

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

February 3, 2022

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2022-12**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

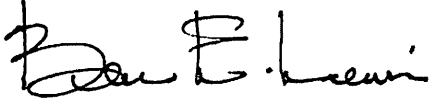
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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 written in a cursive style with a large initial "B".

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 2022-0012

FEBRUARY 3, 2022

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 **2022-0012**.

Location: 4130 Salisbury Road
Between J. Turner Butler and Corporate Center
Parkway

Real Estate Number: 152794-0000; 152795-0000; 152803-0000; 152804-
0010; 152804-0020

Current Zoning District: Industrial Business Park (IBP)

Proposed Zoning District: Residential High Density-B (RHD-B)

Current Land Use Category: Business Park (BP)
Community General/Commercial (CGC)

Proposed Land Use Category: High Density Residential (HDR)

Planning District: District 3—Southeast

Applicant/Agent: Evin Herzberg
12483 Aladdin Road
Jacksonville, Florida 32223

Owner: SP Land Trust & Salisbury Trust
1 Sleiman Parkway Suite 270
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2022-0012** seeks to rezone 10.3± acres of a property from Industrial Business Park (IBP) to Residential High Density-B (RHD-B). The request is being sought to allow for the development of around 600 residential units.

Staff notes a companion Small Scale Land Use Amendment L-5631-21C (**Ordinance 2022-0011**) that seeks to amend the land use from Business Park (BP) and Community General/Commercial (CGC) to High Density Residential (HDR).

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 with the approval of companion Small Scale Land Use Amendment L-5631-21C (**Ordinance 2022-0011**), the subject property will be located in the High Density Residential (MDR) 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. Applicant seeks this rezoning to permit infill residential zoning within the Salisbury Office Park, reducing VMT and promoting shared use of existing infrastructure. According to the applicant, the proposed use for this subject site is for the development of quadruplex units on individually platted lots. The maximum gross density in the Suburban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre.

The 10.30 acre subject site is located at 4130 Salisbury Road, a public roadway, and is between Sleiman Parkway and Corporate Center Apartments. The site is just northeast of the JTB/I-95 interchange. Currently, the subject site is a mix of office buildings and vacant land. The subject site is currently located within the CGC (1.64 acres) and BP (8.66 acres) land use categories, however, the applicant has filed a companion land use amendment to amend the site to the HDR land use category. The land use application is pending concurrently, pursuant to Ordinance 2022-011.

According to the Future Land Use Element (FLUE), The BP land use category in the Urban Priority Area is intended to provide compact medium to high intensity office and light industrial development. Development which includes medium to high density residential uses is preferred for site located outside of areas identified as an Industrial Sanctuary. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail sales and service establishments, hotels and motels may also be permitted. Residential uses are permitted as part of mixed use developments at up to 40 units per acre in the Urban Priority Area, subject to the provision that residential uses shall be for workforce persons and shall not exceed 80 percent of development.

According to the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 60 units per acre in the Urban Priority Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of development.

High Density Residential (HDR) in the Urban Priority Area is intended to provide compact high density mixed use development at densities up to 80 units per acre. It is important to note that the development characteristics for HDR in the Urban Priority Area requires a mix of uses for densities above 25 dwelling units per acre. High density residential development which includes limited commercial uses which serve the residential component of HDR developments as well as adjacent neighborhoods is preferred to reduce the number of Vehicles Miles Traveled. A combination of compatible mixed uses should be organized vertically within a multistory building. HDR designations shall be in locations which are supplied with full urban services; which are located in close proximity to a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located within one-half mile distance from an existing or planned Jacksonville Transit Authority (JTA) Rapid Transit System (RTS) or other mass transit system station. Locations which serve as a transition between commercial and medium density residential land uses are preferred. Sites which are abutting Low Density Residential (LDR) or Rural Residential (RR) are discouraged.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices 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.

In reference to the attached JEA Availability Letter, **2021-5885**, the proposed development shall connect to City water and sewer with an estimated flow of 162,500 gpd.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the growth expected in Planning District #3 and provide for a greater variety of housing products for Jacksonville residents.

Policy 3.1.6

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

If approved, the proposed rezoning affirms the policy mentioned above by providing a greater mixed housing product within the JTB and 95 area.

Recreation and Open Space Element (ROSE):

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Once the applicant is granted approval for the rezoning and land use amendment, they will be required to reserve a portion of the development site to link to existing parks, open space and recreational facilities by either streets, sidewalks, bicycle paths, or other acceptable alternatives as approved by the Department.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RLD-60 to RHD-B in order to

permit for a multi-family residential development—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property is located on the North / Northeast portion of the interchange at JTB and I-95 along Salisbury Road. The proposed rezoning to RHD-B would allow for the potential of up to 80 units an acre in the RHD Urban Priority Area. The proposed Zoning District is a higher density than any of the surrounding properties, however other HDR Land Use properties do exist in the general vicinity of the major highway interchange. The adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	BP	IBP	Office Building
East	BP	IBP	Commercial Office / Condos
South	CGC	CCG-1	Motel
West	CGC	CCG-1	Office Building

It is the opinion of the Planning and Development Department that the requested rezoning to RHD-B will be compatible with the surrounding uses and area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 23, 2021** by the Planning and Development Department, the required Notice of Public Hearing signs were posted.

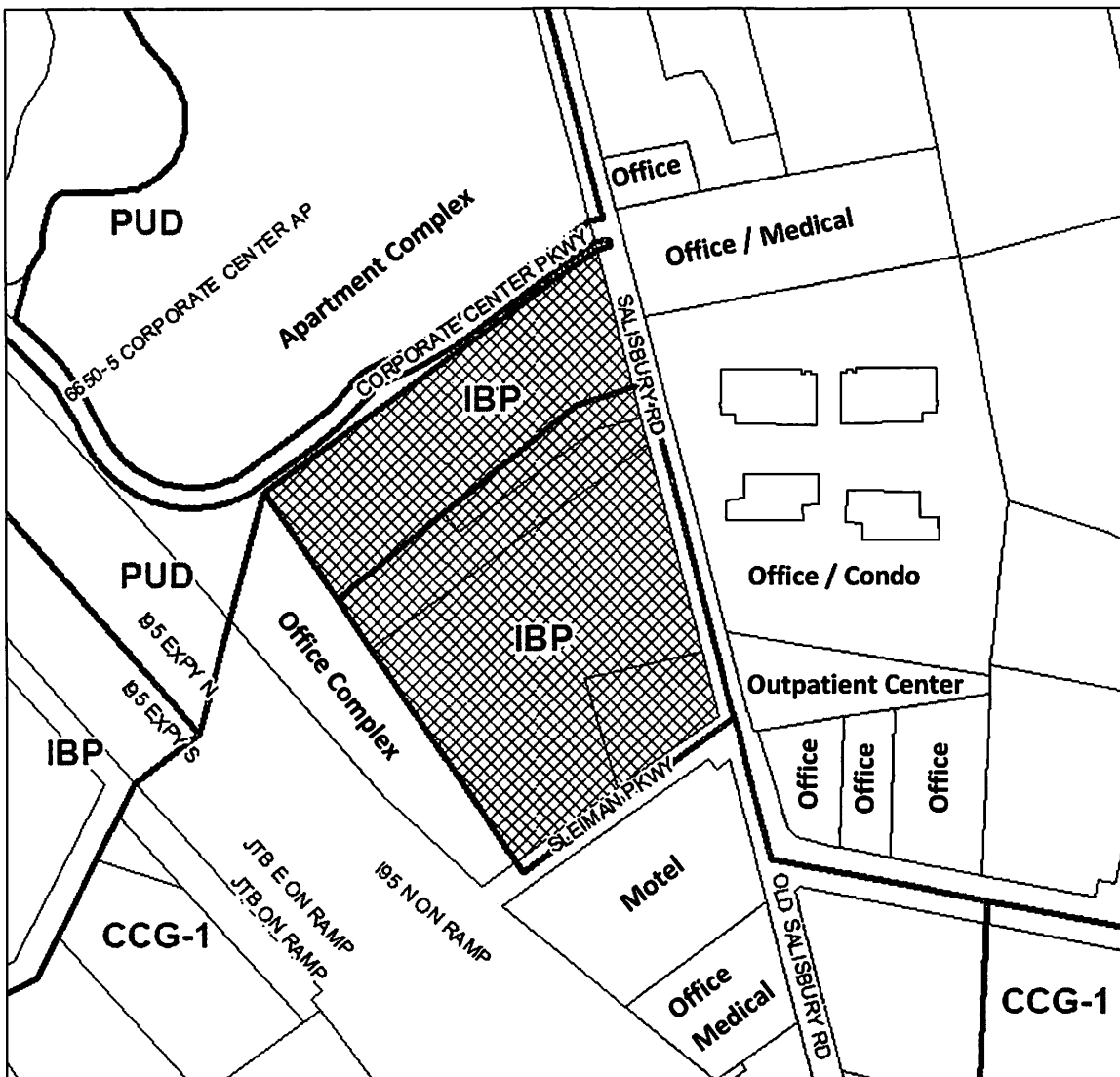


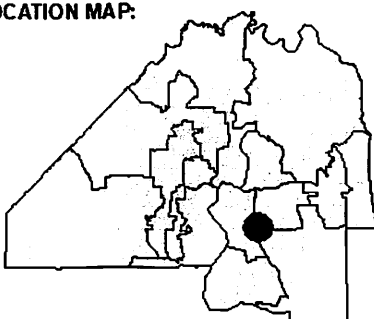
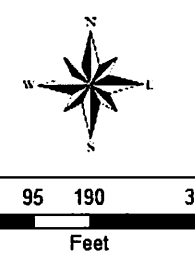


View of the Subject Site



View of the neighboring condo building



<p>REQUEST SOUGHT:</p> <p>FROM: IBP</p> <p>TO: RHD-B</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>4</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0012</p>	<p>TRACKING NUMBER</p> <p>T-2021-3899</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0012 **Staff Sign-Off/Date** CMC / 12/24/2021
Filing Date 01/06/2022 **Number of Signs to Post** 9
Hearing Dates:
1st City Council 02/08/2022 **Planning Commission** 02/03/2022
Land Use & Zoning 02/15/2022 **2nd City Council** 02/22/2022
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3899 **Application Status** FILED COMPLETE
Date Started 11/16/2021 **Date Submitted** 11/17/2021

General Information On Applicant

Last Name HERZBERG **First Name** EVIN **Middle Name** M
Company Name
Mailing Address
 12483 ALADDIN RD
City JACKSONVILLE **State** FL **Zip Code** 32223
Phone 9046257431 **Fax** 9046257431 **Email** EVINHERZBERG@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name TRUST **First Name** SP **Middle Name** LAND
Company/Trust Name
 SP LAND TRUST
Mailing Address
 1 SLEIMAN PARKWAY SUITE 270
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9046257431 **Fax** **Email** EHERZBERG@SLEIMAN.COM

Last Name TRUST **First Name** SALISBURY **Middle Name** TRUST
Company/Trust Name
 SLEIMAN ENTERPRISES
Mailing Address
 1 SLEIMAN PARKWAY SUITE 270
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9046257431 **Fax** **Email** EHERZBERG@SLEIMAN.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	152794 0000	4	3	IBP	RHD-B
Map	152795 0000	4	3	IBP	RHD-B
Map	152803 0000	4	3	IBP	RHD-B
Map	152804 0010	4	3	IBP	RHD-B
Map	152804 0020	4	3	IBP	RHD-B

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

5631

Total Land Area (Nearest 1/100th of an Acre) 10.30

Justification For Rezoning Application**Location Of Property****General Location**

4130 SALISBURY RD

House #	Street Name, Type and Direction	Zip Code
4130	SALISBURY RD	32216

Between Streets

J TURNER BUTLER BLVD and CORPORATE CENTER PARKWAY

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
10.30 Acres @ \$10.00 /acre: \$110.00
- 3) Plus Notification Costs Per Addressee
23 Notifications @ \$7.00 /each: \$161.00
- 4) Total Rezoning Application Cost: \$2,271.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1**Legal Description****ORIGINAL BOUNDARY**

A PART OF SECTION 56, TOWNSHIP 3, SOUTH, RANGE 27, EAST, ALSO BEING A PART OF TRACT 1, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SLEIMAN PARKWAY (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 583.67 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 75°08'50" WEST, 95.00 FEET; THENCE SOUTH 51°12'15" WEST, 542.05 FEET; THENCE NORTH 35°50'11" WEST, 220.00 FEET; THENCE NORTH 54°16'00" EAST, 717.69 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SALISBURY ROAD; THENCE SOUTH 14°31'55" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 241.27 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 139,582 SQ. FT/ 3.20 ACRES, MORE OR LESS.

BEING THE SAME LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9783, PAGE 701 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL "A"

A PART OF SECTION 56, TOWNSHIP 3, SOUTH, RANGE 27, EAST, ALSO BEING A PART OF TRACT 1, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SLEIMAN PARKWAY (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 529.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 53.76 FEET; THENCE SOUTH 75°08'50" WEST 95.00 FEET; THENCE SOUTH 51°12'15" WEST 299.39 FEET; THENCE SOUTH 38°47'45" EAST 41.48 FEET; THENCE NORTH 53°51'16" EAST 291.71 FEET; THENCE NORTH 75°20'50" EAST 79.69 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 18,953 SQ. FT/ 0.44 ACRES, MORE OR LESS.

OVERALL BOUNDARY

A PART OF SECTION 56, TOWNSHIP 3, SOUTH, RANGE 27, EAST, ALSO BEING A PART OF TRACT 1, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF

EXHIBIT 1**Legal Description**

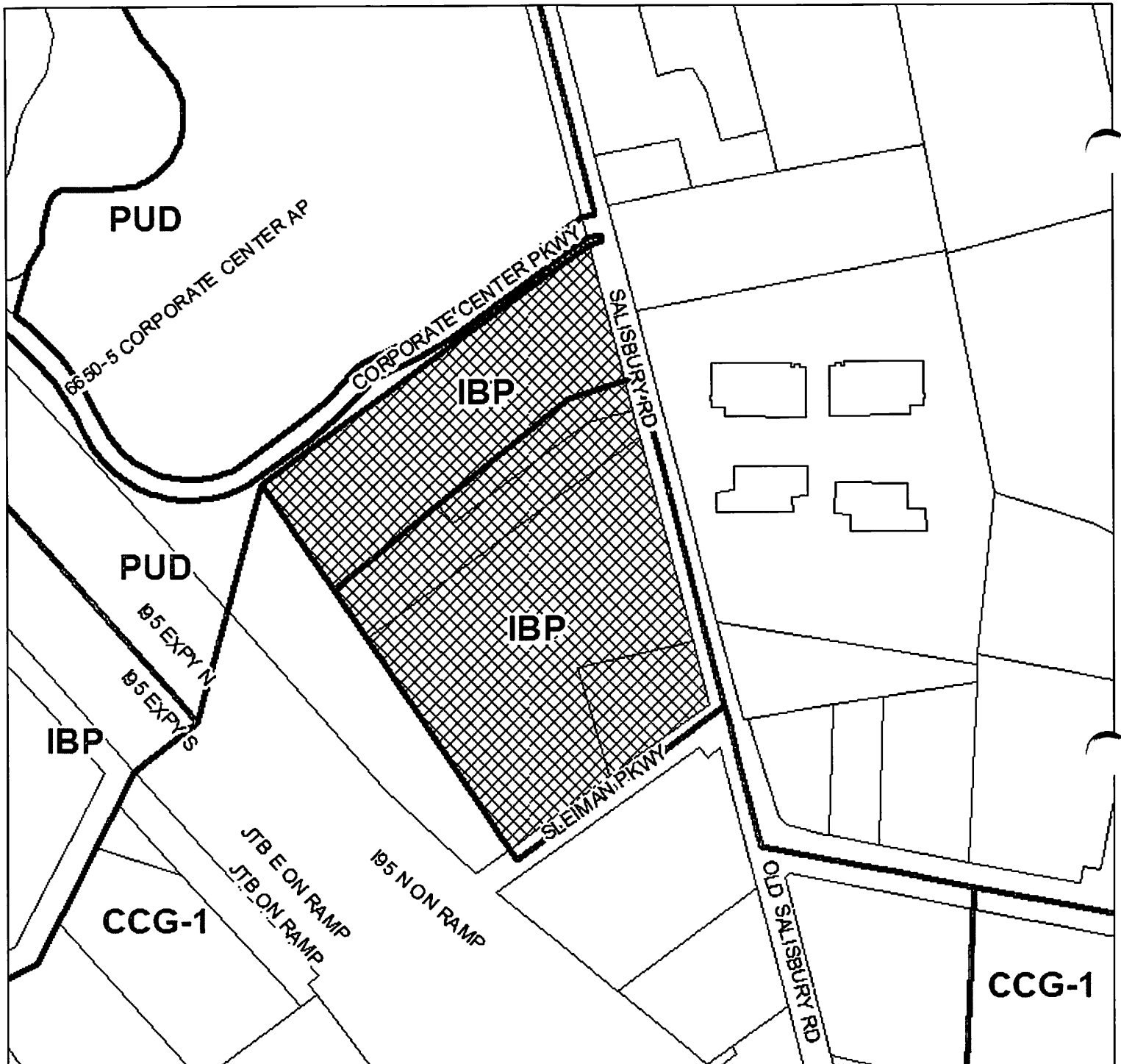
THE WESTERLY RIGHT-OF-WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SLEIMAN PARKWAY (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 529.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 14°31'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 295.02 FEET; THENCE SOUTH 54°16'00" WEST 717.69 FEET; THENCE SOUTH 35°50'11" EAST 220.03 FEET; THENCE NORTH 51°12'15" EAST 242.66 FEET; THENCE SOUTH 38°47'45" EAST 41.48 FEET; THENCE NORTH 53°51'16" EAST 291.71 FEET; THENCE NORTH 75°20'50" EAST 79.69 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 158,535 SQ. FT/ 3.64 ACRES, MORE OR LESS.

TOGETHER WITH

A PART OF SECTION 56, TOWNSHIP 3, SOUTH, RANGE 27, EAST, ALSO BEING A PART OF TRACT 1, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SALISBURY AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SLEIMAN PARKWAY (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 54°06'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 419.15 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8786, PAGE 1562 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8786, PAGE 1562, NORTH 35°50'11" WEST, A DISTANCE OF 550.60 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8815, PAGE 1540 OF SAID PUBLIC RECORDS; THENCE NORTH 51°12'15" EAST LEAVING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8815, PAGE 1540, A DISTANCE OF 542.05 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 75°08'50" EAST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 95.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF SALISBURY AVENUE; THENCE SOUTH 14°39'10" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 583.57 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 297,887 SQ. FT/ 6.84 ACRES, MORE OR LESS.

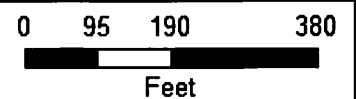
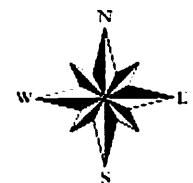
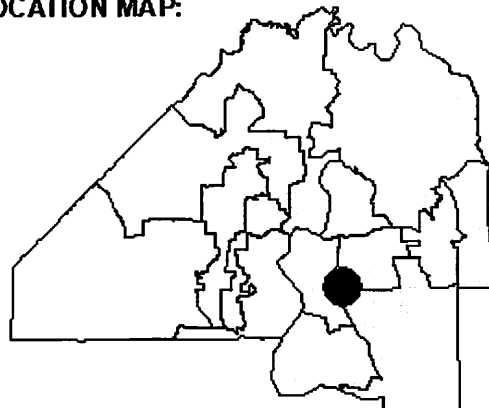


REQUEST SOUGHT:

FROM: IBP

TO: RHD-B

LOCATION MAP:



COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2021-3899

**EXHIBIT 2
PAGE 1 OF 1**



Availability Letter

Mike Herzberg

12/17/2021

Salisbury Land Trust

1 Sleiman Parkway, Jacksonville, Fl. 32223, #270

Jacksonville, Florida 32216

Project Name: Residences at Southpoint

Availability #: 2021-5885

Attn: Mike Herzberg

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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-5885

Request Received On: 12/15/2021

Availability Response: 12/17/2021

Prepared by: Susan West

Expiration Date: 12/17/2023

Project Information

Name: Residences at Southpoint

Address:

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 62500

Parcel Number: 152803 0000, 152804 0010, 152804-0020, 152794 0000, 152795 0000

Location: West side of Salisbury Road, between Corporate Center Parkway and Sleiman Parkway

Description: New multi-family community

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 8 inch water main along Salisbury Rd

Connection Point #2: Existing 8 inch water main along Sleiman Pkwy

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

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8 inch gravity main along Salisbury Rd

Connection Point #2:

Sewer Special Conditions:

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 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.

Point of connection location(s) to be field verified by developer during project design. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

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 Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: 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.