

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0640 **Staff Sign-Off/Date** SCK / 02/02/2017
Filing Date N/A **Number of Signs to Post** N/A
Hearing Dates:
1st City Council N/A **Planning Commission** N/A
Land Use & Zoning N/A **2nd City Council** N/A
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1354 **Application Status** FILED COMPLETE
Date Started 01/31/2017 **Date Submitted** 02/02/2017

General Information On Applicant

Last Name WILCOX **First Name** ROSA **Middle Name**
Company Name FOR YOUR CHILD ONLY VICTORY LAND
Mailing Address 6101 AVENUE B
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone 9047657504 **Fax** 904 **Email** FYCO1105@AOL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name WILCOX **First Name** ROSA **Middle Name**
Company/Trust Name FOR YOUR CHILD ONLY VICTORY LAND
Mailing Address 6101 AVENUE B
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone 9047657504 **Fax** 904 **Email** FYCO1105@AOL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) T-1220

Map RE#	Council District	Planning District	From Zoning District	To Zoning District
Map 025606 0000	8	5	CN	PUD

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 #

Total Land Area (Nearest 1/100th of an Acre) Development Number Proposed PUD Name **Justification For Rezoning Application**

APPLICANT SEEKS TO REZONE APPROXIMATELY 1.00 ACRE OF LAND FROM CN TO PUD TO ORDER TO EXPAND THE EXISTING CHILD DAYCARE CENTER, WHILE MAINTAINING CONSISTENCY WITH USES PERMITTED IN THE CN ZONING DISTRICT.

Location Of Property**General Location**

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="6101"/>	<input type="text" value="AVENUE B"/>	<input type="text" value="32218"/>

Between Streets and **Required Attachments For Formal, Complete application**

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

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

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

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

NOTE: Advertising Costs To Be Billed to Owner/Agent

LN Legal Description

1 8-44 39-1S-26E .997

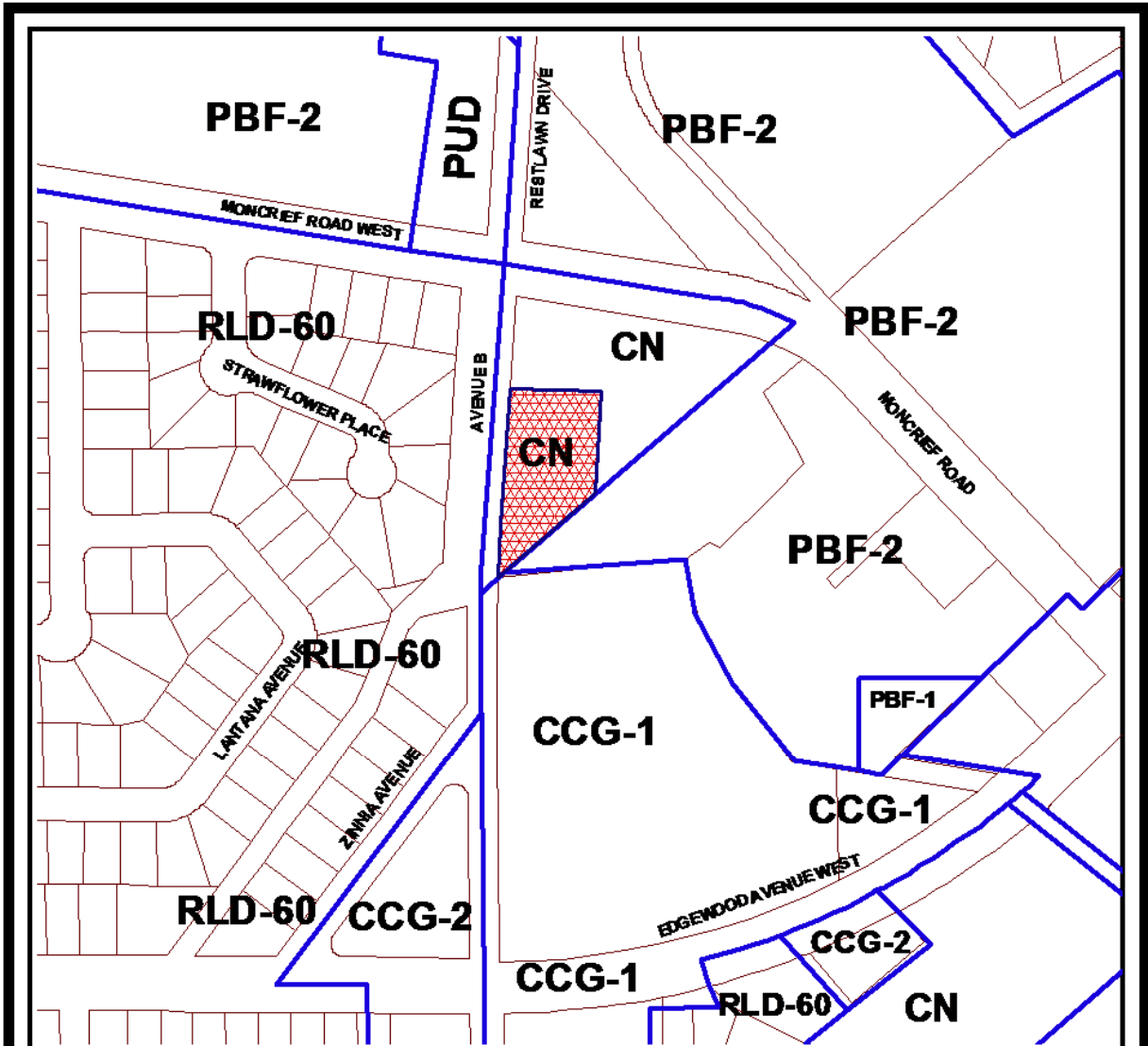
2 PICKETTS S/D

3 PT LOT 17 RECD O/R 11138-1742

August 17, 2016

EXHIBIT 1

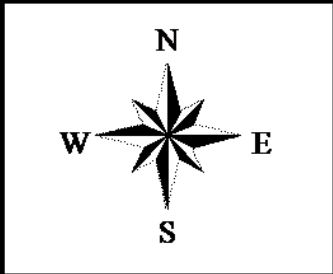
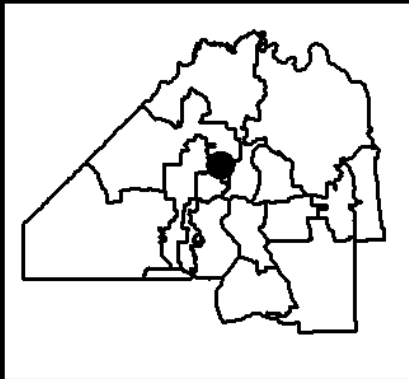
Page 1 of 1



REQUEST:

FROM: CN

TO: PUD



COUNCIL DISTRICT:

08

ORDINANCE NUMBER:

ORD-2016-0640

TRACKING NUMBER:

T-2016- 1354

Page 1 of 1

EXHIBIT A - Property Ownership Affidavit

Date: AUG 17, 2016

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
FOR YOUR CHILD ONLY VICTORY LAND

To Whom it May Concern:

I ROSA WILCOX hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for FOR YOUR CHILD ONLY submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

By Rosa Wilcox
Print Name: ROSA WILCOX

Print Corporate Name: _____
By WFETP
Print Name: _____
Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 17TH day of AUGUST 2014, by ROSA WILCOX, who is personally known to me or who has produced ID CARD as identification and who took an oath.

Leon Watson Sr

(Signature of NOTARY PUBLIC)

Leon Watson Sr

(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: Jan 21, 2017

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 

Its: 

Exhibit D

FOR YOUR CHILD ONLY PUD

January 24, 2017

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 025606-0000
- B. Current Land Use Designation: Community General Commercial (CGC)
- C. Current Zoning District: Commercial Neighborhood (CN)
- D. Proposed Zoning District: Planned Unit Development (PUD)
- E. Proposed Land Use Designation: CGC (no change proposed)
- F. Project Architect/Planner: Bruce D. Amaflitano, A.I.A.
- G. Project Owner/Developer: Rosa Wilcox, For Your Child Only Victory Land, Inc.

II. QUANTITATIVE DATA

- A. Total Acreage: 1.00
- B. Total number of dwelling units: N/A
- C. Total amount of non-residential floor area: 5,532 s.f.
- D. Total amount of recreation area: N/A
- E. Total amount of open space: N/A
- F. Total amount of public/private rights of way: N/A
- G. Total amount of land coverage of all buildings and structures: 5,532 s.f.
- H. Phase schedule of construction (include initiation dates and completion dates):
Initiation within 1 year; Completion within 3 years

III. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Applicant seeks to rezone approximately 1.00 acre of land from CN to PUD to order to expand the existing child daycare center, while maintaining consistency with uses permitted in the CN zoning district. The parcel is located on the east side of Avenue B, bounded by a small shopping center to the north and a larger commercial development (anchored by a grocery store) to the south. Cemeteries are located to the east and northeast of the subject site, and single-family residential uses are located to the west of the parcel, across Avenue B which is classified as a local roadway. This portion of Avenue B is between Moncrief Road, a four-lane collector roadway, and Edgewood Avenue, a four-lane minor arterial roadway.

The subject property is currently owned by For Your Child Only Victory Land, Inc. and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of Community General Commercial (CGC) and CN, respectively. The property is currently developed as a daycare center. Section 656.401.e.3 currently limits the maximum number of children served in the CN district to 150. The applicant seeks to expand the existing day care center use, not to exceed 300 children, while ensuring that the uses permitted are consistent with the CN zoning district instead of seeking a more intense commercial district, such as Commercial Community General-1 (CCG-1). Surrounding uses include: Public Buildings and Facilities (PBF)/PBF-2 to the south (undeveloped land and cemetery); Low Density Residential (LDR)/ Residential Low Density-60 (RLD-60) across Avenue B to the west (residential); CGC/CN to the east (commercial) and CGC/CN to the north (commercial).

The proposed amendment is consistent with the following goals, objectives, and policies of the 2030 Comprehensive Plan:

Future Land Use Element (FLUE) Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE 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.

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE 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.

FLUE Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Policy 3.2.7

The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

FLUE 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.

The parcel currently consists of an existing day care center and seeks a rezoning in order to increase the number of children served by the facility; this would allow for an increase in service to the nearby residences. Additionally, the continued commercial use of this property promotes the use of existing commercial areas in lieu of permitting new areas to commercialize. For these reasons and because of the compatible relationship between the residential and commercial uses in the area, the proposed rezoning is consistent with FLUE Goals 1 and 3; Objectives 1.1, 3.2, and 6.3; and Policies 1.1.22, 3.2.2, and 3.2.7. Additionally in the JEA service availability letter (dated August 19, 2016) provided by the applicant, the property is serviced by public water and sewer. Both sanitary sewer and potable water lines are available to the site thereby meeting the need of FLUE Policy 1.2.9.

IV. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use Category	Zoning District	Use
South	PBF	PBF-2	Undeveloped/ Cemetery
East	CGC	CN	Commercial/Retail
North	CGC	CN	Commercial/ Retail
West	LDR	RLD-60	Single-family

V. USES AND RESTRICTIONS

A. Permitted Uses and Structures:

- (1) Day care centers meeting the performance standards and development criteria set forth in Part 4. Child or adult care centers/day care centers within this PUD shall be limited to a maximum of 300 children or adults.
- (2) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (3) Professional and business offices.
- (4) Multi-family residential vertically integrated with a permitted use on the ground floor.
- (5) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
- (6) Service establishments such as barber or beauty shops, shoe repair shops.
- (7) Restaurants without drive-in or drive-through facilities.
- (8) Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
- (9) Libraries, museums and community centers.
- (10) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- (11) Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- (12) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (13) Employment office (but not a day labor pool).
- (14) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

- (15) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).

B. Permissible Uses by Exception:

- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (2) Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- (3) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- (4) An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
- (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (6) Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
- (7) Drive-thru facilities in conjunction with a permitted or permissible use or structure.
- (8) Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
- (9) Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

All of the permitted or permissible uses by exception are subject to the following provisions unless otherwise provided for:

- (1) Sale, display, preparation and storage shall be conducted within a completely enclosed building.
- (2) Products shall be sold only at retail.

D. Permitted Accessory Uses and Structures:

Per Section 656.403 of the Zoning Code.

VI. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot width – 75 feet, except as otherwise required for certain uses.
- (2) Minimum lot area – 7,500 square feet, except as otherwise required for certain uses.
- (3) Maximum Lot Coverage by all buildings and structures: 50 percent
- (4) Minimum Yard Requirements:
 - (i) Front—10 feet or, where the lot is adjacent to a residential district the required front yard setback of the residential district, whichever is greater.
 - (ii) Side—None.
 - (iii) Rear—Ten feet.
- (5) Maximum Height of Structures:
60 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district

B. Ingress, Egress, and Circulation:

- (1) Parking
The site shall contain 18 parking spaces. This shall be deemed sufficient for the number of children served by the daycare center use.
- (2) Vehicular Access
Vehicular access to the property shall be by way of Avenue B. A circular drive shall be provided to accommodate the stacking of vehicles and for the safe passage of children.
- (3) Pedestrian Access
Pedestrian access shall be provided in accordance with the 2030 Comprehensive Plan.

C. Signs:

Signage shall be consistent with the CN zoning district and all other regulations per Section 656, Part 13 of the Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Section 656, Part 12 of the Zoning Code.

E. Recreation/Open Space:

This is a non-residential development; no recreation and open space is provided.

F. Utilities:

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

VII. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD is consistent with uses allowed for in the CN district but allows for an increase in the maximum number of children and adults served by care centers as a permitted use. In doing so, the PUD intensifies one use under the CN zoning district without adding all of the commercial uses that would be permitted within a more intense commercial district.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

VIII. LAND USE TABLE

A Land Use Table is attached hereto as Exhibit F.

IX. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC land use category and the Urban Development Area.

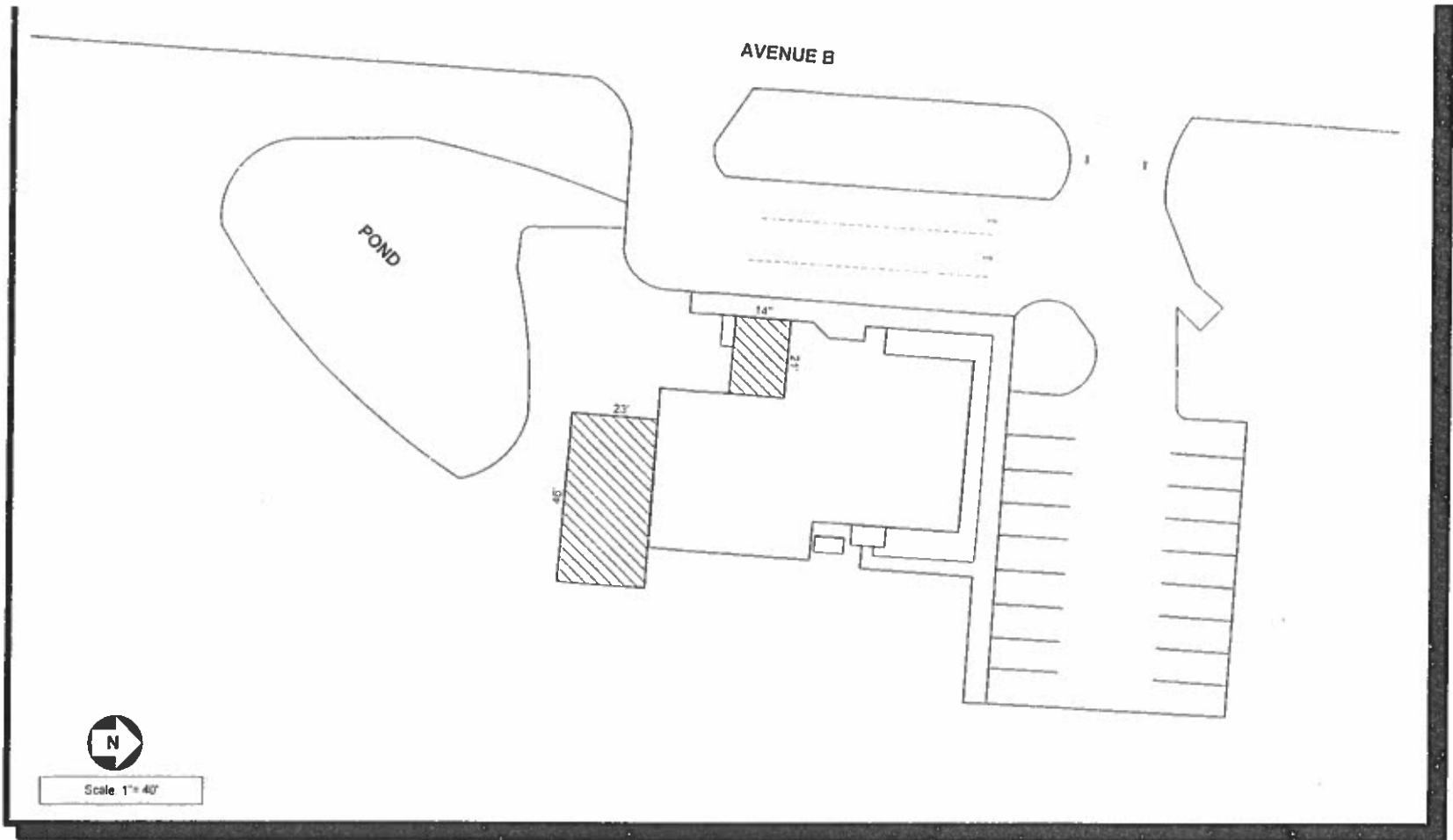
B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System.

C. Allocation of Residential Land Use: There is no proposed residential development for the Parcel.

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 which are compatible with surrounding uses.
- F. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner.
- G. Usable Open spaces, Plazas, Recreation Areas:** There are no required open spaces, plazas, or recreation areas required as the proposed uses are of a commercial nature.
- H. Impact on Wetlands:** There are no wetlands on the Parcel.
- I. Listed Species Regulations:** There are no endangered species or species of concern located on this Parcel.
- J. Off-Street Parking Including Loading and Unloading Areas:** The PUD provides ample off-street parking.
- K. Sidewalks, Trails, and Bikeways:** There are no sidewalks or bicycle facilities on the east side of Avenue B. A sidewalk is provided along the west side of Avenue B, across from the property.

EXHIBIT E



Bruce D. Amalfitano
Architect, A.I.A.
Jacksonville, Florida
AR. 0009774

Corporate Warranty Deed

This Indenture, made this 30th day of May
A.D. 2003 Between
VICTORY LAND DAY CARE CENTER, INC.

Book 11138 Page 1742

whose post office address is: 5663 INTERNATIONAL DRIVE
JACKSONVILLE, FLORIDA 32219-3671

Doc# 2003182670
Book: 11138
Pages: 1742 - 1743
Filed & Recorded
06/09/2003 12:25:32 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 2,100.00

a corporation existing under the laws of the
State of Florida, Grantor and
JESSIE L. WILCOX AND ROSA L. WILCOX,
HUSBAND WIFE

whose post office address is: 11405 MANATEE DRIVE
JACKSONVILLE, FLORIDA 32218-2115

Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (Ten & NO/100) Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of DUVAL, State of Florida, to wit:
See Schedule A attached hereto and by this reference made a part hereof.

Subject to covenants, restrictions and easements of record. Subject also to taxes for 2003 and subsequent years.

Parcel Identification Number: 25606-0000

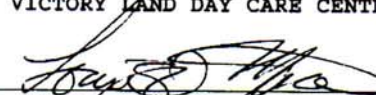
And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

VICTORY LAND DAY CARE CENTER, INC.

Signed and Sealed in Our Presence:

By:


LORENZO MOORE
Its PRESIDENT

Witness Print Name: J. WHITAKER

Witness Print Name: EDWARD A. HOUSTOUN

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 30th day of May, 2003, by

of LORENZO MOORE, PRESIDENT
VICTORY LAND DAY CARE CENTER, INC.

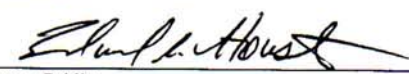
a corporation existing under the laws of the State of FLORIDA, on behalf of the corporation.
He/She is personally known to me or has produced A FLORIDA DRIVERS LIC. as identification.

Prepared incident to the issuance of title insurance by
L.T. Houstoun, Sun State Title & Abstract, Inc.
3527 Hendricks Avenue, Jacksonville, FL 32207
File No. 12507

Notary Public

Print Name:

My Commission Expires:


EDWARD A. HOUSTOUN
Notary Public, State of Florida
My comm. exp. May 5, 2007
Comm. No. DD 206542

RECORD AND RETURN TO GRANTEE

EXHIBIT H
Aerial Photograph



October 4, 2016

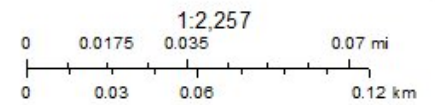
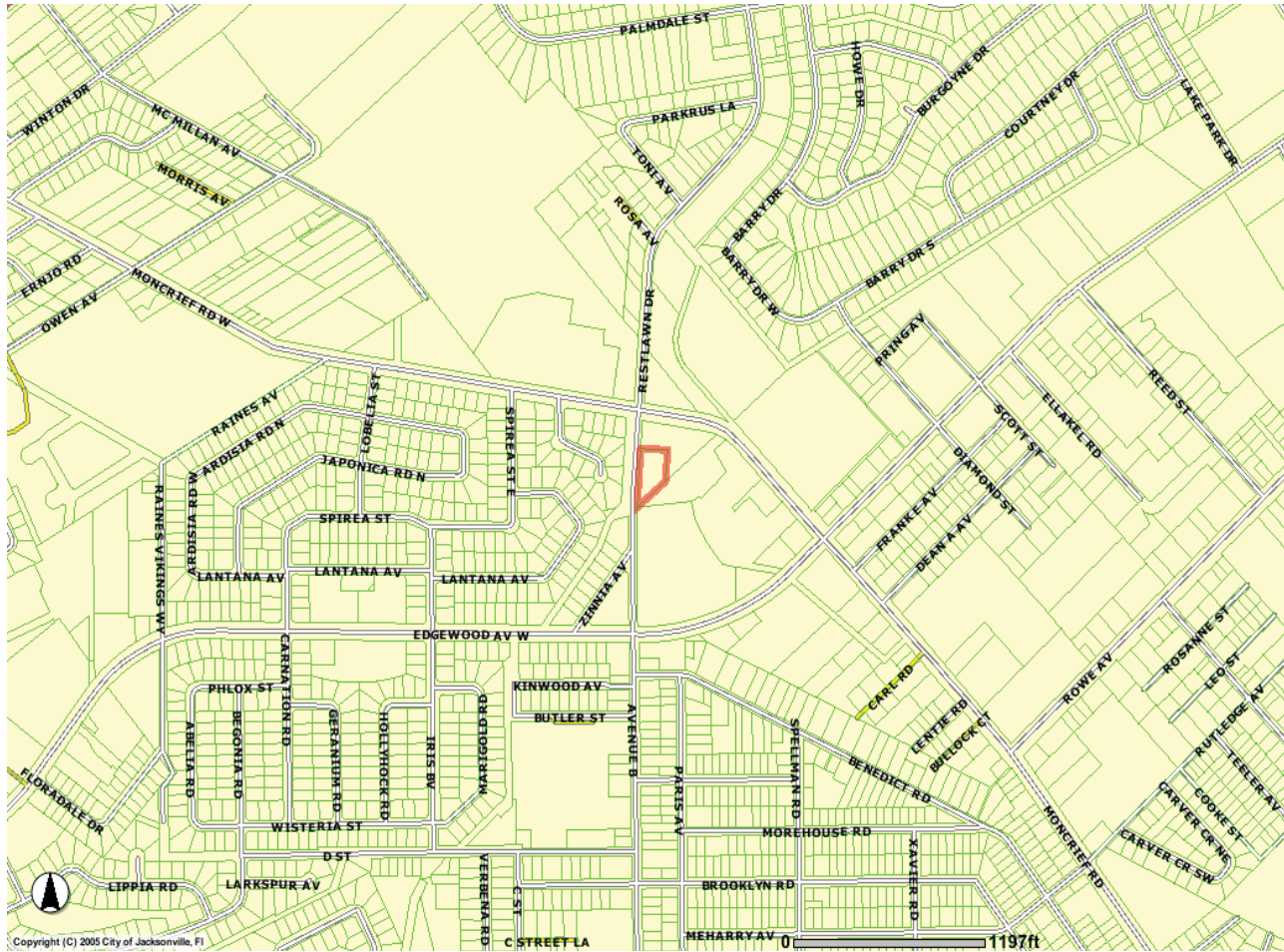


EXHIBIT K



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	Civ HH Zone	MI HH Zone	Civ School Reg	MI School Reg	Lighting Reg	Civ Notice Zone	MI Notice Zone	
025606 0000	WILCOX JESSIE L	6101 AVENUE B JACKSONVILLE 32209	300000	1	1113801742	6328	8-44 39-1S-26E .997 PICKETTS S/D PT LOT 17 RECD O/R 11138-1742	NOT IN FLOOD ZONE	Not in AshSite Zone	Not in Enterprise Zone	ZONE E	N/A / Planning Dist: 5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Rosa Wilcox
For Your Child Only Victory Land
6101 Avenue B
Jacksonville, Florida, 32208

August 19, 2016

Project Name: Victory Land Addition
Availability#: 2016-1295

Dear Mr/Mrs Rosa Wilcox,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 one year from the date above.

Point of Connection:

A summary of connection points for WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

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 on jea.com.

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 the subsequent link, [JEA Stages of a Project](#) or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2016-1295
Request Received On: 8/17/2016
Availability Response: 8/19/2016
Prepared by: Mollie Price

Project Information

Name: Victory Land Addition
Type: OTHER
Requested Flow: 2,255 gpd
Location: For Your Child Only Victory Land Daycare Center 6101 Avenue B Jacksonville, FL 32218-3611
Parcel ID No.: 025606-0000
Description: Building addition to supplement for more children.

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing water connection can be used
Connection Point #2: Existing 8-in water line on the west side of Avenue B
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
Connection Point #1: Existing sewer connection can be used
Connection Point #2: Existing 16-in forcemain on the east side of Avenue B
Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: North Grid
Connection Point #1: No reclaim in the foreseeable future
Connection Point #2: NA
Special Conditions: No reclaim in the foreseeable future.

General Comments:

Electric Availability: 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.