

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

August 19, 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.: 2021-428**

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**

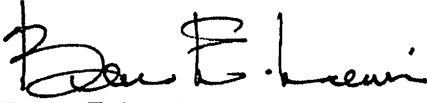
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
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 2021-0428****AUGUST 19, 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 2021-0428.

***Location:*** 0 & 2903 Pearl Street North, 0 18<sup>th</sup> Street West, 247  
17<sup>th</sup> Street West

***Real Estate Number:*** 045079-0000, 044404-0000, 044403-0000, 044406-  
0000, 044359-0000

***Current Zoning District:*** Commercial Neighborhood (CN)

***Proposed Zoning District:*** Commercial Residential Office (CRO)

***Current Land Use Category:*** Community General Commercial (CGC)

***Proposed Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** Urban Core, District 1

***Applicant/ Agent:*** Taylor Mejia  
The Southern Group  
208 N. Laura Street, Suite 710  
Jacksonville, FL 32202

***Owner:*** Alex Sifakis  
FIT OZ LLC  
7563 Philips Highway  
Jacksonville, FL 32256

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2021-0428 seeks to rezone approximately 0.73± acres of a property from Commercial Neighborhood (CN) to Commercial Residential Office (CRO) in order to allow the development of multi-family dwellings. 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, **2021-0427 (L-5568-21C)**. The proposed LUA is for Community General Commercial (CGC) to Residential Professional Institutional (RPI).

### **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 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5568-21C (Ordinance 2021-0427)** that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Residential Professional Institutional (RPI). 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. RPI in the Urban Priority Development Area is intended to provide compact medium to high density development. Development which includes medium to high density residential and professional office uses is preferred. Limited commercial retail sales and service

establishments that serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled. Plan amendment requests for new RPI designations are preferred in locations that are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Full (100%) multi-family residential uses are permitted providing no non-residential uses are allowed, such as commercial.

The proposed zoning change to CRO is consistent with the proposed land use category change to RPI.

### **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 subject properties is located in the Urban Priority Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

#### **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 CRO zoning district is a transitional zoning district between commercial and residential uses. This property acts as a transition between commercial properties to the south and residential to the west and east. Approval of the rezoning request would allow for the continuation of a well-balanced of residential and non-residential uses. Therefore the proposed rezoning will be in compliance with Goal 3.*

#### **Objective 6.3**

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

*The subject properties are currently vacant pieces of land that have yet to be utilized and approval of this Rezoning would allow the developers to develop the*

*properties with uses that are similar in nature to the existing neighboring properties. Therefore Objective 6.3 would be accomplished by encouraging new development on vacant land within an area already thriving as a Low Density to Medium Density Residential area.*

**Brownfield Study Area**

This site is located within the Brownfields Study Area established by Resolution 2004-1386-A as defined in F.S. 376.79(4). The property may or may not have contamination.

Since the property is located within a Brownfields Area, the owner may request the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. The property owner may qualify for tax credits.

**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 to CRO in order to utilize the vacant parcels of land for multi-family dwellings.

**SURROUNDING LAND USE AND ZONING**

The subject properties are located on the west and east sides of Pearl Street North, a collector roadway. The section of Pearl Street North between 16<sup>th</sup> Street West and 27<sup>th</sup> Street West is primarily zoned Commercial Neighborhood (CN) acting as a transitional zoning district between the residential to the west and east. The surrounding properties with frontage along Pearl Street North are primarily vacant but include: multi-family dwellings, night club, club/union hall, and convenience stores. The subject properties rezoning to Commercial Residential Office (CRO) will continue to act as a transitional zoning district for the single family dwellings to the west and east.

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

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	CGC	CN	Club Hall/ Multi-Family Dwellings
<b>South</b>	CGC	CN	Nightclub/Vacant Lots
<b>East</b>	MDR	RMD-A	Single Family Dwelling
<b>West</b>	MDR	RMD-A	Single Family Dwelling

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 5, 2021** by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



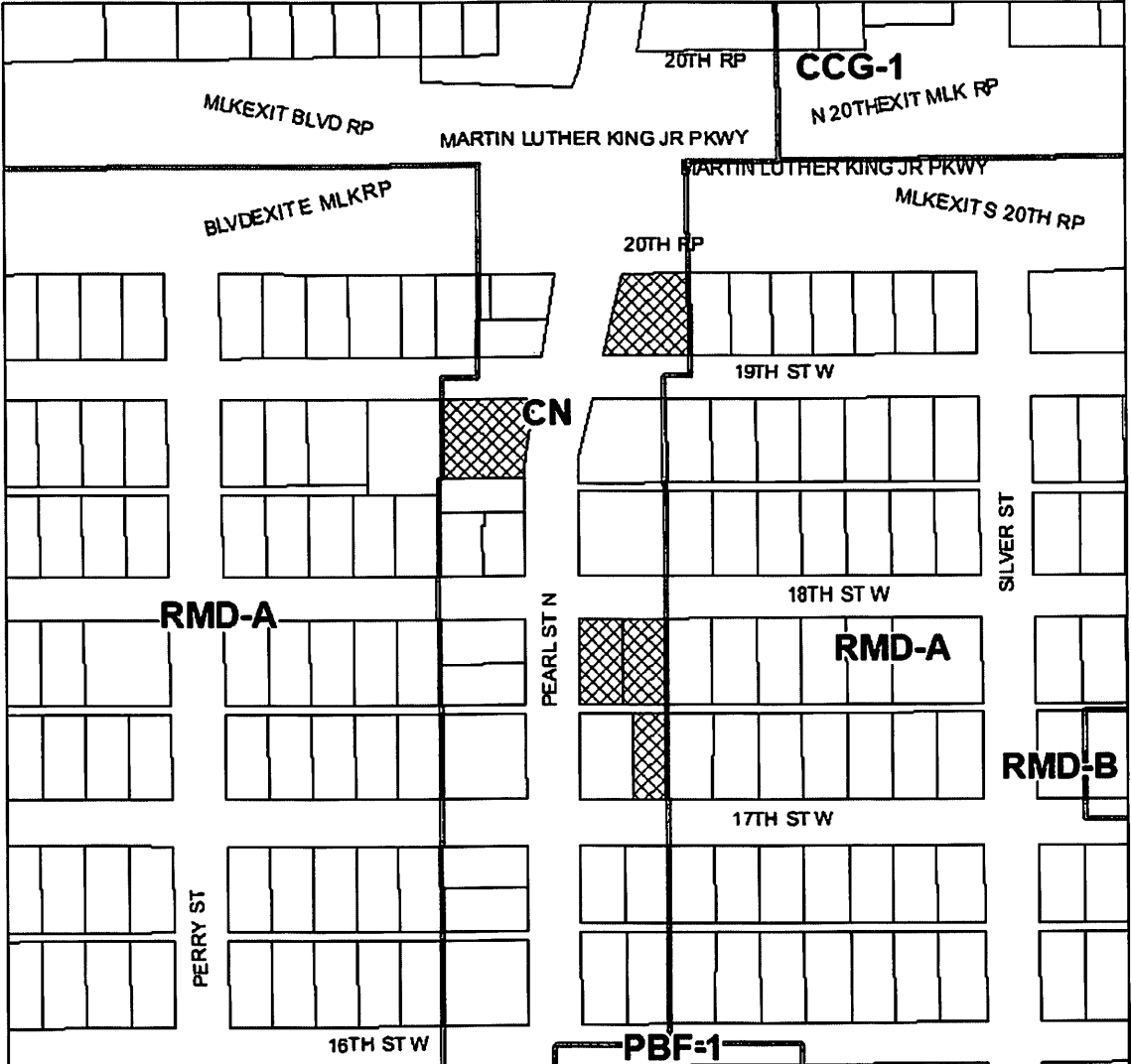
RECOMMENDATION

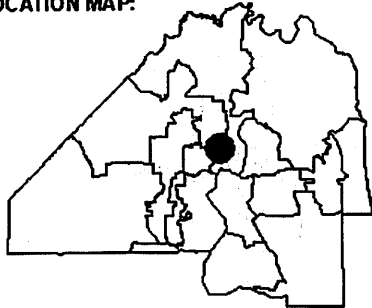
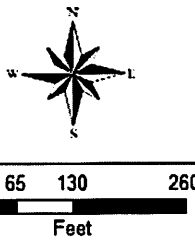
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0428** be **APPROVED**.



Aerial View

Source: JaxGIS Map



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CN</b></p> <p><b>TO: CRO</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p>7</p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2021-0428</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3472</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>



## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2021-0428 **Staff Sign-Off/Date** ELA / 07/27/2021  
**Filing Date** 07/27/2021 **Number of Signs to Post** 8  
**Hearing Dates:**  
**1st City Council** 08/24/2021 **Planning Commission** 08/19/2021  
**Land Use & Zoning** 09/08/2021 **2nd City Council** 09/14/2021  
**Neighborhood Association** 2ND MILE MINISTRIES  
**Neighborhood Action Plan/Corridor Study**

### Application Info

**Tracking #** 3472 **Application Status** FILED COMPLETE  
**Date Started** 04/09/2021 **Date Submitted** 04/29/2021

### 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** SIFAKIS **First Name** ALEX **Middle Name**  
**Company/Trust Name**  
 FIT OZ LLC  
**Mailing Address**  
 7563 PHILIPS HIGHWAY  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**Phone** 9043374777 **Fax** **Email**

**Last Name** SIFAKIS **First Name** ALEX **Middle Name**  
**Company/Trust Name**  
 HOOSE OZ 1 LLC  
**Mailing Address**  
 7563 PHILIPS HIGHWAY  
**City** **State** FL **Zip Code** 32256  
**Phone** **Fax** **Email**

9043374777

**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	045079 0000	7	1	CN	CRO
Map	044404 0000	7	1	CN	CRO
Map	044403 0000	7	1	CN	CRO
Map	044406 0000	7	1	CN	CRO
Map	044359 0000	7	1	CN	CRO

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 #**

5568

**Total Land Area (Nearest 1/100th of an Acre)** 0.73**Justification For Rezoning Application**

REZONING TO ALLOW FOR SMALL MULTI FAMILY WITHOUT A COMMERCIAL COMPONENT REQUIRED.

**Location Of Property****General Location**

2903 AND 0 PEARL STREET, 0 18TH STREET, AND 247 17TH STREET

House #	Street Name, Type and Direction	Zip Code
0	PEARL ST	32206

**Between Streets**

20TH RP and 17TH ST W

**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.

[Empty rectangular box]

**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**

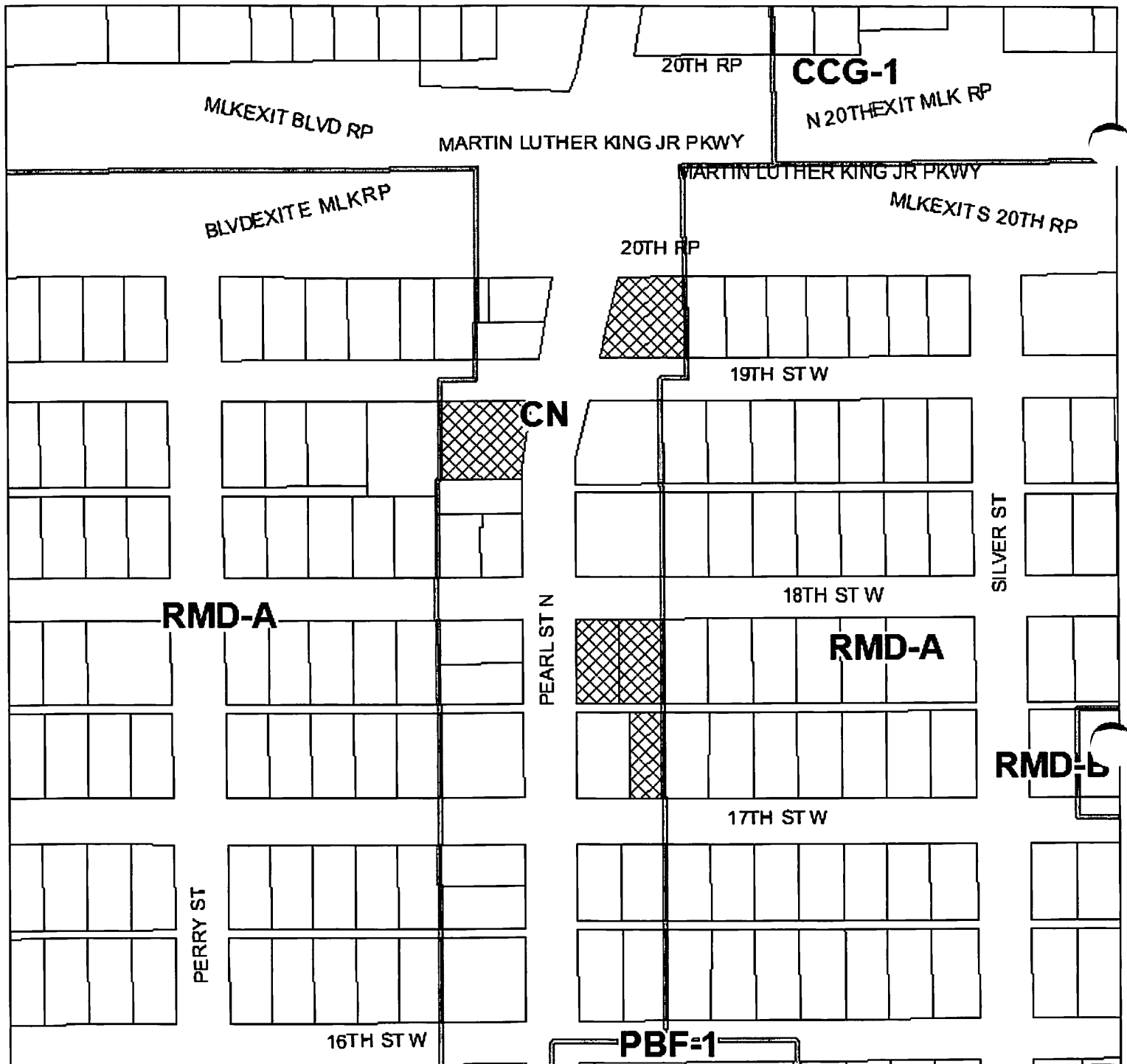
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**  
     **0.73 Acres @ \$10.00 /acre: \$10.00**
- 3) Plus Notification Costs Per Addressee**  
     **90 Notifications @ \$7.00 /each: \$630.00**
- 4) Total Rezoning Application Cost: \$2,640.00**

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

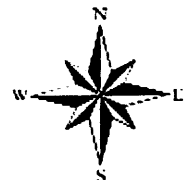
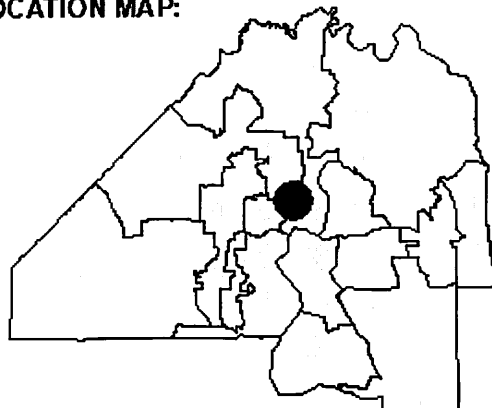


**REQUEST SOUGHT:**

**FROM: CN**

**TO: CRO**

**LOCATION MAP:**



0 65 130 260



Feet

**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**T-2021-3472**

**EXHIBIT 2  
PAGE 1 OF 1**

## LEGAL DESCRIPTIONS

4/26/2021

RE No: 045079-0000

Lot 1 (except the West 5 feet) and the North 36 feet of Lot 2 (except the West 5 feet), Block 7, North Springfield Heights, according to the Plat thereof as recorded in Plat Book 5, Page 30, of the current Public Records of Duval County, Florida

RE No: 044359-0000,

Lots Eleven (11) and Twelve (12) of a Replat of Lots Eleven (1 1) to Eighteen (18) in Block Four (4), of Arpen's Replat of part of Section 1, Township 2 South, Range 26 East, according to the plat recorded in Plat Book 7, page 16, of the current public records of Duval County, Florida

RE No: 044404-0000

Lot 9, Block 10, Lindsley's Subdivision PT Lot 3, Section 1, Township 2 South, Range 26 East according to the plat recorded in Plat Book 2, page 98, of the current public records of Duval County, Florida

RE No: 044403-0000

Lot 8, Block 10, Lindsley's Subdivision PT Lot 3, Section 1, Township 2 South, Range 26 East according to the plat recorded in Plat Book 2, page 98, of the current public records of Duval County, Florida

RE No: 044406-0000

The east 37 feet of Lot 1 1, Block 10, of Lindsley's Subdivision, according to the Plat thereof, as recorded in Plat Book 2, at Page 98 of the Public Records of Duval County, Florida



## Availability Letter

TAYLOR MEJIA

6/8/2021

THE SOUTHERN GROUP - JAX

208 N Laura St, 710

JACKSONVILLE, Florida 32202

Project Name: Pearl ST LUZ

Availability #: 2021-2541

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/](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: 2021-2541

Request Received On: 6/7/2021

Availability Response: 6/8/2021

Prepared by: Sigrid Duncan

Expiration Date: 06/08/2023

### Project Information

Name: Pearl ST LUZ

Address: 247 17TH ST W, JACKSONVILLE, FL 32206

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 500

Parcel Number: 044406 0000

Location:

Description: Rezoning and Land Use Amendment to allow for small multi family housing.

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Recommend ordering a water locate. Existing 6-inch water main within 17th St W ROW.

Connection Point #2:

For the estimated cost of connecting to the JEA system request a special estimate through the Water Special Conditions: JEA Sages program by entering your availability number and accessing Step 2 within the project portal. Order a water/sewer locate through Step 1 in Sages.

### Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Recommend ordering a sewer locate. Existing 8-inch gravity sewer main within 17th St W ROW.

Connection Point #2:

Lateral may require televising for current integrity due to age. Request sewer locate through the JEA Sages program by entering your availability number and accessing the project portal. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sewer Special Conditions:

Sages program by entering your availability number and accessing the project portal. For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program by entering your availability number and accessing the project portal. Sewer Locate requests can be made within Step 1 of the project portal. Alternative Connection team and Special Estimate 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:





## Availability Letter

TAYLOR MEJIA

6/8/2021

THE SOUTHERN GROUP - JAX

208 N Laura St, 710

JACKSONVILLE, Florida 32202

Project Name: Pearl ST LUZ

Availability #: 2021-2542

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

### **Reservation of Capacity:**

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

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

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-2542

Request Received On: 6/7/2021

Availability Response: 6/8/2021

Prepared by: Sigrid Duncan

Expiration Date: 06/08/2023

### **Project Information**

Name: Pearl ST LUZ

Address: 2903 PEARL ST, JACKSONVILLE, FL 32206

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 500

Parcel Number: 044359 0000

Location:

Description: Rezoning and Land Use Amendment to allow for small multi family housing.

### **Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Recommend ordering a water locate. Existing 6-inch water main within 19th St W ROW.

Connection Point #2:

For the estimated cost of connecting to the JEA system request a special estimate through the Water Special Conditions: JEA Sages program by entering your availability number and accessing Step 2 within the project portal. Order a water/sewer locate through Sages Step 1.

### **Sewer Connection**

Sewer Grid: Buckman

Connection Point #1: Recommend ordering sewer locate. Existing 8-inch gravity sewer main within 19th St W ROW.

Connection Point #2:

Lateral may require televising for current integrity due to age. Request sewer locate through the JEA Sages program by entering your availability number and accessing the project portal. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sewer Special Conditions:

Sages program by entering your availability number and accessing the project portal. For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program by entering your availability number and accessing the project portal. Sewer Locate requests can be made within Step 1 of the project portal. Alternative Connection team and Special Estimate 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:



## Availability Letter

TAYLOR MEJIA

6/16/2021

THE SOUTHERN GROUP - JAX  
208 N LAURA STREET 710  
JACKSONVILLE, Florida 32202

Project Name: Pearl ST LUZ

Availability #: 2021-2539

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/](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: 2021-2539

Request Received On: 6/7/2021

Availability Response: 6/16/2021

Prepared by: Corey Cooper

Expiration Date: 06/16/2023

### Project Information

Name: Pearl ST LUZ

Address: 0 PEARL ST N, JACKSONVILLE, FL 32206

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 500

Parcel Number: 045079 0000

Location:

Description: Rezoning and Land Use Amendment to allow for small multi family housing.

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8-inch water main within Pearl St. N. ROW.

Connection Point #2: Existing 6-inch water main within 19th St. W. ROW.

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. For the estimated cost of connecting to the JEA system, please submit

Water Special Conditions: 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: Buckman

Connection Point #1: Existing 8-inch gravity sewer main within 19th St. W. ROW.

Connection Point #2:

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

Sewer Special Conditions: pump station, 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:



## Availability Letter

TAYLOR MEJIA

6/16/2021

THE SOUTHERN GROUP - JAX

208 N Laura St, 710

JACKSONVILLE, Florida 32202

Project Name: Pearl ST LUZ

Availability #: 2021-2540

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

### Reservation of Capacity:

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

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

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-2540

Request Received On: 6/7/2021

Availability Response: 6/16/2021

Prepared by: Corey Cooper

Expiration Date: 06/16/2023

### **Project Information**

Name: Pearl ST LUZ

Address: 0 18TH ST W, JACKSONVILLE, FL 32209

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 1000

Parcel Number: 044403 0000, 044404 0000

Location:

Description: Rezoning and land use amendment to allow for small multi family housing.

### **Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 8-inch water main within Pearl St. N. ROW.

For 044403 0000 : There is no availability in the water main that abuts this property. Water main

Connection Point #2: extension will be required from the existing 8-inch water main within Pearl St. N. ROW., approx. 100 LF south of this property.

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. For the estimated cost of connecting to the JEA system, please submit

Water Special Conditions: 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: Buckman

Connection Point #1: Existing 8-inch gravity sewer main within the rear alley ROW.

Connection Point #2:

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, 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.



**Sewer Special Conditions:**

**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:

