

# 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

December 8, 2022

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

**RE: Planning Commission Advisory Report  
Ordinance No.: 2022-826**

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

Pursuant to the provisions of Section 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**

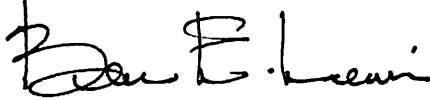
Planning Commission Commentary: There were four speakers in opposition and their concerns were increased traffic, noise and crime. The status of the creek and retention ponds were also issues. The Commissioners felt it is a worthwhile project and the deviations requests are for the existing buildings, not the proposed buildings.

Planning Commission Vote: 7-0

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

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****APPLICATION FOR REZONING ORDINANCE 2022-0826****DECEMBER 8, 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 **2022-0826**.

***Location:*** 2325 Spring Park Road, 2341 Spring Park Road,  
0 Spring Park Road, 2353 Spring Park Road

***Real Estate Numbers:*** 125064-0000, 125061-0000,  
125063-0100, 125063-0000

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

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

***Current Land Use Category:*** Low Density Residential (LDR)

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

***Planning District:*** Southeast, District 3

***Applicant/Agent*** Cyndy Trimmer, Esq.  
Driver, McAfee, Hawthorne and Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owners:*** Yeti Acquisitions LLC  
966 Glynlea Road  
Jacksonville, Florida 32216

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2022-0826** seeks to rezone approximately 2.21± acres of property from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D) in order to facilitate multi-family development. The subject site includes four separate parcels currently located in the Low Density Residential (LDR) land use category, and the applicant is also seeking a companion Land Use Amendment **2022-0825** to the Medium Density Residential

(MDR) land use category. The subject site contains a single-family residence, a vacant lot, sheds, and a legally non-conforming quadruplex and apartment building.

There is a companion Administrative Deviation application **2022-0827 (AD-22-75)** requesting to reduce yard setbacks, off-street parking, landscaping, and driveway access width. The applicant is requesting the deviations to develop the site with two additional three-story multi-family buildings while utilizing the two existing two-story multi-family buildings and sheds.

### **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. The subject 2.21-acre site is located at 0, 2325, 2341, and 2353 Spring Park Road between Spring Park Road and Kenneth Street. Spring Park Road is Collector Road. The site is in Planning District 3, Council District 9, and is in the Urban Development Area. The applicant seeks to rezone the property from RLD-60 to RMD-D.

The LDR land use category in the Urban Area is intended to provide for low density residential development. Single-family residential uses are the predominant development typology in this category. The maximum gross density in the Urban Area shall be seven (7) units per acre when full urban services are available to the site, and there shall generally be no minimum density.

MDR in the Urban Area is intended to provide compact medium density residential development. Plan amendment requests for new MDR designations are preferred in locations that are supplied with full urban services and in locations that 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 Urban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre.

The proposed rezoning is consistent with the proposed MDR land use amendment application and with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. This proposed rezoning to Residential Medium Density-D (RMD-D) is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element**

**Policy 1.1.22**

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.

*The development of multi-family will ensure compact and compatible land use patterns and complies with Policy 1.1.22.*

**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 development of multi-family units will be consistent with Objective 3.1.*

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 RLD-60 to RMD-D allowing for the development of multi-family units which are a permitted use within this zoning district.

**SURROUNDING LAND USE AND ZONING**

The subject site is located between Spring Park Road and Kenneth Street. The surrounding area is zoned for residential living. This request for rezoning to RMD-D would not create lots out of

character for the surrounding area. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single Family Dwellings
South	LDR	RLD-60	Single Family Dwellings
East	LDR	RLD-60	Single Family Dwellings
West	RPI	CRO	Business Offices

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

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **November 30, 2022** 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 **2022-0826** be **APPROVED**.





*Source: Planning & Development Department 11/30/2022*

**View of property 2353 Spring Park Road containing existing two-story apartment building**





*Source: Planning & Development Department 11/30/2022*  
**View of vacant property 0 Spring Park Road**



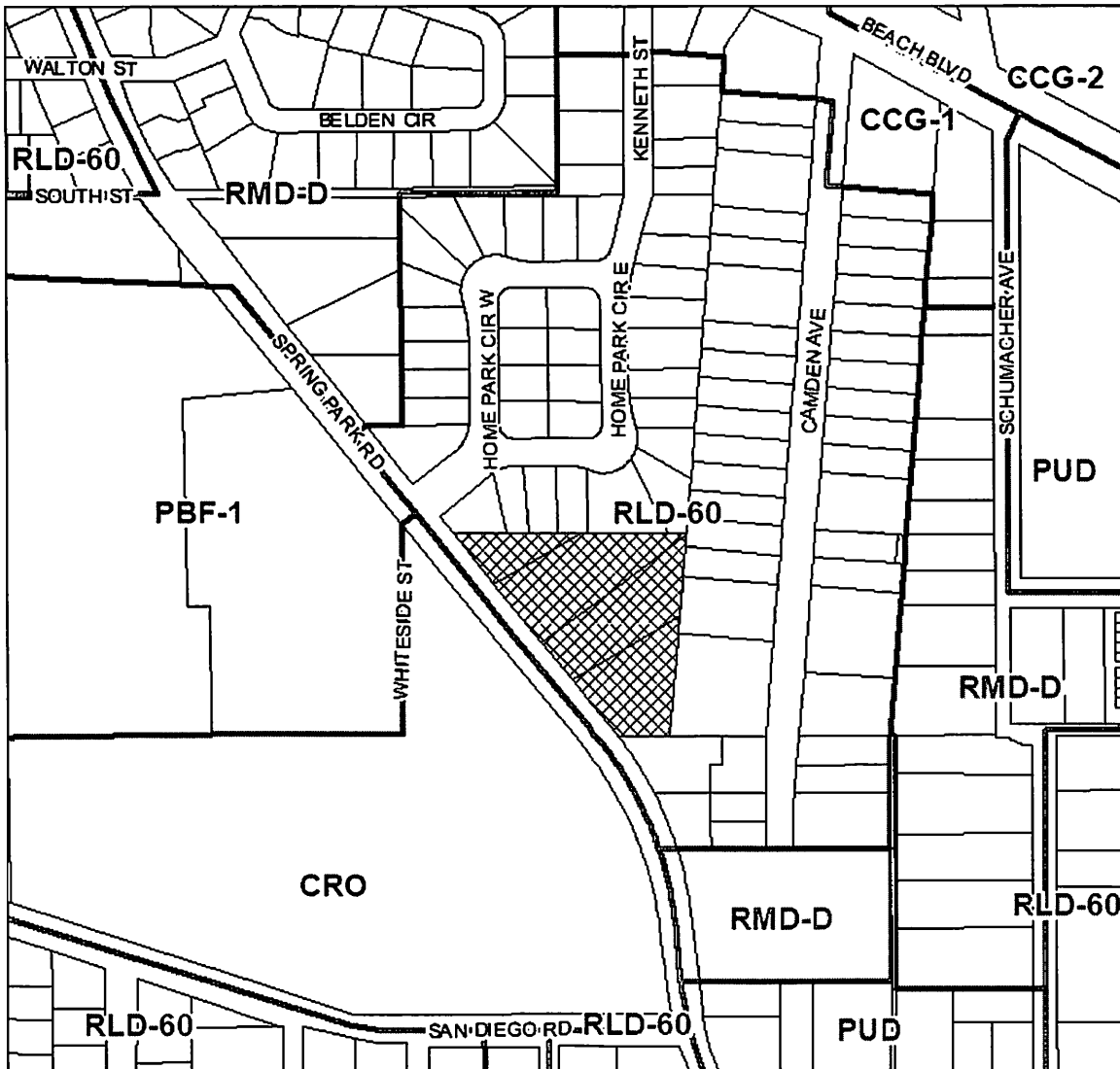
*Source: Planning & Development Department 11/30/2022*

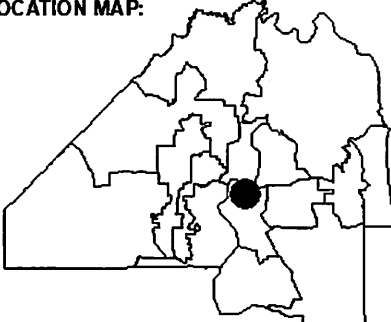
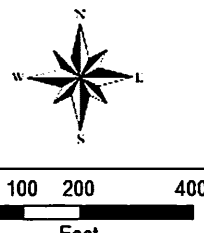
**View of property 2341 Spring Park Road containing existing one-story single-family home**



*Source: Planning & Development Department 11/30/2022*

**View of property 2325 Spring Park Road containing existing two-story quadruplex and parking lot**



<p><b>REQUEST SOUGHT:</b></p> <p><b>REDUCE NORTH SIDE YARD TO 8 FEET. REDUCE REAR YARD (EAST BOUNDARY LINE) TO 5 FEET</b></p> <p><b>REDUCE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM 59 TO 56</b></p>	<p><b>LOCATION MAP:</b></p> 	
	<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4303</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>5</b></p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

# Application For Rezoning To Conventional Zoning District

## Planning and Development Department Info

**Ordinance #** 2022-0826 **Staff Sign-Off/Date** BMF / 08/11/2022  
**Filing Date** 10/21/2022 **Number of Signs to Post** 3  
**Hearing Dates:**  
**1st City Council** 12/13/2022 **Planning Commission** 12/08/2022  
**Land Use & Zoning** 01/04/2023 **2nd City Council** 01/10/2023  
**Neighborhood Association** SPRINGPARK NEIGHBORHOOD ASSOCIATION  
**Neighborhood Action Plan/Corridor Study** N/A

## Application Info

**Tracking #** 4302 **Application Status** PAID  
**Date Started** 05/27/2022 **Date Submitted** 06/15/2022

## General Information On Applicant

**Last Name** TRIMMER **First Name** CYNDY **Middle Name**  
**Company Name**  
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC  
**Mailing Address**  
 1 INDEPENDENT DRIVE, SUITE 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name**  
 YETI ACQUISITIONS LLC  
**Mailing Address**  
 966 GLYNLEA ROAD  
**City** JACKSONVILLE **State** FL **Zip Code** 32216  
**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	125063 0100	5	3	RLD-60	RMD-D
Map	125063 0000	5	3	RLD-60	RMD-D
Map	125061 0000	5	3	RLD-60	RMD-D

Map 125064 0000 5 3 RLD-60 RMD-D

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 #**

5725

**Total Land Area (Nearest 1/100th of an Acre)** 2.21

**Justification For Rezoning Application**

APPLICANT SEEKS THIS REZONING TO FACILITATE MULTI-FAMILY DEVELOPMENT.

**Location Of Property**

**General Location**

EAST OF SPRING PARK ROAD AND SOUTH OF KENNETH STREET

House #	Street Name, Type and Direction	Zip Code
2325	SPRING PARK RD	32207

**Between Streets**

SPRING PARK ROAD and KENNETH STREET

**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**

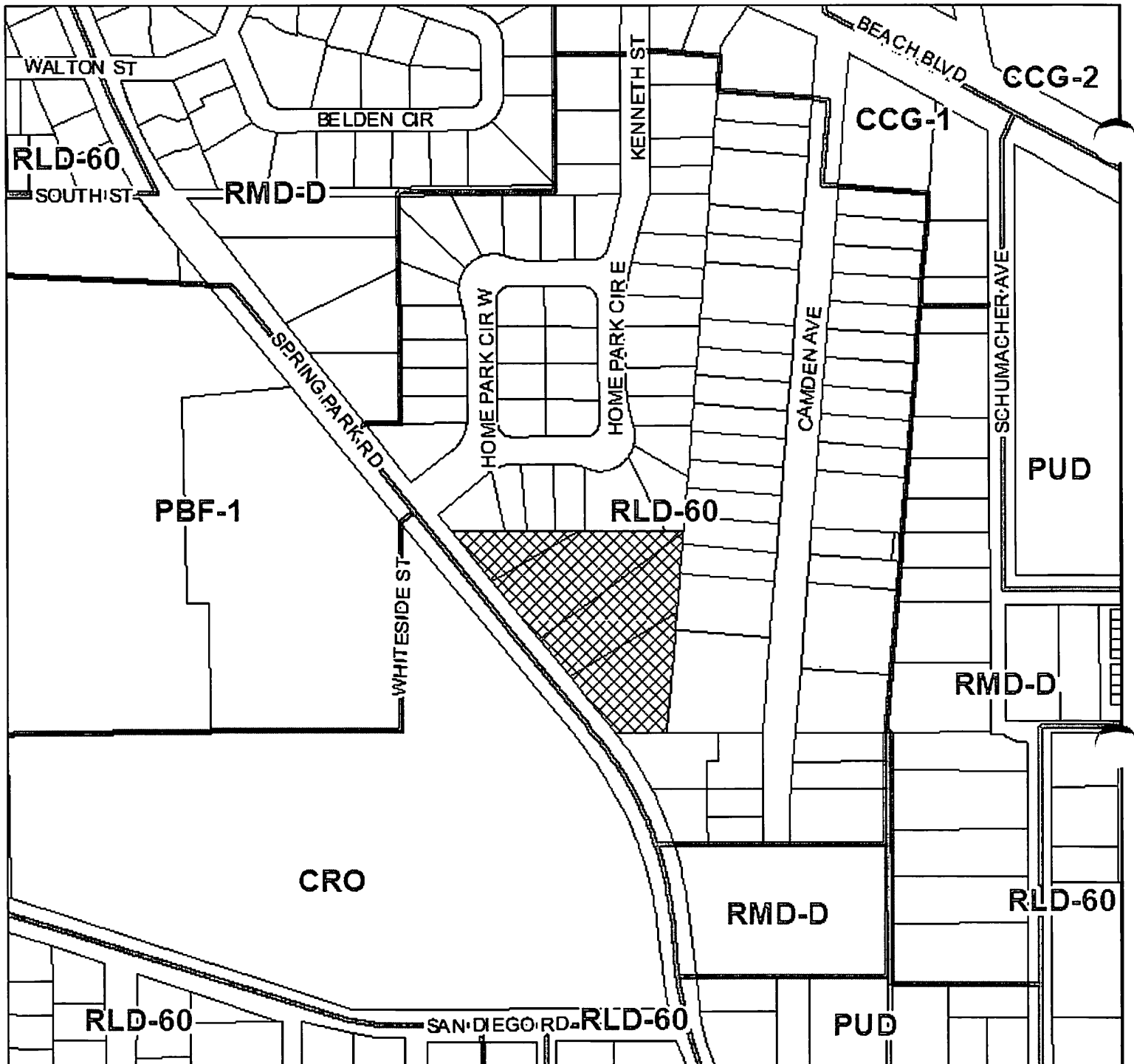
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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  
2.21 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee  
51 Notifications @ \$7.00 /each: \$357.00
- 4) Total Rezoning Application Cost: \$2,387.00

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

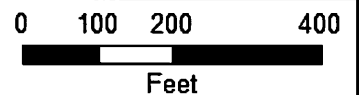
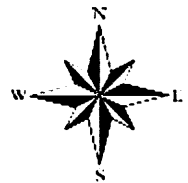
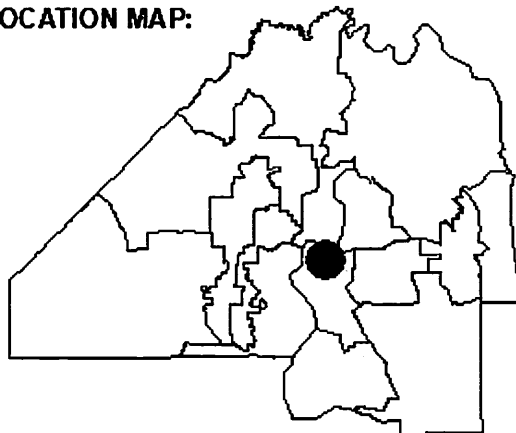


REQUEST SOUGHT:

FROM: RLD-60

TO: RMD-D

LOCATION MAP:



COUNCIL DISTRICT:

5

TRACKING NUMBER

T-2022-4302

**EXHIBIT 2**  
**PAGE 1 OF 1**



**EXHIBIT 1**

**LEGAL DESCRIPTION**

June 15, 2022

PARCEL A:

A PART OF LOT 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG AN OLD FENCE WHICH IS THE WEST LINE OF BROWARD PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO A POINT; THENCE SOUTH 67 DEGREES 26' WEST, 190 FEET TO THE EASTERLY LINE OF SPRING PARK ROAD; THENCE SOUTH 38 DEGREES 35' EAST ALONG THE EASTERLY LINE OF SPRING PARK ROAD 65 FEET TO THE SOUTH LINE OF LOT 8; THENCE EAST ALONG THE SOUTH LINE OF LOT 8, 132 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL B:

A PART OF LOTS 7 & 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG AN OLD FENCE WHICH IS THE WEST LINE OF BROWARD PARK, PLAT BOOK 9, PAGE 46, 120 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 25' WEST, 190 FEET TO THE EASTERLY LINE OF SPRING PARK ROAD; THENCE NORTH 38 DEGREES 35' WEST ALONG THE EASTERLY LINE OF SPRING PARK ROAD 60 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 8 WHICH IS DISTANT 100 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8; 100 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL C:

A PART OF LOT 8, SUBDIVISION OF HOLGERSON ESTATE, PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8, HOLGERSON ESTATE, RUN THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8, 130 FEET TO A FENCE ALONG THE EAST SIDE OF SPRING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID FENCE LINE ON SAID SPRING PART ROAD, 125 FEET TO THE PLACE OF BEGINNING; RUN THENCE NORTHEASTERLY 255 FEET MORE OR LESS TO A STAKE IN THE EASTERN BOUNDARY LINE OF SAID LOT 8 WHICH SAID STAKE IS DISTANT 220 FEET NORTHERLY FROM SAID SOUTHEAST CORNER OF SAID LOT 8; RUN THENCE NORTHERLY ALONG THE SAID EAST LINE OF SAID LOT 8 AND LOT 7, 138 FEET MORE OR LESS TO A STAKE WHICH IS THE SOUTHEAST CORNER OF THE LANDS OF T.H. EVANS AND DISTANT 358 FEET NORTHERLY FROM THE SAID SOUTHEAST CORNER OF SAID LOT 8; RUN THENCE SOUTHWESTERLY 350 FEET MORE OR LESS TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SAID SPRING PARK ROAD, WHICH SAID STAKE IS DISTANCE 202 FEET FROM THE

INTERSECTION OF SAID SPRING PARK ROAD AND THE SOUTH LINE OF THE SAID LOT 8; THENCE SOUTHEASTERLY ALONG SAID FENCE LINE, 77 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ANY PART WHICH MAY BE WITHIN THE RIGHT OF WAY OF SPRING PARK ROAD.

PARCEL D:

BEING PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEGINNING AT A CORNER OF LAND OWNED BY AUGUSTA ISABELLE HUDNALL ON THE NORTH LINE OF THE COUNTY ROAD, RUNNING SOUTHEASTERLY ALONG COUNTY ROAD 80 FEET; THENCE NORTHEASTERLY, 253 FEET TO EVANS LINE; THENCE ALONG EVANS LINE, 82 FEET; THENCE 191 FEET, ALONG HUDNALL LINE TO PLACE OF BEGINNING, SAME BEING PART OF LAND CONVEYED BY MARY E. RODREOUIEZ TO EMMA L. PORTER, AS RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PAGE 98, BOOK 198, EXCEPT PORTION DESCRIBED IN OR BOOK 113, PAGE 262, DUVAL COUNTY, FLORIDA.

PARCEL E:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, HOLGERSON ESTATE; RUN THENCE WEST 130 FEET TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SPRING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID FENCE LINE ON SAID SPRING PARK ROAD, 202 FEET TO THE POINT OF BEGINNING. RUN THENCE NORTHEASTERLY 350 FEET, MORE OR LESS TO A STAKE IN THE EASTERN BOUNDARY LINE OF SAID LOTS 7 & 8 OF SAID HOLGERSON ESTATE, WHICH SAID STAKE IS DISTANT 358 FEET NORTHERLY FROM THE SAID SOUTHEAST CORNER OF SAID LOT 8; RUN THENCE WEST ALONG THE FENCE IN THE SOUTH LINE OF THE LANDS OF T. H. EVANS, 117 FEET; THENCE SOUTHWESTERLY, 250 FEET, MORE OR LESS TO A STAKE IN THE FENCE LINE ALONG THE EAST SIDE OF SAID SPRING PARK ROAD, WHICH SAID STAKE IS DISTANT 254 FEET FROM THE INTERSECTION OF SAID SPRING PARK ROAD WITH THE SOUTH LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ALONG THE SAID FENCE LINE 52 FEET TO THE PLACE OF BEGINNING, BEIGN PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 23, OF THE CURRENT PUBLIC RECORDS. EXCEPT PORTION DESCRIBED IN O.R. BOOK 113, PAGE 262, DUVAL COUNTY, FLORIDA.

PARCEL F:

PARTS OF LOTS 7 & 8, HOLGERSON ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 23, DUVAL COUNTY, FLORIDA, PUBLIC RECORDS, BEING A PART OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DESCRIBED AS: BEGINNING AT AN IRON SET AT THE SOUTHWEST CORNER OF LOT 27 HOME PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 60, DUVAL COUNTY, FLORIDA, PUBLIC RECORDS, IN THE EASTERLY LINE OF SPRING PARK ROAD AS NOW ESTABLISHED; THENCE SOUTH 38 DEGREES 2' EAST ALONG SAID EASTERLY LINE OF SPRING PARK ROAD, 112 FEET TO AN OLD FENCE; THENCE EASTERLY ALONG SAID OLD FENCE, 182.8 FEET TO A POINT IN THE SOUTHERLY LINE OF HOME PARK SUBDIVISION AFORESAID; THENCE NORTH 89 DEGREES 24' WEST, 232 FEET ALONG SAID SOUTHERLY LINE OF SAID HOME PARK SUBDIVISION AFORESAID TO THE POINT OF BEGINNING. EXCEPT THAT CERTAIN PART CONVEYED TO THE CITY OF JACKSONVILLE ON OCTOBER 9, 1956, BY THAT CERTAIN INSTRUMENT, AS RECORDED





## Availability Letter

Charles Kennedy

5/5/2022

Kennedy Civil Services, Inc.  
12375 Shore Acres Drive  
Jacksonville, Florida 32225

Project Name: Spring Park Rd Multifamily

Availability #: 2022-1704

Attn: Charles Kennedy

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.

### **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,

san West

westsr@jea.com

(904) 665-7980

Availability Number: 2022-1704

Request Received On: 4/27/2022

Availability Response: 5/5/2022

Prepared by: Susan West

Expiration Date: 05/04/2024

### **Project Information**

Name: Spring Park Rd Multifamily

Address: 2341 SPRING PARK RD, JACKSONVILLE, FL 32207

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 6000

Parcel Number: 125061 0000

Location:

Description: Construction of two (2) three (3)-story buildings containing 24 units and associated infrastructure

### **Potable Water Connection**

Water Treatment Grid: South Grid

Connection Point #1: Existing 6 inch water main along Spring Park Rd

Connection Point #2: Existing 14 inch water main at the Spring Park Rd and San Diego Rd intersection

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: Existing 8 inch gravity sewer main along Spring Park Rd

Connection Point #2:

Sewer Special 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.

**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 Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: 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.**