

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-0288

June 7, 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 **2018-0288**.

Location: 8905 1st Avenue

Real Estate Numbers: 036203 0000

Current Zoning District: Commercial Community General-1 (CCG-1)

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

Current Land Use Category: Commercial General Community (CGC)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Applicant/Agent: Katrina Lamendola
7563 Philips Highway
Jacksonville, Florida 32256

Owner: BCEL7, Inc.
JWB Real Estate Capital
7563 Philips Highway, Suite 208
Jacksonville, Florida 32256

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0288** seeks to rezone a .2 acre property on the corner of 1st Avenue and Broom Street. The application seeks to rezone the property from CCG-1 to RLD-60 in order to facilitate development of the site with a single family home. The applicant has also filed a companion application for small-scale Land Use Amendment, application L-5284-18C. Currently the parcel is vacant. The surrounding parcels are a mixture of commercial, residential, and institutional uses.

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?

No. Currently the site has a Community/General Commercial (CGC) land use designation. According to the Future Land Use Element (FLUE), CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure.

The applicant is proposing a land use change for the subject site from CGC to Low Density Residential (LDR). According to the FLUE, LDR in the Urban Area is intended to provide for low density residential development. Plan amendment requests for new LDR Designations are preferred in locations which are supplied with full urban services.

While the proposed rezoning to RLD-60 would be compatible with the proposed LDR land use category, the proposed use of one single family dwelling unit would not be compatible for this site. According to the FLUE, the minimum density for LDR in Urban Area, when the site does not have either centralized sewer or water is $\frac{1}{4}$ of an acre. Therefore the proposed amendment is inconsistent with the 2030 Comprehensive Plan.

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

No. The proposed rezoning conflicts with the following policies and objectives of the 2030 Comprehensive Plan Future Use Element:

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.

Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Policy 3.1.21 The City shall provide design standards in the Land Development Regulations to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions. The City shall consider the feasibility and effectiveness of developing design standards for each Development Area, not to include the Central Business District which has established design standards.

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

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning will not conflict with any portion of the City's land use regulations. However, the proposed use of the property will not meet the standards of the 2030 Comprehensive Plan even if the rezoning is approved, because the parcel is not large enough in area to construct a single-family home without central sewer service.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north side of Broom Street and the east side of 1st Avenue, between 1st Avenue and Lem Turner Road.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	CCG-1	Single Family Home
East	BP	CCG-2	Automotive Mechanic
South	RPI	CCG-1	Fraternal Lodge
West	LDR	RLD-60	Single Family Dwelling

On the west side of 1st Avenue, across the street from the subject site, there is a large neighborhood comprised of single-family homes located within an RLD-60 zoning district. The block on the east side of 1st Avenue, of which the subject parcel is a part, is located within a CCG-1 zoning district along the west side while the east side of the block is zoned CCG-2. Despite the CCG-1 zoning of the west side of the surrounding block, it is entirely developed with nonconforming single-family homes. The east side of the block is populated by commercial development with three lots that are currently vacant.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 8, 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 **2018-0288** be **DENIED**.



Aerial



Subject site, facing toward 1st Avenue from Broom Street



Adjacent single-family home, across 1st Avenue



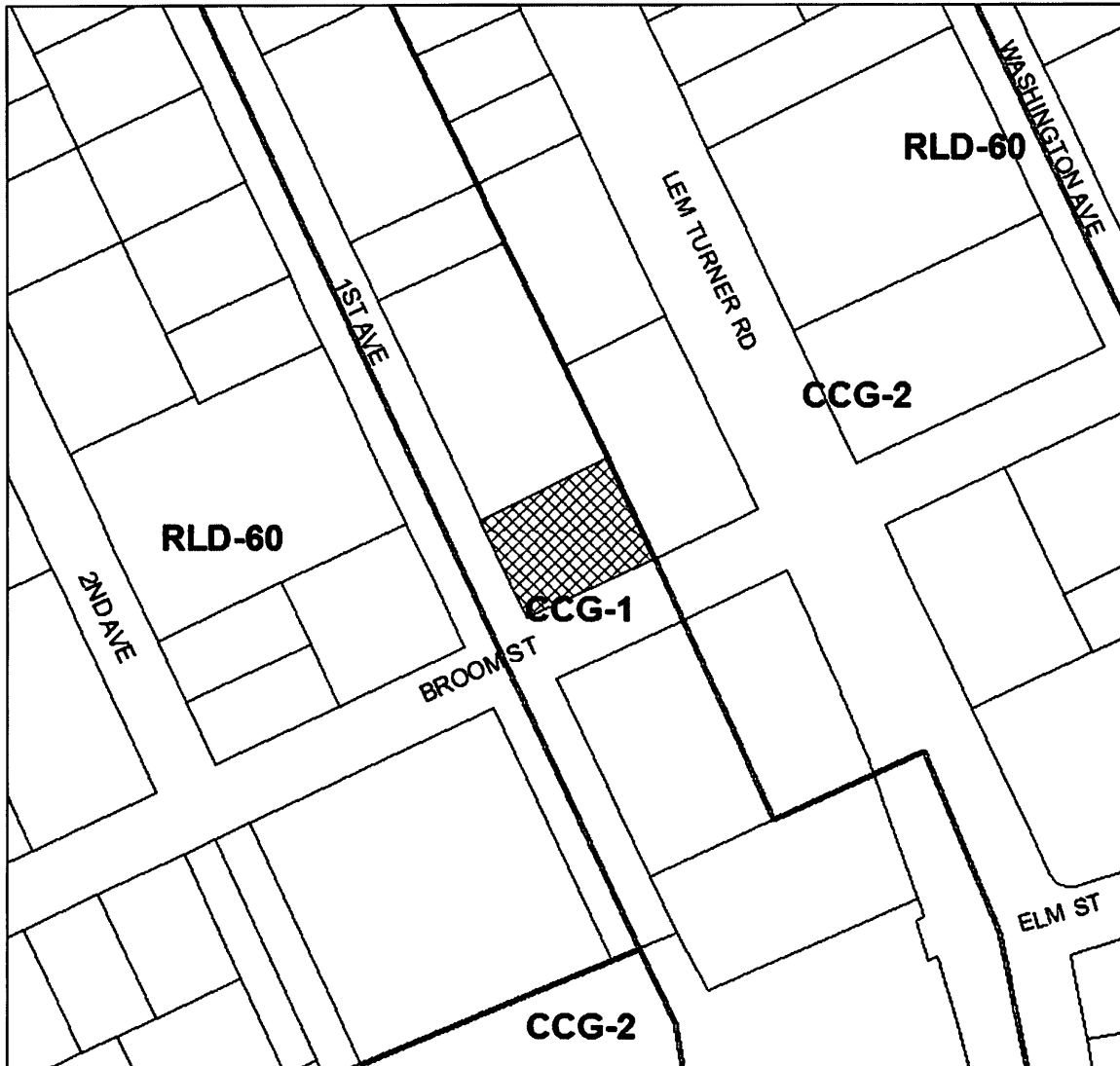
Mechanic shop on Eastern adjacent property

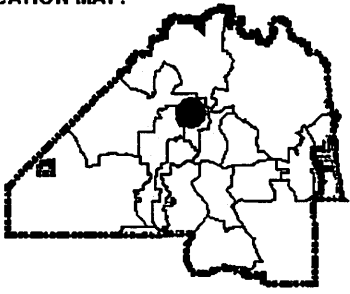
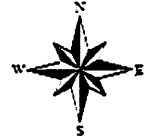
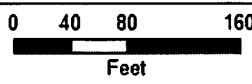


Adjacent single-family home to the north



Fraternal lodge building, south of subject site across Broom street



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1 TO: RLD-60</p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT: 8</p>
	<p>TRACKING NUMBER T-2018-1684</p>	<p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2018-0288 **Staff Sign-Off/Date** SCW / 03/30/2018
Filing Date 04/17/2018 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 06/12/2018 **Planning Commission** 06/07/2018
Land Use & Zoning 06/19/2018 **2nd City Council** N/A
Neighborhood Association
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1684	Application Status PENDING
Date Started 02/02/2018	Date Submitted 02/02/2018

General Information On Applicant

Last Name LAMENDOLA	First Name KATRINA	Middle Name
Company Name JWB		
Mailing Address 7563 PHILIPS HWY		
City JACKSONVILLE	State FL	Zip Code 32256
Phone 9046776777	Fax	Email KATRINA@JWBCOMPANIES.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name LLC.	First Name BCEL7	Middle Name
Company/Trust Name JWB REAL ESTATE CAPITAL		
Mailing Address 7563 PHILIPS HWY STE. 208		
City JACKSONVILLE	State FL	Zip Code 32256
Phone 9046776777	Fax	Email KATRINA@JWBCOMPANIES.COM

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 036203 0000	8	5	CCG-1	RLD-60

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) 0.19

Justification For Rezoning Application

PROPERTY DIRECTLY FACES AND ABUTS SINGLE FAMILY RESIDENTIAL PROPERTIES

Location Of Property

General Location
 RIVERVIEW

House #	Street Name, Type and Direction	Zip Code
8905	1ST AVE	32208

Between Streets
 GRAND STREET and BROOM STREET

Required Attachments For Formal, Complete application

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

- Exhibit 1** ✓ A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** ✓ Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** ✓ Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- ✓ One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

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

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

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the

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

✓ Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee: \$2,000.00

2) Plus Cost Per Acre or Portion Thereof

0.19 Acres @ \$10.00 /acre: \$10.00

3) Plus Notification Costs Per Addressee

31 Notifications @ \$7.00 /each: \$217.00

4) Total Rezoning Application Cost: \$2,227.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

4-38 40-1S-26E ARMSTRONGS S/D RIVERVIEW LOT 13, S1/2 LOT 14 BLK 97

Received: 02/02/2018

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 2/5/2018

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 in Jacksonville, Florida:
Address: 8905 1st Ave Jacksonville, FL 32208 RE#(s): 036203-0000

To Whom it May Concern:

I, Adam Eiseman, as owner of BCEL7,
a Limited Liability Company organized under the laws of the state of Florida, hereby certify
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for rezoning submitted to the Jacksonville Planning and Development
Department.

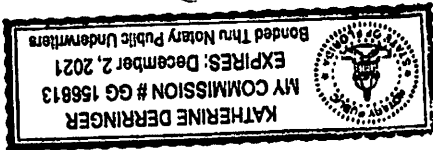
(signature) [Handwritten Signature]
(print name) Adam E. Eiseman

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 5th day of
February 2018, by Adam Eiseman, as
owner of BCEL-7, a Limited Liability
Company, who is personally known to me or who has produced n/a
as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)



Katherine Derringer
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12/2/2021



Agent Authorization – Limited Liability Company (LLC)

Date: 2/5/2018

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 8905 1st Ave Jacksonville, FL 32208 RE#(s): 036203-0000

To Whom It May Concern:

You are hereby advised that Adam Eiseman, as owner of BCEL7, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Katrina Lamendola 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 as submitted to the Jacksonville Planning and Development Department.

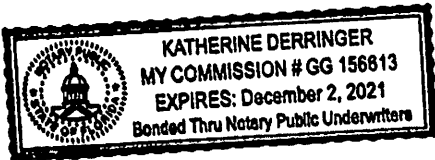
(signature) [Signature]

(print name) Adam Eiseman

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 5th day of February 2018, by Adam Eiseman, as owner, of BCEL 7, a Limited Liability Company, who is personally known to me or who has produced n/a as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



Katherine Derringer
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12/2/2021

2018 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000042427

Entity Name: BCEL 7, LLC

Current Principal Place of Business:

7563 PHILIPS HIGHWAY
STE 208
JACKSONVILLE, FL 32256

FILED
Mar 23, 2018
Secretary of State
CC0485385502

Current Mailing Address:

7563 PHILIPS HIGHWAY
STE 208
JACKSONVILLE, FL 32256 US

FEI Number: 36-4830838

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MCKILLOP LAW FIRM, PL
7563 PHILIPS HIGHWAY
STE 500
JACKSONVILLE, FL 32259 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent Date

Authorized Person(s) Detail :

Title MGR
Name JWB REAL ESTATE CAPITAL, LLC
Address 7563 PHILIPS HIGHWAY
STE 208
City-State-Zip: JACKSONVILLE FL 32256

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

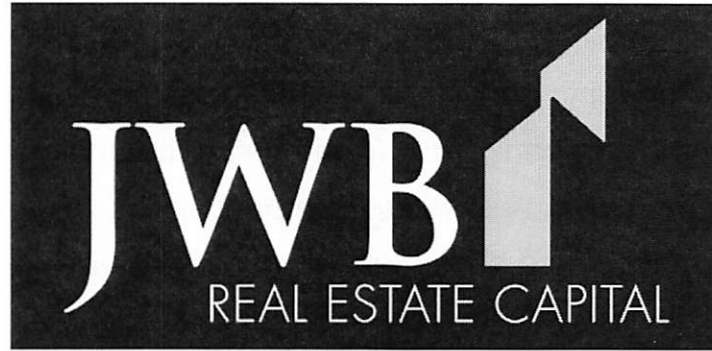
SIGNATURE: ADAM RIGEL

CFO

03/23/2018

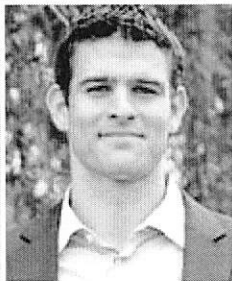
Electronic Signature of Signing Authorized Person(s) Detail Date

 **CALL JWB 904.677.6777**



(<http://www.jwbrealestatecapital.com>)

The JWB Real Estate Capital Leadership Team



Gregg Cohen, Chief Executive Officer

As a founding partner of JWB Real Estate Capital, Gregg Cohen has seen the company grow from humble beginnings to becoming the #12 fastest growing real estate company in the US in 2012. Cohen's recipe for success in business includes a belief that whatever is measured gets improved and a passion for building business systems that increase profitability and overall team morale. Cohen and his team have been featured in The Wall Street Journal, Inc. Magazine, The Jacksonville Business Journal, The Florida Times-Union, Advantage Business Magazine, and Entrepreneur Anchor Magazine. He also served on the Board of Directors for the Jacksonville Real Estate Investors Association from 2009 – 2010. Cohen is a graduate of the University of Florida and currently lives in Daytona Beach, FL, with his wife, Alejandra, their daughter, Isabella, and son Cameron.



Alex Sifakis, President

As a founding partner of JWB Real Estate Capital, Alex Sifakis is the company visionary and real estate expert. A respected national real estate voice, Alex has been quoted in The Wall Street Journal, Bloomberg, and several more publications. He speaks nationally at various institutional real estate conferences such as IMN and FICON. Also a community leader, Alex was named to the 2014 class of Leadership Jacksonville, the JBJ's 40 Under 40 List for 2012, sits on various event and non-profit boards, and is a regular real estate commentator on Jacksonville news and radio stations. Alex resides in Jacksonville Beach, FL with his fiancée, Britt.



Adam Rigel, Chief Financial Officer

After graduating with a Master's Degree in Entrepreneurship from the University of Florida, Adam Rigel became a managing partner with JWB Real Estate Capital. Rigel was recognized as one of the "Top Small Business CFOs" by the Jacksonville Business Journal in 2011. Cash flow management is the key to healthy financials but Rigel truly believes that the key to a healthy business is a focus on hiring and developing top talent along with a dynamic company culture. Following this strategy, Rigel helped JWB Real Estate Capital earn the 8th spot on the list of "Best Places to Work" in Northeast Florida according to the Jacksonville Business Journal. Rigel lives in Jacksonville, FL, with his wife, Amanda, and their two sons, Cooper and Hudson.



Adam Eiseman, Chief Operating Officer

Adam joined the company in May 2010 and quickly grew JWB's sales by 400% in 2 years. Adam has been a leader who has infused the motto of "under-promise and over-deliver" into everything we do here at JWB. As the Chief Operating Officer, he leads many of our departments including construction, sales and the client service team which proudly serves and produces results for clients in 32 states and 10 countries.

Adam came to the team after graduating with his Masters from the University of Florida. He then worked for the Houston Astros as Manager of Ticket Sales and Services for over 5 years. He currently resides in Jacksonville Beach, FL with his chocolate labrador, Riley.



Company

About JWB (<http://www.jwbrealestatecapital.com/about-us/>)

Our Team (<http://www.jwbrealestatecapital.com/our-team/>)

Core Values (<http://www.jwbrealestatecapital.com/core-values/>)

Client Stories (<http://www.jwbrealestatecapital.com/client-success-stories/>)

Careers (<http://www.jwbrealestatecapital.com/careers/>)

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How it works (<http://www.jwbrealestatecapital.com/how-it-works/>)

Properties (<http://www.jwbrealestatecapital.com/jacksonville-properties/>)

Cash Flow Calculator (<http://www.jwbrealestatecapital.com/cash-flow-calculator/>)

Jacksonville, Florida (<http://www.jwbrealestatecapital.com/jax-market/>)

Knowledge

Blog (<http://www.jwbrealestatecapital.com/blog/>)

JWB in the News (<http://www.jwbrealestatecapital.com/press/>)

Video Library (<http://www.jwbrealestatecapital.com/category/videos/>)

Contact Us

We are a team committed to meeting the highest standards. Let's Get Started

JWB Real Estate Capital

7563 Philips Highway, Suite 109

Jacksonville, FL 32256

Phone Hours: M-F. | 8:30am-5pm

EST Office: (904) 677-6777

Email info@jwbcompanies.com

**FASTEST
GROWING
COMPANY**

2011, 2012, 2013, 2014, 2015, 2016, 2017

Fastest Growing Companies



2012, 2014, 2015, 2016, 2017

Best Places to Work



2013, 2014 & 2017

Companies with a Heart

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Prepared by and return to:
Victoria L. Pasanen

McKillop Law Firm, P.L.
7563 Philips Hwy, Suite 101
Jacksonville, FL 32256
904-503-3893
File Number: 17-0142

Consideration: \$4,000.00

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Warranty Deed

This Warranty Deed made this 1st day of March, 2017 between Grace and Truth Community Development Corporation, a Florida Not for Profit Corporation whose post office address is 932 North Shore Dr, Jacksonville, FL 32208, grantor, and BCEL 7, LLC, a Florida Limited Liability Compan whose post office address is 7563 Philips Highway, Suite 109, Jacksonville, FL 32256, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whercof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida to-wit:

Lot 13 and the South 1/2 of Lot 14, Block 97, Riverview Replat of Armstrong's Subdivision of Jonathan Watson, according to the map or plat thereof as recorded in Plat Book 4, Page 38, Public Records of Duval County, Florida.

Parcel Identification Number: 036203-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Paige Amelia Kaplan
JWB Real Estate
7563 Philips Hwy #111
Jacksonville, Florida, 32256

March 09, 2017

Project Name: 8905 1st Ave
Availability#: 2017-0390

Dear Mr/Mrs Paige Amelia Kaplan,

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#: 2017-0390

Request Received On: 3/1/2017

Availability Response: 3/9/2017

Prepared by: Mollie Price

Project Information

Name: 8905 1st Ave

Type: Single Family

Requested Flow: 350 gpd

Location: 8905 1st Ave Jacksonville 32208

Parcel ID No.: 036203-0000

Description: New Construction

Potable Water Connection

Water Treatment Grid: NORTH GRID

Connection Point #1: Existing 2-in water line on the west side of 1st Ave

Connection Point #2: NA

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.

Sewer Connection

Sewer Treatment Plant: BUCKMAN

Connection Point #1: JEA does not have a sewer connection within 1/4 mile of the property

Connection Point #2: NA

Special Conditions:

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.