

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

January 7, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2020-720**

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: **Deny**

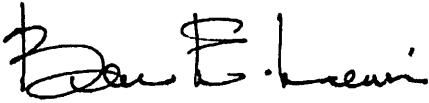
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners felt that although the convenience store has been closed several years, it is not a new use and familiar to the neighborhood. The Commissioners felt it is appropriate use.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	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 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 2020-0720

JANUARY 7, 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 Ordinance 2020-0720.

Location: 1836 36th Street West
Between Spires Avenue and Fairfax Street

Real Estate Number: 087218-0000

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

Proposed Zoning District: Commercial Neighborhood (CN)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Neighborhood Commercial (NC)

Planning District: District 1—Urban Core

Applicant/Agent: Yazmyn Johnson
Tina's Grill and Groceries, LLC
7854 Bellemeade Blvd South
Jacksonville, Florida 32211

Owner: Valentino Williams
1836 25th Street West
Jacksonville, Florida 32209

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Rezoning Ordinance 2020-0720 seeks to rezone 0.14± acres of a property from Residential Low Density-60 (RLD-60) to Commercial Neighborhood (CN). The request is being sought to bring a non-conforming convenience store into zoning compliance. The subject property contains two (2) buildings: a convenience store and a garage apartment. Both structures are currently vacant and were originally constructed in 1946. However, the historic use of the property has traditionally been used for commercial/retail uses.

There is a companion Small-Scale Land Use Amendment L-5481-20C (**Ordinance 2020-0719**) that seeks to amend the land use on the property from Low Density Residential (LDR) to Neighborhood Commercial (NC).

29th and Chase Neighborhood Action Plan

The subject site is also located within the boundaries of the 29th and Chase Neighborhood Action Plan in the Moncrief Park area of the Plan. While the Plan does not make any specific recommendations for the subject site, it encourages commercial development in an area described as "The Triangle". The Triangle is bounded by Myrtle Avenue, Moncrief Road, and Dr. Martin Luther King Expressway. The subject site is located approximately 0.6 of a mile away from The Triangle area and within a residential neighborhood. Thus, the proposed amendment is inconsistent with the recommendations of the Neighborhood Action Plan.

STANDARDS, CRITERIA AND FINDINGS

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

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

No. 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 Large-Scale Land Use Amendment L-5481-20C (**Ordinance 2020-0719**), the subject property will be located in the Neighborhood Commercial (NC) 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?

No. The proposed rezoning is inconsistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Currently the site has a LDR land use designation; however, if approved, pending **Ordinance 2020-0719** would amend the land use category to Neighborhood Commercial (NC). The NC land use category is intended to provide commercial retail and service establishments which serve

the daily needs of nearby residential neighborhoods. Preferred development patterns include those described in FLUE Policy 3.2.6, above. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicle Miles Traveled. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Plan amendment requests for new NC designations are preferred in locations which are supplied with full urban services; which abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are compatible with adjacent residential neighborhoods. Sites with two or more property boundaries on transportation rights-of-way are considered preferred locations. For more information, please see the attached Community Planning Memo.

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

Policy 1.2.9

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

In reference to the attached JEA Availability Letter, 2020-3623, the proposed development shall connect to City water and sewer.

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 is characterized as a spot zoning and allows for commercial intrusion into a predominately residential neighborhood.

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

Yes. The proposed rezoning will conflict with the City's land use regulations, most notably the minimum lot requirements for the CN Zoning District. If approved as proposed by

applicant, the subject property will still be a nonconforming lot in that CN zoning requires a minimum lot width of 75 feet and a minimum lot area of 7,500 square feet. The subject property currently contains a lot width of 60 feet and a lot area of 6,000 square feet—thereby rendering the lot insufficient in meeting the lot requirements for CN zoning.

SURROUNDING LAND USE AND ZONING

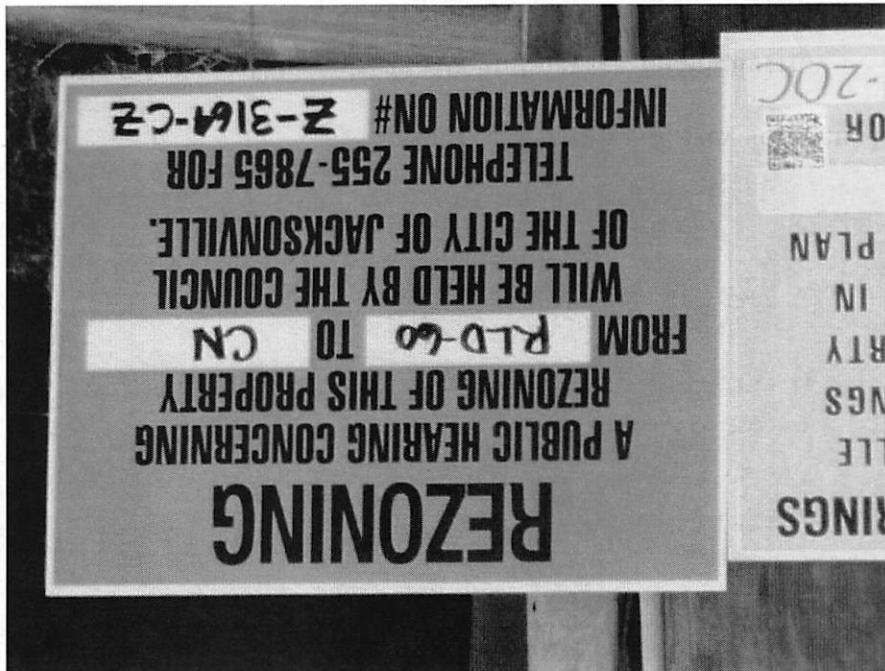
The subject property is located on the south side of 25th Street West between Spires Avenue and Fairfax Street. The proposed rezoning to CN would allow the applicant to allow for general commercial neighborhood uses in predominately residential area. Furthermore, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single-Family Dwellings
East	LDR	RLD-60	Single-Family Dwellings
South	LDR	RLD-60	Single-Family Dwellings
West	LDR	RLD-60	Single-Family Dwellings

Based on the surrounding land uses and zoning districts identified above, it is the opinion of the Planning and Development Department that the requested rezoning to CN will be inconsistent and incompatible.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on December 10, 2020 by the Planning and Development Department, 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 Ordinance 2020-0720 be DENIED.

Figure A:



Source: Planning & Development Dept, 07/20/20

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 12/10/20

View of the subject property and the garage apartment, facing south on 25th Street West.

Figure C:



Source: Planning & Development Dept, 12/10/20

View of the subject property and the convenience store, facing south on 25th Street West.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: CN</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0720</p>	<p>TRACKING NUMBER</p> <p>T-2020-3164</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0720 Staff Sign-Off/Date ATW / 10/29/2020

Filing Date 11/18/2020 Number of Signs to Post 1

Hearing Dates:

1st City Council 01/12/2021 Planning Commission 01/07/2021

Land Use & Zoning 01/20/2021 2nd City Council 01/26/2021

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study 29TH & CHASE NAP

Application Info

Tracking # 3164

Application Status FILED COMPLETE

Date Started 10/01/2020

Date Submitted 10/02/2020

General Information On Applicant

Last Name JOHNSON	First Name YAZMYN	Middle Name
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Company Name
TINAS GRILL AND GROCERIES LLC

Mailing Address
7854 BELLEMEADE BLVD S

City JACKSONVILLE	State FL	Zip Code 32211
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Phone 9042388578	Fax 904	Email JOHNSONYAZMYN@GMAIL.COM
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General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name WILLIAMS	First Name VALENTINO	Middle Name
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Company/Trust Name

Mailing Address
1836 W 25TH ST

City JACKSONVILLE	State FL	Zip Code 32209
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Phone 	Fax 	Email
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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	087218 0000	8	1	RLD-60	CN

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 #**

5481

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

0.14

Justification For Rezoning Application

PROPERTY LOCATED IN RESIDENTIAL AREA BUT NEEDED FOR COMMERCIAL USE. *
PROPERTY WAS VACANT EXCEEDING 6 MONTHS WHEREFORE ITS COMMERCIAL USAGE
PRIVILEGES WERE REMOVED.

Location Of Property**General Location**

1836 W 25TH ST

House #

1836

Street Name, Type and Direction

25TH ST W

Zip Code

32209

Between Streets

MONCRIEF

and

MLK

Required Attachments For Formal, Complete application

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

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
0.14 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
80 Notifications @ \$7.00 /each: \$560.00
- 4) Total Rezoning Application Cost: \$2,570.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

The East 25 feet of Lot 20 and all of Lot 21, Block 34, MONCRIEF PARK, according to the plat thereof as recorded in Plat Book 6, Page 8 of the current public records of Duval County, Florida.

October 15, 2020

**Exhibit 1
Page 1 of 1**

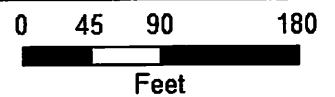
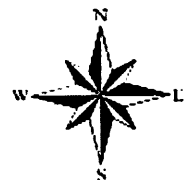
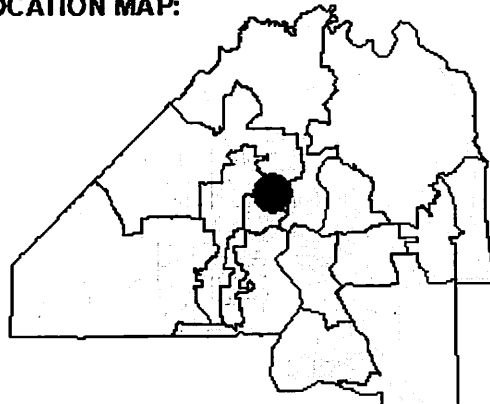


REQUEST SOUGHT:

FROM: RLD-60

TO: CN

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2020-3164

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A - Property Ownership Affidavit

Date: October 2, 2020

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

Re: Property Owner Affidavit for the following site location:
1836 WEST 25TH STREET, JAX FL 32209

To Whom it May Concern:

I Valentine Williams hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for CONVENTIONAL REZONING submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Valentine Williams

By _____

Print Name: Valentine Williams

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner: this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 2 day of October 2014, by Driver license Valentine Williams who is personally known to me or who has produced Driver licenses as identification and who took an oath.

Karen Thomas
(Signature of NOTARY PUBLIC)

Karen Thomas
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 5 | 18 | 2022



WILLIAMS VALENTINO
1836 W 25TH ST
JACKSONVILLE, FL 32209-4137

Primary Site Address
1836 W 25TH ST
Jacksonville FL 32209

Official Record Book/Page
06376-00335

Title #
6403

1836 W 25TH ST
Property Detail

RE #	087218-0000
Tax District	USD1
Property Use	1192 Store,Retail/Multi Bldg
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01493 MONCRIEF PARK
Total Area	6191

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$40,821.00	\$40,543.00
Extra Feature Value	\$151.00	\$130.00
Land Value (Market)	\$3,780.00	\$3,780.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$44,752.00	\$44,453.00
Assessed Value	\$44,752.00	\$44,453.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$44,752.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
06376-00335	7/21/1987	\$90.00	MS - Miscellaneous	Unqualified	Improved
09418-00974	9/22/1999	\$9,500.00	TD - Tax Deed	Unqualified	Improved
12009-01639	8/17/2004	\$25,000.00	WD - Warranty Deed	Qualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FWDC1	Fence Wood	1	0	0	20.00	\$130.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	60.00	95.00	Common	60.00	Front Footage	\$3,780.00

Legal

LN	Legal Description
1	6-8 55-25-26E
2	MONCRIEF PARK
3	E 25FT LOT 20, LOT 21 BLK 34

Buildings

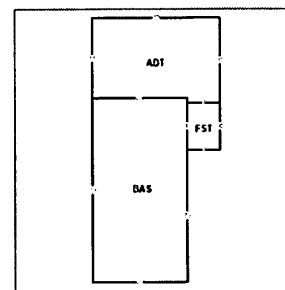
Building 1

Building 1 Site Address
1836 W 25TH ST Unit
Jacksonville FL 32209

Building Type	1101 - STORE RETAIL
Year Built	1946
Building Value	\$17,583.00

Type	Gross Area	Heated Area	Effective Area
Base Area	780	780	780
Addition	466	466	466
Finished Storage	70	0	35
Total	1316	1246	1281

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	3	3 Concrete Fln
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	3.000	

Rooms / Units	10.000
Avg Story Height	9.000

2020 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$44,752.00	\$0.00	\$44,752.00	\$510.22	\$512.05	\$490.57
Urban Service Dist1	\$44,752.00	\$0.00	\$44,752.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$44,752.00	\$0.00	\$44,752.00	\$174.00	\$163.66	\$168.38
By Local Board	\$44,752.00	\$0.00	\$44,752.00	\$100.24	\$100.60	\$97.00
FL Inland Navigation Dist.	\$44,752.00	\$0.00	\$44,752.00	\$1.43	\$1.43	\$1.37
Water Mgmt Dist. SJRWMD	\$44,752.00	\$0.00	\$44,752.00	\$10.76	\$10.23	\$10.23
Gen Gov Voted	\$44,752.00	\$0.00	\$44,752.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$44,752.00	\$0.00	\$44,752.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$44,752.00	\$0.00	\$44,752.00	\$0.00	\$0.00	\$0.00
			Totals	\$796.65	\$787.97	\$767.55

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$44,592.00	\$44,592.00	\$0.00	\$44,592.00
Current Year	\$44,752.00	\$44,752.00	\$0.00	\$44,752.00

2020 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- [2020](#)
- [2019](#)
- [2018](#)
- [2017](#)
- [2016](#)
- [2015](#)
- [2014](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: October 2, 2020

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

Re: Agent Authorization for the following site location: 1836 WEST 25TH STREET JAX FL 32209

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers YAZMIN D. Johnson to act as agent to file application(s) for Conventional Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Valentino Williams

By _____

Print Name: Valentino Williams

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 2 day of October 2014, by William Valentino, who is personally known to me or who has produced Driver Licenses as identification and who took an oath.

Karen Thomas

(Signature of NOTARY PUBLIC)

Karen Thomas

(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 5/18/2022



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TINA'S GRILL AND GROCERIES LLC

Filing Information

Document Number	L20000260820
FEI/EIN Number	NONE
Date Filed	08/24/2020
Effective Date	08/22/2020
State	FL
Status	ACTIVE

Principal Address

1836 W 25TH STREET
JACKSONVILLE, FL 32209

Mailing Address

1836 W 25TH STREET
JACKSONVILLE, FL 32209

Registered Agent Name & Address

JOHNSON, YAZMYN
1836 W 25TH STREET
JACKSONVILLE, FL 32209

Authorized Person(s) Detail

Name & Address

Title MGR

JOHNSON, YAZMYN
1836 W 25TH STREET
JACKSONVILLE, FL 32209

Annual Reports

No Annual Reports Filed

Document Images

08/24/2020 -- Florida Limited Liability [View image in PDF format](#)



Availability Letter

YAZMYN JOHNSON

10/29/2020

Tina's Grill And Groceries LLC
1836 W 25TH STREET
JACKSONVILLE, Florida 32209

Project Name: Tina's Grill and Groceries

Availability #: 2020-3623

Attn: YAZMYN JOHNSON

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: 2020-3623
Request Received On: 10/23/2020
Availability Response: 10/29/2020
Prepared by: Corey Cooper
Expiration Date: 10/29/2022

Project Information

Name: Tina's Grill and Groceries
Address: 1836 25TH ST W, JACKSONVILLE, FL 32209
County: Duval County
Type: Electric,Sewer,Water
Requested Flow: 273.75
Parcel Number: 087218 0000
Location: West of MLK BLVD ON 25TH ST IN BETWEEN FAIRFAX AND SPIRES ST
Description: Convient Store /Retail Note- said property currenty has all of the above related service's. This is basically a compliance request for zoning purposes only. Thanks in Advance

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing water service may be used if in good condition, and there are no conflicts with the proposed construction. Water service size must match meter size.

Connection Point #2: Existing 2-inch water main within 25th St. W. ROW.

To start new service use the following link:

Water Special Conditions: https://www.jea.com/My_Account/New_Customer_Information/ . Contact the water sewer pre-service counter to apply for service – (904) 665 -5260 or email at waterpreservice@jea.com. For the estimated cost of connecting to the JEA system, please submit request via Sages under Step 2 with APPROVED plans showing where the proposed connections will be installed. Plans must be accompanied with fire flow calculations both need to be signed and sealed by a licensed engineer.

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Existing gravity sewer service may be used if in good condition and there are no conflicts with the proposed construction.

Connection Point #2: Existing 8-inch gravity sewer main within 25th St. W. ROW.

Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

If gravity flow cannot be achieved, then 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, Sewer Special Conditions: and a JEA dedicated force main (min. 4" dia.). 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, and Plan Submittal requests can be made within Step 2 of the project portal.

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: