

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

April 4, 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.: 2023-172**

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**

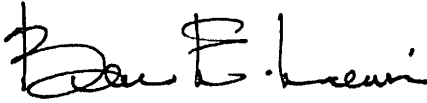
Planning Commission Recommendation: **Approve**

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

| | |
|---------------------------|--------|
| Planning Commission Vote: | 6-0 |
| Alex Moldovan, Chair | Aye |
| Ian Brown, Vice Chair | Aye |
| Jason Porter, Secretary | Aye |
| Marshall Adkison | Aye |
| Daniel Blanchard | Aye |
| Jordan Elsbury | Aye |
| David Hacker | Absent |

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 2023-0172

APRIL 6, 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 2023-0172.

Location: 0 Samaritan Way, at the corner of Samaritan Way and 103rd Street

Real Estate Number: 012919 0505

Current Zoning District: Public Buildings and Facilities-2 (PBF-2)

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

Current Land Use Category: Community General Commercial (CGC)

Planning District: 4 – Southwest

Applicant: Marshall H. Phillips, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: St. Augustine Dio. Samaritan Way 2AC Trust
P.O. Box 348
Largo, FL 33779

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2023-0172 seeks to rezone approximately 2.00± acres of land from Public Buildings and Facilities-2 (PBF-2) to the Commercial Community/General-1 (CCG-1) Zoning District. The property is currently located in the Community General Commercial land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. This request is being sought in order to allow the property to be developed with a 10,000 square foot retail building. The property is currently undeveloped.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Community/General Commercial (CGC) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The land use for 1.66 acres of land is being changed from LI to CGC, which allows for commercial uses.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, policies or text of the 2030 Comprehensive Plan:

Future Land Use Element (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The applicant has submitted a JEA availability letter showing the water and sewage connection points available for this site. The applicant will be required to connect to centralized services.

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.

This rezoning would help to achieve a well-balanced combination of land uses by allowing for a commercial use in a location surrounded by residential, commercial, and institutional uses.

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

No. The proposed change in Zoning District is consistent with the Community/General Commercial (CGC) future land use category as defined in the Future Land Use Element of the 2030 Comprehensive Plan. If approved as recommended by the Planning and Development Department, the subject property will be rezoned from PBF-2 to CCG-1 in order to permit for commercial retail.

SURROUNDING LAND USE AND ZONING

The subject property is located at the intersection of 103rd Street and Samaritan Way. Surrounding properties in the area include a high school, a church, single-family residential, and commercial retail. Adjacent land uses and zoning districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use(s) |
|--------------------------|--------------------------|------------------------|---------------------------------|
| North | CGC | PBF-2 | Bishop Snyder High School |
| East | MDR | PUD 2022-0308 | Vacant |
| South | LDR | PUD 1987-0576 | Vacant/ Single-Family Dwellings |
| West | CGC | PUD 2021-0747 | Vacant |

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 29, 2023 by the Planning and Development Department, 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 **2023-0172** be **APPROVED**.



Aerial view of the subject site facing north.



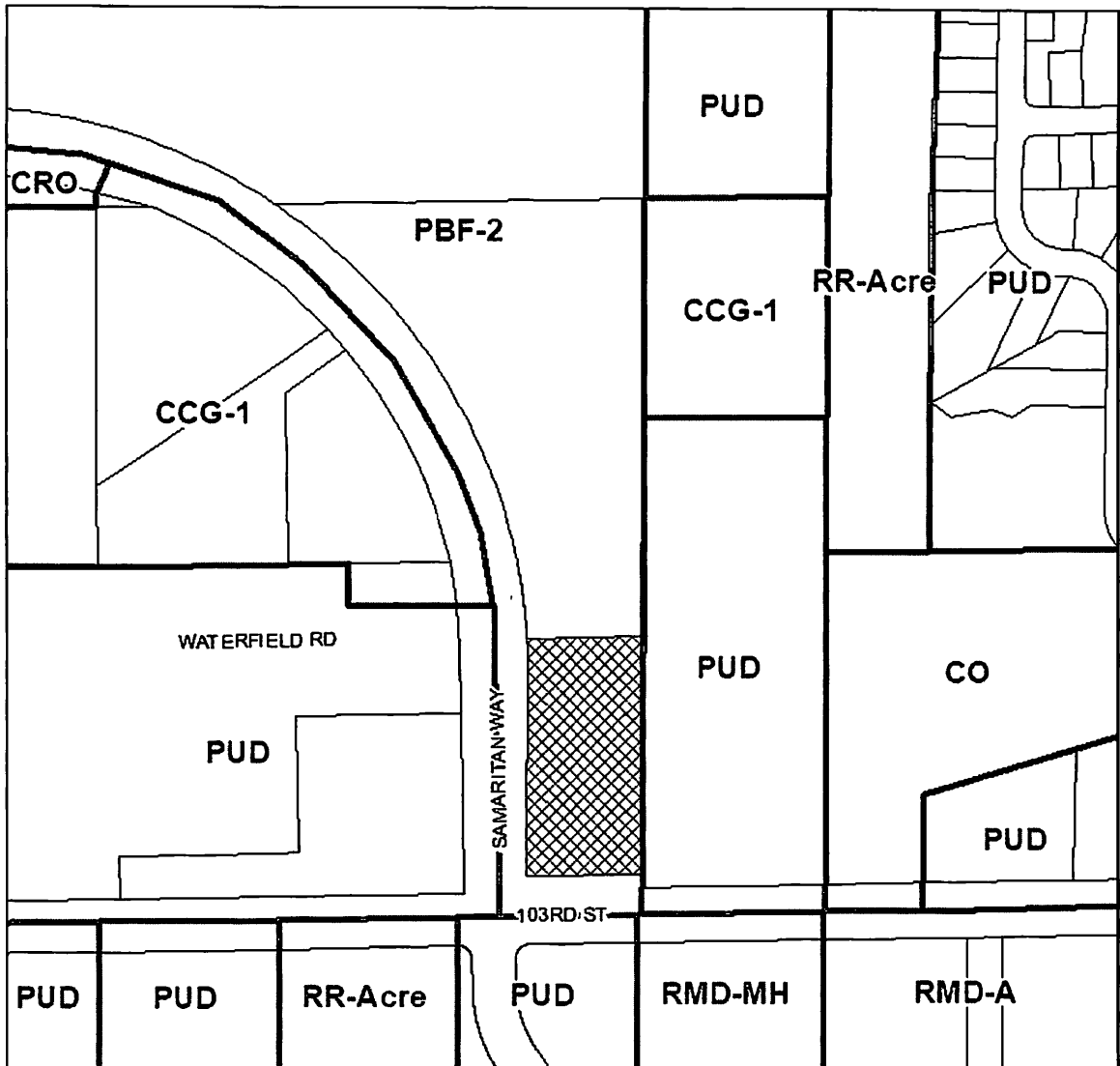
Source: Planning & Development Dept, 03/29/2023

The subject site from Samaritan Way.



Source: Planning & Development Dept, 03/29/2023

The subject site from Samaritan Way.



| | | |
|---|--|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: PBF-2</p> <p>TO: CCG-1</p> | <p>LOCATION MAP:</p> | <p>COUNCIL DISTRICT:</p> <p>12</p> |
| <p>ORDINANCE NUMBER</p> <p>ORD-2023-0172</p> | <p>TRACKING NUMBER</p> <p>T-2022-4664</p> | <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p> |

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2023-0172 **Staff Sign-Off/Date** KPC / 02/17/2023
Filing Date 02/27/2023 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 04/11/2023 **Planning Commission** 04/06/2023
Land Use & Zoning 04/18/2023 **2nd City Council** N/A
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4664 **Application Status** PENDING
Date Started 11/30/2022 **Date Submitted** 11/30/2022

General Information On Applicant

Last Name PHILLIPS **First Name** MARSHALL **Middle Name** H
Company Name
 ROGERS TOWERS, P.A.
Mailing Address
 1301 RIVERPLACE BLVD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465535 **Fax** 9043960663 **Email** HPHILLIPS@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
 ST. AUGUSTINE DIO. SAMARITAN WAY 2AC TRUST
Mailing Address
 P.O. BOX 348
City LARGO **State** FL **Zip Code** 33779
Phone **Fax** **Email**

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 012919 0505 | 12 | 4 | PBF-2 | CCG-1 |

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)** 2.08**Justification For Rezoning Application**

TO ALLOW FOR COMMERCIAL DEVELOPMENT OF THE PROPERTY CONSISTENT WITH THE MARKET.

Location Of Property**General Location**

NORTH OF 103RD, EAST OF SAMARITAN WAY, WEST OF MAGNOLIA VALLEY DR.

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 0 | SAMARITAN WAY | 32210 |

Between Streets

SAMARITAN WAY and MAGNOLIA VALLEY DR.

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
2.08 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
11 Notifications @ \$7.00 /each: \$77.00
- 4) Total Rezoning Application Cost: \$2,097.00

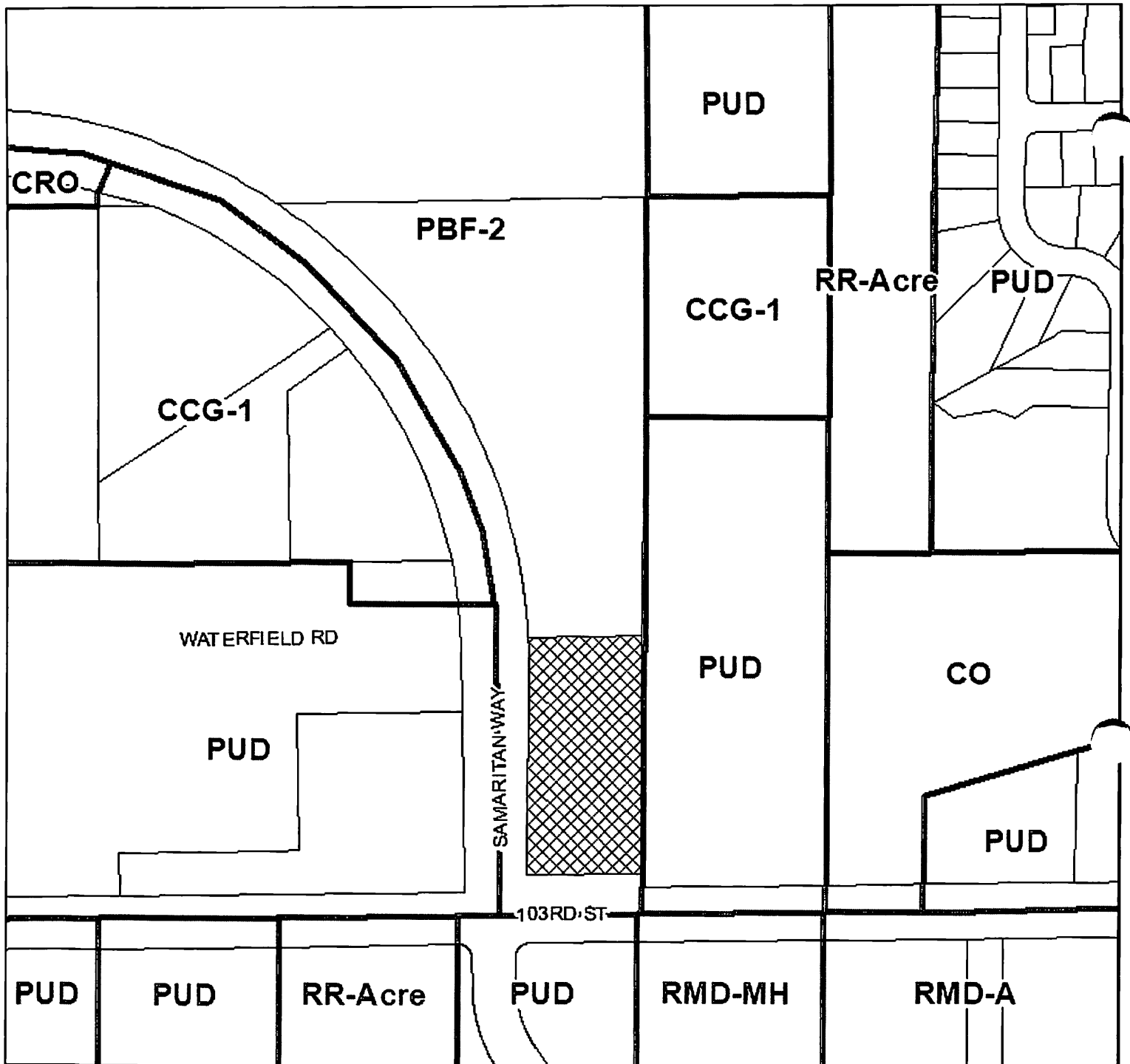
NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1
Legal Description

A PARCEL OF LAND BEING A PORTION OF BLOCKS 1, 3, AND 4, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF NORTHERLY RIGHT OF WAY LINE OF 103RD STREET (A 100 FOOT PUBLIC ROAD, RIGHT OF WAY AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAPS) WITH THE EASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD (A 120 FOOT PUBLIC ROAD RIGHT OF WAY AS PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 72016-2501); RUN THENCE ALONG THE EASTERLY LINE OF SAID CHAFFEE ROAD; THENCE RUN NORTH 01°04'56" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE EASTERLY RIGHT OF WAY LINE NORTH 01°04'56" WEST, A DISTANCE OF 411.87 FEET TO A POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF A CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 1,010.00 FEET, THROUGH A CENTRAL ANGLE OF 1°08'04" TO THE LEFT OF AN ARC DISTANCE OF 20.00 FEET TO THE POINT ON SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°38'58" WEST, A CHORD DISTANCE OF 20.00 FEET; RUN THENCE NORTH 88°54'43" EAST, A DISTANCE OF 208.71 FEET TO A POINT; RUN THENCE SOUTH 00°34'47" WEST, A DISTANCE OF 432.05 FEET TO A POINT; RUN THENCE SOUTH 88°54'43" WEST, A DISTANCE OF 195.98 FEET TO THE POINT OF BEGINNING.

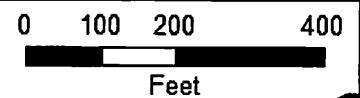
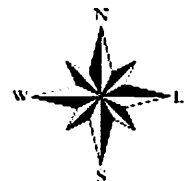
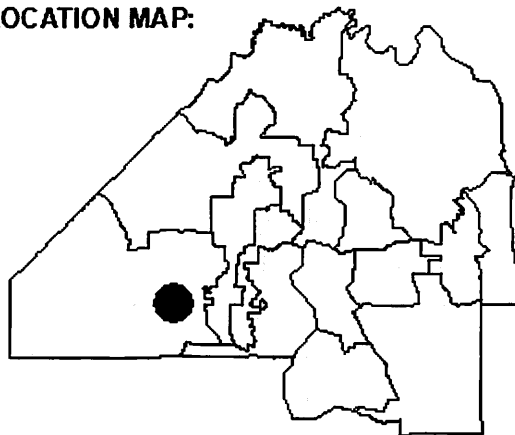


REQUEST SOUGHT:

FROM: PBF-2

TO: CCG-1

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2022-4664

**EXHIBIT 2
PAGE 1 OF 1**

Prepared by
Record and return to:
Anclote Title Services, Inc.
Julie T. Holt
38868 U.S. Highway 19 N.
Tarpon Springs, FL 34689
Our File Number 22-404
Consideration: \$800,000.00
Tax Folio Number: a portion of #012919-0500

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of and effective the 28 day of November 2022, by and between **ERIK T. POHLMEIER, BISHOP OF THE DIOCESE OF ST. AUGUSTINE**, a corporation sole (hereinafter called "Grantor") having an address of 11625 Old St. Augustine Road, Jacksonville, Florida 32256 and **ST. AUGUSTINE DIO. SAMARITAN WAY 2AC TRUST UTD 09/30/2022 Martin J. Rosato Trustee** (the "Grantee"), whose address is P.O. Box 348 Largo, Florida 33779.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Duval, State of Florida (the "Land") described on Exhibit A attached.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, appurtenances, and fixtures now or hereafter a part of the Land (collectively, the "Property"), subject to the matters shown on Exhibit B attached (the "Permitted Exceptions").

To have and to hold the Property in fee simple forever.

Subject to the Permitted Exceptions, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This conveyance is made subject to those certain "Protective Covenants" set forth on Exhibit C attached hereto and made a part hereof.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed under seal by its duly authorized representative acting on its behalf on the date first written above.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Lauren Lizbeth Vincent
Name Printed: Lauren Lizbeth Vincent

**ERIK T. POHLMEIER, BISHOP OF
THE DIOCESE OF ST. AUGUSTINE, a
corporation sole**

Lester Del Rosario
Name Printed: LESTER DEL ROSARIO

By: *Erik T. Pohlmeier*
Erik T. Pohlmeier

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me, by means of physical presence
or online notarization, this 21st day of November, 2022, by Erik T. Pohlmeier, Bishop of the Diocese
of St. Augustine, a corporation sole. He is personally known to me or has produced drivers license as
identification.



Lauren Lizbeth Vincent
(Print Name Lauren Lizbeth Vincent)
NOTARY PUBLIC, State of Florida at Large
Commission # HH 228440
My Commission Expires: October 22, 2024

EXHIBIT A

The Land

A parcel of land being a portion of Blocks 1, 3, and 4, Section 7, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 93, of the current Public Records of Duval County, Florida; together with a portion of the Southwest 1/4 of the Northeast 1/4 of said Section 7, all in the City of Jacksonville, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of Northerly right of way line of 103rd Street (a 100 foot public road right of way as per State Road Department Right of Way Maps) with the Easterly right of way line of Chaffee Road (a 120 feet public road right of way as per State of Florida Department of Transportation right of way map Section No. 72016-2501); run thence along the Easterly line of said Chaffee Road; thence run North 01°04'56" West, a distance of 30.00 feet to the Point of Beginning;

Thence continue along the Easterly right of way line North 01°04'56" West, a distance of 411.87 feet to a point of curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve being concave Westerly, having a radius of 1,010.00 feet, through a central angle of 1°08'04" to the left, an arc distance of 20.00 feet to the point on said curve, last said arc being subtended by a chord bearing and distance of North 01°38'58" West, a chord distance of 20.00 feet; run thence North 88°54'43" East, a distance of 208.71 feet to a point; run thence South 00°34'47" West, a distance of 432.05 feet to a point; run thence South 88°54'43" West, a distance of 195.98 feet to the Point of Beginning.

EXHIBIT B

Permitted Exceptions

All matters contained on the Plat of JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 93, Public Records of Duval County, Florida.

Conservation Easement in favor of the St. Johns River Water Management District recorded in O.R. Book 11079, Page 2290, as re-recorded in O.R. Book 12172, Page 931, Public Records of Duval County, Florida.

Agreement recorded in O.R. Book 9553, Page 1439, Public Records of Duval County, Florida.

EXHIBIT C

Restrictive Covenants

Erik T. Pohlmeier, Bishop of the Diocese of St. Augustine, a corporation sole, the grantor in this Deed ("Grantor") has retained title to and remains the owner of certain lands adjoining, adjacent or affected by the Property conveyed by this Deed. Because Grantor desires to protect and preserve the value of such land for itself and its successors and assigns, there are hereby imposed upon the Property, and the Property shall henceforth be subject to, the following covenants and restrictions, which covenants and restrictions shall run with the title to the Property, shall benefit Grantor and its successors and assigns, and shall not be for the benefit of the public at large:

The grantee in this Deed, for itself and its successors and assigns ("Owner"), agrees that for a period of fifty (50) years from the date of recording of the Deed in the public records of Duval County, Florida no portion of the Property shall be used for: a pawn shop; any noxious trade or business such as massage parlor, pornographic or adult book or adult video store; a closeout or liquidation or discount store; an auction house or flea market; bar, lounge, or liquor store; an abortion clinic or medical service type facility that includes the provision of abortion services or promotes the use of abortion services, sterilization or euthanasia; a counseling service which recommends to its clients sterilization and the consideration of abortion as an alternative to carrying a pregnancy through birth; or a political action group or similar organization of which a principal teaching or policy is the advocacy of abortion or right of free choice of an individual to elect abortion.

Grantor, for itself and any express assignee of Grantor's rights under these Restrictive Covenants by an assignment from Grantor that is recorded in the aforesaid public records, reserves the right, with the consent of Owner, to modify or amend all or any part of these Restrictive Covenants and to grant waivers or releases with respect thereto. Grantor shall execute such certificates or other instruments evidencing such modification, amendment, waiver, release or approval, which certification or other instrument shall be in recordable form.

These Restrictive Covenants may be enforced by Grantor, its successors and assigns, by any action available at law or in equity, including but not limited to injunctive relief and specific performance. In the event of any action concerning the enforcement of these Restrictive Covenants, the prevailing party shall be entitled to recover, in addition to any other relief available, attorney's fees and court costs.



Availability Letter

Martin Rosato

2/27/2023

ST AUGUSTINE DIO SAMARITAN WAY 2AC TRUST

PO BOX 348

Largo, Florida 33779

Project Name: Samaritan Way Commercial

Availability #: 2023-0503

Attn: Martin Rosato

Thank you for your inquiry regarding the availability of 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: 2023-0503

Request Received On: 2/17/2023

Availability Response: 2/27/2023

Prepared by: Michelle Otts

Expiration Date: 02/26/2025

Project Information

Name: Samaritan Way Commercial

Address: 0 SAMARITAN WAY, JACKSONVILLE, FL 32210

County: Duval County

Type: Sewer,Water

 Requested Flow: 1500

Parcel Number: 012919 0505

Location: NE Corner of 103rd St & Samaritan Way

Description: Approximately a 10,000 sq. ft. retail building

Potable Water Connection


Water Treatment Grid: North Grid

Connection Point #1: Existing 16-inch water main abutting this property within Samaritan Way ROW.

Connection Point #2: Existing 16-inch water main abutting this property within 130rd St ROW.

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

 Sewer Grid: Southwest

Connection Point #1: Existing 10-inch sewer force main abutting this property within 130rd St ROW.

Connection Point #2:

Sewer 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.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Force Main Connection Pressure Letter and Plan Submittal requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

JEA does not anticipate having reclaim water in this area in the foreseeable future.

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.

If your project requires Shop Drawings to be approved you can submit them by accessing Step 3 in Sages.

If your project requires the submittal of Deeds, Easements, Plats, Temporary Construction Easements and/or Hold Harmless Agreements, you can submit them by accessing Step 3 in Sages.

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.