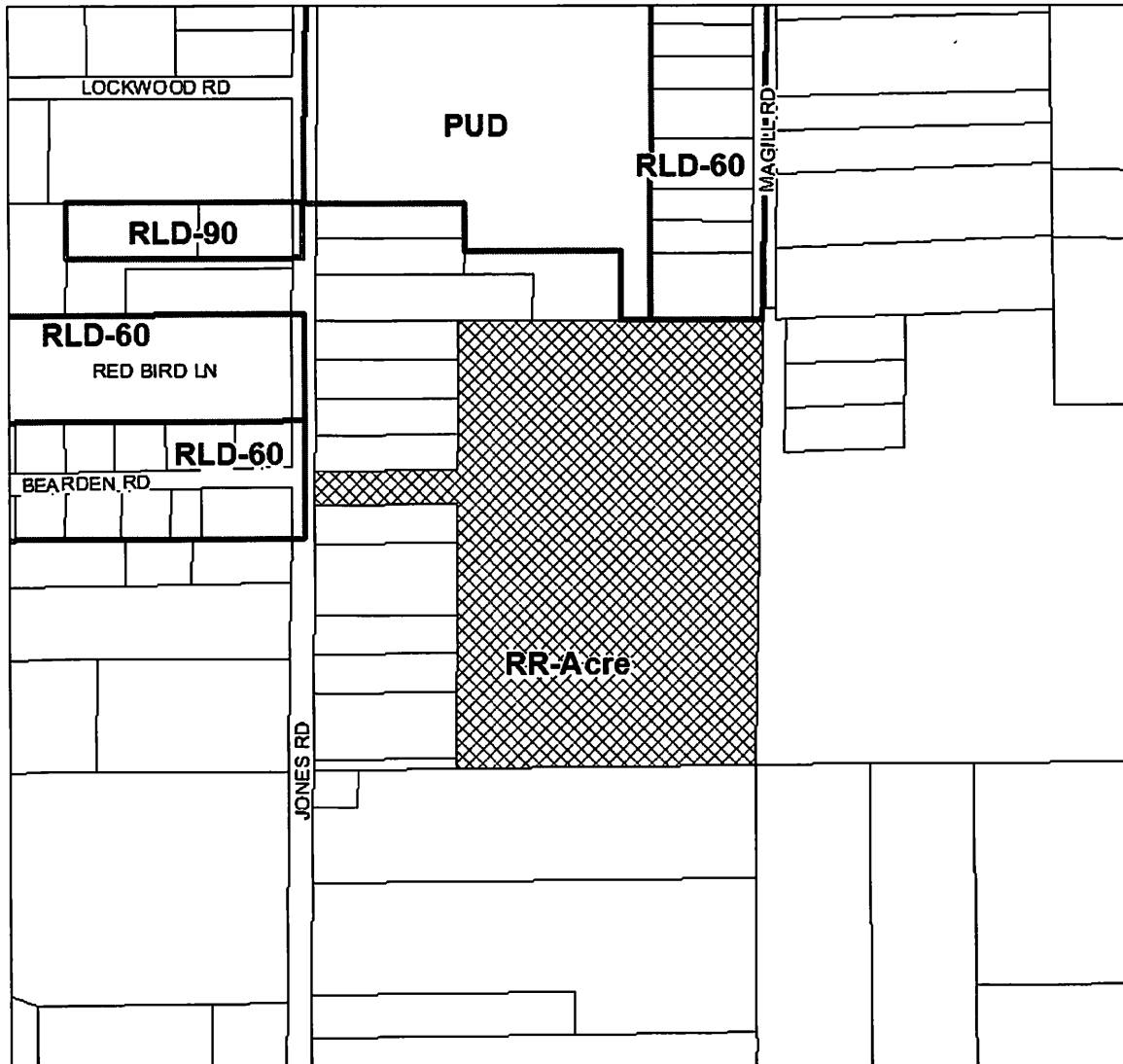
Aerial view of the subject site and parcel, facing north.

