

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

March 23, 2023

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

RE: Planning Commission Advisory Report

Ordinance No.: 2023-121

Application for: Fox Car Rental JIA

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

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

- 1.) The Original Legal Description Dated November 8, 2022
- 2.) The Original Written Description Dated October 15, 2022
- 3.) The Original Site Plan Dated August 2, 2022

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 8-0

Alex Moldovan, Chair Aye

Ian Brown, Vice Chair Aye

Jason Porter, Secretary Aye

Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
David Hacker	Aye

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 2023-0121 TO

PLANNED UNIT DEVELOPMENT

MARCH 24, 2023

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 2023-0121 to Planned Unit Development.

Location: 1771 Airport Service Road North
Between SR243 and Ranch Road

Real Estate Number: 019354-0085

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: District 6—North

Applicant/Agent: Peter J. King
Bellatrix Ventures
404 W 70th Street
Jacksonville, Florida 32208

Owner: Akash Shah
Jax Airport RE, LLC
644 Cesery Boulevard, Suite 106
Jacksonville, Florida 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2022-0121 seeks to rezone 2.67 acres of a property from Commercial Community / General – 1 (CCG-1) to Planned Unit Development (PUD). The request is being sought to allow for the use of a rental car facility to service the nearby Jacksonville International Airport as well as the City. The subject site was formerly used as a park and fly facility for the airport.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. Ordinance 2023-121 has a land use designation of Community/General Commercial (CGC) in the Suburban Development Area. The 2.67-acre subject site is located on the north side of Airport Road (SR-102). The current site is operating as car rental business, without an approved COU, located in Planning District 6 and Council District 7.

CGC in the Suburban Area is intended to provide development in a nodal development pattern. Auto rental is a permitted use in the CGC land use category, other permitted uses are commercial retail sales and service establishments, restaurants, hotels, offices, financial institutions, multi-family dwellings, etc.

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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.

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

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.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

No residential uses are proposed within the Planned Unit Development

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The intended plan of development will utilize the existing vehicular use area on the subject site.
- Traffic and pedestrian circulation patterns: The proposed use will utilize the existing pedestrian and vehicular traffic patterns on site today.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The subject property is located on the North side of Airport Road on Airport Service Road North. The proposed rezoning would allow for an appropriate use within the area which is primarily made up of Parking, Commercial, and Industrial uses that serve the nearby airport.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LI	IL/RLD-120	Single Family Dwelling/JEA Station
East	CGC	CCG-1	Vehicle Sales / Rental
South	BP	PUD (04-1159)	Warehouse Distribution
West	CGC	CCG-1	Vacant Commercial

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as an infill multi-family residential development. The PUD is appropriate at this location because it will offer alternative housing options for the emerging area.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The site will be used as a rental car facility. The closest use to the subject site is a private park and fly facility for the International Airport.
- The availability and location of utility services and public facilities and services: The proposed developed will be served with JEA electric, water sewer.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is accessible from Airport Service Road North a support road for Airport Drive which connects to Interstate 95 to the east of the subject site.

(7) Usable open spaces plazas, recreation areas.

The proposed project is commercial and will not be providing Recreation or Open Space.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

There are no pedestrian improvements planned with the PUD.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 16, 2023, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-0121** be **APPROVED with the following exhibits:**

1. The original legal description dated November 8, 2022.
2. The original written description dated October 15, 2022.
3. The original site plan dated August 22, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0121** be **APPROVED**



Aerial View



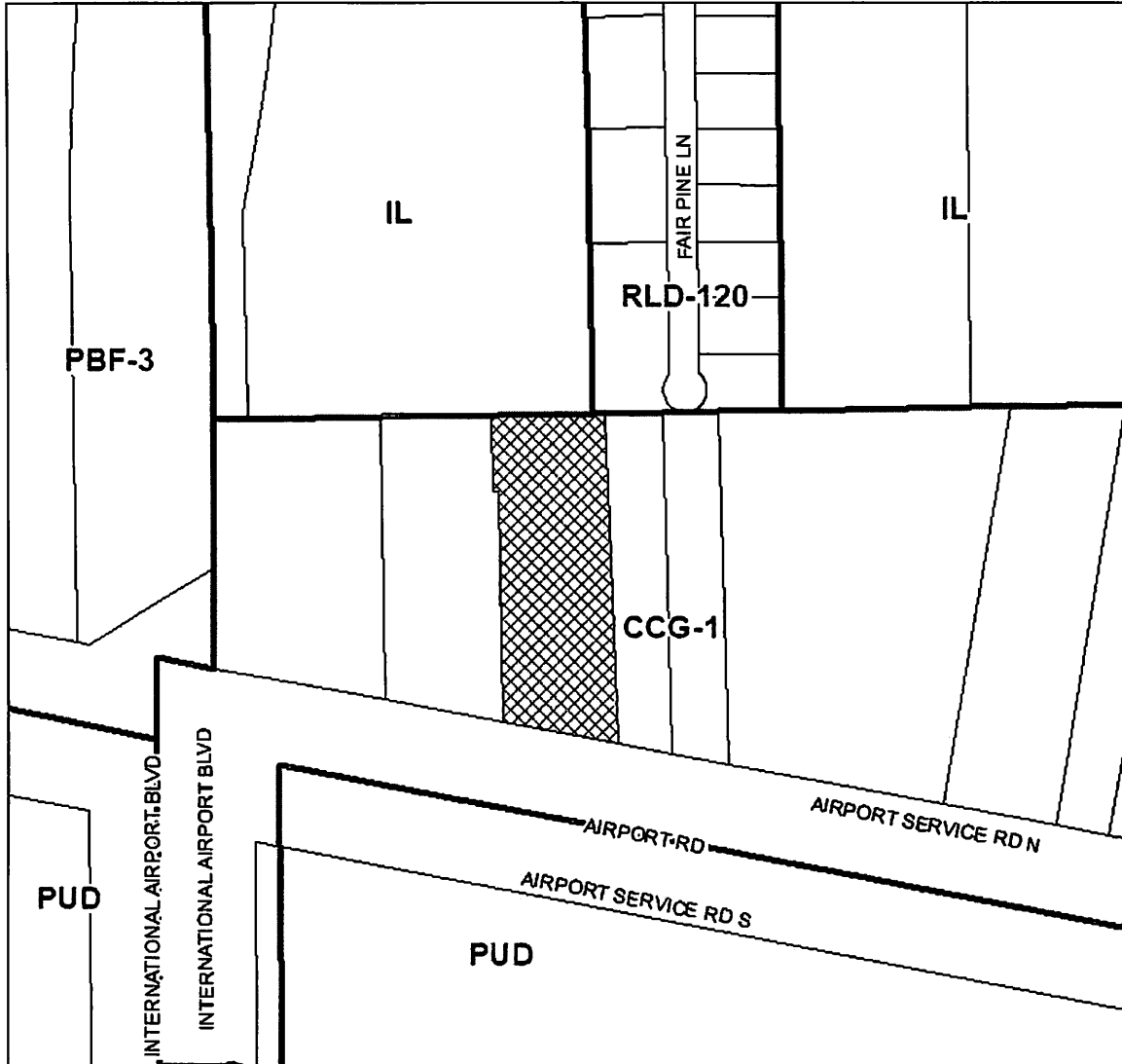
View of the Rental Car Facility

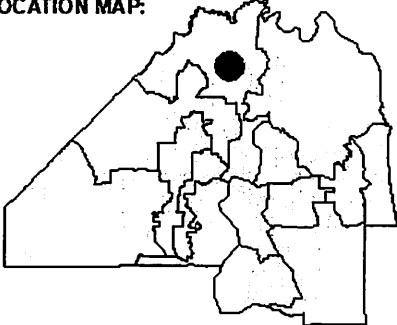
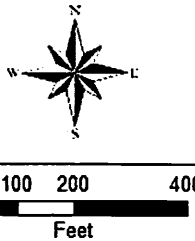


View of the Park and Fly Facility Next Door to the Subject Site



View of another Park and Fly Facility near the Subject Site



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0121</p>	<p>TRACKING NUMBER</p> <p>T-2022-4640</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2023-0121 **Staff Sign-Off/Date** CMC / 02/13/2023
Filing Date 02/24/2023 **Number of Signs to Post** 2

Meeting Dates:

1st City Council 03/28/2023 **Planning Commission** 03/23/2023
Land Use & Zoning 04/04/2023 **2nd City Council** N/A
Neighborhood Association THE EDEN GROUP
Neighborhood Action Plan/Corridor Study JIA CRA

Application Info

Tracking # 4640 **Application Status** FILED COMPLETE
Date Started 11/08/2022 **Date Submitted** 11/08/2022

General Information On Applicant

Last Name KING **First Name** PETER **Middle Name** J
Company Name BELLATRIX VENTURES, LLC
Mailing Address 404 W 70TH ST
City JACKSONVILLE **State** FL **Zip Code** 32208
Phone 9047109375 **Fax** **Email** PETERKINGJAX@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SHAH **First Name** AKASH **Middle Name**
Company/Trust Name JAX AIRPORT RE, LLC
Mailing Address 644 CESERY BLVD, STE 106
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) E-22-56 (WITHDRAWN PER COJ)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 019354 0085	7	6	CCG-1	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 #

Development Number

Proposed PUD Name FOX CAR RENTAL JIA

Justification For Rezoning Application

CAR RENTAL BUSINESSES ARE ONLY PERMITTED IN THE CCG-2 ZONING DISTRICT. THE PUD ZONING WILL ALLOW THE HISTORICAL USE OF THE PROPERTY (CAR RENTAL) TO CONTINUE WITHOUT ALLOWING THE OTHER CCG-2 USES

Location Of Property

General Location

NORTH SIDE OF AIRPORT ROAD

House #	Street Name, Type and Direction	Zip Code
1771	AIRPORT SERVICE RD N	23073

Between Streets

FL 243 and RANCH RD

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 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 | |
| 2.67 Acres @ \$10.00 /acre: | \$30.00 |
| 3) Plus Notification Costs Per Addressee | |
| 14 Notifications @ \$7.00 /each: | \$98.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$1,124.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

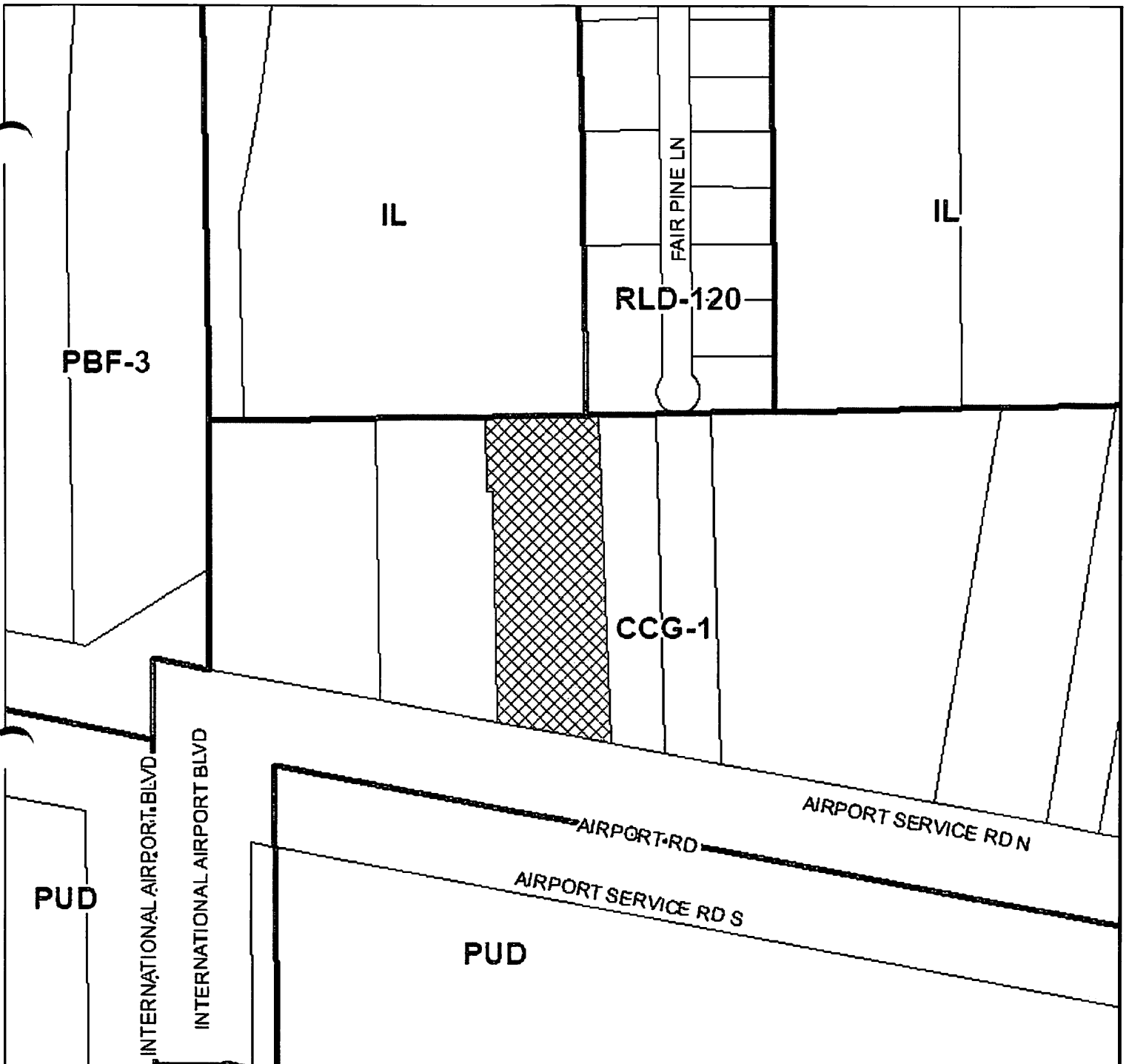
LEGAL DESCRIPTION

EXHIBIT 1

November 8, 2022

A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY FLORIDA, AND BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18413, PAGE 574 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24; THENCE NORTH 89°07'39" EAST ALONG THE NORTHERLY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 501.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°07'39" EAST ALONG THE NORTHERLY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 199.00 FEET; THENCE SOUTH 00°52'21" EAST, A DISTANCE OF 591.83 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 102 (A 300 FOOT RIGHT OF WAY); THENCE NORTH 79°17'20" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 191.36 FEET; THENCE NORTH 00°52'21" WEST, A DISTANCE OF 416.23 FEET; THENCE SOUTH 89°07' 39" WEST, A DISTANCE OF 11.54 FEET; THENCE NORTH 00-52'21" WEST, A DISTANCE OF 137.18 FEET TO THE POINT OF BEGINNING.

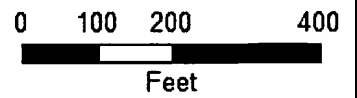
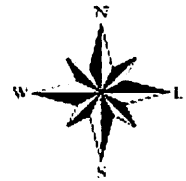
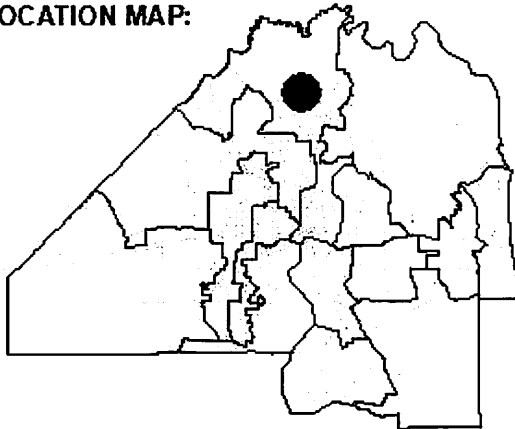


REQUEST SOUGHT:

FROM: CCG-1

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2022-4640

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D

WRITTEN DESCRIPTION

FOX CAR RENTAL, JAX JIA

10/15/22

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses. Project is 2.67 acres on the Airport Road service road north, surrounded by other car rental businesses. The property will continue as a car/light truck rental facility with accessory uses such as office, car wash, and fuel storage.
- B. Project Name: Fox Car Rental JAX
- C. Project Architect/Planner: Bellatrix Ventures, LLC. Peter J King AICP
- D. Project Engineer: CEC Civil and Environmental Consulting, St. Charles MO
- E. Project Developer: Europcar Mobility Group
- F. Current Land Use Designation: CGC
- G. Current Zoning District: CCG-1
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 019354-0085

II. QUANTITATIVE DATA

- A. Total Acreage: 2.67
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 1500-2,500sf office, 4,000-5,500sf car maintenance area, 1,500 -2,000sf car wash
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0 (existing)
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 10,000sf
- H. Phase schedule of construction (include initiation dates and completion dates):
1 phase, completion date January 2024

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
Car Rental businesses are only permitted in the CCG-2 district. The PUD will allow the business to continue without allowing other CCG-2 uses
- 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 privately owned lands controlled by this PUD shall be maintained in accordance with all state, local and national standards

IV. USES AND RESTRICTIONS

- A. Permitted Uses: All CCG-1 uses with the addition of rental of cars and light trucks
- B. Permissible Uses by Exception: **None**
- C. Limitations on Permitted or Permissible Uses by Exception: **NA**
- D. Permitted Accessory Uses and Structures: accessory support uses such as car wash, maintenance area, and office.
- E. Restrictions on Uses: Local and state codes regarding rental car operations. Hours of operation are 24/7 to support needs of JIA customers

V. DESIGN GUIDELINES

- A. Lot Requirements:
 - (1) *Minimum lot area:* **None**
 - (2) *Minimum lot width:* **None**
 - (3) *Maximum lot coverage:* **None**
 - (4) *Minimum front yard:* **None**
 - (5) *Minimum side yard:* **None**
 - (6) *Minimum rear yard:* **10 feet**
 - (7) *Maximum height of structures:* **60 feet**
- B. Ingress, Egress and Circulation:
 - (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
 - (2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Airport Service road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. There are no sidewalks on the entirety of Airport Service Road. There are no pedestrian improvements planned for the PUD

C. Signs:

PER PART 13 FOR THE CCG-1 ZONING DISTRICT 10/15/22

D. Landscaping:

The property shall maintain its legal non conforming status in accordance with Sec 656.707

E. Recreation and Open Space:

A minimum of 150 square feet of active recreation area shall be provided per each multi-family dwelling unit. N/A

A minimum of 1 acre of recreation area shall be provided per every 100 single family lots.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

NA

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

EXHIBIT F

PUD Name

Fox Rental Car

Land Use Table

Total gross acreage	2.67 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Commercial	2.67 Acres	100 %
Industrial	0 Acres	<input type="text"/> %
Other land use	0 Acres	<input type="text"/> %
Active recreation and/or open space	0 Acres	<input type="text"/> %
Passive open space	0 Acres	<input type="text"/> %
Public and private right-of-way	0 Acres	<input type="text"/> %
Maximum coverage of buildings and structures	10,000 Sq. Ft.	8.6 %



Availability Letter

Peter King

1/6/2023

Bellatrix Ventures LLC

404 W 70TH ST

JACKSONVILLE, Florida 32208

Project Name: Fox Auto

Availability #: 2022-4579

Attn: Peter King

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim

Availability Request Team

Availability Number: 2022-4579

Request Received On: 12/28/2022

Availability Response: 1/6/2023

Prepared by: Corey Cooper

Expiration Date: 01/05/2025

Project Information

Name: Fox Auto

Address: 1771 Airport RD, Jacksonville, FL 32218

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 510

Parcel Number: 019354 0085

Location: Airport Service Rd North

Description: Existing 1,400sf office with addition of 800sf car wash

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16-inch water main within Airport Service Rd S.

Connection Point #2: Existing 24-inch water main within International Airport Blvd, approx. 1,200 LF north of this property. Existing 16-inch water main within Ranch Rd, approx. 3,400 LF east of this property.

Water Special Conditions: Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. JEA must approve construction and accept the lines prior to meter issuance.

If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program, Step 2, and select Development Meeting.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 4-inch force main within Airport Service Rd S., approx. 1800 LF east of this property.

Connection Point #2:

Sewer Special Conditions:

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Connection

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions:

Subsequent steps you need to take to get service: **Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.**

Request a Hydrant Flow Test by going to Step 1 in Sages.

Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.

Submit your plans for water/waste water review by Step 2 in Sages.

Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.

After your plans are approved, you can submit your permit applications by access Step 3 in Sages, select Permit Determination.

After your plans, permits and shop drawings have been approved, as applicable, you can request a Pre-Construction Meeting by accessing Step 4 in Sages.

Any required inspections you need for your project can be requested by accessing Step 4 in Sages.

Project As-Builts can be submitted by accessing Step 4 in Sages.

After your as-builts are approved you can submit your Permit COC applications by accessing Step 4 in Sages.

After your permits are cleared, you can submit your project Acceptance Package by accessing Step 5 in Sages.

After your project has been accepted you can submit your Commercial New Service Application by accessing Step 2 in Sages.