

# 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 3, 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.: 2021-194**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Planning and Development Department Recommendation: **Approve**

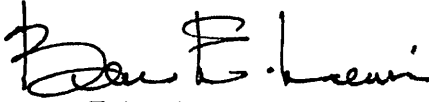
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There was one speaker representing the Atlantic Beach Country Club who was in support with the memorandum of understanding agreed to with the agent. The memorandum is included with this letter. There was little discussion among the Commissioners.

Planning Commission Vote:	7-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	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

**MEMORANDUM OF UNDERSTANDING REGARDING DEVELOPMENT OF LAND LOCATED AT MAYPORT ROAD AND DUTTON ISLAND ROAD E. REFLECTED ON SITE PLAN IDENTIFIED AS MAYPORT/OFFICE/RETAIL DATED 03/29/2021 AND PREPARED BY AVA ENGINEERS, INC.**

**As a result of the rezoning application L-5524-21C of two parcels totaling 0.77 acres located between Mayport Rd and ABCC, E Dutton Is Rd and Fairway Villas Drive: 707 Clearview Ln and 741 Brazeale Ln.**

Meeting discussion May 11, 2021, at the site among developer Curtis Hart, Hart Resources LLC, Roy Diamond, COJ Council member representing Beaches District, Atlantic Beach Mayor Ellen Glasser, Atlantic Beach City Manager Shane Corbin, ABCC Homeowner Michael Winters, Pres. ABCC HOA Michael Lanier, VP ABCC HOA, and Bill Natter. The following is generated by Bill Natter (410-562-4786), and Michael Winters (813-230-9197) May 17, 2021.

Curtis Hart presented his development plan, subject to the rezoning of the two RMD-A parcels totaling approximately 0.77ac to CCG-2 to achieve zoning compatibility with the surrounding CCG-2 parcels that he and others own. Development plan notable features discussed and agreed to among the parties include the following and shall be incorporated with developer's plans presented to the COJ planning commission, its Land Use & Zoning Committee and the City Council for its approval if proceeding with the developer's plan. Reference attached developer's preliminary plan, Exhibit A.

- 1. Building Placement.** The office-warehouse flex space buildings shall be placed so that all buildings shall be located immediately west and opposite of the Atlantic Beach Country Club (ABCC) golf course maintenance yard. The planned building complex shall be limited to an area north of E Dutton Island Rd to the existing northern terminus of the ABCC maintenance yard (MY) defined as the property boundary lines between Parcel #169462-0000 (707 Bulldairy Rd) and Parcel #169458-0000 (730 Brazeale Ln). A 10' setback from the common property line shall be established in placement of buildings. Only pedestrian, not vehicular, doors shall be placed within the buildings' rear walls immediately opposite the ABCC MY Complex for emergency egress from said buildings.
- 2. Building Height.** All buildings heights that are adjacent to the east property line shall be limited to thirty-five feet (35') from approximate existing ground elevations. Building colors shall be generally recognizable as professional, void of visually bright or offensive in nature.
- 3. Building Lights.** Building security lights shall be installed so as not to be obtrusive to residents on ABCC properties east of the subject.
- 4. Property Line Fencing.** Developed shall install a six-foot high galvanized chain link fence along the common property line with ABCC, where a fence does not exist or is in disrepair. The fencing shall be "dipped-painted" in flat black prior to installation. Developer shall make all reasonable efforts to retain existing wooded and landscaping buffer while installing said fence.

**MEMORANDUM OF UNDERSTANDING REGARDING DEVELOPMENT OF LAND LOCATED AT MAYPORT ROAD AND DUTTON ISLAND ROAD E. REFLECTED ON SITE PLAN IDENTIFIED AS MAYPORT/OFFICE/RETAIL DATED 03/29/2021 AND PREPARED BY AVA ENGINEERS, INC.**

- 5. Traffic Study.** Prior to permitting and construction of the first building, the developer agrees to have a Traffic Study completed of Dutton Island Road and Mayport Road intersection and traffic signal. The Traffic Study will determine the impact of traffic generated by the planned development and accounting for traffic from the adjacent communities located in the City of Atlantic Beach. The Traffic Study will be performed by an engineering company approved by the COJ like Kimley-Horn or similar.
  
- 6. Landscaping.** Developer shall install landscaping, of appropriate size/height in the applicable property setback areas and on the east and west side adjacent to the storm water management pond installed per the referenced developmental plan in accordance with applicable municipal regulations.

Dated 6-2-2021

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2021-0194**

**MAY 6, 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 **2021-0194**.

***Location:*** 707 Clearview Lane  
Between Dutton Island Road E .and Fairway Villas Drive.

***Real Estate Numbers:*** 169455-0020; 169500-0000

***Current Zoning District:*** Residential Medium Density-A (RMD-A)

***Proposed Zoning District:*** Commercial Community/General-2 (CCG-2)

***Current Land Use Category:*** Medium Density Residential (LDR)

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

***Planning District:*** Greater Arlington/Beaches, District 2

***Applicant/Agent:*** Curtis Hart  
Hart Resources LLC  
8051 Tara Lane  
Jacksonville, Florida 32216

***Owners:*** Brian Conley  
Clearview Park LLC  
5150 Belfort Road #100  
Jacksonville, Florida. 32256

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2021-0194** seeks to rezone 0.77± acres from Residential Medium Density-A (RMD-A) to Commercial Community/General-2 (CCG-2) in order to make two residential properties consistent with the surrounding commercial zoning districts, and to allow for commercial development.

A companion Land Use Amendment (2021-0193) is also being applied for to change the Land Use Category from Medium Density Residential (MDR) to Community General/Commercial (CGC). The Planning and Development Department is also recommending approval on the Land Use Change.

### **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 applicant is requesting a rezoning from RMD-A to CCG-2 to allow for commercial uses. Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development. Principal uses in the CGC land use category include but are not limited to Commercial retail sales and service establishments including auto sales, restaurants, financial institutions and business/professional offices.

***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 CCG-2 promotes a pattern of compatible uses (*i.e.* Retail Sales and Service) consistent with the surrounding area and future development.

**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 Sew0er Sub-Element.

*The proposed development will be required to connect to JEA utilities for central water and sewer to comply with standard set forth in the 2030 Comprehensive Plan.*

**Goal 3**

To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City’s neighborhoods and enhancing the viability of non-residential areas.

*The proposed rezoning will continue the existing transition to commercial zoning and uses on the eastern side of Mayport Road at Dutton Island Road East within the City’s Limits.*

**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 & Development Department, the subject property will be rezoned from RMD-A to CCG-2 Zoning District as set forth in Section 656.313 of the Zoning Code.

**SURROUNDING LAND USE AND ZONING**

The subject properties are located on the east side of Mayport Road North of Dutton Island Road East. The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	CGC	CRO/CCG-2	Auto Service Center /Warehouse FlexSpace
East	Atlantic Beach	Atlantic Beach	Atlantic Beach / Country Club
South	CGC	CCG-2	Vacant Commercial
West	CGC	CCG-1/CCG-2	Hotel / Vacant Commercial

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 20, 2020 the required Notice of Public Hearing signs were posted.



*Source: Planning and Development Department*

*Date: April 20, 2021*

### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0194** be **APPROVED**.