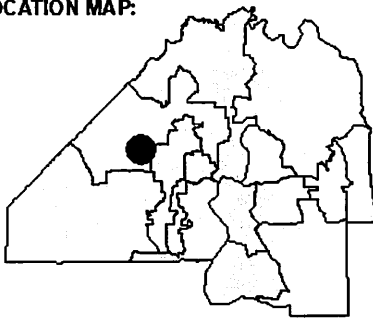
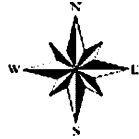
Figure B:



Source: Planning & Development Dept, 09/30/21

View of the subject property, facing east on Jones Road.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-60</p>	<p>LOCATION MAP:</p> 	 <p>0 160 320 640 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>ORDINANCE NUMBER ORD-2021-0654</p>	<p>TRACKING NUMBER T-2021-3649</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0654 **Staff Sign-Off/Date** ATW / 08/05/2021
Filing Date 09/07/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 10/12/2021 **Planning Commission** 10/07/2021
Land Use & Zoning 10/19/2021 **2nd City Council** N/A
Neighborhood Association CISCO GARDEN CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3649 **Application Status** FILED COMPLETE
Date Started 07/07/2021 **Date Submitted** 07/21/2021

General Information On Applicant

Last Name SCHAEFER **First Name** WILLIAM **Middle Name** ERNEST
Company Name
 DOMINION ENGINEERING GROUP, INC.
Mailing Address
 4348 SOUTHPOINT BOULEVARD, SUITE 201
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9048544500 **Fax** 9048544505 **Email** BSCHAEFER@DOM-ENG.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SHAW **First Name** ROY **Middle Name**
Company/Trust Name
 BLUE RIBBON REALTY LLC
Mailing Address
 2764 W BEAVER STREET
City JACKSONVILLE **State** FL **Zip Code** 32254
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 003340 0030	8	5	RR-ACRE	RLD-60

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 27.32

Justification For Rezoning Application

TO ALLOW THE CONSTRUCTION OF A SINGLE FAMILY SUBDIVISION WITH 60 FOOT WIDE LOTS.

Location Of Property

General Location

ON THE EAST SIDE OF JONES ROAD ACCROSS FROM BEARDEN ROAD AND APPROXIMATE

House #	Street Name, Type and Direction	Zip Code
3651	JONES RD	32220

Between Streets

PRITCHARD ROAD and SNELLGROVE AVE

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**
 27.32 Acres @ \$10.00 /acre: \$280.00
- 3) Plus Notification Costs Per Addressee**
 30 Notifications @ \$7.00 /each: \$210.00
- 4) Total Rezoning Application Cost: \$2,490.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

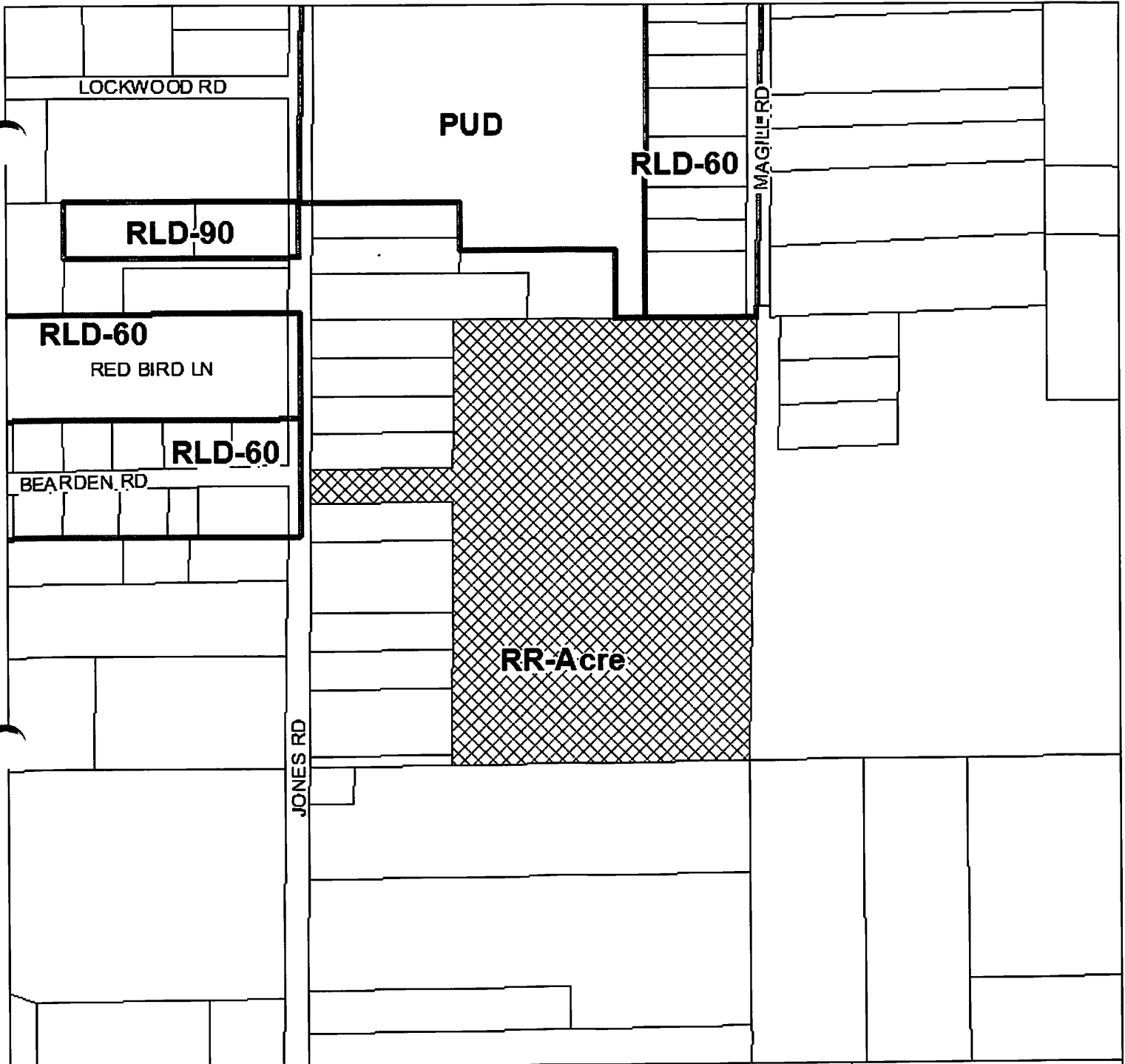
Legal Description

A portion of Section 33, Township 1 South, Range 25 East, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of the South line of Section 33, Township 1 South, Range 25 East, with the East Right-of-way line of Jones Road (a 80.00 foot Right-of-way); thence North 00°27'05" East, along said East Right-of-way line of Jones Road, 774.37 feet to the Point of Beginning; thence continue North 00°27'05" East, along said East Right-of-way line 100.00 feet to the Southwest corner of lands described in Official Records Volume 3351, page 896, of the Current Public Records of said County; thence North 89°37'20" East, along the Southerly boundary of said Official Records Volume 3351, page 896, 417.23 feet to the Southeast corner of said Official Records Volume 3351, page 896; thence North 00°24'55" East, along the Easterly boundary of said Official Records Volume 3351, page 896, 432.84 feet to the Southerly boundary of lands described in Official Records Volume 6088, page 1625, of the Current Public Records of said County; thence North 89°55'06" East, along the Southerly boundaries of lands described in Official Records Volume 6088, page 1625 and Official Records Volume 7733, page 778, of the Current Public Records of said County, 881.56 feet to a point in the center line of Magill Road (a 66.00 foot Right-of-way); thence South 00°54'01" West along the Westerly boundaries of lands described in Official Records Volume 6800, page 1448 and Official Records Volume 5880, page 1032, of the Current Public Records of said County, 1314.22 feet to the Southerly boundary of Said Section 33 Township 1 South, Range 25 East; thence North 89°52'24" West, along the South line of said Section 33, and the North line of lands described in Official Records Volume 3268, page 1028, of the Current Public Records of said County, 870.41 feet; thence North 00°24'55" East, 778.07 feet; thence South 89°37'20" West, 417.30 feet to the Point of Beginning.

August 5, 2021

**Exhibit 1
Page 1 of 1**

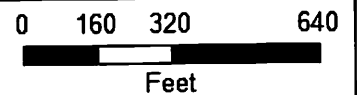
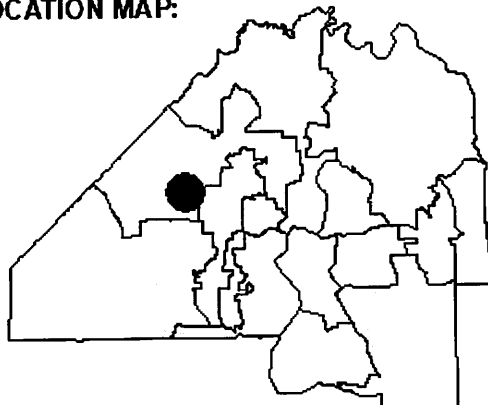


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3649

**EXHIBIT 2
PAGE 1 OF 1**

CITY OF JACKSONVILLE NOTES
GENERAL

All construction shall be performed in accordance with the approved plans and comply with all standard city policies and practices. City approval is contingent upon any required state or federal permit approvals such as those from the Department of Environmental Protection or the St. Johns River Water Management District (SJRWMD).

UTILITY WORK

Plan approval through Development Services does not include utilities. Proposed water, sewer or electric construction must be approved separately through the respective utility company. In most cases, this will be done by the contractor.

WORK WITHIN THE RIGHT-OF-WAY

CITY Except for new sidewalk infrastructure construction, all work performed within a City of Jacksonville right-of-way or easement requires a Right-of-Way Permit. The contractor performing the proposed work must have a current Right-of-Way Permit on file with Development Services. Right-of-Way Permit applications are a process led at the City of Jacksonville, Department of Public Works, Engineering Division.

STATE All work performed within a state right-of-way requires a permit from the Florida Department of Transportation (FDOT). It is the developer's responsibility to obtain required FDOT permits or maintenance-of-traffic permits for work within FDOT right-of-way. The FDOT regional office can be contacted at (904) 302-5202. Any changes to the approved plans needed for FDOT approvals must be submitted to Development Services as revisions.

ADJACENT STATE ROADS

RAILROAD Railroad companies may require special approvals or permits to work within their right-of-ways. It is the developer's responsibility to obtain permission from any railroad right-of-way owner before performing any work within their right-of-way.

STORMWATER

All work must be in compliance with the SJRWMD stormwater permits as required from the maintenance entity of all stormwater management facilities. Send copies of the reports to:

Environmental Compliance
10000 Lake Nona Blvd
Jacksonville, FL 32256
Phone: (904) 251-7400
Fax: (904) 251-7400

The owner of any project one (1) acre or larger is required to provide a notice of intent (NOI) in accordance with criteria set forth in the City of Jacksonville's NPDES permit within 48 hours of beginning construction. Send NOI and NOI fee to:

Environmental Compliance
10000 Lake Nona Blvd
Jacksonville, FL 32256
Phone: (904) 251-7400
Fax: (904) 251-7400

The contractor shall contact the Environmental Quality Division, Erosion and Sedimentation Control Section (ESD) to provide verification that a suitable stormwater permit type has been obtained and to schedule a pre-construction ESD site inspection.

FIRE MARSHAL

Plan review and approval does not relieve the contractor of complying with all applicable State Fire Codes. Underground plans and hydrants shall be installed, completed, and in service prior to construction work. Underground contractor shall submit to the Fire Marshal for approval complete specs for all underground pipe and tanks relating to fire protection PWDOR to installation and inspection. Contractor shall include manufacturer's name and part ID along with contractor's state license number.

LANDSCAPE

A Site Work Permit is required for this project.

Tree Fund payment is due _____ inches at \$ _____ + \$ _____

Article 25 lands are due _____ inches at \$ _____ + \$ _____

TRAFFIC ENGINEERING

TRAFFIC SIGNS

Wedge Name (each) _____

Standard (each) _____

Stop/Speed (each) _____

Design (per post) _____ 1 per post

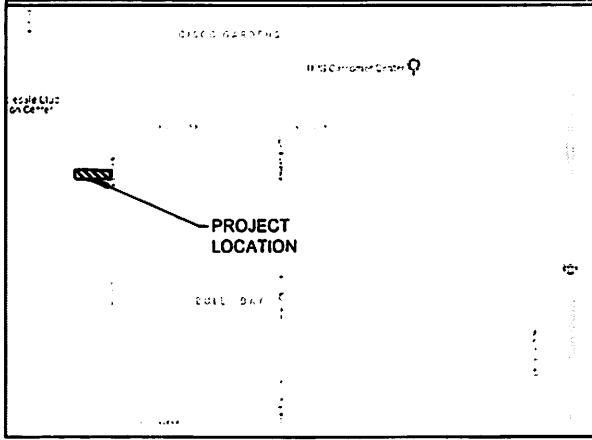
Installation (per hour) _____ 1 per 2 signs (rounded up)

Streetlights Provided

NOTE: Traffic sign costs change from 1.5¢ to 2.0¢, Consult Attachment B of the Land Development Procedures Manual (http://plan.jacksonville.com) for the current rates before paying for any sign installation.

The lane closure is allowed from 7 a.m. to 8 a.m. and from 4 p.m. to 8 p.m.

WESTLAKE LANDING
(PUBLIC ROADS)
FOR
DEG INVESTMENTS, INC.
DUVAL COUNTY, FLORIDA



- PROJECT OWNER AND CONSULTANTS**
- OWNER:** DEG INVESTMENTS, INC
4348 SOUTHPOINT BLVD SUITE 201
JACKSONVILLE, FLORIDA 32216
CONTACT: MIKE BOWLES
TEL: (904) 854-4500 FAX: (904) 854-4505
- ENGINEER:** DOMINION ENGINEERING GROUP, INC
4348 SOUTHPOINT BLVD SUITE 201
JACKSONVILLE, FLORIDA 32216
CONTACT: BILL SCHAEFER
TEL: (904) 854-4500 FAX: (904) 854-4505
- LANDSCAPE:** A & K LAND PLANNING & DESIGN, INC
416 TORTOISE TRACE
ST. JOHNS, FLORIDA 32259
CONTACT: KRISTOPHER REED, RLA
TEL: (904) 476-9692
- SURVEYOR:** ARC SURVEYING & MAPPING, INC
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
CONTACT: KAREN STONE
(904) 384-8377
- ENVIRONMENTAL:** HEILMAN & ASSOCIATES, INC.
1227 WILLOW OAKS DRIVE WEST
JACKSONVILLE BEACH, FLORIDA 32250
CONTACT: ROSS HEILMAN
(904) 472-0501

VICINITY MAP
N.T.S.

- INDEX OF DRAWINGS**
- T-1 COVER SHEET
 - C1 PRE DEVELOPMENT PLAN
 - C2 POST DEVELOPMENT PLAN
 - C3 DEMOLITION PLAN
 - C4-C5 GEOMETRY PLAN
 - C6-C7 PAVING AND DRAINAGE PLAN
 - C8 MASTER UTILITY PLAN
 - C9-C12 PLAN AND PROFILE
 - C13-C15 OFFSITE PLAN AND PROFILE
 - C16 EROSION CONTROL PLAN
 - C17-C19 PAVING AND DRAINAGE DETAILS
 - C20 GENERAL NOTES AND DETAILS
 - C21 EROSION & SEDIMENT CONTROL DETAILS
 - C22 SWPPP-CONTRACTORS REQUIREMENTS
 - C23 SWPPP-CONTRACTORS CERTIFICATIONS
 - C24-C28 SANITARY SEWER DETAILS
 - C29-C33 WATER MAIN DETAILS
 - C34-C47 PUMP STATION DETAILS
 - C48-C49 MAINTENANCE OF TRAFFIC
 - TR-1-TR-6 TREE REMOVAL PLAN
 - L1-L6 LANDSCAPE PLAN



William E. Schaefer, II, State of Florida, professional engineering - license no. 40229
This plan has been digitally signed and sealed by William E. Schaefer, II on the date indicated. This printed copy of this document does not constitute a signed and sealed and the signee does not verify on any electronic copy.

PLAN APPROVAL

Size _____ Development Services Division (Date)

Size _____ Review Group (Reviewer)

Plan approval is valid for five years after the initial approval date. Revisions made after the initial approval date do not extend this five-year time frame.

PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:

NO OBJECTION
JEA Plan Review
All construction and materials shall be in conformance with the latest JEA water and sewer standards and specifications
05/04/2021 papajf

GENERAL PROJECT INFORMATION

GENERAL	
City Development Number	10032 0
Concurrency Application Number	104708 1
Property Appraiser Number (RE #)	003334 0100
Zoning Designation	PLD
Zoning Application(s) (if any)	N/A
PUD Ordinance Number	2007-377-E
FIRM - Community - Flood	1201C-0351H
Flood Zones (Show in Plans)	2
Base Flood Elev. (Show in Plans)	
Vertical Datum Used for Project	NAVD 88
JEA Availability Number	2020-2951
SUBDIVISION	
PSD Number	
City or Private Inspection	PRIVATE
Public or Private Roads	PUBLIC
Subdivision ("911") Data Provided?	YES
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	N/A
Impervious Area (Sq. Ft.)	N/A

PLAN DESIGN UNDER 2021 JEA DESIGN STANDARDS

Digitally signed by William E. Schaefer II
Date: 2021.05.03 15:13:37
WILLIAM E. SCHAEFER, II P.E.
REGISTERED ENGINEER # 40229 T-1

DEG JOB No. 2143.005



Hydrant Flow Letter
 and notes to C88-0718

Mid-States
 6000 Engineering Ave. # 4
 4188 Southpoint Blvd. Suite 201
 Jacksonville, Florida 32216

On file at JEA under the name Project Number

Date

A flow test was conducted on 11/14/2018 at 12:00 PM

The flow test location is

HYDRANT 00 000 0 00 000 00 00

The water metered hydrant location

HYDRANT 00 000 0 00 000 00 00

Number of Tests

Minimum of Tests

Flow Pressure (psi)

Residual Pressure (psi)

Flow in GPM (gallons per minute)

Flow in PSI (pounds per square inch)

Flow in Feet (feet)

Flow in Feet per Second

Flow in Feet per Minute

Flow in Feet per Hour

Flow in Feet per Day

Flow in Feet per Week

Flow in Feet per Month

Flow in Feet per Year

Flow in Feet per Decade

Flow in Feet per Century

Flow in Feet per Millennium

Flow in Feet per Billion Years

Flow in Feet per Trillion Years

Flow in Feet per Quadrillion Years

Flow in Feet per Quintillion Years

Flow in Feet per Sextillion Years

Flow in Feet per Septillion Years

Flow in Feet per Octillion Years

Flow in Feet per Nonillion Years

Flow in Feet per Decillion Years

Flow in Feet per Undecillion Years

Flow in Feet per Duodecillion Years

Flow in Feet per Tredecillion Years

Flow in Feet per Quattuordecillion Years

Flow in Feet per Quindecillion Years

Flow in Feet per Sexdecillion Years

Flow in Feet per Septendecillion Years

Flow in Feet per Octodecillion Years

Flow in Feet per Nondecillion Years

Flow in Feet per Vigintillion Years

Flow in Feet per Unvigintillion Years

Flow in Feet per Duovigintillion Years

Flow in Feet per Duodevigintillion Years

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Flow in Feet per Octidecimvigintillion Years

Flow in Feet per Sexdecimvigintillion Years

Flow in Feet per Octidecimvigintillion Years

Flow in Feet per Sexdecimvigintillion Years

Flow in Feet per Octidecimvigintillion Years

LEGEND

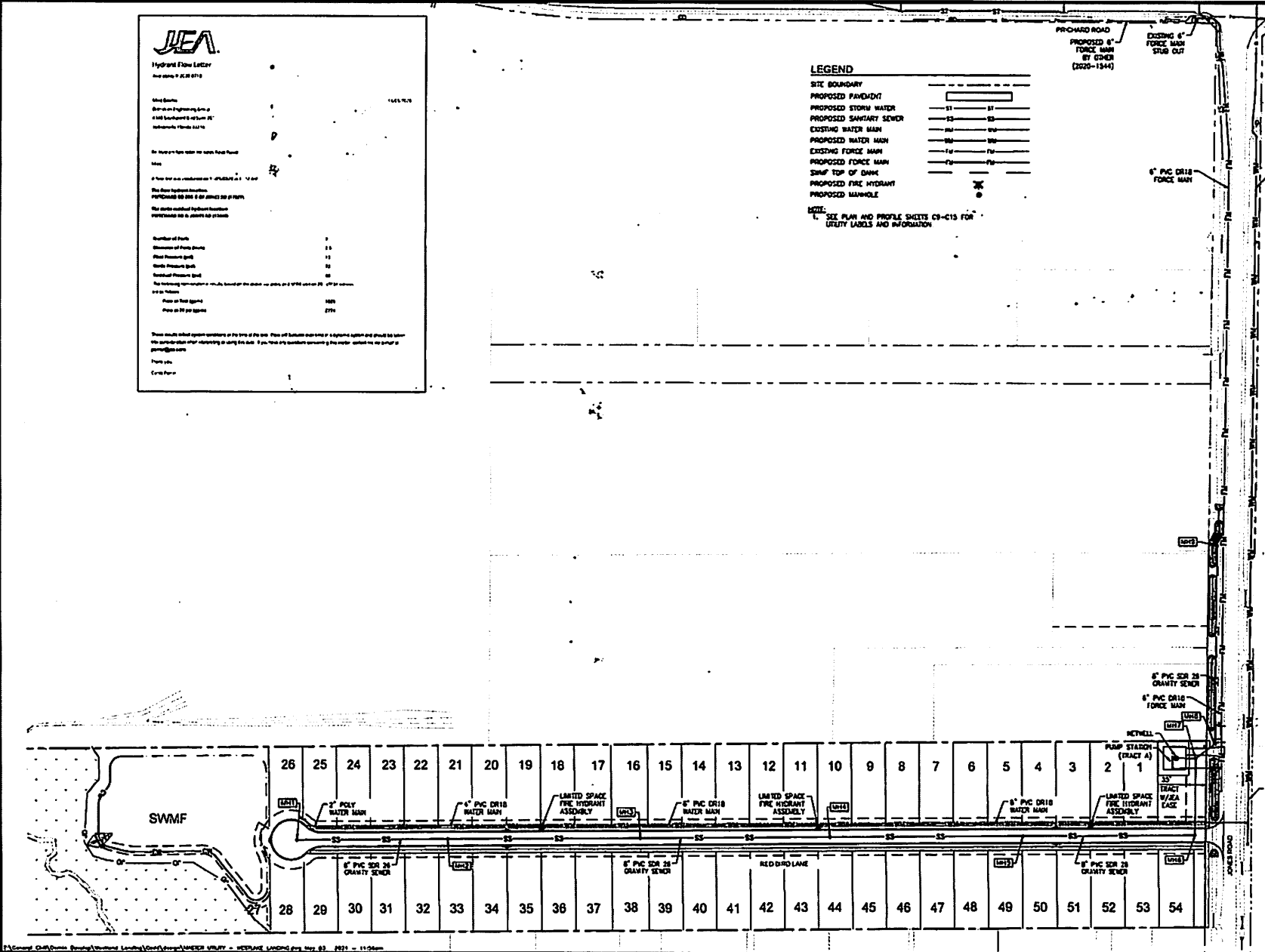
PROPOSED PAVEMENT	---
PROPOSED STORM WATER	---
PROPOSED SANITARY SEWER	---
EXISTING WATER MAIN	---
PROPOSED WATER MAIN	---
EXISTING FORCE MAIN	---
PROPOSED FORCE MAIN	---
DAMP TOP OF DAM	---
PROPOSED FIRE HYDRANT	---
PROPOSED MANHOLE	---

NOTE:
 1. SEE PLAN AND PROFILE SHEETS C9-C15 FOR UTILITY LABELS AND INFORMATION.

DOMINION ENGINEERING GROUP, INC.
 PLANNERS AND ENGINEERS
 4343 SOUTHPOINT BLVD., SUITE 201, JACKSONVILLE, FLORIDA, 32216
 TEL: 904-854-1500 REGISTRY NUMBER: 28821 FAX 904-854-4505
 www.dom-eng.com

WESTLAKE LANDING FOR DEG INVESTMENTS, INC.
 MASTER UTILITY PLAN

DATE:	11/14/2018
DESIGNED BY:	WJS/WWP
CHECKED BY:	WJS
SCALE:	AS NOTED
APP. NO.:	
DATE:	
SHEET NO.:	C8



23:General Civil/Storm Drainage/Water/Water Treatment/Water Distribution/Water Utility - WESTLAKE LANDING FOR DEG INVESTMENTS, INC. - 11/14/2018

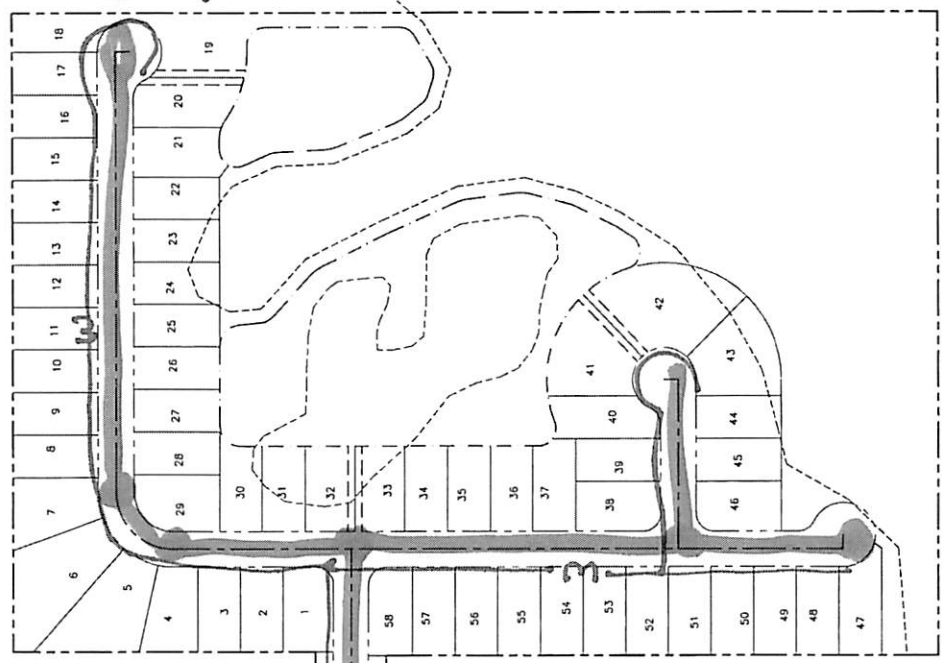
DOMINION ENGINEERING GROUP, INC.
 PLANNERS AND ENGINEERS
 4345 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32218
 TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
 WWW.DEN-ENG.COM

JONES ROAD SOUTH
 FOR
 DEG INVESTMENTS, INC.
 PRELIMINARY LAYOUT 1

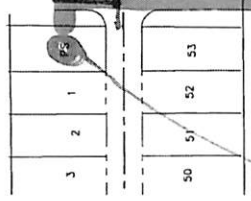
DATE:	
SCALE:	
BY:	
CHECKED BY:	
DATE:	
PROJECT:	
SHEET NO.:	C1
OF:	8



SITE DATA
 58 - 60'X120' (MIN) LOTS



EXISTING WEST SIDE LOT GRADING



*EXISTING JEA
 SANITARY PS
 TO BE EXTENDED
 TO SERVE THIS
 PROJECT.*



Availability Letter

Mike Bowles

8/3/2021

Dominion Engineering Group
4348 Southpoint Blvd Suite 201
Jacksonville, Florida 32216

Project Name: Jones Road South
Availability #: 2021-3481

Attn: Mike Bowles

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/

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: 2021-3481

Request Received On: 7/29/2021

Availability Response: 8/3/2021

Prepared by: Susan West

Expiration Date: 08/03/2023

Project Information

Name: Jones Road South

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 21000

Parcel Number: 003340 0030

Location:

Description: 60 single family lots

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Pritchard Rd

Connection Point #2: Proposed 12 inch water main along Jones Rd (2020-0710)

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

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Proposed 6 inch force main along Jones Rd (2020-0710)

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Design to include sewer model that incorporates 2020-0710 hydraulic analysis to determine proposed pump station operating conditions.

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: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal. Connections to proposed POCs are contingent upon inspection and acceptance of the proposed mains by JEA. JEA must approve construction and accept the proposed mains prior to acceptance of this project.