

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

September 9, 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.: 2021-525**

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**

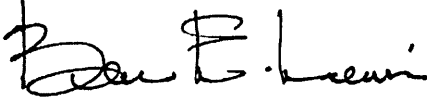
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Joshua Garrison, Chair	Absent
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
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, 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 OF
APPLICATION FOR REZONING ORDINANCE 2021-0525

SEPTEMBER 9, 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 **2021-0525**.

Location: 0, 4552 & 4520 120th Street

Real Estate Number: 100521-0000, 100520-0000, 100518-0000

Current Zoning District: Commercial Community General-2 (CCG-2)

Proposed Zoning District: Industrial Light (IL)

Current Zoning District: Community General Commercial (CGC)

Proposed Zoning District: Light Industrial (LI)

Planning District: Southwest, District 4

Applicant/Owner: Taylor Mejia
The Southern Group
208 N Laura St Suite 710
Jacksonville, Florida 32202

Owner: Paul Dunn
Builders Firstsource Florida LLC
2001 Bryan Street
Dallas, TX 75201

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0525** seeks to rezone approximately 2.98± acres of land from Commercial Community General-2 (CCG-2) to Industrial Light (IL). The rezoning to Industrial Light (IL) is being sought to allow for the expansion of the adjacent properties business, Builders First Source. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use

Element (FLUE) adopted as part of the 2030 Comprehensive Plan. There is a companion Land Use Amendment, 2021-0524 (L-5565-21C). The proposed LUA is for Community General Commercial (CGC) to Light Industrial (LI).

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 Planning and Development Department finds that the subject property is located in the Light Industrial (LI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5565-21C (Ordinance 2021-0524) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Light Industrial (LI). Staff is recommending that Application for Land Use Amendment be approved.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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 LI Future Land Use Category is intended to provide for location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Generally, light assembly, manufacturing, packing, processing, and storage/warehousing are principal uses in this category.

Future Land Use Element

Objective 3.2

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

The proposed rezoning to IL will continue to promote the viability of the commercial/industrial corridor of Roosevelt Boulevard.

Airport Environment Zone

The site is located within the 50 foot Height and Hazard Zone for the Jacksonville Naval Air Station (NAS Jax). Zoning will limit development to a maximum height of less than 50 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

The amendment site is within the 70-74.99 and 75-79.99 Day-Night Sound Level (DNL) noise contour ranges. As such this area is within the Civilian Influence Zone for Cecil Airport. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

Additionally, this site is located within a Military Notice Zone, this application has been forwarded to the Navy for review.

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 CCG-2 to IL in order to allow for the expansion of the adjacent properties business, Builders First Source.

SURROUNDING LAND USE AND ZONING

The 2.70± acre subject site is currently used for outdoor storage and is also the location of a church. The subject site is located along the south side of 120th Street, a local road, between Ellyson Street, a local road, and Roosevelt Boulevard (US-17), a major arterial road. The subject site is located to the west of the Jacksonville Naval Air Station (NAS Jax), across Roosevelt Boulevard.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2	Commercial Uses
South	LI	IL	Lumber Yard/Mill
East	PBF	PBF-1	Military Airport
West	LI	IL	Lumber Yard/Mill

It is the opinion of the Planning and Development Department that the requested rezoning to IL will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 24, 2021** 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 **2021-0525** be **APPROVED**.



Aerial View

Source: JaxGIS Map



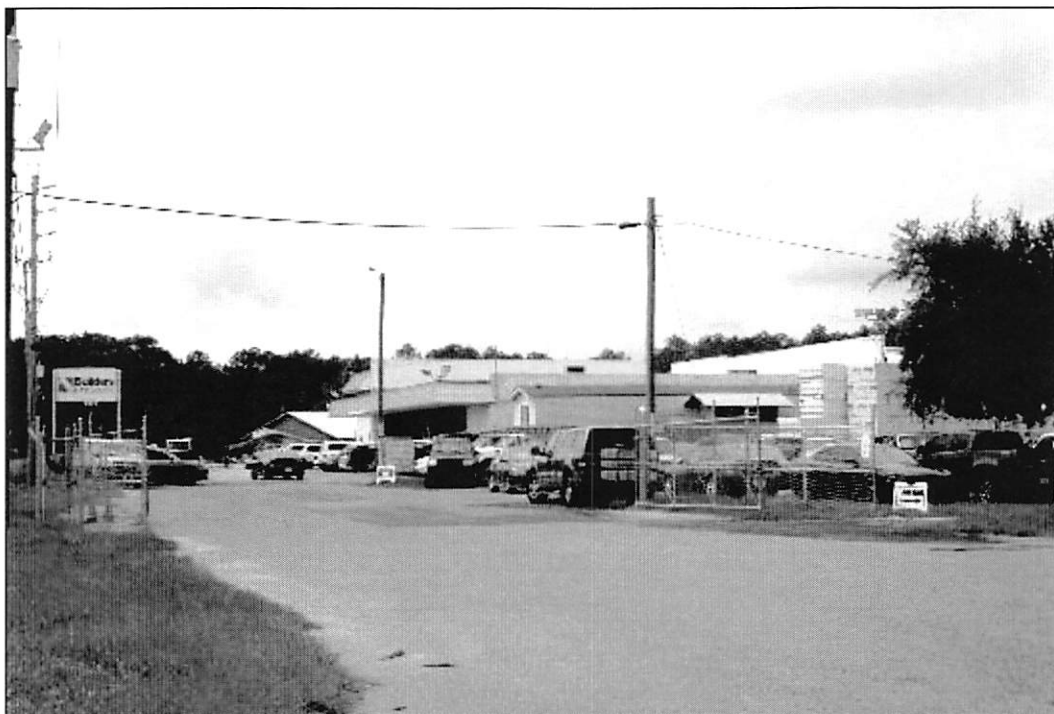
Subject Site

Source: JaxGIS



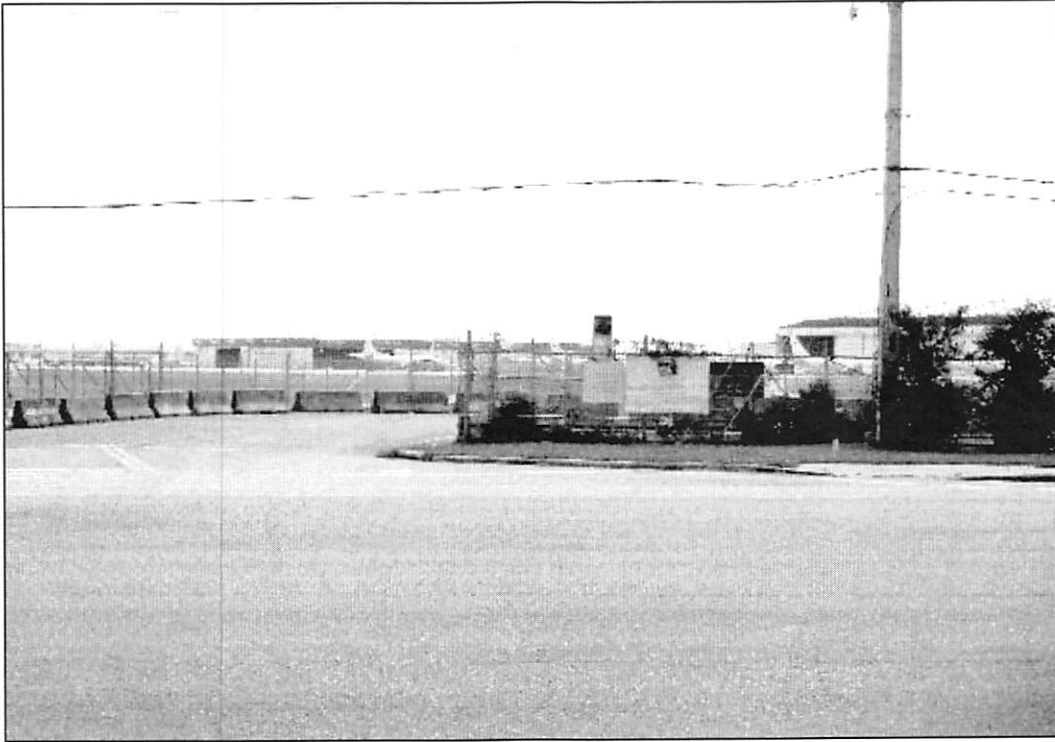
Subject Site

Source: GoogleMaps



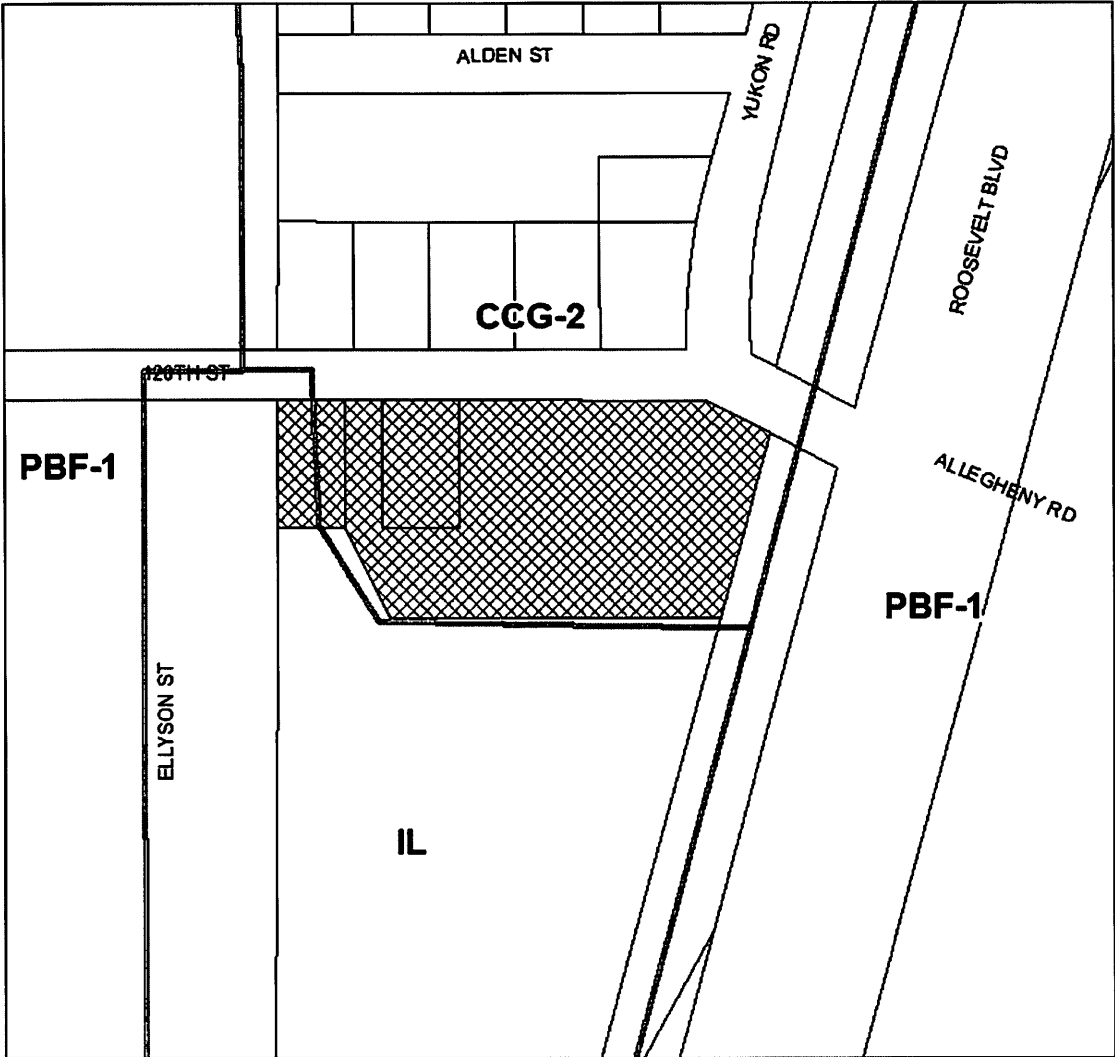
View of Property to the South

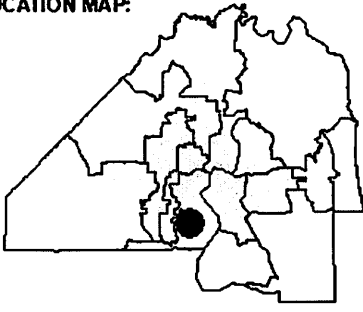
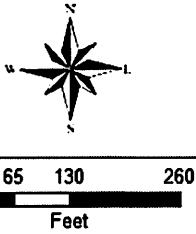
Source: Planning & Development Department 08/24/2021



View of Property to the East

Source: Planning & Development Department 08/24/2021



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2</p> <p>TO: IL</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2021-3545</p>	 <p>COUNCIL DISTRICT:</p> <p>14</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>