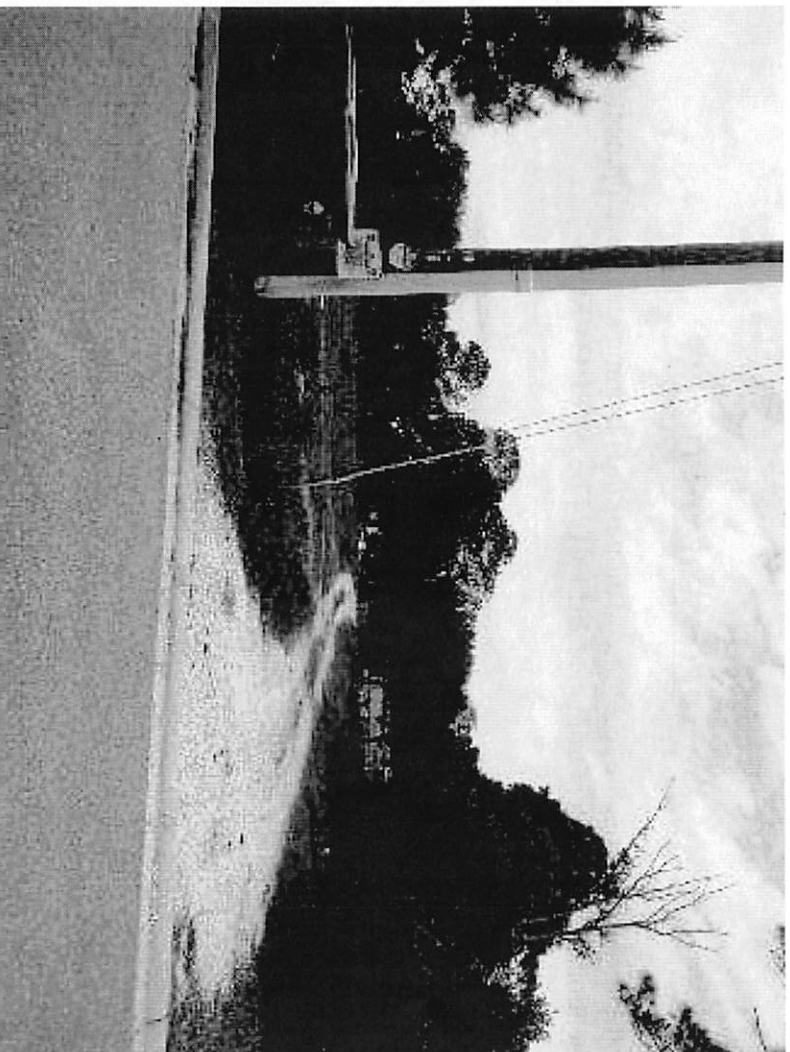




Aerial

Source: JaxGIS

Date: April 23, 2021



View of the subject site from Dutton Island Road East

Source: Planning and Development Department

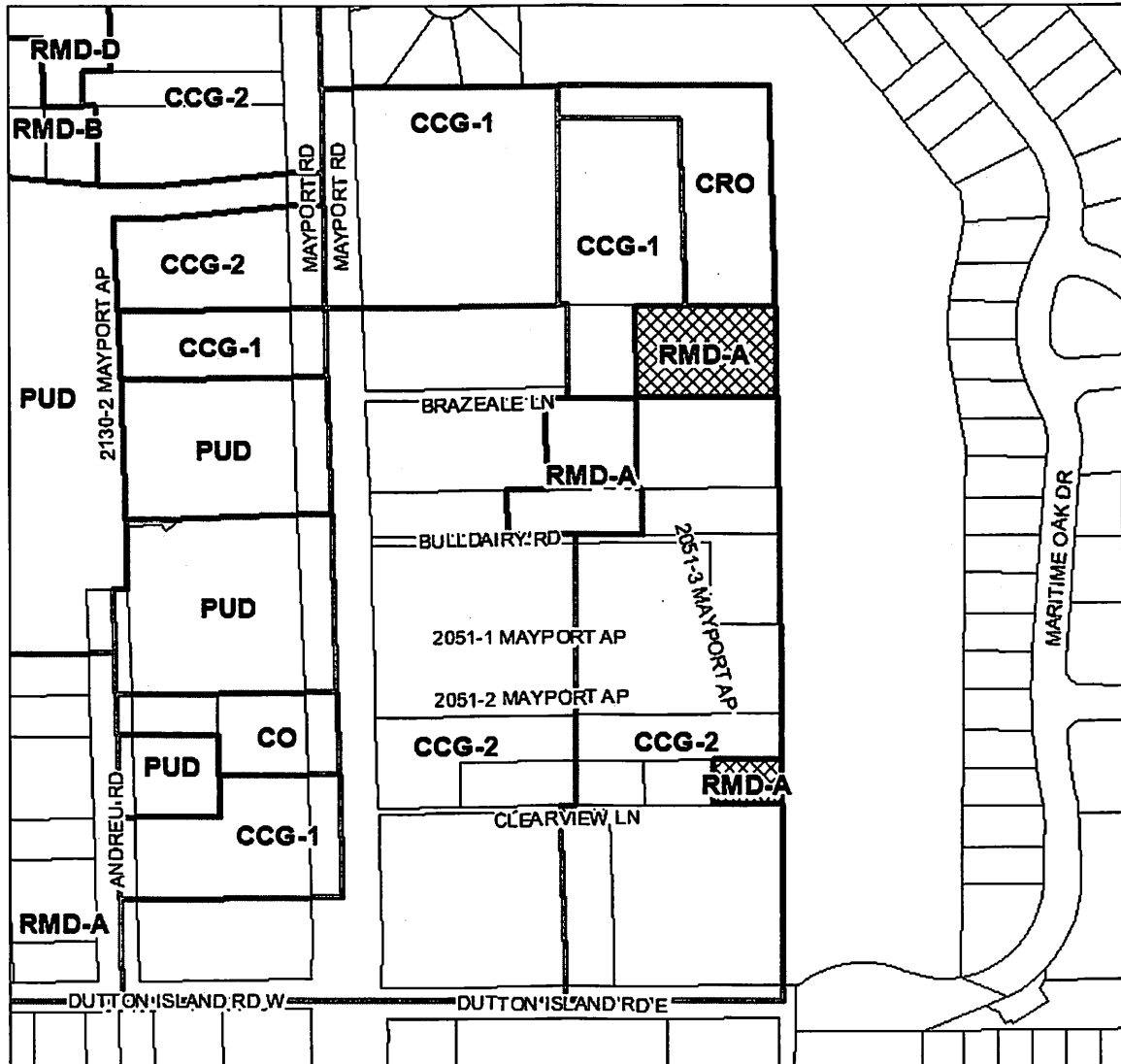
Date: April 20, 2021

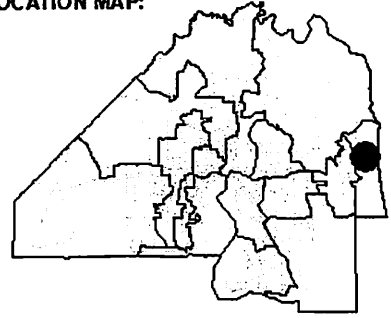
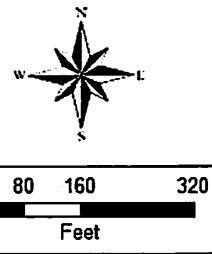


View of the Subject Site from Clearview Lane

*Source: Planning and Development Department*

*Date: April 20, 2021*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RMD-A</b></p> <p><b>TO: CCG-2</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p><b>13</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2021-0194</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3379</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

Legal Map

Source: JaxGIS  
Date: April 23, 2021

**Application For Rezoning To Conventional Zoning District**

**Planning and Development Department Info**

Ordinance # 2021-0194 Staff Sign-Off/Date CMC / 03/29/2021  
 Filing Date 04/09/2021 Number of Signs to Post 2  
 Hearing Dates:  
 1st City Council 05/11/2021 Planning Commission 05/06/2021  
 Land Use & Zoning 05/18/2021 2nd City Council 05/25/2021  
 Neighborhood Association N/A  
 Neighborhood Action Plan/Corridor Study N/A

**Application Info**

Tracking # 3379 Application Status FILED COMPLETE  
 Date Started 02/11/2021 Date Submitted 02/11/2021

**General Information On Applicant**

Last Name First Name Middle Name  
 HART CURTIS L  
 Company Name  
 HART RESOURCES LLC  
 Mailing Address  
 8051 TARA LANE  
 City State Zip Code  
 JACKSONVILLE FL 32216  
 Phone Fax Email  
 9049935008 CURTISHART@HARTRESOURCES.NET

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name  
 CONLEY BRIAN  
 Company/Trust Name  
 CLEARVIEW PARK LLC  
 Mailing Address  
 5150 BELFORT ROAD #100  
 City State Zip Code  
 JACKSONVILLE FL 32256  
 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 169455 0020	13	2	RMD-A	CCG-2
Map 169500 0000	13	2	RMD-A	CCG-2

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 #  
 5524  
 Total Land Area (Nearest 1/100th of an Acre) 0.77

**Justification For Rezoning Application**

PROPERTY IS SURROUNDED BY CCG-2 AND THIS SUBSEQUENT CHANGE TO CCG-2 WOULD BE AN ORDERLY TRANSITION AND FIT WITHIN THE SURROUNDING USES.

**Location Of Property**

General Location  
 EAST OF MAYPORT ROAD  
 House # Street Name, Type and Direction Zip Code  
 707 CLEARVIEW LN 32233

**Between Streets**

DUTTON ISLAND ROAD E

and FAIRWAY VILLAS DR

**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  
0.77 Acres @ \$10.00 /acre: \$10.00
  - 3) Plus Notification Costs Per Addressee  
40 Notifications @ \$7.00 /each: \$280.00
  - 4) Total Rezoning Application Cost: \$2,290.00
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

LEGAL DESCRIPTION

PARCEL: 169500-0000

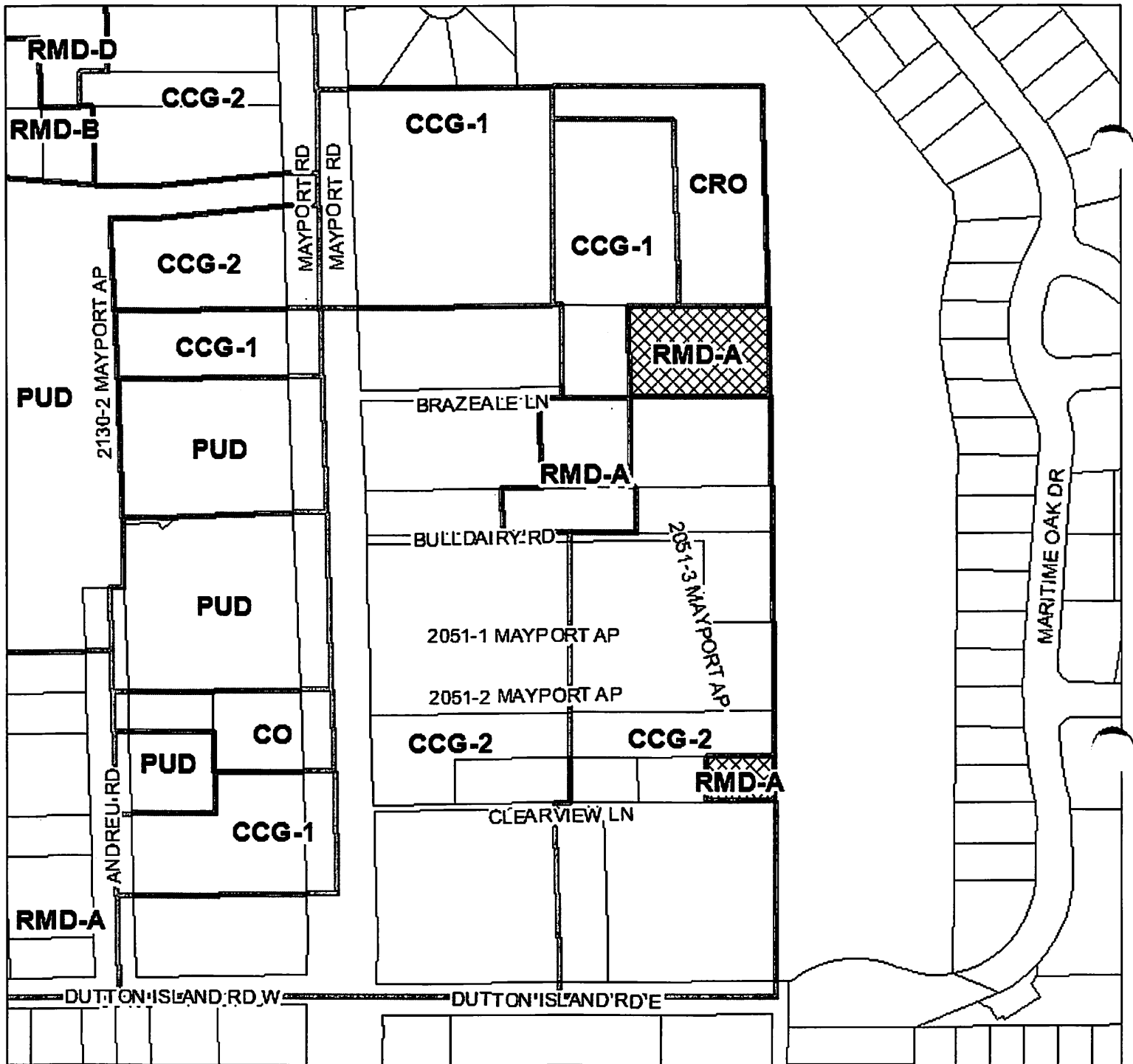
THE EAST 100 FEET OF LOT 6, CLEARVIEW PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 1, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 6 FEET OF SAID LOT 6 AND THE NORTH 6 FEET OF LOT 7, OF SAID SUBDIVISION TO AND FROM THE MAYPORT ROAD AS NOW ESTABLISHED.

PARCEL: 169455-0020

A PART OF THE SOUTH ½ OF THE NORTHWEST ¼ GOVERNMENT LOT 15, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF MAYPORT ROAD AS NOW ESTABLISHED, WITH THE NORTHERLY LINE OF LOT 1, CLEARVIEW PARK SUBDIVISION, RECORDED IN PLAT BOOK 16, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF MAYPORT ROAD, A DISTANCE OF 198.00 FEET TO A POINT; THENCE NORTH 89°29'00" EAST, 395.00 FEET TO THE POINT ON THE EAST LINE OF THE WEST 100 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2878, PAGE 751, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 01°52'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 132.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ GOVERNMENT LOT 15, SECTION 8; THENCE NORTH 89°29'00" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 203.06 FEET TO A POINT LYING IN THE EAST LINE OF THE SOUTH ½ OF THE NORTHWEST ¼ GOVERNMENT LOT 15, SECTION 8; THENCE SOUTH 01°31'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 132.00 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13636, PAGE 904; THENCE SOUTH 89°29'00" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13636, PAGE 904, A DISTANCE OF 202.48 FEET TO THE POINT OF BEGINNING.

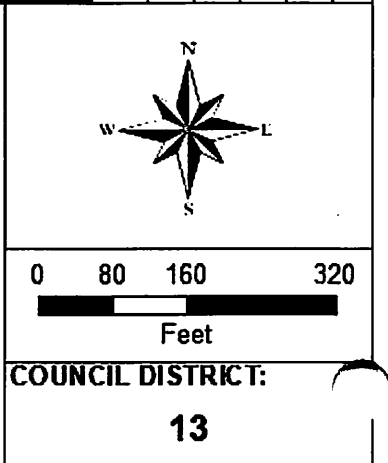
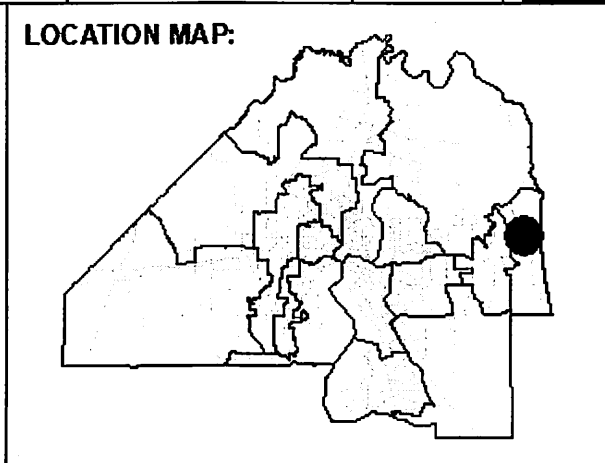
Legal Description Dated: 3/23/2021



**REQUEST SOUGHT:**

**FROM: RMD-A**

**TO: CCG-2**



**ORDINANCE NUMBER**

**ORD-2021-0194**

**TRACKING NUMBER**

**T-2021-3379**

**EXHIBIT 2**

**PAGE 1 OF 1**



## Availability Letter

Meagan Perkins

2/19/2021

Hart Resources LLC

8051 Tara Lane

Jacksonville, Florida 32216

Project Name: Clearview Lane

Availability #: 2021-0662

Attn: Meagan Perkins

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 Condition 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

[https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)



Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-0662

Request Received On: 2/11/2021

Availability Response: 2/19/2021

Prepared by: Corey Cooper

Expiration Date: 02/19/2023

**Project Information**

Name: Clearview Lane

Address: 707 CLEARVIEW LN, JACKSONVILLE, FL 32233

County: Duval County

Type: Sewer,Water

Requested Flow: 300

Parcel Number: 169500 0000

Location: dead end of clearview lane

Description: 1 building for flex space

**Potable Water Connection**

Water Treatment Grid:

Connection Point #1:

Connection Point #2:

Water Special Conditions: JEA is not the service provider for this property.

**Sewer Connection**

Sewer Grid:

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA is not the service provider for this property.

**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:**



## Availability Letter

Meagan Perkins

2/23/2021

Hart Resources LLC

8051 Tara Lane

Jacksonville, Florida 32216

Project Name: Brazeale Lane

Availability #: 2021-0663

Attn: Meagan Perkins

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:

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### **Reservation of Capacity:**

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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](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-0663

Request Received On: 2/11/2021

Availability Response: 2/23/2021

Prepared by: Roderick Jackson

Expiration Date: 02/23/2023

### **Project Information**

Name: Brazeale Lane

Address: 741 BRAZEALE LN, JACKSONVILLE, FL 32233

County: Duval County

Type: Sewer,Water

Requested Flow: 500

Parcel Number: 169455 0020

Location: deadend of brazeale lane

Description: 2 warehouse flex storage

### **Potable Water Connection**

Water Treatment Grid:

Connection Point #1: Contact City of Atlantic Beach for service connection

Connection Point #2:

Water Special Conditions: JEA is not the service provider for this property.

### **Sewer Connection**

Sewer Grid:

Connection Point #1: Contact City of Atlantic Beach for service connection

Connection Point #2:

Sewer Special Conditions: JEA is not the service provider for this property.

### **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: