

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 4, 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.: 2021-15**

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**

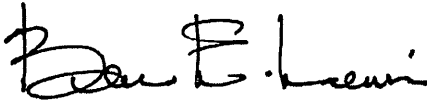
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

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, 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 2021-0015

FEBRUARY 4, 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 2021-0015.

Location: 0 Bethel Road; between Interstate 295 (SR 9A) and Firestone Road

Real Estate Numbers: 012399 0000; 012653 0000; 012652 0000; 012651 0000; 012650 0000; 012649 0000; 012648 0000; 012547 0000

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

Proposed Zoning District: Residential Medium Density-A (RMD-A)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Wilbeth, Inc.
537 Lane Avenue North
Jacksonville, Florida 32254

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-0015 seeks to rezone 8.60± acres from Residential Low Density-60 (RLD-60) to Residential Medium Density-A (RMD-A) for the purpose of developing the property with 120 townhomes. The current land use category is Medium Density Residential and was originally amended to such under **Ordinance 2005-1210**. RMD-A is a primary Zoning District in the MDR land use category.

The site has approximately 561 feet of frontage on Bethel Road. The submitted JEA availability letter (#2020-2881) has indicated there is an 8 inch water main along Firestone Road at Thurston Road and a 16 inch sewer force main along Wilson Boulevard at Firestone Road. The applicant will be required to connect to both city water and sewer in order to maximize the allowed density on the subject 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. According to the Future Land Use Element (FLUE), MDR in the Urban Area is intended to provide compact medium density residential development. Single-family and multi-family dwellings are the main development typology in the MDR category in the Urban Area. According to the FLUE, the maximum gross density for MDR in the Urban Area is 20 units per acre. In the absence of the availability of centralized water and sewer, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services -- Two (2) units per acre and a minimum lot size of ½ of an acre when both centralized potable water and wastewater are not available and four (4) units per acre and a minimum lot size of ¼ of an acre if either one of centralized potable water or wastewater services are not available.

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.

The application will be required to connect to city water and sewer in order to develop the property to the maximum permitted density.

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 the Land Development Regulations.

Approval of this application would help to provide safe, decent, sanitary, and affordable housing opportunities in the area. Development of the subject property will be required to meet all applicable requirements of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The proposed rezoning to RMD-A promotes a pattern of compatible uses consistent with the surrounding area and future development.

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. The underlying land use for this property is Medium Density Residential, and RMD-A is a primary zoning district for this land use. If approved, the subject property will be rezoned from RLD-60 to RMD-A Zoning District as set forth in Section 656.306 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located east of Interstate-295 and west of Firestone Road. Much of the surrounding area is zoned as RLD-60 and has single family houses. The adjacent land use categories 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	Church, Single family dwellings
West	RPI	CO	Interstate 295, vacant commercial

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 22, 2021, the required Notice of Public Hearing signs was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0015 be **APPROVED**.



Aerial View of the Subject Property.



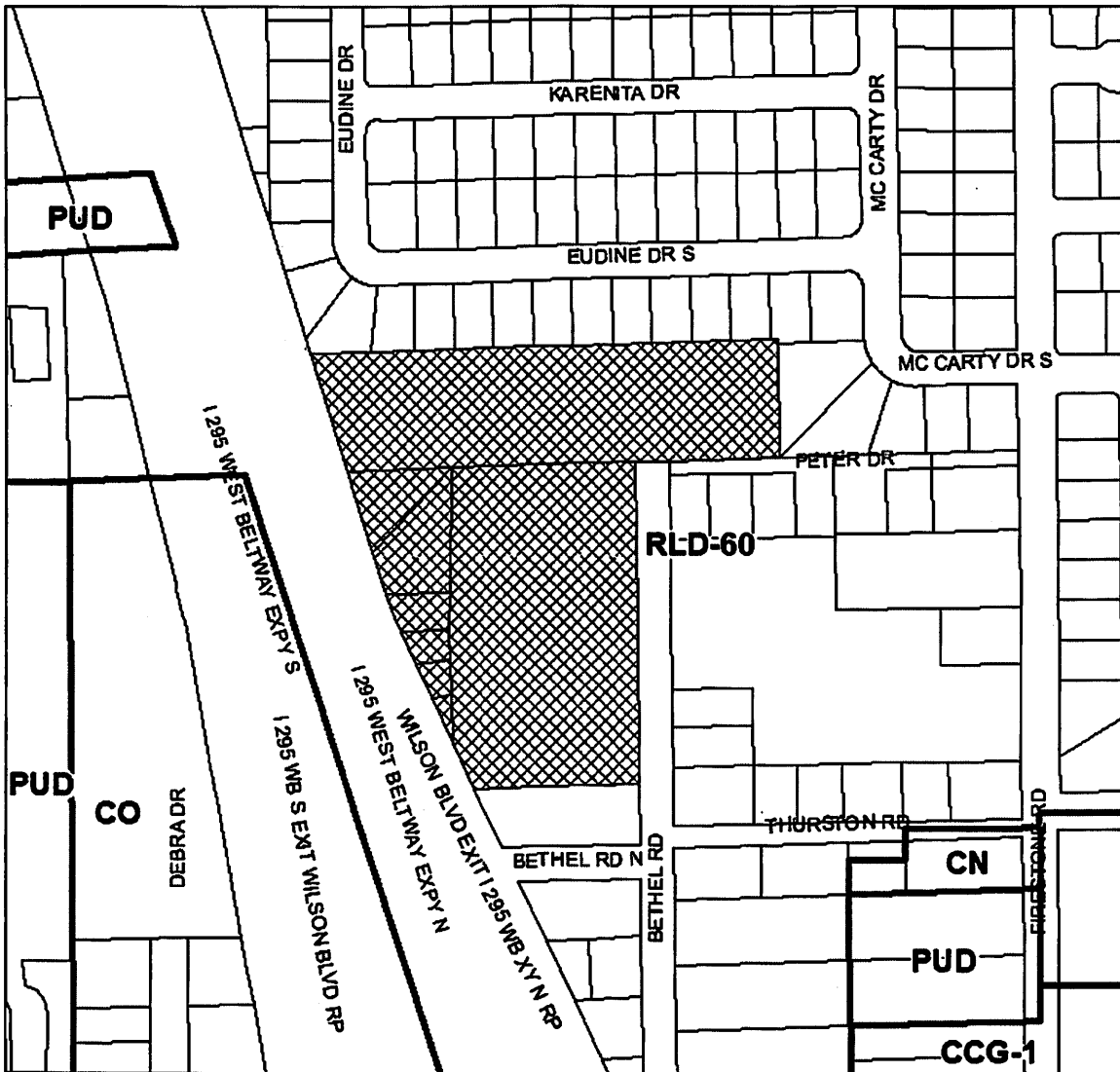
Source: Planning & Development Department, 1/27/21

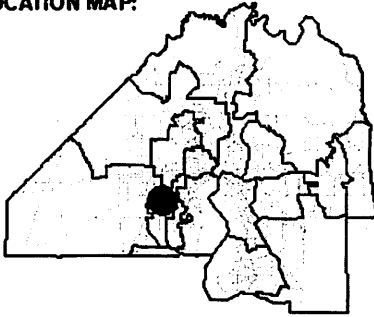
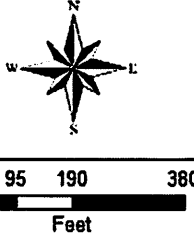
View of subject property from Bethel Road.



Source: Planning & Development Department, 1/27/21

View of neighboring property south of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: RMD-A</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0015</p>	<p>TRACKING NUMBER</p> <p>T-2020-3232</p>	<p>COUNCIL DISTRICT:</p> <p>10</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0015 **Staff Sign-Off/Date** KPC / 12/10/2020
Filing Date N/A **Number of Signs to Post** 7
Hearing Dates:
1st City Council 02/09/2021 **Planning Commission** 02/04/2021
Land Use & Zoning 02/17/2021 **2nd City Council** N/A
Neighborhood Association CEDAR HILLS ESTATE HOA
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3232 **Application Status** SUFFICIENT
Date Started 11/03/2020 **Date Submitted** 11/03/2020