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Legal Map
Source: JaxGIS Map

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0525 **Staff Sign-Off/Date** ELA / 07/26/2021

Filing Date 08/10/2021 **Number of Signs to Post** 4

Hearing Dates:

1st City Council 09/14/2021 **Planning Commission** 09/09/2021

Land Use & Zoning 09/21/2021 **2nd City Council** 09/28/2021

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3545 **Application Status** FILED COMPLETE

Date Started 05/12/2021 **Date Submitted** 05/19/2021

General Information On Applicant

Last Name MEJIA **First Name** TAYLOR **Middle Name**

Company Name

THE SOUTHERN GROUP

Mailing Address

208 N LAURA ST SUITE 710

City JACKSONVILLE **State** FL **Zip Code** 32202

Phone 9043495954 **Fax** 904 **Email** MEJIA@THESOUTHERNGROUP.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name DUNN **First Name** PAUL **Middle Name**

Company/Trust Name

BUILDERS FIRSTSOURCE FLORIDA LLC

Mailing Address

2001 BRYAN STREET

City DALLAS **State** TX **Zip Code** 75201

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	100521 0000	14	4	CCG-2	IL
Map	100520 0000	14	4	CCG-2	IL
Map	100518 0000	14	4	CCG-2	IL

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) 2.98

Justification For Rezoning Application

REZONING TO ALLOW FOR THE EXPANSION OF BUILDERS FIRST SOURCE CURRENT OPERATION.

Location Of Property

General Location

0, 4552, AN 4520 120TH STREET

House #	Street Name, Type and Direction	Zip Code
4520	120TH ST	32244

Between Streets

ELLYSON ST and ROOSEVELT BLVD

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

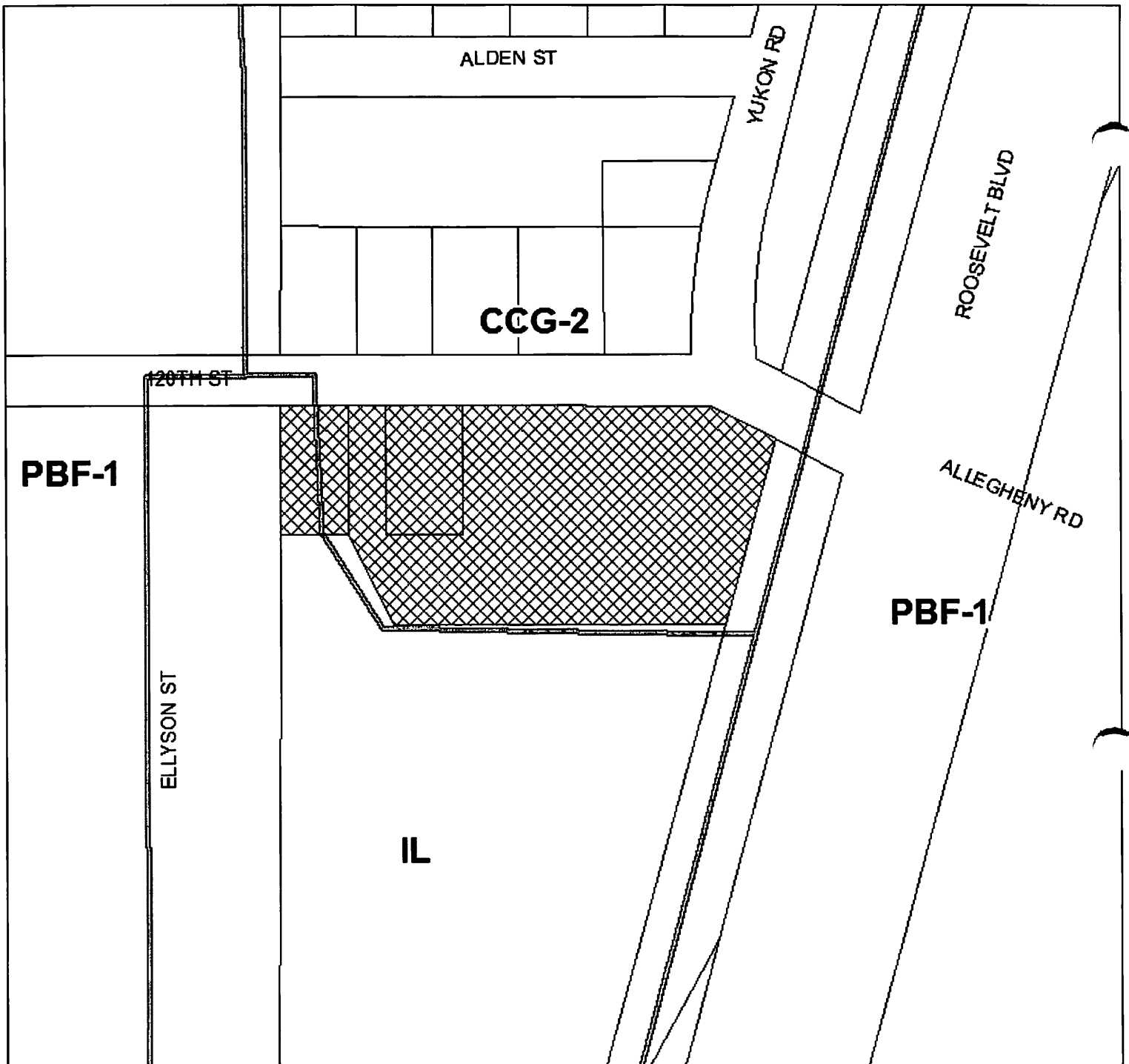
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
2.98 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
7 Notifications @ \$7.00 /each: \$49.00
- 4) Total Rezoning Application Cost: \$2,079.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

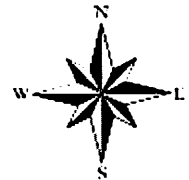
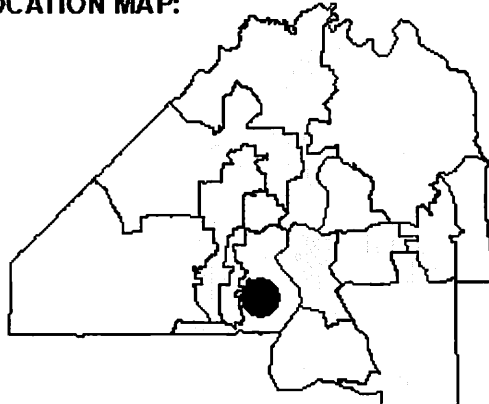


REQUEST SOUGHT:

FROM: CCG-2

TO: IL

LOCATION MAP:



0 65 130 260



Feet

COUNCIL DISTRICT:

14

TRACKING NUMBER

T-2021-3545

**EXHIBIT 2
PAGE 1 OF 1**

LEGAL DESCRIPTIONS

5/17/2021

RE No: 100 1 0000

A PORTION OF THE JOHN H. MCINTOSH GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 26 EAST, BEING A PORTION OF THAT LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 2982, PAGE 56 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 120TH STREET (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD CAOSTLINE RAILROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 62 DEGREES 27 MINUTES 39 SECONDS WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID 120TH STREET, A DISTANCE OF 85.61 FEET (MEASURE) (73.00 FEET/RECORD); THENCE CONTINUE ALONG LAST SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 290.56 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 856, PAGE 485 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 13 MINUTES 45 SECONDS WEST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 150.0 FEET TO THE SOUTHERLY LINE OF SAID DEED BOOK 856, PAGE 485; THENCE NORTH 89 DEGREES 58 MINUTES 39 SECONDS WEST ALONG LAST SAID SOUTHERLY LINE, A DISTANCE OF 89.92 FEET (MEASURE) (90.00 FEET/RECORD) TO THE WESTERLY LINE OF SAID DEED BOOK 856, PAGE 485; THENCE NORTH 00 DEGREES 13 MINUTES 45 SECONDS EAST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 120TH STREET; THENCE NORTH 89 DEGREES 58 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 43.00 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8451, APGE 2080 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 13 MINUTES 45 SECONDS WEST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 150.00 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8461, PAGE 1924 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 26 DEGREES 13 MINUTES 42 SECONDS EAST, ALONG LAST SAID NORTHEASTERLY LINE, A

DISTANCE OF 118.27 FEET (MEASURE) (SOUTH 26 DEGREES 19 MINUTES 32 SECONDS EAST, 118.62 FEET/RECORD) TO A POINT ON THE NORTHERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5792, PAGE 1608 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 52 MINUTES 46 SECONDS EAST (MEASURE) (SOUTH 89 DEGREES 50 MINUTES 40 SEONDS EAST/RECORD) ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 388.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SEABOARD COASTLINE ROALROAD; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST (MEASURE) (NORTH 15 DEGREES 15 MINUTES 01 SECOND EAST/RECORD) ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 225.09 FEET TO THE POINT OF BEGINNING.

RE No: 100 20 0000

COMMENCE AT THE WESTERLY CORNER OF THE PREMISES DEED BY LEE RHODEN TO WILLIS N. BUTTS AND WIFE, BY DEED DATED JANUARY 18, 1940, DEED BOOK 848, PAGE 119, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID WESTERLY CORNER BEING ADJACENT TO AND LYING ON THE SOUTHERLY BOUNDARY LINE OF THE WESTERLY PROLONGATION OF 120TH STREET, THENCE RUN 89 DEGREES 58' 46" E, A DISTANCE OF 150.00 FEET ALONG A LINE 123' EAST OF AND PARALLEL WITH THE EXTREME WESTERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS, THENCE RUN S 89 DEGREES 58' 01" E, A DISTANCE OF 90.08 FEET TO A FOUND CAPPED IRON ROD LB NUMBER 5488; THENCE RUN N 00 DEGREES 07' 27" E, A DISTANCE OF 150.08 FEET ALONG, A LINE 213 FEET EAST OF AND PARALLEL TO THE EXTREME WESTERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS PER DEED, TO A FOUND ORON PIPE ½", SAID POINT BEING THE POINT OF THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 120TH STREET; THENCE RUN S 89 DEGREES 58' 46" W, A DISTANCE OF 89.92' ON THE NORTHERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 120TH STREET) TO THE POINT OF BEGINNING; SAID PARCEL OF LAND LYING AND BEING IN THE JOHN H. MCINTOSH GRANT, SECTION FORTY-TWO (42), TOWNSHIP THREE (3) SOUTH, RANGE TWENTY-SIX (26) EAST.

BEING THE SAME PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN DEED BOOK 856, PAGE 485, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS FOLLOWS:

BEGINNING AT A POINT 43' EAST OF THE WESTERLY CORNER OF THE PREMISES DEED BY LEE RHODEN TO WILLIS N. BUTTS AND WIFE, BY DEED DATED JANUARY 18, 1940, DEED BOOK 848, PAGE 119, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID WESTERLY CORNER BEING ADJACENT TO AND LYING ON THE SOUTHERLY BOUNDARY LINE OF THE WESTERLY PROLONGATION OF 120TH STREET, THENCE RUNNING SOUTHERLY PARALLEL WITH AND 123' DISTANT FROM THE EXTREME WESTERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODENT TO WILLIS N. BUTTS, 150 TO AN IRON STAKE, THENCE RUNNING EASTERLY, PARALLEL WITH AND 150' DISTANT FROM THE NORTHERLY BOUNDARY OF THE PREMISES DEEDED BY LEERHODEN TO WILLIS N. BUTTS 90' TO AN IRON STAKE, THENCE RUNNING NORTHERLY,

PARALLEL WITH AND 213' DISTANT FROM THE EXTREME WESTERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS, 150' TO AN IRON STAKE, THENCE RUNNING WESTERLY ON THE NORTHERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS, WHICH IS THE SOUTHERLY BOUNDARY OF THE WESTERLY PROLONGATION OF 120TH STREET, 90' TO THE POINT OF BEGINNING; SAID PARCEL OF LAND LYING AND BEING IN THE JOHN H. MCINTOSH GRANT, SECTION FORTY-TWO (42), TOWNSHIP THREE (3) SOUTH, RANGE TWENTY-SIX (26) EAST, SAID PARCEL BEING A RECTANGLE 90' BY 150'.

RE No: 100 21 0000

A PORTION OF SECTION 42, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4007, PAGE 108 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF 120TH STREET (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 12' 33" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 89 DEGREES 57' 24" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 00 DEGREES 12' 33" EAST A DISANCE OF 150.00 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF 120TH STREET; THENCE NORTH 89 DEGREES 57' 24" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING. BEING THE SAME LANDS AS INTENDED TO HAVE BEEN DESCRIBED IN OFFICIAL RECORDS VOLUME 4007, PAGE 108 AND OFFICIAL RECORDS VOLUME 4002, PAGE 77 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



Availability Letter

TAYLOR MEJIA

6/4/2021

THE SOUTHERN GROUP - JAX

208 N LAURA STREET 710

JACKSONVILLE, Florida 32202

Project Name: Builders First Source

Availability #: 2021-2391

Attn: TAYLOR MEJIA

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,

 Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-2391

Request Received On: 5/25/2021

Availability Response: 6/4/2021

Prepared by: Roderick Jackson

Expiration Date: 06/04/2023

Project Information


Name: Builders First Source

Address: 4520 120TH ST, JACKSONVILLE, FL 32244

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 0

 Parcel Number: 100518 0000, 100520 0000, 100521 0000

Location: 3 parcels on 120th St between Ellyson St and Roosevelt Blvd

Description: Rezoning and Land Use amendment to allow for the expansion of Builders First Source operation. This listed parcels will be used for additional parking.

Potable Water Connection

Water Treatment Grid: North Grid


Connection Point #1: No watermain abuts this property. Ex 12-inch water main within the 120th St ROW, approx 260 ft west of this property.

Connection Point #2:

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: No sewer main abuts this property. Ex 12-inch sewer force main within the 120th St ROW, approx 260 ft west of this property.

Connection Point #2:

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

Sewer Special Conditions: 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. Force main connection pressure letter and development meeting 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: