

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2018-0613****OCTOBER 4, 2018**

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 **2018-0613**.

Location: 7268 Exline Road; on the western side of the Taylor Field Road and Exline Road intersection

Real Estate Numbers: 016259 2000

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: Southwest, District 4

Applicant/Agent: Stephen Starke
6685 Bowtie Road
Jacksonville, Florida 32219

Owner: Kevin Carpenter
Exline Road, LLC
12276 San Jose Boulevard, Suite 618
Jacksonville, Florida 32223

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0613** seeks to rezone approximately 34 acres of property on the west side of the Exline Road and Taylor Field Roads intersection from RR-Acre to RLD-60 in order to permit the creation of a subdivision. The adjacent parcels to the north and south are zoned RLD-70, and a number of nearby parcels have a zoning designation of RLD-60 and PUD permitting 60 foot wide lots. There are also PUD subdivisions to the south and west of the subject parcel containing a mixture of 60 and 70 foot wide lots. The 20 acre property to the east, across Exline Road, is also the subject of a rezoning request from RR-Acre to RLD-60 (Ord. 2018-0614) as well.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The LDR category, in the Suburban Development Area, permits low density residential development up to 7 dwelling units per acre. The proposed use is permitted in the LDR land use category of which single-family development is the predominant use. The rezoning request is compatible with the existing Land Use category of LDR.

The proposed Rezoning request is consistent with the following Goals, Policies and Objectives of the Future Land Use Element (FLUE) as set forth in the 2030 Comprehensive Plan:

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 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 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.

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

The property is completely surrounded by LDR land use. The proposed rezoning to RLD-60 promotes a pattern of compatible uses consistent with FLUE Policy 1.1.22 and facilitates the stability and viability of existing residential development. The rezoning provides additional housing opportunities for the area consistent with Objective 3.1 and Policies 3.1.6 of the FLUE. The proposed amendment protects the character of the nearby residential area and optimizes the combined potentials for economic benefit as required by FLUE Goal 1. The rezoning is consistent with the LDR Land Use Category description. The rezoning should demonstrate full consistency with the other identified Policies as described above in order to be deemed consistent with the general intent of the Comprehensive Plan.

The applicant has provided a JEA availability letter with their application, which states that the site has access to centralized water and is within 2,200 ft. of a sewer connection point. Therefore, the maximum allowable density for the subject site is 7 units/acre. If only one of the two centralized services is provided (water or sewer), then the maximum density is 4 units per acre. If neither is provided, then the maximum density is 2 units per acre.

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

Yes. The proposed amendment is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan: The resulting development will be below the maximum density of 7 units per acre, and will result in the development of the property of roughly thirty-three lots for single family homes. The proposed rezoning will allow the property to be developed in a lot pattern that is similar to the surrounding area, and increase the available housing stock in the area. New residential homes built on the subject site would be considered infill residential development, located in a pocket of Rural Residential-Acre, surrounded by more compact and denser residential lots.

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. The subject property will be rezoned from RR-Acre to RLD-60 Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the west side of Exline Road, between Hipps Road and Taylor Field Road.

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	LDR	RLD-70	Single-family homes
East	LDR	RR-Acre	One single-family home
South	LDR	RLD-70/RR-Acre	Vacant/small subdivision
West	LDR	RR-Acre	Vacant and single-family home

The area surrounding the properties for which rezoning is proposed is characterized by low intensity residential development on a variety of lot sizes. The proposed zoning change is in-character with the predominate uses in the surrounding area.

It should be noted that the site is located southwest of the Hipps Road Landfill superfund site located on Hipps Road. The Environmental Protection Agency (EPA) identifies sites such as Hipps Road Landfill because they pose or had once posed a potential risk to human health and/or the environment due to contamination by one or more hazardous wastes. Hipps Road Landfill has been deleted from the NPL (National Priorities List) by the EPA and does not require any clean up action or further investigation at this time.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 19, 2018, 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 2018-0613 be **APPROVED**.



Aerial



The subject site facing northwest from the Exline/Taylor Field Rd intersection



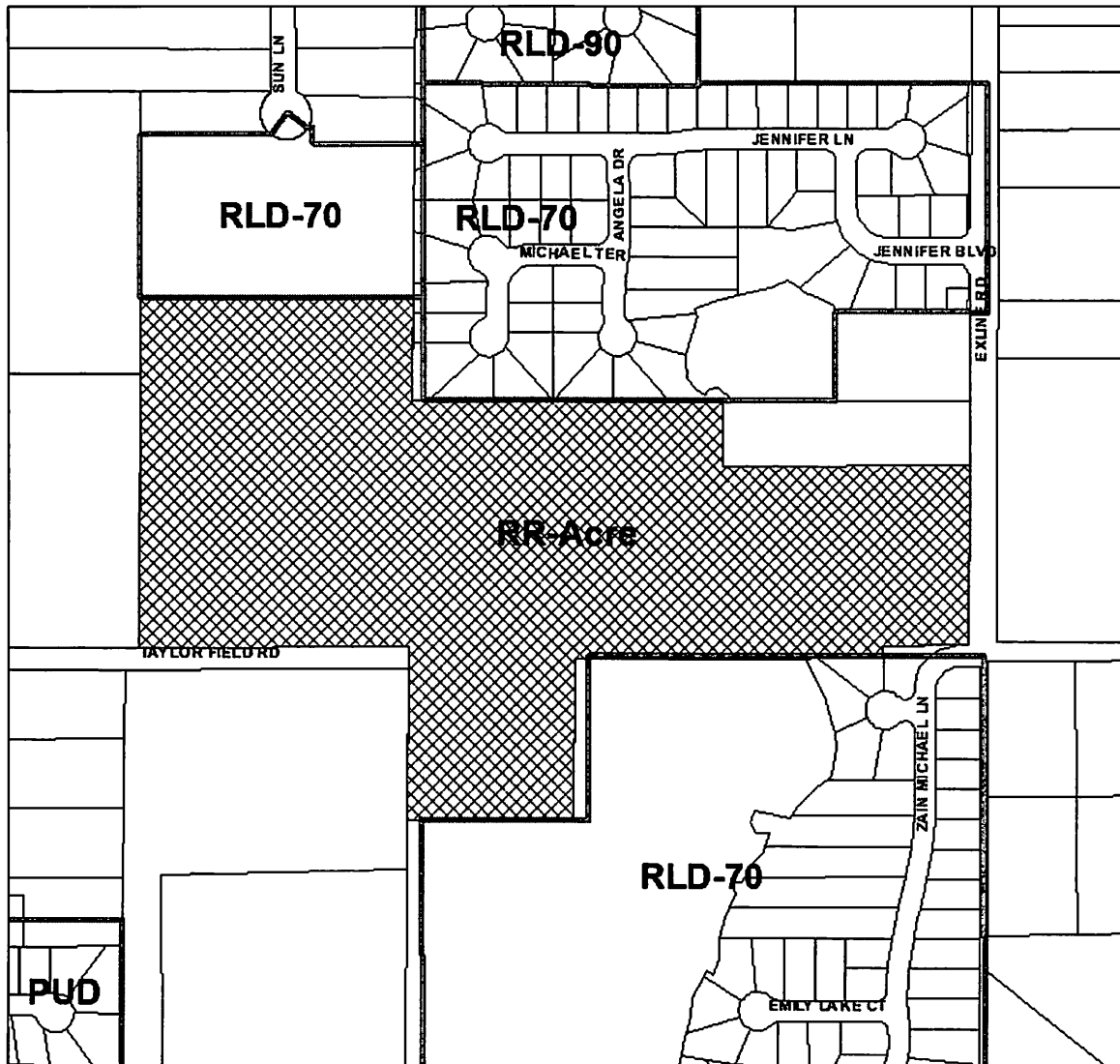
View of the subject property facing west



Looking north along Exline Road with the subject parcel on the left



View of the subject site facing southwest from Exline Rd.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE TO: RLD-60</p> <p>ORDINANCE 2018-0613</p>	<p>LOCATION MAP:</p> <p>TRACKING NUMBER T-2018-1898</p>	<p>COUNCIL DISTRICT: 12</p> <p>PAGE 1 OF 1</p>
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Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2018-0613 Staff Sign-Off/Date AH / 08/10/2018

Filing Date 09/11/2018 Number of Signs to Post 2

Hearing Dates:

1st City Council 10/09/2018 Planning Commission 10/04/2018

Land Use & Zoning 10/16/2018 2nd City Council N/A

Neighborhood Association ARGYLE AREA CIVIC COUNCIL

Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1898

Application Status PENDING

Date Started 07/09/2018

Date Submitted 07/09/2018

General Information On Applicant

Last Name	First Name	Middle Name
STARKE	STEPHEN	MICHAEL

Company Name
HOLSTAR, LLC

Mailing Address
6685 BOWIE RD

City	State	Zip Code
JACKSONVILLE	FL	32219

Phone	Fax	Email
9048916080	904	

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
CARPENTER	KEVIN	

Company/Trust Name
EXLINE ROAD, LLC

Mailing Address
12276 SAN JOSE BLVD SUITE 618

City	State	Zip Code
JACKSONVILLE	FL	32223

Phone	Fax	Email
9049936452		

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	016259 2000	12	4	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) 34.00

Justification For Rezoning Application

REZONING TO ALLOW FOR THE CREATION OF A SINGLE FAMILY HOME SUB DIVISION.

Location Of Property**General Location**

House #	Street Name, Type and Direction	Zip Code
7268	EXLINE RD	32222

Between Streets

TAYLOR FIELD and EXLINE

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

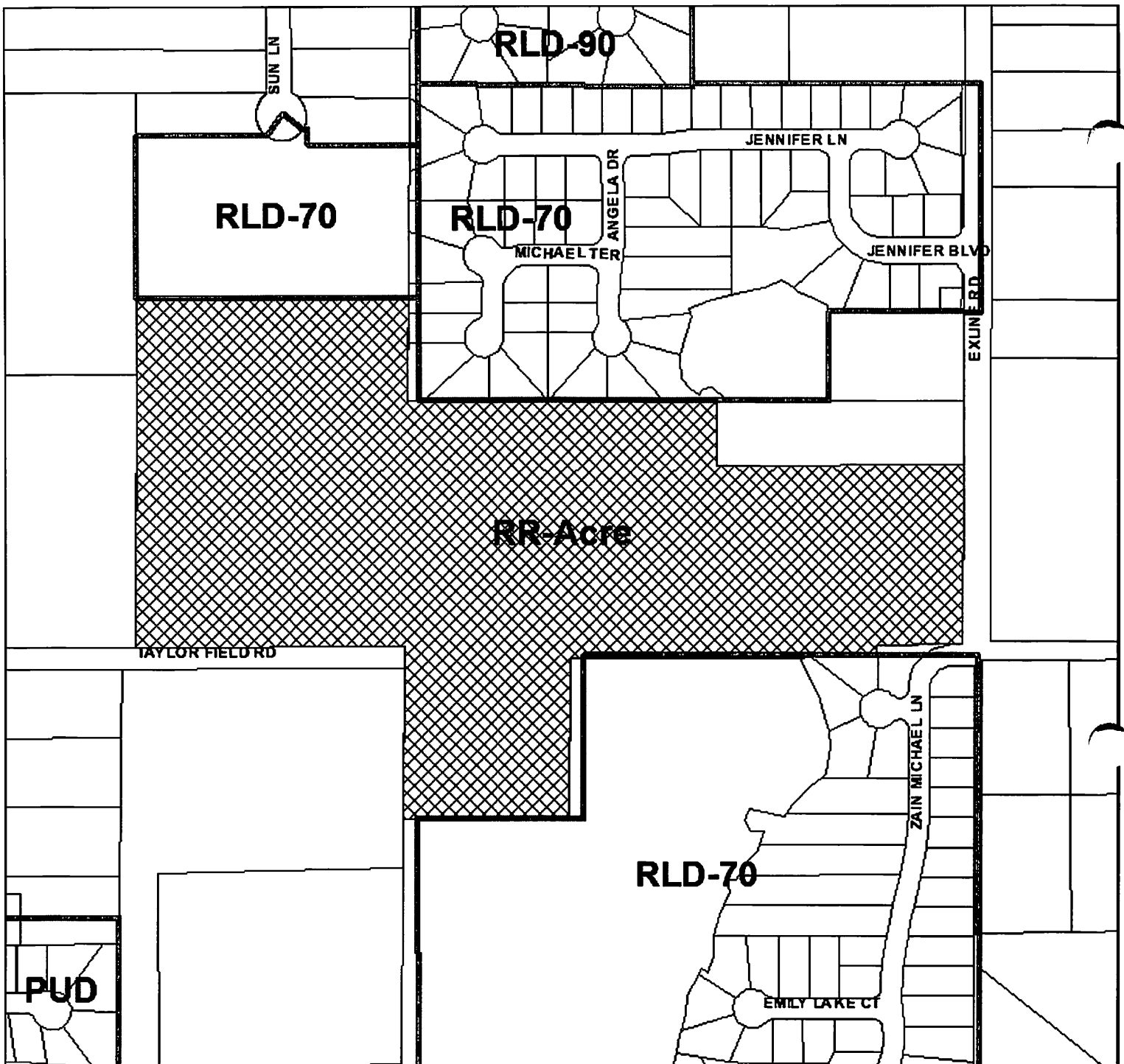
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
34.00 Acres @ \$10.00 /acre: \$340.00
- 3) Plus Notification Costs Per Addressee
47 Notifications @ \$7.00 /each: \$329.00
- 4) Total Rezoning Application Cost: \$2,669.00

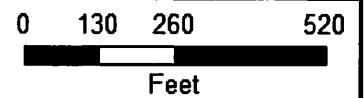
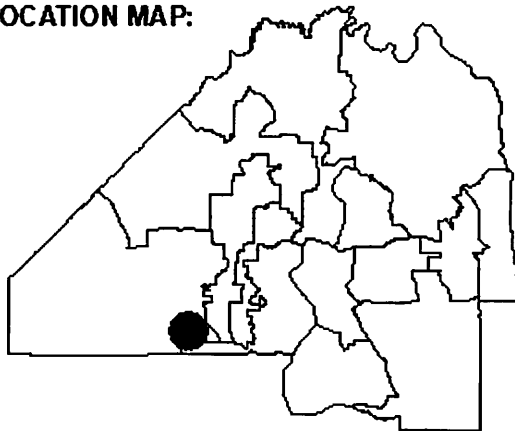
NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:

FROM: RR-ACRE
TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:
12

TRACKING NUMBER

T-2018-1898

OFFICIAL RECORDS

Part of Tracts 13, 14 and 16, Block 2, Section 28, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof recorded in Plat Book 5, Page 92 of the Current Public Records of Duval County, Florida, part of Lot 29, MICHAEL PARK, according to the plat thereof recorded in Plat Book 28, Page 39 of the Current Public Records of Duval County, Florida and a part of the Northeast 1/4 of the Southwest 1/4 of said Section 28, all being more particularly described as follows:

Commence at the intersection of the West line of Exline Road (a 60.0 foot right-of-way) with the South line of Hippo Road (a 66.0 foot right-of-way); thence South 00°-15'-30" West, 2200.80 feet, along the West line of said Exline Road, to the Point of Beginning; thence continue South 00°-15'-30" West, 420.82 feet, along the West line of said Exline Road; thence South 99°-38'-15" West, 200.00 feet; thence South 00°-21'-45" East, 30.0 feet; thence South 89°-38'-15" West, 718.25 feet; thence South 00°-30'-55" West, 373.98 feet; thence South 89°-38'-15" West, 368.98 feet; thence North 00°-30'-55" East, 388.98 feet, to the South line of said Lot 29, Michael Park; thence South 89°-38'-15" West, 648.36 feet, along the South line of said Lot 29; thence North 00°-17'-59" East, 843.89 feet, along the West line of said Lot 29; thence South 89°-28'-55" East, 679.42 feet, to the East line of said Lot 29; thence South 00°-17'-30" East, 240.90 feet, along the East line of said Lot 29; thence North 89°-56'-20" East 692.52 feet; thence South 00°-15'-30" East, 150.0 feet; thence North 89°-56'-20" East, 581.01 feet, to the Point of Beginning.

Containing 32.0 acres.

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY, FLA
91-0106007

91 OCT 10 AM 8:31
RECORD VERIFIED
[Signature]
CLERK OF CIRCUIT COURT

EXHIBIT A - Property Ownership Affidavit

Date: July 3, 2018

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:
7268 EXLINE ROAD, JACKSONVILLE, FL 32222

To Whom it May Concern:

I KEVIN CARPENTER hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for REZONING - RLD 60 submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

EXLINE ROAD, LLC

By _____

By [Signature]

Print Name: _____

Print Name: KEVIN CARPENTER

Its: MANAGER

*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 3rd day of July 2018 by Kevin Carpenter, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
Jessica Cochran
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/12/2022



EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: July 3, 2018

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

Re: Agent Authorization for the following site location: 7268 Exline Rd Jacksonville, FL 32222

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Stephen Strake and/or JOE HOLTON to act as agent to file application(s) for REZONING for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____

Print Corporate Name:

EXLINE ROAD LLC

Print Name: _____

By _____

Print Name: KEVIN CARPENTER

Its: MANAGER

*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.

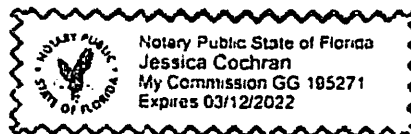
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 3rd day of July 2018, by Kevin Carpenter, who is personally known to me or who has produced _____ as identification and who took an oath.

Jessica Cochran
(Signature of NOTARY PUBLIC)

Jessica Cochran
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/12/2022





Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
EXLINE ROAD LLC

Filing Information

Document Number L18000140291
FEI/EIN Number NONE
Date Filed 06/06/2018
Effective Date 06/07/2018
State FL
Status ACTIVE

Principal Address

12276 SAN JOSE BLVD
SUITE 618
JACKSONVILLE, FL 32223

Mailing Address

12276 SAN JOSE BLVD
SUITE 618
JACKSONVILLE, FL 32223

Registered Agent Name & Address

CARPENTER, KEVIN
12276 SAN JOSE BLVD
SUITE 618
JACKSONVILLE, FL 32223

Authorized Person(s) Detail

Name & Address

Title MGR

CARPENTER, KEVIN
12276 SAN JOSE BLVD
JACKSONVILLE, FL 32223

Title MGR

MILLER, SCOTT
3333 ATLANTIC BLVD
JACKSONVILLE, FL 32207

Annual Reports

No Annual Reports Filed

Document Images

[06/06/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)

Book / Page: 18453 / 1750
Instrument Number: 2018163448

Search Results

Record Date: 7/12/2018
Book Type: OR - Official Records
Book / Page: 18453/1750
Instrument Number: 2018163448

Number Of Pages: 3
Doc Type: DEED - DEED
Grantor: IMMANUEL BAPTIST CHURCH INC
Grantee: EXLINE ROAD LLC
Consideration: \$650,000.00
Case Number:
Legal Description: B 2 JACKSONVILLE HEIGHTS SEC 28 TWN 3S RANGE 25E &C
of AUX Pages: 0
Foreign Case Number:
DocLegals / Parcel#: B 2 JACKSONVILLE HEIGHTS SEC 28 TWN 3S RANGI

Corporate Warranty Deed

This Indenture, made June 28, 2018 AD

Between

Immanuel Baptist Church, Inc. a Florida non-profit corporation, whose post office address is 7254 Taline Road, Jacksonville, Florida 32222 a corporation existing under the laws of the State of Florida, Grantor and Exline Road, LLC, a Florida Limited Liability company whose post office address is 12279 San Jose Blvd., Suite 618, Jacksonville, Florida 32223 Grantee.

This space reserved for recording purposes

Witnesseth, that the said Grantee, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), 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, whole, being and being in the County of Duval, State of Florida, to wit:

Parcel(s) to Exhibit "A" attached hereto and by this reference made a part hereof

Subject to taxes for the current year, all other restrictions and easements of record, if any

Parcel Identification Number 016259-1000

And the said Grantee 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 Grantee 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

Immanuel Baptist Church, Inc. a Florida non-profit corporation

Signed and Sealed in Our Presence:

Gregory Neal
Barry J. Fellers

By: *Gregory Neal*
Do: Gregory Neal
President

(Corporate Seal)

State of Florida
County of Clay

The foregoing instrument was acknowledged before me on the 28th day of June, 2018, by Gregory Neal, the President of Immanuel Baptist Church, Inc. a Florida non-profit corporation existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me or has produced Direct Evidence as identified in:

Notary Public
Notary Public Name
My Commission Expires

(Seal)

BARRY J. FELLERS
Notary Public, State of Florida
My Comm. Expires 08/31/2021
Commission No. 0689627

PREPARED BY & RETURN TO:
GARY J. FELLERS, ESQ.
FELLERS & ASSOCIATES
825 EAST PARK AVENUE, SUITE 404
ORANGE PARK, FLORIDA 32073

Florida Corporate Check List



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Michael Fitzpatrick
M T F & ASSOCIATES, INC.
12109 Old Plank Road
Jacksonville, Florida, 32220

March 30, 2018

Project Name: SOUTHERN CROSS(2015-0872)
Availability#: 2018-0650

Dear Mr/Mrs Michael Fitzpatrick,

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,

Susan West
Water/Wastewater System Planning
(904) 665-7980



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-0650

Request Received On: 3/11/2018

Availability Response: 3/30/2018

Prepared by: Susan West

Project Information

Name: SOUTHERN CROSS(2015-0872)

Type: Single Family

Requested Flow: 29,750 gpd

Location: 7268 EXLINE ROAD. NORTHWEST CORNER OF INTERSECTION OF EXLINE RD & TAYLORFIELD RD.

Parcel ID No.: 016259 2000

Description: 85 SINGLE FAMILY HOMES

Potable Water Connection

Water Treatment Grid: NORTH GRID

Connection Point #1: Existing 8-in water line on the east side of Exline Road (see Special Conditions)

Connection Point #2: Existing 8-in water stubout on the southeast corner of Exiline Rd and Taylor Fied Rd (see Special Conditions)

Special Conditions: Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/. Send pre-application meeting and pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST

Connection Point #1: Existing 16 in force main along Hipps Rd at Exline Rd (approx 2,200 ft from property)

Connection Point #2: Existing 10 in force main stub at Collins Ridge Bv and Collins Rd (approx 7,500 ft from property)

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.). For force main connection conditions, please email fmconnections@jea.com referencing this availability letter.

Reclaimed Water Connection

Sewer Region/Plant: North Grid

Connection Point #1: No reclaim water available in the next 5 years.

Connection Point #2: NA

Special Conditions:

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.