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name WILBETH, INC.
Mailing Address 537 LANE AVENUE NORTH
City JACKSONVILLE **State** FL **Zip Code** 32254
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 012399 0000	10	4	PUD	RMD-A
Map 012653 0000	10	4	PUD	RMD-A
Map 012652 0000	10	4	PUD	RMD-A

Map	012651 0000	10	4	PUD	RMD-A
Map	012650 0000	10	4	PUD	RMD-A
Map	012649 0000	10	4	PUD	RMD-A
Map	012648 0000	10	4	PUD	RMD-A
Map	012547 0000	10	4	PUD	RMD-A

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 8.60

Justification For Rezoning Application

TO ALLOW FOR DEVELOPMENT OF TOWNHOMES ON THE PROPERTY.

Location Of Property

General Location

NE QUADRANT OF INTERSECTION OF I-295 AND WILSON BLVD.

House #	Street Name, Type and Direction	Zip Code
0	BETHEL RD	32210

Between Streets

I-295 and FIRESTONE ROAD

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
8.60 Acres @ \$10.00 /acre: \$90.00
- 3) Plus Notification Costs Per Addressee
78 Notifications @ \$7.00 /each: \$546.00
- 4) Total Rezoning Application Cost: \$2,636.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

**Exhibit 1
Legal Description**

PARCEL 1

PART OF LOT 8 (EXCEPT STREET AND HIGHWAY RIGHT OF WAY), COMMISSIONERS SUBDIVISION, IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, IN DUVAL COUNTY, FLORIDA.

PARCEL 2

PART OF LOTS 1 AND 2 BLOCK 1 (EXCEPT THE SOUTH 100.00 FEET THEREOF, AND EXCEPT PART IN STREET AND HIGHWAY RIGHT OF WAY), SWEETWATER PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 30, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3

PART OF LOT 16 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4

PART OF LOT 17 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 5

PART OF LOT 18 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 6

PART OF LOT 19 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 7

PART OF LOT 20 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 8

PART OF LOT 21 (EXCEPT PART IN STATE ROAD) OF RINGOLD PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 1 ALSO BEING DESCRIBED AS FOLLOWS:

PART OF LOT 8, OF PARTITION OF ESTATE OF CAMDEN SADLER, IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AND RUNNING THENCE NORTH 204 FEET TO A STAKE, THENCE EAST 908 FEET TO A STAKE, THENCE SOUTH 204 FEET TO A STAKE, THENCE WEST 908 FEET TO POINT OF BEGINNING, BEING LOT 8, OF PARTITION OF ESTATE OF CAMDEN SADLER, LESS AND EXCEPT THAT PART CONVEYED FOR STATE ROAD RIGHT OF WAY FOR STATE ROAD 9-A (I-295) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3043, PAGE 1047, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCELS 2, 4, 5, 6, 7 AND 8 ALSO DESCRIBED AS FOLLOWS:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING IN AND BEING PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LOTS 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

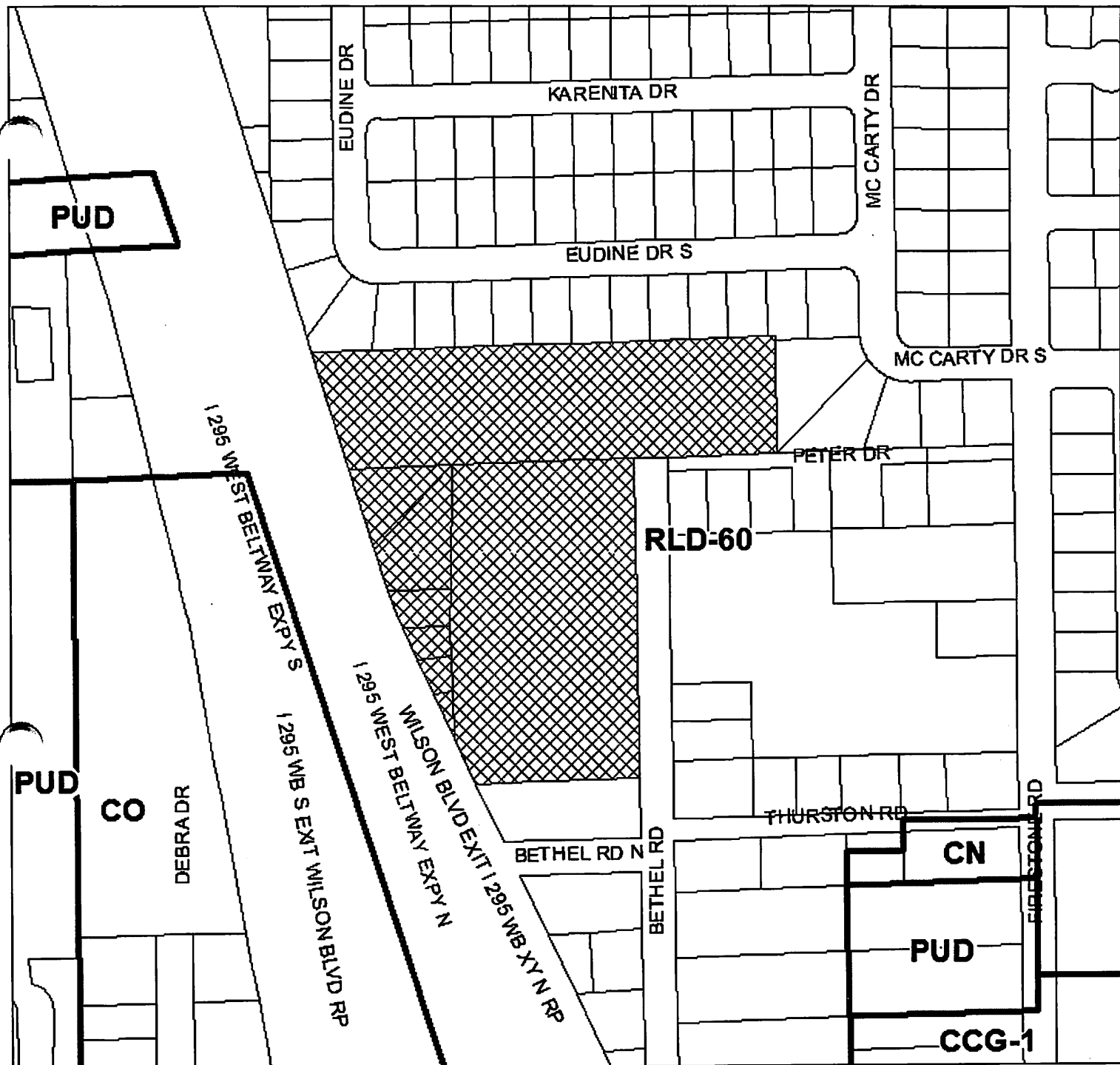
FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 1, SAID SWEETWATER PARK, S.88°09'20"W., BY AND ALONG THE NORTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 30.0 FEET TO THE WESTERLY RIGHT OF WAY OF BETHEL ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED FOR A POINT OF BEGINNING; THENCE S.00°34'30"E., BY AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 559.84 FEET; THENCE S.88°08'30"W., PARALLEL WITH AND 100 FEET NORTHERLY FROM THE SOUTH BOUNDARY OF SAID LOTS 1 AND 2, A DISTANCE OF 225.70 FEET TO THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY I-95; THENCE N.23°42'49' W BY AND ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 125.00 FEET TO THE EAST BOUNDARY OF LOT 16, RINGOLD PARK; THENCE N.00°34'30"W., BY AND ALONG SAID EAST BOUNDARY, A DISTANCE OF 50.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE S.89°01'20"W., BY AND ALONG THE NORTH BOUNDARY OF SAID LOT 16, A DISTANCE OF 21.72 FEET TO AFOREMENTIONED EASTERLY RIGHT OF WAY OF I-295; THENCE N.23°42'49"W BY AND ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 422.92 FEET TO THE NORTH BOUNDARY OF LOT 21, RINGOLD PARK; THENCE N.88°09'20" E., BY AND ALONG THE NORTH

BOUNDARY OF RINGOLD PARK AND SWEETWATER PARK, A DISTANCE OF 492.78 FEET TO WEST RIGHT OF WAY OF BETHEL ROAD AND THE POINT OF BEGINNING.

ALL OF THE ABOVE PROPERTY BEING FURTHER DESCRIBED AS FOLLOWS:

PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PART OF LOT 16, 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND PART OF LOT 8, COMMISSIONERS PARTITION OF THE CAMDEN SADLER ESTATE, LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 112, CEDAR HILLS ESTATES UNIT 11, AS RECORDED IN PLAT BOOK 31, PAGE 67 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $88^{\circ}-05'-46''$ WEST, 267.82 FEET, TO THE NORTHWEST CORNER OF BETHEL ROAD EAST (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH $00^{\circ}-33'-10''$ EAST, 560.40 FEET ALONG THE WEST LINE OF SAID BETHEN ROAD EAST; THENCE SOUTH $88^{\circ}-05'-20''$ WEST, 255.31 FEET, TO THE EASTERLY LINE OF INTERSTATE HIGHWAY NO 295 (I-295 A LIMITED ACCESS VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH $24^{\circ}-59'-59''$ WEST, 224.50 FEET, ALONG THE EASTERLY LINE OF SAID I-295, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5,639.58 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EASTERLY LINE OF SAID I-295, THROUGH A CENTRAL ANGLE OF $06^{\circ}-01'-59''$, AN ARC DISTANCE OF 593.83 FEET (CHORD BEARING AND DISTANCE OF NORTH $21^{\circ}-58'-59''$ WEST, 593.56 FEET) TO THE SOUTH LINE OF BLOCK 112 OF SAID CEDAR HILLS ESTATES UNIT 11, THENCE NORTH $88^{\circ}-04'-28''$ EAST, 832.87 FEET, ALONG THE SOUTH LINE OF SAID BLOCK 112, TO AN ANGLE POINT IN THE SOUTH LINE OF LOT 7, BLOCK 112 OF SAID CEDAR HILLS ESTATES UNIT 11; THENCE SOUTH $00^{\circ}-35'-19''$ EAST, 204.00 FEET ALONG A WEST LINE OF SAID BLOCK 112, TO THE POINT OF BEGINNING.

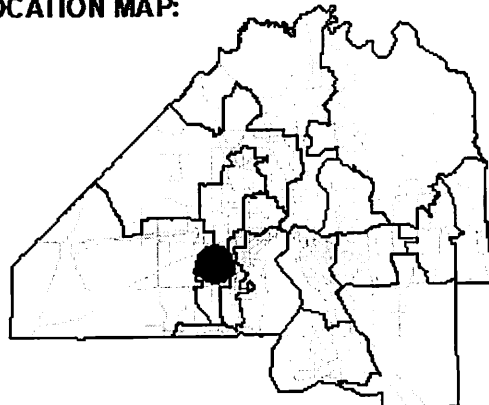


REQUEST SOUGHT:

FROM: RLD-60

TO: RMD-A

LOCATION MAP:



0 95 190 380



Feet

COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2020-3232

EXHIBIT 2

PAGE 1 OF 1



Availability Letter

Mike Atlee

9/4/2020

Atlee Development Group
5851 Timuquana Road #301
Jacksonville, Florida 32210

Project Name: Bethel Towns
Availability #: 2020-2881

Attn: Mike Atlee

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim

Availability Request Team

Availability Number: 2020-2881

Request Received On: 9/1/2020

Availability Response: 9/4/2020

Prepared by: Susan West

Expiration Date: 09/04/2022

Project Information

Name: Bethel Towns

Address:

County: Duval County

Type: Sewer, Water

Requested Flow: 30000

Parcel Number: 012547 0000

Location: Corner of Bethel Rd and Thurston Rd

Description: There are (8) parcels we are proposing to build 120 town homes on.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8 inch water main along Firestone Rd at Thurston Rd

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: Existing 16 inch force main along Wilson Blvd at Firestone Rd

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric 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, a
General Conditions: 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.