



ONE CITY. ONE JACKSONVILLE.

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

December 6, 2018

The Honorable Aaron Bowman, President
The Honorable Matt Schellenberg, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2018-754**

Dear Honorable Council President Bowman, Honorable Council Member and LUZ Chairperson Schellenberg and Honorable Members of the City Council:

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

- Recommendation by JPDD: Approve Deny
- Recommendation by PC to LUZ: Approve Deny
- PC Vote: 6-0
- PC Commentary: There were no speakers in opposition and little discussion among the Commissioners.

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

Sincerely,

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 2018-0754

December 6, 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 **2018-0754**.

Location 14190 Beach Boulevard. (SR 212)
Between Washburn Road and San Pablo Road South.

Real Estate Number(s): 167071-0100

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

Proposed Zoning District: Commercial Neighborhood (CN)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Proposed Land Use Category: Community / General Commercial (CGC)

Planning District: Southeast (3)

Owner: Jay Seeward
Sea Lion Real Estate LLC
12355 Hagen Ranch Road, Suite 604
Boyton Beach, Florida. 33437

Agent: Roberta Gibbs
Solid Rock Engineering Consultants, Inc.
103665 Hood Road South, #206

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0754** seeks to rezone a portion of a lot, approximately .53 acres of 1.74 acres of land from RLD-60 to CN. The property is currently vacant timberlands. The applicant is seeking to rezone the property to CN in order to build an Auto Laundry Facility. There is a companion Small Scale Land Use Amendment (**O-2018-0753**) that is seeking to change the Land Use Category from Residential-Professional-Institutional (RPI) to Community / General Commercial (CGC).

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 district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

Yes. The subject site is located east of Washburn Road, classified as a local road, and between Beach Boulevard (SR 212) and Washburn Court. The site currently has a land use designation of Residential-Professional-Institutional (RPI) in the Urban Development Area (UA). Contingent upon approval of the Land Use Companion Application (L-5315-18C), the proposed land use designation will be Community/General Commercial (CGC). Principal uses for CGC include but are not limited to: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD.

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

Yes. The proposed rezoning furthers the following goals, objectives and policies of the 2030 Comprehensive Plan:

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.

The proposed use on the property will connect to available JEA water and sewer services. The applicant has submitted a JEA Availability Letter dated August 13, 2018 that states that the closest connection point is on the northern end of the property under Beach Boulevard (SR 212).

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.

The proposed project will promote the existing commercial area along Beach Boulevard (SR 212) by allowing for a new commercial business to potentially operate in a location in which the service could not operate in its current zoning.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The proposed project will be adjacent to single family residences along the western property boundaries. However the property does have an access point along the northern end on Beach Boulevard that should be used as the main access point for the entire property.

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 proposed rezoning is on a vacant piece of land behind a former filling station. If approved the property would have the possibility of be developed as the applicant is seeking, and will use existing infrastructure that is existing in the area today.

Recreation and Open Space Element (ROSE):

Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

The applicant will be required to provide at least 10% of open space with the new development. No site plan was submitted with the application.

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for Craig Airport. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

The proposed business will have to meet the height requirements of the CN Zoning District, which is far below the 500 maximum height of the Craig Airport Height restriction on the property.

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 meet the requirements of the CN zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located about three tenths of a mile west of San Pablo Road South along Beach Boulevard (SR 212). The site is located within the Urban Area Development Boundary. The proposed CN zoning district permits Auto Laundry Facilities by exception, as does the CCG-1 Zoning District in which the rest of the property is zoned. The area along Beach Boulevard (SR 212) is largely commercial in nature and is characterized by a mixture of large commercial developments fronting Beach Boulevard (SR 212) with Single Family developments located behind them. The surrounding Land Use and Zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-1	Store/Filling Station
East	CGC	CCG-1	Shopping Center/Community
South	RPI	CRO	Club/Lodge/Union Hall
West	LDR	PUD	Single Family Residences

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 20, 2018 the required Notice of Public Hearing signs **were** posted.



Date: November 20, 2018
Source: Planning and Development Department

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0754** be **APPROVED**.



Aerial View. The area being rezoned is located below the Orange Line.

Date: November 20, 2018

Source: JAXGIS



View of the Subject Property.

Date: November 21, 2018

Source: Planning and Development Department



View of the Subject Property looking towards Beach Boulevard.

Date: November 21, 2018

Source: Planning and Development Department



View of the vacant filling station on the northern end of the property from the proposed rezoning area of the property.

Date: November 21, 2018

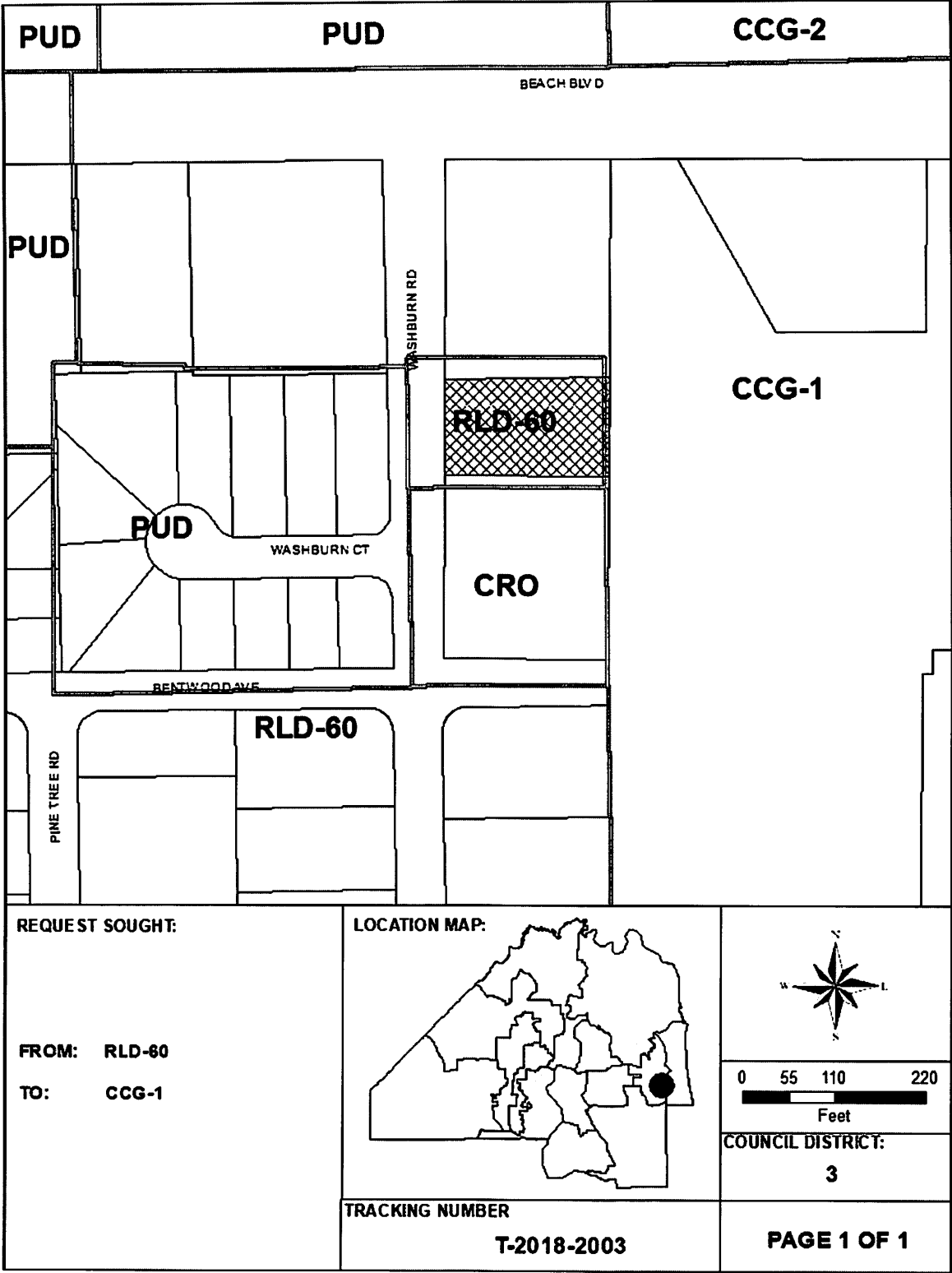
Source: Planning and Development Department



View of the residential property across from the proposed rezoning area of the Subject Property.

Date: November 21, 2018

Source: Planning and Development Department



Legal Map

Date: November 20, 2018
Source: JaxGIS



*Planning and Development
Department*

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Connor Corrigan
FROM: Chris Schoenig, City Planner I
Community Planning Division
RE: 2018-754
DATE: November 21, 2018

The following review is based on the information provided by the Current Planning Division staff.

Description of Proposed Rezoning Application

Current Land Use: RPI LU Companion Application: L-5315-18C
Current Zoning: RLD-60 Proposed Zoning: CN Acres: 0.53 of an acre

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES NO

ZONING REQUEST:

The request is for a rezoning from RLD-60 to CN to allow for a car washing facility.

LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is located east of Washburn Road, classified as a local road, and between Beach Boulevard (SR 212) and Washburn Court. The site currently has a land use designation of Residential-Professional-Institutional (RPI) in the Urban Development Area (UA). Contingent upon approval of the Land Use Companion Application (L-

5315-18C), the proposed land use designation will be Community/General Commercial (CGC). Principal uses for CGC include but are not limited to: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element (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.
- 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.
- 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.
- 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.
- Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.
- 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.
- Policy 4.1.8B The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

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.

Recreation and Open Space Element (ROSE):

Policy 2.2.1

The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for Craig Airport. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2018-0754 Staff Sign-Off/Date CMC / 11/09/2018
 Filing Date 11/09/2018 Number of Signs to Post 3
 Hearing Dates:
 1st City Council 12/11/2018 Planning Commission 12/06/2018
 Land Use & Zoning 01/03/2019 2nd City Council 01/08/2019
 Neighborhood Association WEST BEACHES COMMUNITY ASSOCIATION
 Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 2003 Application Status PAID
 Date Started 09/06/2018 Date Submitted 09/06/2018

General Information On Applicant

Last Name First Name Middle Name
 GIBBS ROBERTA
 Company Name
 SOLID ROCK ENGINEERING CONSULTANTS, INC.
 Mailing Address
 10365 S. HOOD ROAD, #206
 City State Zip Code
 JACKSONVILLE FL 32257
 Phone Fax Email
 9044256711 9044156710 RGIBBS@SOLIDROCKENGINEERING.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 SEWARD JAY
 Company/Trust Name
 SEA LION REAL ESTATE LLC
 Mailing Address
 12355 HAGEN RANCH ROAD, SUITE 604
 City State Zip Code
 BOYNTON BEACH FL 33437
 Phone Fax Email
 7862811004

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	To Zoning District
Map 167071 0100 3	3	RLD-60	CN

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 #
 5315

Total Land Area (Nearest 1/100th of an Acre) 0.53

Justification For Rezoning Application

THE CURRENT ZONING DISTRICT AND LAND USE CATEGORY DO NOT ALLOW FOR THE PROPOSED USE. THE APPLICANT PROPOSES TO CONSTRUCT A CAR WASH, WHICH WILL GENERATE LESS TRAFFIC THAN A GAS STATION, WHICH IS CURRENT USE OF THE PARCEL

Location Of Property

General Location
 BEACH BOULEVARD - WEST OF INTERCOASTAL

House # Street Name, Type and Direction Zip Code
 14190 BEACH BLVD 32250

Between Streets
WASHBURN ROAD

and SAN PABLO ROAD SOUTH

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**
0.53 Acres @ \$10.00 /acre: \$10.00
 - 3) Plus Notification Costs Per Addressee**
18 Notifications @ \$7.00 /each: \$126.00
 - 4) Total Rezoning Application Cost: \$2,146.00**
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

MAP SHOWING SKETCH OF

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 39, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, STATE ROAD 212 (A 200 FOOT RIGHT OF WAY) AND THE EASTERLY LINE OF RANGE 28 EAST; THENCE SOUTH 89°18'20" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1360.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16841, PAGE 1395; THENCE CONTINUE SOUTH 89°18'20" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINED, 200.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF WASHBURN ROAD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 01°01'10" EAST, ALONG SAID EASTERLY LINE, 265.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°18'20" EAST, 200.00 FEET; THENCE SOUTH 01°01'10" EAST, 115.00 FEET; THENCE SOUTH 89°18'20" WEST, 200.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF WACHBURN ROAD; THENCE NORTH 01°01'10" WEST, ALONG SAID EASTERLY LINE, 115.00 FEET TO THE POINT OF BEGINNING.

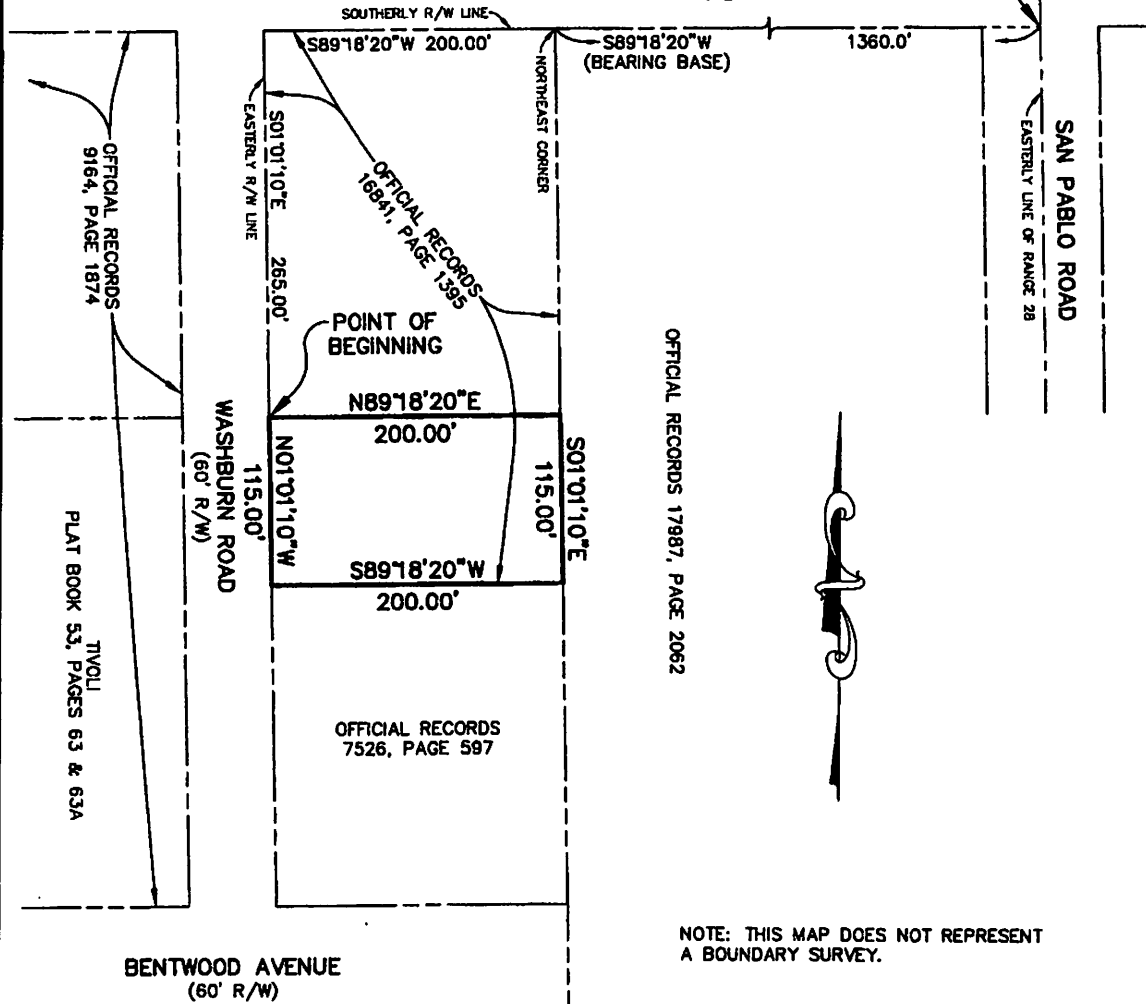
THE ABOVE DESCRIBED LANDS CONTAIN 0.53 ACRES, MORE OR LESS.

SCALE: 1" = 100'

DATED: 09/11/18

BEACH BOULEVARD - STATE ROAD 212
(200' R/W)

POINT OF COMMENCEMENT
INTERSECTION OF THE SOUTHERLY
R/W LINE OF BEACH BLVD. WITH
THE EASTERLY LINE OF RANGE 28



NOTE: THIS MAP DOES NOT REPRESENT
A BOUNDARY SURVEY.

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS BASED ON DEED AS SHOWN UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7380

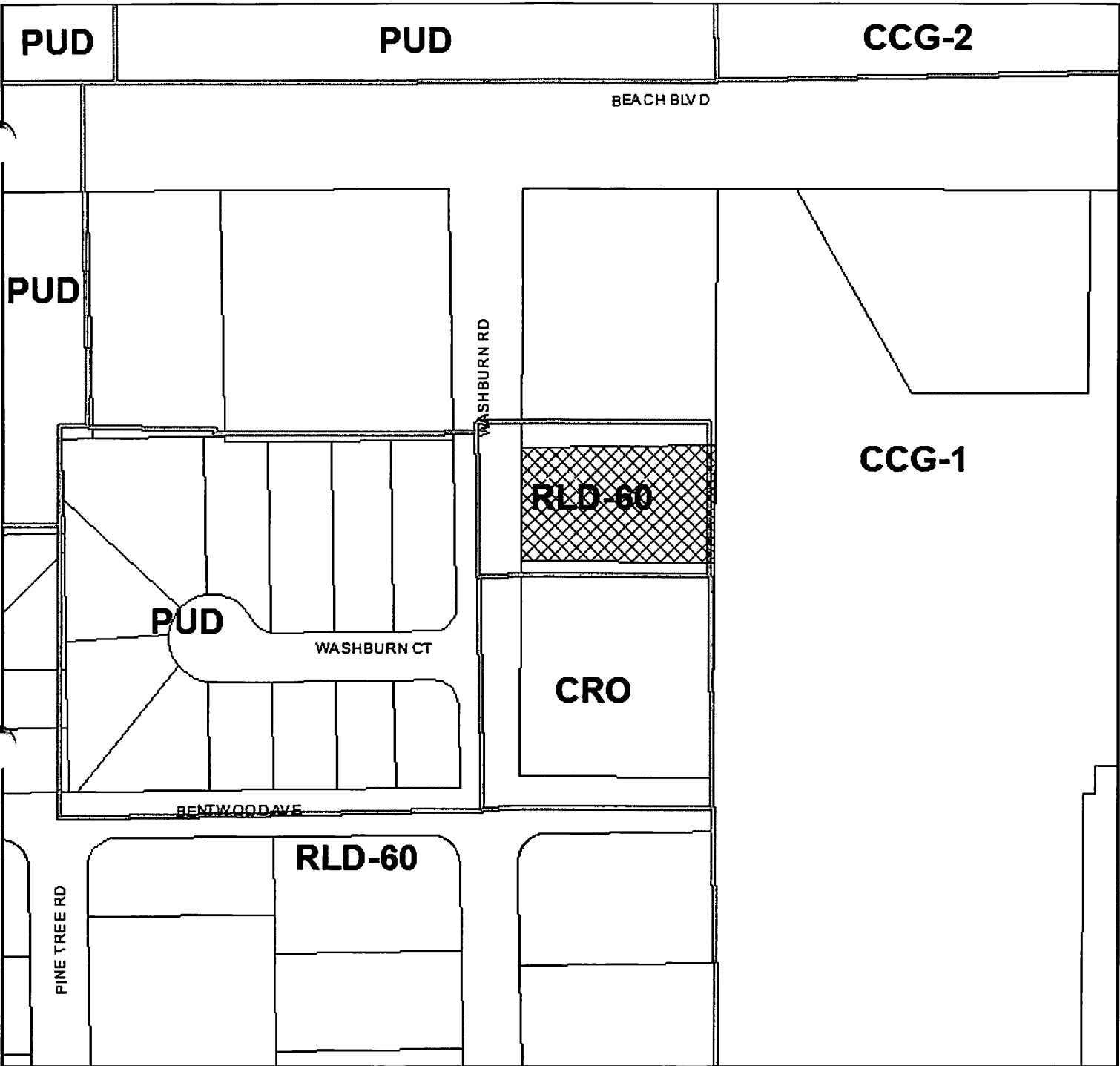
ABBREVIATIONS USED	
A = ARC LENGTH	N.G.V.D. = NATIONAL GEODETIC
(ACT) = ACTUAL	VERTICAL DATUM
B.U.L. = BUILDING	MON. = MONUMENT
R.L. = RESTRICTION LINE	PLAT = PLAT
CH = CHORD DISTANCE	P.C. = POINT OF CURVATURE
C = CONCRETE	P.C.C. = POINT OF COMPOUND
E = CENTERLINE	CURVATURE
Δ = DELTA	P.I. = POINT OF INTERSECTION
ESMT = EASEMENT	P.R.C. = POINT OF REVERSE
F.F.E. = FINISH FLOOR	CURVATURE
FIN. = FINISH	P.T. = POINT OF TANGENCY
FLD. = FLOOD	R/W = RIGHT OF WAY
LP. = IRON PIPE	R = RADIUS
LR. = IRON ROD	RACIAL = RACIAL
OL. = OVERHEAD LINE(S)	TAN = TANGENT
LS = LICENSED BUSINESS (W)	WITNESS = WITNESS
LS = LICENSED SURVEYOR	P.M.T. = POINT OF NON-TANGENCY

ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS, AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID
WITHOUT SIGNATURE AND RAISED SEAL
SAMUEL C. COOLER

PROFESSIONAL SURVEYOR & MAPPER NO. LS 6078



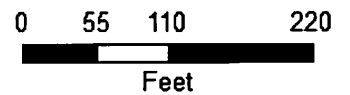
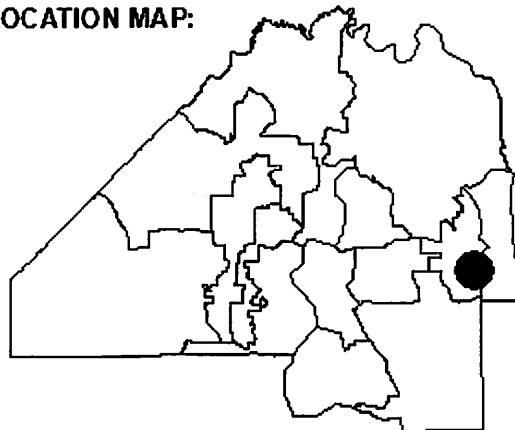


REQUEST SOUGHT:

FROM: RLD-60

TO: CN

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2018-2003

PAGE 1 OF 1



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Roberta Gibbs
Solid Rock Engineering Consultants, Inc.
10365 S. Hood Road, #206
Jacksonville, Florida, 32257

August 13, 2018

Project Name: 14190 Beach Blvd. - Bruker Car Wash
Availability#: 2018-2064

Attn: Roberta Gibbs,

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. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-2064
Request Received On: 8/6/2018
Availability Response: 8/13/2018
Prepared by: Roderick Jackson

Project Information

Name: 14190 Beach Blvd. - Bruker Car Wash
Type: Office Building
Requested Flow: 1,932 gpd
Location: 14190 Beach Blvd., Jacksonville, FL 32250
Parcel ID No.: 167071 0100
Description: proposed car wash, with office and retail space - laundry with one washing machine

Potable Water Connection

Water Treatment Grid: SOUTH GRID
Connection Point #1: Existing 8-inch water main within the Beach Blvd ROW, adjacent to this property.
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please email specialestimates@jea.com with project address and availability number.

Sewer Connection

Sewer Treatment Plant: N/A
Connection Point #1: Existing 2" sewer force main within the property. can be used is in good condition.
Connection Point #2: Existing 14" sewer force main within the Beach Blvd ROW, adjacent to this property.
Special Conditions: 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.). Send force main connection condition requests, with availability number, to fmconnections@jea.com

Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1: No reclaim in the foreseeable future
Connection Point #2: NA
Special Conditions: N/A

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. POC location to be field verified by developer during project design. A pre-design meeting may be scheduled to submitting a plan set. Send pre-design meeting requests, with availability number, to wsdevprojrequests@jea.com. 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/.