

# 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

June 16, 2021

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.: 2021-309**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

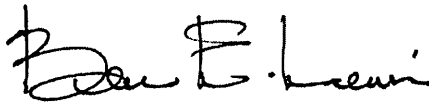
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	Aye
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 that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2021-0309**

**June 17, 2021**

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 **2021-0309**

***Location:*** 0 Jones Road, 9120 Commonwealth Avenue;  
Corner of Jones Road & Commonwealth Avenue

***Real Estate Numbers:*** 004700-0000; 004692-0000; 004692-0050; 004692-0150

***Current Zoning:*** Residential Rural-Acre (RR-Acre) &  
Commercial Neighborhood (CN)

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

***Current Land Use Category:*** Low Density Residential (LDR) &  
Community/General Commercial (CGC)

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

***Planning District:*** Northwest, District 5

***Applicant / Agent:*** Lara Hipps  
Hipps Group Inc  
1650 Margaret Street #323  
Jacksonville, FL 32204

***Owner:*** Michael Lloyd  
Michael Lloyd Hauling Inc.  
8650 Old Kings Road South, Suite 12  
Jacksonville, FL 32217

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning **2021-0309** seeks to rezone approximately 2.68 acres of Residential Rural-Acre (RR-Acre) & Commercial Neighborhood (CN) to Commercial Community/General-1 (CCG-1). The four subject properties are located at 0 Jones Road & 9120 Commonwealth Avenue. The subject properties is also located in the CGC and LDR land use categories.

The applicant is requesting to rezone the four properties to CCG-1 in order to bring the lots into a commercial zoning district that is compatible with the existing surrounding zoning.

There is a companion Land Use Amendment, L-5546-20C (2021-0308) to change the land use category from LDR to CGC to be compatible with the requested CCG-1 zoning district and be compatible with the surrounding area.

Because the property is used for commercial purposes and abuts a residential use on the eastern property line there should be an uncomplimentary use buffer. Sec. 656.1216. - Buffer standards relating to uncomplimentary land uses and zoning, defines the buffer requirements for this property.

### **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. The application site consists of 4 parcels with frontage on Commonwealth Avenue and Jones Road. Both roads are collector roads.

The CGC land use category in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

LDR in the Suburban Development Area is intended to provide for low-density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. Residential development is permitted at up to seven (7) dwelling units per acre where centralized water and sewer is available.

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

Yes. This rezoning is supported by the following Objectives and Policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

*Objective 3.2*

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric, which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The request for rezoning is extend the commercial uses on the corner to allow for compatible commercial activity. The property is owned by a construction company.

*Policy 3.2.4*

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

To promote this Policy the property owner will need to provide proper buffering from the residential use to the west and south. The proposed rezoning is an intensified zoning district and appropriate for commercial use, however; the buffering will make the transition complete and bring the property into total compliance. Buffering for the property is found in Sec. 656.1216 (b) of the Zoning Code. The lots are also located at the corner of two collector roadways; Jones Road and Commonwealth Avenue.

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

No. It is the opinion of the Planning and Development Department that the proposed rezoning will not be in conflict with any portion of the City's land use regulations. The proposed zoning district would be compatible with the other three commercial corners at the intersection, which is the general character of the surrounding area. The rezoning of the subject properties will for more commercial uses in a commercial zoning district that is compatible with the proposed CGC land use category.

**SURROUNDING LAND USE AND ZONING**

The subject properties are located in the southwest corner of Jones Road and Commonwealth Avenue. The surrounding uses, land uses, and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	CGC	CCG-1	Vacant-Wooded
East	CGC	CN	Gas Station
South	LDR	RR-Acre	Single-Family Dwelling
West	LDR	RR-Acre	Single-Family Dwelling

**SUPPLEMENTARY INFORMATION**

Applicant provided proof on May 10, 2021, that the required Notice of Public Hearing signs were posted:

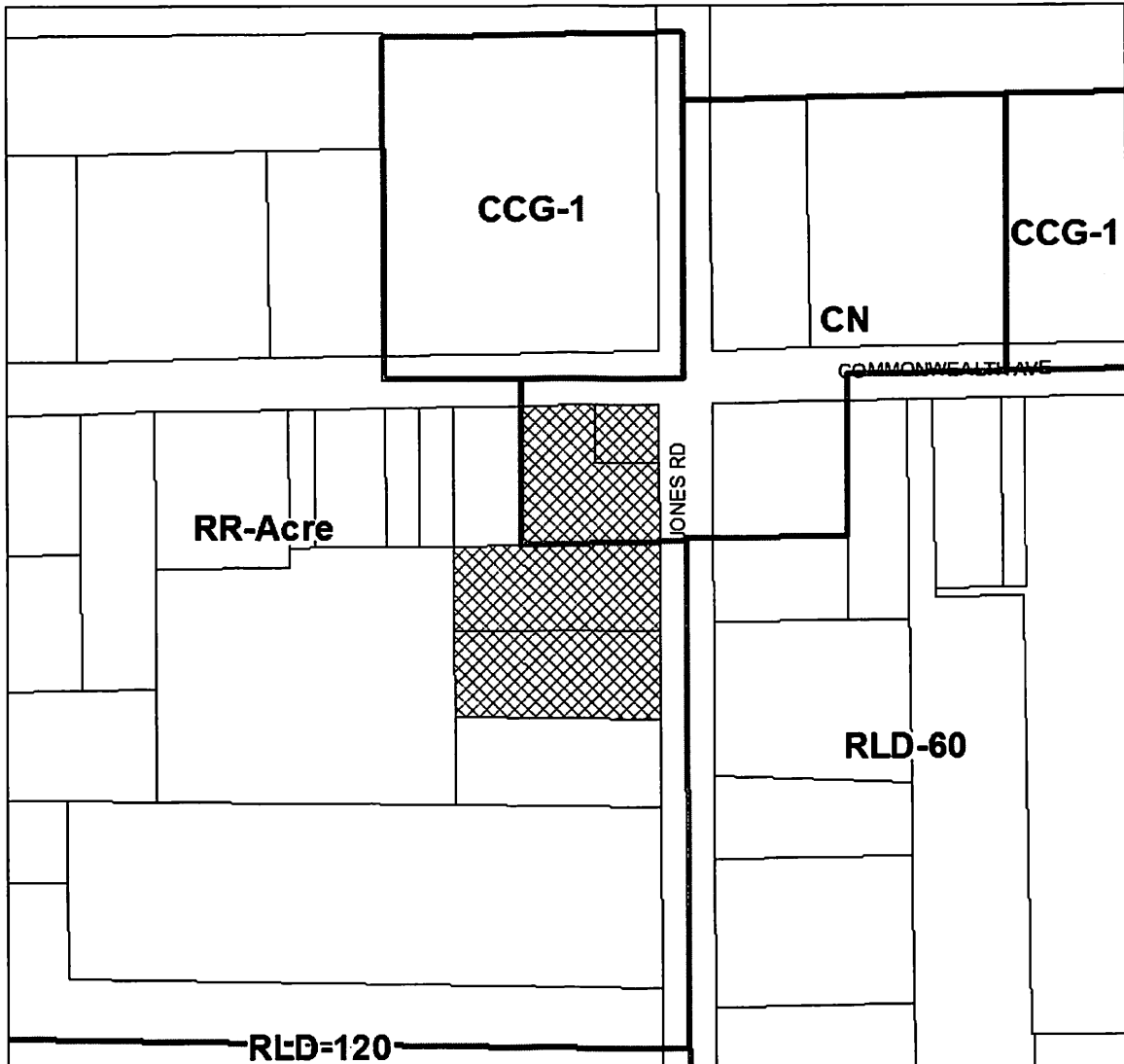


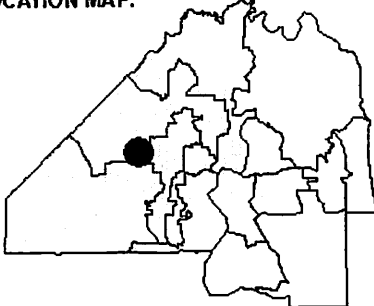

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-0309** be **APPROVED**.



Aerial



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CN &amp; RR-ACRE</b></p> <p><b>TO: CCG-1</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 80 160 320 Feet</p>
<p><b>ORDINANCE NUMBER</b> ORD-2021-0309</p>	<p><b>TRACKING NUMBER</b> T-2021-3471</p>	<p><b>COUNCIL DISTRICT:</b> 8</p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

# Application For Rezoning To Conventional Zoning District

## Planning and Development Department Info

**Ordinance #** 2021-0309 **Staff Sign-Off/Date** CMQ / 04/26/2021  
**Filing Date** 05/11/2021 **Number of Signs to Post** 4  
**Hearing Dates:**  
**1st City Council** 06/22/2021 **Planning Commission** 06/17/2021  
**Land Use & Zoning** 07/20/2021 **2nd City Council** 07/27/2021  
**Neighborhood Association** CISCO GARDEN CIVIC ASS; THOMAS JEFFERSON CIVIC CLUB  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 3471 **Application Status** PENDING  
**Date Started** 04/09/2021 **Date Submitted** 04/09/2021

## General Information On Applicant

**Last Name** HIPPS **First Name** LARA **Middle Name** DIANE  
**Company Name** HIPPS GROUP INC.  
**Mailing Address** 1650 MARGARET STREET #323  
**City** JACKSONVILLE **State** FL **Zip Code** 32204  
**Phone** 9047812654 **Fax** 9047812655 **Email** LARA@HIPPSGROUPINC.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** LLOYD **First Name** MICHAEL **Middle Name**  
**Company/Trust Name** MICHAEL LLOYD HAULING INC  
**Mailing Address** 1601 RUDD RD.  
**City** JAX **State** FL **Zip Code** 32220  
**Phone** 9047592485 **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	004700 0000	8	5	CN	CCG-1
Map	004692 0000	8	5	CN	CCG-1
Map	004692 0050	8	5	RR-ACRE	CCG-1



Map 004692 0150 8 5 RR-ACRE CCG-1

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

**Existing Land Use Category**

LDR

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

5546

**Total Land Area (Nearest 1/100th of an Acre)** 2.68

**Justification For Rezoning Application**

THIS REZONING IS SOUGHT AS A LOGICAL EXTENSION OF THE COMMERCIAL ZONING OF THIS CORNER PROPERTY THAT IS ALL OWNED BY THE SAME INDIVIDUAL FOR INFILL REDEVELOPMENT.

**Location Of Property**

**General Location**

SOUTHWEST CORNER OF JONES RD AND COMMONWEALTH AVE.

House #	Street Name, Type and Direction	Zip Code
9120	COMMONWEALTH AVE	32220

**Between Streets**

JONES RD and MINOR LN

**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  
2.68 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee  
20 Notifications @ \$7.00 /each: \$140.00
- 4) Total Rezoning Application Cost: \$2,170.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE

## Legal Description

A part of the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 2 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly right of way line of Jones Road (a 60 foot R/W) and the Southerly right of way line of Commonwealth Avenue (an 80 foot R/W); said point being the Northeast corner of lands described in Official Record Volume 2609, Page 171, public records of said County; thence Westerly along said Southerly right of way line, 93.3 feet to the Northwest corner of lands described in said Deed for the point of beginning; thence continue Westerly along said Southerly right of way line 106.7 feet to the Northeast corner of lands described in Official Record Volume 2413, Page 830, public records of said County; thence Southerly along the Easterly line of lands described in said Deed, 202.0 feet to the Southeast corner of lands described in said Deed; thence Easterly and parallel to said Commonwealth Avenue, 200.32 feet to the Westerly right of way line of said Jones Road; thence Northerly along said Westerly right of way line 115.0 feet to the Southeast corner of lands described in said ORV 2609, Page 171; thence Westerly along the Southerly line of lands described in said Deed, 93.3 feet; thence Northerly and parallel to said Jones Road, said line being coincident with the Westerly line of lands described in said ORV 2609, Page 171, 85.0 feet to the Point of Beginning.

004692-0000

A part of the SE 1/4 of the NW 1/4 of section 9, Township 2 South, Range 25 East, Duval County, Florida, being more particularly described as follows: commence at the intersection of the southerly right-of-way line of Commonwealth Avenue (an 80 ft. right-of-way as now established) and the westerly right-of-way line of Jones Rd. (an 80 ft. right-of-way as now established): Thence south 01°04'25" West, along said westerly right-of-way line 202.0 feet to the point of beginning; thence continue south 01°04'25" west along said Westerly right-of-way line 129.31 feet; thence North 88°16'14" west 300.44 feet to the East line of those lands described in O.R. Book 2050, Page 44; thence North 01°06'56" East, along the East line of said deed 126.14 feet; thence s 88° 52'31" East along the south line of those lands described in O.R. Book 2413, Page 830, 30032 feet to the point of beginning.

004692-0050

A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY-LINE OF COMMONWEALTH AVENUE (AN 80 FT. RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE WESTERLY RIGHT-OF-WAY LINE OF JONES RD. (A 80 FT. RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01° 04'25" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 331.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 ° 04'25" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 129.30 FEET; THENCE NORTH, 87° 40' 14" WEST 300.58 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 3050, PAGE 44; THENCE NORTH-01 ° 06'56" EAST ALONG THE EAST LINE OF SAID DEED 126.15 FT.; THENCE SOUTH 88° 16' 14" EAST 300.44 FEET TO THE POINT OF BEGINNING.

004692-0150

# ORDINANCE \_\_\_\_\_

## Legal Description

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THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF ADAMS ROAD (NOW COMMONWEALTH) 60 FOOT WIDE AND WEST LINE OF JONES AVENUE, 80 FOOT WIDE; THENCE WEST ALONG THE SOUTH LINE OF ADAMS ROAD, 93.3 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE OF JONES ROAD 85 FEET; THENCE EASTERLY 93.3 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF JONES ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 87 FEET TO THE POINT OF BEGINNING.

ALL OF THE PERSONAL PROPERTY OF DEFENDANT R.W. CROSBY PROPERTIES, INC., D/B/A OBI'S FOOD STORE, LOCATED UPON OR IN THE ABOVE DESCRIBED REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, ALL INVENTORY, FURNITURE, FIXTURES, AND EQUIPMENT.

### PARCEL 1:

A PARCEL OF LAND, LOCATED IN THE EAST HALF (E1/2) OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 TOWNSHIP AND RANGE AFORESAID, AND RUN SOUTH 89° 38' 41" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,320.01 FEET TO A POINT; RUN THENCE NORTH 0° 38' 0" EAST A DISTANCE OF 3,380.01 FEET TO A POINT FOR A POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH 89° 38' 41" WEST PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,250.47 FEET TO A POINT LOCATED IN THE EASTERLY RIGHT OF WAY LINE OF CISCO DRIVE (A 60 FOOT RIGHT OF WAY); RUN THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2,261.50 FEET, A CHORD DISTANCE OF 174.07 FEET, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 13° 32' 23" EAST; RUN THENCE NORTH 89° 38' 41" EAST, PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,211.58 FEET TO A POINT; RUN THENCE SOUTH 0° 38' 0" WEST A DISTANCE OF 169.00 TO THE POINT OF BEGINNING.

### PARCEL 2:

A PARCEL OF LAND, LOCATED IN THE EAST HALF (E1/2) OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

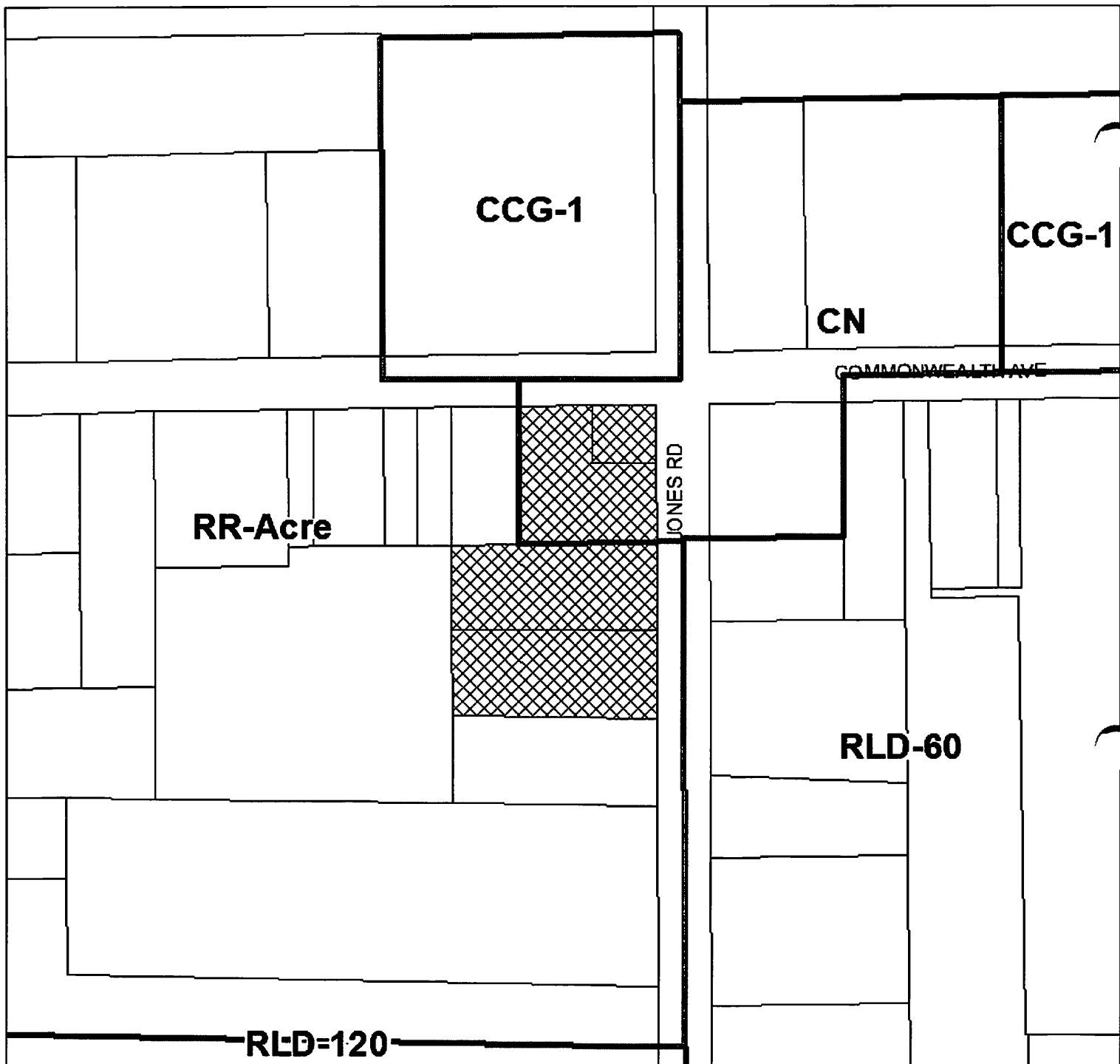
# ORDINANCE \_\_\_\_\_

## Legal Description

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FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 1 SOUTH, RANGE 25 EAST, AND RUN SOUTH 89° 38' 41" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,320.01 FEET TO A POINT; RUN THENCE NORTH 00° 38' 00" EAST A DISTANCE OF 3,211.00 FEET FOR A POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 89° 38' 41" WEST PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,275.86 FEET TO A POINT LOCATED IN THE EASTERLY RIGHT OF WAY LINE OF CISCO DRIVE (A 60 FOOT RIGHT OF WAY); RUN THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2,261.50 FEET A CHORD DISTANCE OF 171.33 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 09° 09' 48" EAST; RUN THENCE NORTH 89° 38' 41" EAST PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,250.47 FEET TO A POINT; RUN THENCE SOUTH 00° 38' 00" WEST A DISTANCE OF 169.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE FIXTURES AFFIXED TO OR LOCATED IN OR UPON, AND ALL OTHER PERSONAL PROPERTY WHICH IS DEEMED UNDER APPLICABLE LAW TO BE FIXTURES AND A PART OF THE File Number: 31948  
004700-0000

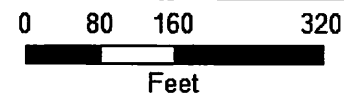
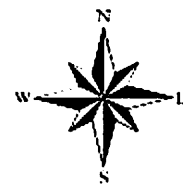
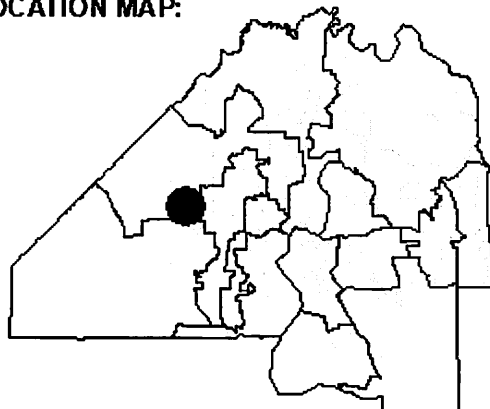


**REQUEST SOUGHT:**

**FROM: CN & RR-ACRE**

**TO: CCG-1**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**8**

**TRACKING NUMBER**

**T-2021-3471**

**EXHIBIT 2  
PAGE 1 OF 1**



## Availability Letter

Lara Hipps

5/11/2021

Hipps Group Inc

1650 Margaret St #323

Jax, Florida 32204

Project Name: Lloyd Hauling

Availability #: 2021-1881

Attn: Lara Hipps

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/](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: 2021-1881

Request Received On: 4/26/2021

Availability Response: 5/11/2021

Prepared by: Ji Soo Kim

Expiration Date: 05/11/2023

### **Project Information**

Name: Lloyd Hauling

Address: 9120 COMMONWEALTH AVE, JACKSONVILLE, FL 32220

County: Duval County

Type: Sewer,Water

Requested Flow: 537.5

Parcel Number: 004692 0000

Location: Corner of Commonwealth Ave and Jones Rd

Description: Private Property Storage office with living quarters upstairs

### **Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1:

Connection Point #2:

Water Special Conditions: JEA does not have a water main available within ¼ mile of this property at this time.

### **Sewer Connection**

Sewer Grid: Buckman

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA does not have a sewer main available within ¼ mile of this property at this time.

### **Reclaimed Water**

#### **Connection**

Reclaim Grid:

Connection Point #1:



Connection Point #2:

Reclaim Special Conditions:

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: