

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

August 18, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-75 **Application for: MECO PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated July 13, 2021
2. The revised written description dated July 26, 2022
3. The revised site plan dated June 6, 2022

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: None

Planning Department conditions:

1. The maximum height for freestanding signage shall be limited to 35 feet for Parcels "B-D" as depicted on the site plan dated June 6, 2022.
2. Outside storage uses shall be limited to Parcel "A" **and Parcel "D"** as depicted on the site plan dated June 6, 2022.
3. The subject property shall be developed in accordance with the Fencing Plan dated August 10, 2021, or as otherwise approved by the Planning and Development Department.
4. Multi-family dwellings shall be permitted as part of a mixed use development and newly constructed residential uses in the BP land use category must be for workforce persons; residential uses shall not be the sole use and shall not exceed 80 percent of the development.

5. In order to maintain consistency with the BP land use category, single family dwellings are prohibited.

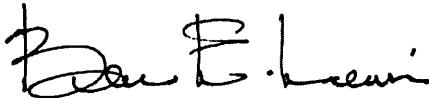
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: Shannon Blankenship, RAP, spoke in general support but requested two conditions be added to the PUD. The Commissioners felt the parcels have been industrial or commercial for a long time. Residential uses would be inappropriate due to the proximity to the interstate.

Planning Commission Vote:	8-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



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 2022-0075 TO
PLANNED UNIT DEVELOPMENT

AUGUST 4, 2022

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 2022-0075 to Planned Unit Development.

Location: 2251, 2342, 2310, and 2200 Rosselle Street;
Between Stockton Street and Copeland Street

Real Estate Number: 091605-0010, 091543-0010, 091546-0010, and
091561- 0010

Current Zoning Districts: Commercial Community/General-1 (CCG-1)
Planned Unit Development (PUD)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Categories: Community/General Commercial (CGC)
Business Park (BP)

Proposed Land Use Category: Business Park (BP)

Planning District: 5-Northwest

Applicant/Agent: Taylor Mejia
The Southern Group, Inc.
208 Laura Street North, Suite 710
Jacksonville, Florida 32202

Owner: Paul F. Mayberry
Rosselle Properties, LLC
2020 Howell Mill Road, NW, Suite C-316
Atlanta, Georgia 30318

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0075** seeks to rezone approximately 4.30± acres of land from PUD and CCG-1 to PUD. The rezoning to a PUD is being sought to permit for a maximum of 60,600 square feet of warehousing, office, and storage uses. While no additional improvements are planned, the applicant seeks to the ability to consolidate the four (4) commonly owned parcels into one PUD zoning district. The proposed PUD allows for mainly commercial uses with a few additional industrial uses to support the existing businesses.

There is also a companion Small Scale Land Use Amendment L-5682-22C (**Ordinance 2022-0237**) that seeks to amend a portion of the land use on the property from Community/General Commercial (CGC) to Business Park (BP).

A portion of the subject property is currently zoned under PUD Ordinance **2007-0859-E**, which spans 0.9± acres and allows for electrical contractor uses including office, light fabricating, and processing. However, outside storage is specifically prohibited. In relation to the current PUD, the proposed rezoning covers a larger 4.30± acres of land. Nonetheless, **2007-0859-E** was enacted on October 9, 2007 with the following conditions:

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated September 18, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) The architecture and setbacks of all proposed buildings shall be approved by the Historic Preservation Commission.

The Planning and Development has reviewed the conditions of the enacted ordinance and forwards the following comments:

Condition (a) is not being recommended by Staff for this report given the applicant's expansion in land area.

Condition (b) is not being recommended by Staff for this report as new construction already requires review and approval from the Jacksonville Historic Preservation Commission.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use L-5682-22C (**Ordinance 2022-0237**), the subject property will be located in the Business Park (BP) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

The application site is located within the Urban Priority Development Area. Additionally, the site is within the boundaries of the Riverside-Avondale Historic District. According to the Category Description of the Future Land Use Element (FLUE) Business Park (BP) in the Urban Priority Area and the Urban Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary.

Community/General Commercial (CGC) in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses.

When located in the Business Park land use category, commercial retail sales and service establishments and multi-family residences are only permitted as part of a mixed-use development and may not exceed 80% of the use. If the Business Park residential housing is new construction, it must be for workforce. Single-family dwellings which were legally built as single-family dwellings prior to adoption of the 2030 Comprehensive Plan are allowed within the BP and CGC land use, however the development of new single-family uses are not permitted in the CGC or BP land use category and would be required to have a land use map amendment; or be removed from the PUD permitted uses list. Bulk storage yards, building trades contractors with outside storage, and outdoor storage yards and lots are not permitted in the Community/General Commercial land use category; but would be permitted in Business Park as long as it is visually screened to the supplemental performance standards of the land development regulations. Bulk storage yards cannot contain any flammable substances. The criteria listed above must be followed in order to be compliant with the proposed land use categories.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Objective 2.1

Enhance protection of sites and structures of major historic and cultural significance in the City through enactment of improved regulatory controls and incentives and expansion of the duties of the Jacksonville Historic Preservation Commission (JHPC), or its successor.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The intended development will meet all portions of the City's land use regulations and furthers their intent by providing specific development standards.

The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Riverside/Avondale Zoning Overlay:

(a) Whether the proposed rezoning is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;

The Department finds the proposed rezoning is consistent with the Overlay and historic district regulations. Any planned improvements shall comply with the Residential Character Area standards set forth in Section 656.399.25 of the Zoning Code and the historic district regulations set forth in Chapter 307 of the Ordinance Code.

(b) Whether the rezoning will negatively affect or alter the character of the character area or corridor;

The intended plan of development is for the existing buildings onside to remain, which will not alter the character of the Residential Character Area or the abutting corridors. In a memorandum provided by the Historic Preservation Section dated February 4, 2022, the structures on the subject property are new construction, industrial buildings. Located on the periphery of the district, the structures and the site are not an authentic representation of the character of the district.

The subject property consists of four (4) parcels located within the Residential Character Area of the Riverside/Avondale Zoning Overlay and Historic District. Each character area has standards that must be met for massing, height, setbacks, parking, and landscaping in order to encourage the identified character use of the area. Because the Residential Character Area is primarily comprised of historic residential structures, the maximum height for all structures is 35 feet. Staff also recommends restricting all freestanding to 35 feet for Parcels "B-D" as depicted on the site plan dated June 6, 2022.

In an effort to preserve the character of the character area, the applicant has agreed to limit all existing (and proposed) structures to 35 feet, per the Written Description dated July 26, 2022. Furthermore, with Staff's recommendation that outside storage uses be limited to the northernmost parcel (RE: 091605-0010)—or Parcel "A" as depicted on the site plan dated June, 6, 2022—the proposed rezoning will not negatively affect or alter the essential character of the character area.

Since no additional improvements are planned, Staff was unable to determine consistency with the Residential Character Area's standards for mass and scale. However, should any improvements be made, the property is subject to Chapter 307 of the Ordinance Code, which requires any development on the site, or changes to the exterior of the structures or property, to obtain a Certificate of Appropriateness (COA).

(c) Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and

The intended plan of development does not suggest that protected trees or specimen trees will be destroyed. Review of a 2004 Florida Land Use and Cover Classification System

map provided by the St. Johns River Water Management District also did not identify the presence of any wetlands on site.

(d) Whether the rezoning would have a negative affect on any contributing structures within the Riverside Avondale historic district, as defined in Section 656.399.17, historic landmark or landmark site.

No planned improvements to the subject property's existing, unclassified structures are anticipated from the proposed rezoning. As such, Staff finds the rezoning will not have a negative effect on any contributing structures within the district.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Business Park (BP) and Community/General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series / L-5682-22C (**Ordinance 2022-0237**) that seeks to amend a portion of the land use from CGC to BP. Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

The proposed Planned Unit Development intends to utilize the subject parcel for warehousing, storage, and office space. Moreover, the proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The project will be developed with the required amount of open space (as applicable) in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of the Charter of the City of Jacksonville. Given the subject property's proximity to neighboring residential uses, the developer will also provide an uncomplementary buffer along the southerly boundaries of Parcels "B-D," thereby offering both visual screening for the abutting residents on Gilmore Street and security for the property. Staff also recommends the subject property be developed in accordance with the Fencing Plan dated August 10, 2021.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks will be provided.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Rosselle Street.

The particular land uses proposed and the conditions and limitations thereon: The written description has limited most of the permitted uses to those in Industrial Business Park (IBP) and Commercial Community/General-1 (CCG-1)—the conventional zoning district alternatives. This limitation in uses reduce the likelihood of intensive and incompatible uses creating an undue impact on the surrounding area.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: In order to minimize the impact to the abutting residential uses to the east, the applicant will provide a 10-foot undisturbed visual buffer along the southerly property lines of Parcels "B-D" as depicted on the Site Plan dated June 6, 2022. Furthermore, any planned improvements will be oriented towards Rosselle Street, a local road that contains a greater variety of non-residential uses.

The type, number and location of surrounding external uses: Although being developed for warehousing, office, and storage uses, as conditioned, the subject site will maintain compatibility with the existing business park uses along Rosselle Street by providing a varying degree of

nonresidential uses. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	CGC	CCG-1	Interstate 10
South	RPI	CRO	Single-Family/Multi-Family Dwellings
East	CGC	CCG-1	Interstate 10/Multi-Family Dwellings
West	CGC	CCG-1	Commercial Retail/Office

(6) Intensity of Development

The proposed development is consistent with the proposed BP functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated February 16, 2022, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an additional 8,182 gpd.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access via Rosselle Street, Osceola Street, and Copeland Street—all functionally classified as local facilities. Moreover, the Traffic Engineer has reviewed the application and has issued no objections to the development.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify the presence of any wetlands on site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The subject site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 28, 2022** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

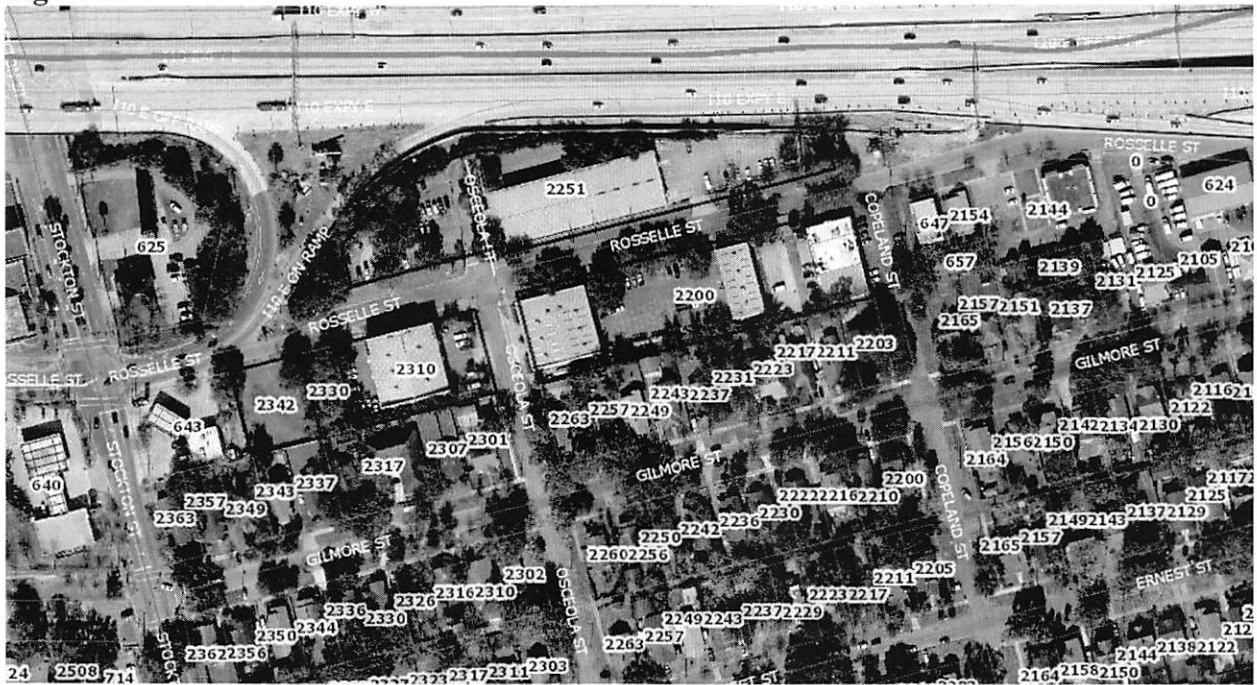
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0075 be **APPROVED with the following exhibits:**

1. **The original legal description dated July 13, 2021**
2. **The revised written description dated July 26, 2022**
3. **The revised site plan dated June 6, 2022**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0075 be **APPROVED WITH CONDITIONS.**

1. **The maximum height for freestanding signage shall be limited to 35 feet for Parcels “B-D” as depicted on the site plan dated June 6, 2022.**
2. **Outside storage uses shall be limited to Parcel “A” as depicted on the site plan dated June 6, 2022.**
3. **The subject property shall be developed in accordance with the Fencing Plan dated August 10, 2021, or as otherwise approved by the Planning and Development Department.**
4. **Multi-family dwellings shall be permitted as part of a mixed use development and newly constructed residential uses in the BP land use category must be for workforce persons; residential uses shall not be the sole use and shall not exceed 80 percent of the development.**
5. **In order to maintain consistency with the BP land use category, single family dwellings are prohibited.**

Figure A:



Source: Planning & Development Dept, 09/17/21

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

Figure B:



Source: Planning & Development Dept, 07/28/22

View of Parcel "A," facing north along Roselle Street.

Figure C:



Source: Planning & Development Dept, 07/28/22

View of Parcel "A," facing north along Rosselle Street.

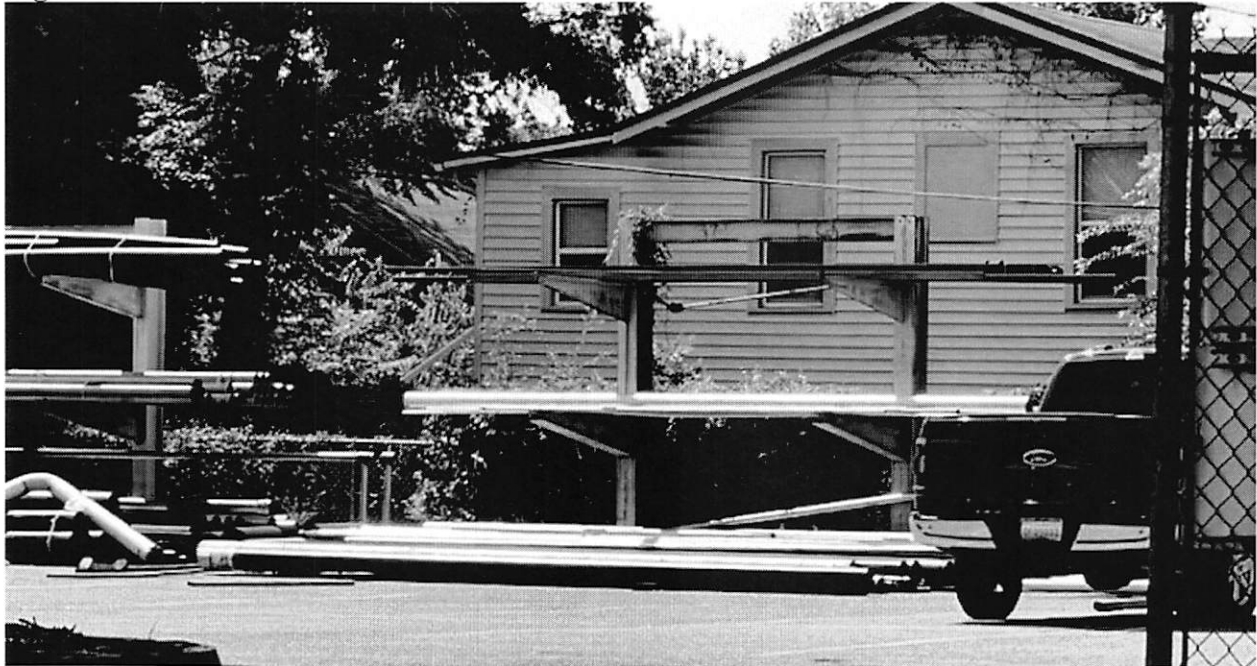
Figure D:



Source: Planning & Development Dept, 07/28/22

View of Parcel "A," facing south along Rosselle Street.

Figure E:



Source: Planning & Development Dept, 07/28/22

View of Parcel “D” and the nonconforming outside storage of materials.

Figure F:



Source: Planning & Development Dept, 07/28/22

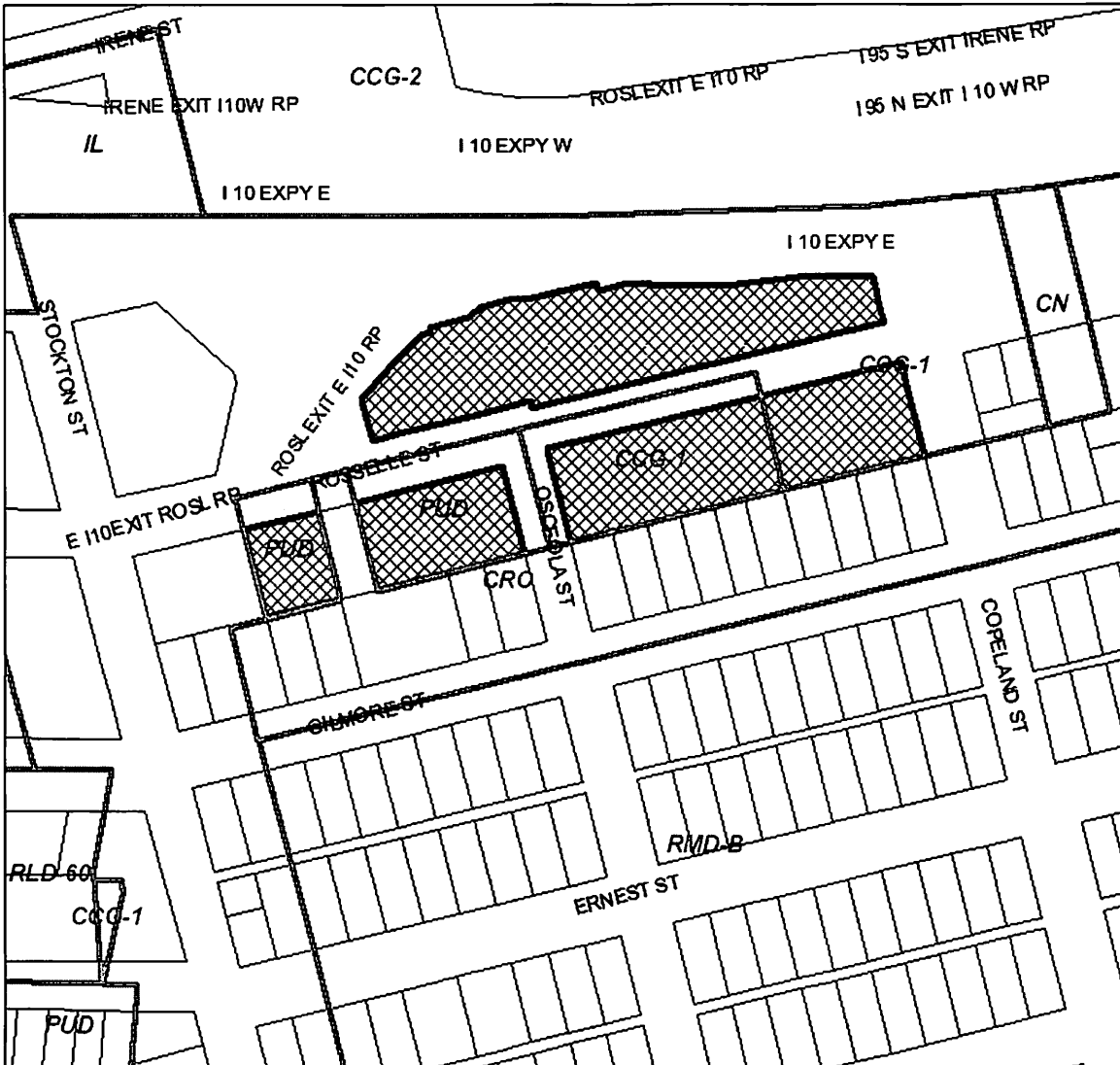
View of Parcel “C,” facing south along Rosselle Street.

Figure F:



Source: Google Street View, 02/2022

View of Parcel "B," facing south along Rosselle Street.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1 and PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0075</p>	<p>T-2021-3779</p>	<p>COUNCIL DISTRICT:</p> <p>14</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Arimus Wells
Current Planning Division

FROM: Susan Kelly
Community Planning Division, Historic Preservation Section

RE: PUD 2022-0075

DATE: February 4, 2022

The following review is based on the information provided by the Current Planning Division staff.

Description of Proposed Rezoning Application

RE Numbers: 091605-0010, 091561-0010, 091546-0010, and 091543-0010

Acres: 4.3

Current Zoning: CCG-1 and PUD Historic District: Riverside-Avondale

Current Use: office space, warehouse/storage space, and vacant land

Request Sought: PUD rezoning

Historic Preservation Analysis

The request is for a PUD rezoning within the Riverside Avondale Historic District. The applicant seeks to expand the current on-site operations of Miller Electric and its tenants.

The subject site is within the boundaries of the Riverside Zoning Overlay, which was created to recognize and respond to the unique character and historic development pattern of the neighborhood. Standard zoning districts do not recognize the small lots, high lot coverage and other aspects of the neighborhood's unique development pattern.

Buildings on the subject property are new construction, industrial buildings. Located on the periphery of the district, the structures and the site are not an authentic representation of the character of the district. However, subject to Chapter 307 of the Ordinance Code, any development on the site, or changes to the exterior of the structures or property, will require a Certificate of Appropriateness (COA). The applicant can contact the Historic Preservation Section at (904) 255-7800 or historicpreservation@coj.net.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0075 **Staff Sign-Off/Date** ATW / 01/06/2022
Filing Date 02/02/2022 **Number of Signs to Post** 11
Hearing Dates:
1st City Council 08/09/2022 **Planning Commission** 08/04/2022
Land Use & Zoning 08/16/2022 **2nd City Council** 08/24/2022
Neighborhood Association RIVERSIDE AVONDALE PRESERVATION SOCIETY / NORTH RIVERSIDE COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3779 **Application Status** FILED COMPLETE
Date Started 09/09/2021 **Date Submitted** 09/09/2021

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 MAYBERRY **First Name** PAUL **Middle Name** F
Company/Trust Name ROSSELLE PROPERTIES, LLC
Mailing Address 2020 HOWELL MILL ROAD, NW, SUITE C-316
City ATLANTA **State** GA **Zip Code** 30318
Phone 9043888000 **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 091605 0010	14	5	CCG-1	PUD
Map 091561 0010	14	5	CCG-1	PUD
Map 091546 0010	14	5	PUD	PUD

Map 091543 0010 14 5 PUD PUD

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 #**

5615

Total Land Area (Nearest 1/100th of an Acre) 4.30**Development Number****Proposed PUD Name** MECO PUD**Justification For Rezoning Application**

THE PUD WILL ALLOW FOR THE FOUR COMMONLY OWNED PARCELS TO BE CONSOLIDATED INTO ONE PUD ZONING DISTRICT, AS OPPOSED TO THE MULTIPLE ZONING DISTRICTS THAT EXIST NOW (PUD AND CCG-1). THE PROPOSED PUD ALLOWS FOR MAINLY COMMERCIAL PERMITTED USES WITH A FEW ADDITIONAL INDUSTRIAL USES TO SUPPORT THE EXISTING BUSINESSES.

Location Of Property**General Location**

2200, 2251, 2310, AND 2342 ROSSELLE ST

House #	Street Name, Type and Direction	Zip Code
2251	ROSSELLE ST	32204

Between Streets

STOCKTON ST and COPELAND ST

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to 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 and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

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 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: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 4.30 Acres @ \$10.00 /acre: | \$50.00 |
| 3) Plus Notification Costs Per Addressee | |
| 75 Notifications @ \$7.00 /each: | \$525.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,844.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

PARCEL 1

THE EAST ½ OF LOT 7, THE WEST ½ OF LOT 8, BLOCK 102, RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FL.

PARCEL 2

LOTS 9 AND 10, BLOCK 102, RIVERSIDE RECORDED IN PLAT BOOK 1, PAGE 109 OF THE PUBLIC RECORDS OF DEUVAL COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF OSCEOLA STREET ADJACENT TO SAID LOT 10 CLOSED AND ABANDONED BY ORDINANCE 2003-1025-E AS RECORDED IN OFFICIAL RECORDS 11465, PAGE 1021 OF SAID PUBLIC RECORDS.

PARCEL 3

LOTS 6, 7, 8, 9, AND 10, BLOCK 103, RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF ROSSELLE STREET AND OSCEOLA STREET CLOSED AND ABANDONED BY ORDINANCE 2003-1025-E AS RECORDED IN OFFICIAL RECORDS 11465, PAGE 1021 OF SAID PUBLIC RECORDS DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 10 THENCE SOUTH 76 DEGREES 02'09" WEST ALONG THE FORMER SOUTHERLY RIGHT OF WAY LINE OF SAID ROSSELLE STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 490.15 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE SOUTH 14 DEGREES 28'33" EAST ALONG THE FORMER RIGHT OF WAY LINE OF OSCEOLA STREET (A 60' RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 125.07 FEET; THENCE NORTH 76 DEGREES 01'53" WEST 10.00 FEET TO TH PRESENT RIGHT OF WAY LINE OF SAID OSCEOLA STREET; THENCE 14 DEGREES 28'33" WEST ALONG SAID PRESENT RIGHT OF WAY LINE OF SAID ROSSELLE STREET A DISTANCE OF 135.07 FEET; THENCE NORTH 76 DEGREES 02'09" EAST ALONG THE PRESENT RIGHT OF WAY LINE THEREOF TO IT'S INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF COPELAND STREET (AN 80' RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 500.15 FEET; THENCE SOUTH 14 DEGREES 28'33' EAST 10.00 FEET TO THE POINT OF BEGINNING.

July 13, 2021

**Exhibit 1
Page 1 of 2**

PARCEL 4

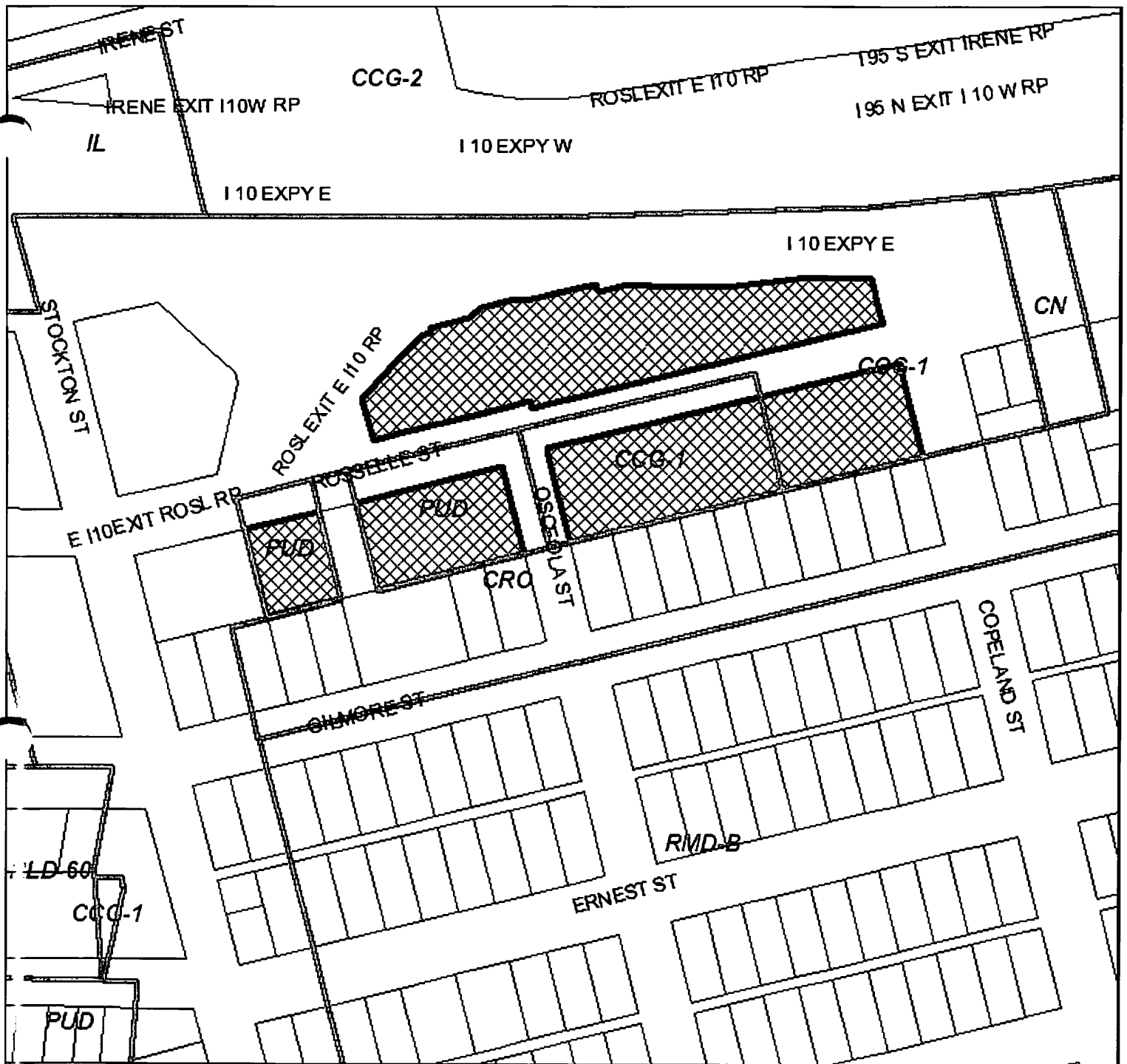
A PORTION OF LOTS 1, 2, 3, 4, 6, AND 7 AND ALL OF LOT 5, BLOCK 108 AND A PORTION OF LOTS 1, 2, AND 9, BLOCK 109 RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF ROSSELLE STREET CLOSED AND ABANDONED BY ORDINANCE 2003-1025-E AS RECORDED IN OFFICIAL RECORDS 11465, PAGE 1021 OF SAID PUBLIC RECORDS AND THAT PORTION OF OSCEOLA STREET CLOSED AND ABANDONED BY ORDINANCE 90-202-69 AS RECORDED IN OFFICIAL RECORDS 6873, PAGE 938 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARL DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF COPELAND STREET (AN 80' RIGHT OF WAY AS NOW ESTABLISHED) AND THE NORTHERLY RIGHT OF WAY LINE OF ROSSELLE STREET (A 60' RIGHT OF WAY AT THIS POINT) SAID POINT BEARING SOUTH 14 DEGREES 29'20" EAST, 10.00' FROM THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 108; RIVERSIDE; THENCE SOUTH 76 DEGREES 02'09" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 500.10 FEET; THENCE NORTH 14 DEGREES 32'06" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET; THENCE SOUTH 76 DEGREES 02'09" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 224.85 FEET TO THE SOUTHWEST CORNER OF THE EAST ½ OF SAID LOT 2. BLOCK 109, RIVERSIDE; THENCE NORTH 14 DEGREES 29'26" WEST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 58.77 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE I-10 A LIMITED ACCESS RIGHT OF WAT (A VARIABLE WIDH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTHERLY AND EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 14 COURSES AND DISTANCES, NORTH 42 DEGREES 38'01" EAST 120.38 FEET, NORTH 76 DEGREES 02'05" EAST 13.93 FEET, NORTH 14 DEGREES 46'20" WEST 5.38 FEET, NORTH 74 DEGREES 05'38" EAST 54.96 FEET, NORTH 51 DEGREES 47'56" EAST 23.29 FEET, NORTH 74 DEGREES 59'06" EAST 40.95 FEET, SOUTH 86 DEGREES 54'34" EAST 23.13 FEET, NORTH 75 DEGREES 51'21" EAST 62.46 FEET, NORTH 77 DEGREES 39'56" EAST 35.66 FEET, SOUTH 23 DEGREES 03'43" EAST 10.08 FEET, NORTH 76 DEGREES 02'05" EAST 34.27 FEET, SOUTH 88 DEGREES 20'02" EAST 37.55 FEEET, SOUTH 88 DEGREES 53'27" EAST 103.82 FEET, NORTH 82 DEGREES 52'15" EAST 100.83 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, BLOCK 108; THENCE SOUTH 89 DEGREES 27'00" EAST A DISTANCE OF 103.74 FEET TO IT INTRSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID COPELAND STREET; THENCE SOUTH 14 DEGREES 29'20" EAST A DISTANCE 62.04 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION AS MORE PARTICULARLY DESCRIBED AND RECORDED IN THAT ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 18389, PAGE 2245, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

July 13, 2021

**Exhibit 1
Page 2 of 2**

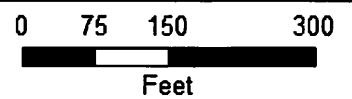
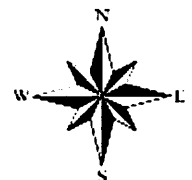
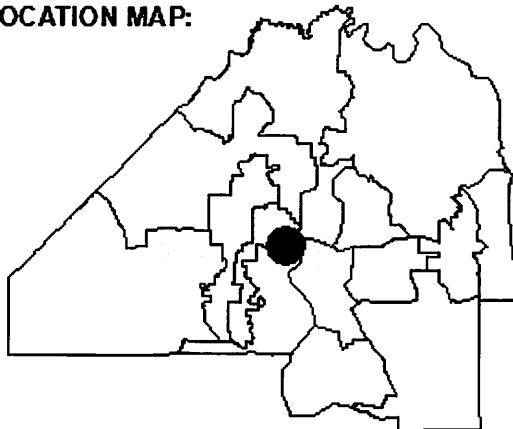


REQUEST SOUGHT:

FROM: CCG-1 and PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

14

T-2021-3779

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D

WRITTEN DESCRIPTION Rosselle St PUD 7/26/2022

I. PROJECT DESCRIPTION

- A. PUD consists of four parcels on Rosselle Street, all together totaling 4.3 acres. The addresses are 2251, 2256, 2310, and 2342 Rosselle Street, Jacksonville, FL 32204. The existing uses of the site include office space, warehouse/storage space, and vacant land. The proposed uses for the site are to expand the current onsite operations of the owner's tenants.
- B. Project Name: Rosselle St PUD
- C. Project Architect/Planner: TBD
- D. Project Engineer: TBD
- E. Project Developer: Rosselle Properties LLC
- F. Current Land Use Designation: CGC and BP
- G. Requested Land Use: BP
- H. Current Zoning District: CCG-1 and PUD
- I. Requested Zoning District: PUD
- J. Real Estate Number(s): 091605 0010 (labeled as Parcel A on Site Plan), 091543 0010 (Parcel B), 091546 0010 (Parcel C), 091561 0010 (Parcel D)
- K. Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use	Zoning	Use
North	CGC	CCG-2	I 10 - Interstate
South	RPI	CRO	Single Family Residential
West	CGC	CCG-1	Convenience Store/Gas Station
East	CGC	CCG-1	Single Family Residential, Multi-family Residential

II. LAND USE TABLE

- A. Total Acreage: 4.35 Acres
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 60,600 sq ft
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0
- F. Total amount of public/private rights of way: 0
- G. Maximum coverage of buildings and structures at ground level: No maximum requirement
- H. Impervious surface ratios as required by Section 654.129: As described in Section 654.129, the impervious surface ratios for PUD zoning districts shall be the impervious surface ratios for uses similar to the proposed uses, as determined by the Director of the Planning and Development Department

III. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Commercial retail sales and service establishments as part of a mixed-use development
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Business and professional offices
- (4) Art galleries, museums, community centers, dance, art or music studios.
- (5) Vocational, trade or business schools and similar uses.
- (6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (7) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (8) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (9) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (10) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (14) Churches, including a rectory or similar use.
- (15) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (16) Electrical contractor or similar trades to include but not limited to plumbing, hvac, mechanical, or general contractor including office, light fabricating, manufacturing, packaging, and processing. Outside storage is allowed as an accessory to these uses when visually screened by an eight-foot fence or wall not less than 95 percent opaque.

(17) Single family residences

(18) Multi-family residences

(19) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display

C. Permissible Uses by Exception: None.

D. Limitations on Permitted or Permissible Uses by Exception:

E. Permitted Accessory Uses and Structures:

(1) Residential facilities (including not more than one mobile home) located on the same premises as an Electrical Contractor (or similar) use for the use of watchmen or caretakers whose employment requires residence on the premises.

F. Restrictions on Uses: None.

IV. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot area*: None, except as otherwise required for certain uses.

(2) *Minimum lot width*: None, except as otherwise required for certain uses.

(3) *Maximum lot coverage*: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

(4) *Minimum front yard*: None.

(5) *Minimum side yard*: None.

(6) *Minimum rear yard*: None

(7) Outdoor storage of materials will not exceed 10 feet in height and will be visually screened by an eight-foot fence or wall not less than 95 percent opaque.

(8) *Maximum height of structures*: Sixty feet on the parcel north of Rosselle St (RE: 091605-0010 and labeled as Parcel A) and thirty-five feet on parcels south of Rosselle St (RE's:091543 0010/Parcel B, 091546 0010/Parcel C, 091561 0010/Parcel D)

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access*

- a. Vehicular access to the Properties shall be by way of driveways on Rosselle St and Osceola St, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signage:

(1) The CGC signage rights, as the property has historically enjoyed, will apply.

- a. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
- b. Wall signs are permitted. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- c. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
- d. In lieu of the street frontage sign permitted in subsection (a) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (a) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in Sec. 656.1303 of the Zoning Code. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.
- e. Directional signs shall not exceed four (4) square feet.

D. Landscaping

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, or as otherwise approved by the Planning Department.

E. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by EA
Electric will be provided by JEA.

F. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

G. Mechanical Equipment

Any and all mechanical equipment and rooftop appurtenances, including but not limited to HVAC units, vents wireless communication facilities, antennas, or satellite dishes, shall not be visible from street level. Any and all required or installed noise-producing equipment or appurtenances shall be designed, located, and adequately buffered to minimize the impact of noise on adjacent property outside of the PUD.

H. Building Design

Any future buildings constructed on undeveloped land within the PUD will comply with Overlay design standards. Any exterior improvements to existing buildings will require COA approval.

V. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

VI. STATEMENTS

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

The proposed PUD differs from the usual application of the Zoning Code because it allows for the four commonly owned parcels to be consolidated into one PUD zoning district, as opposed to the multiple zoning districts that exist now (PUD and CCG-1). The proposed PUD allows for mainly commercial business park permitted uses with a few additional industrial uses to support the existing businesses. The creation of a master plan development affords the efficient use of the land. Rosselle Properties LLC and its tenants will be responsible for the continued operation and maintenance of the areas contained within the PUD. Differentiations from the Zoning Code are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Permitted Uses	Sec. 656.399.21 of the Zoning Code (Riverside/Avondale Overlay) lists the permitted uses within the Overlay, mostly residential uses.	The proposed uses in this PUD include mainly commercial and business park uses.	Less desirable commercial uses were removed from the PUD. Single family and multifamily uses are included at the request of the community. Trades contractors are included as they currently exist within the boundary of the existing PUD on parcels B and C.
Buffer	Sec. 656.399.21 of the Zoning Code (Riverside/Avondale Overlay) requires a minimum ten-foot landscape buffer between non-residential and residential uses, including shrubs and groundcover that comprise at least 30 percent of the landscaped area.	All developed parcels within the PUD adjacent to residential uses have an existing 10ft or greater buffer. The existing buffers are a mixture of trees, not shrubs, and in some areas may not meet 30 percent groundcover in all sections adjacent to residential uses.	The PUD will require any parcel with outdoor storage to be visually screened by an eight-foot fence or wall not less than 95 percent opaque. Parcels C and D will meet this screening requirement in addition to having buffers greater than 10ft in length. The combination of the visual screening and

			buffer will be sufficient for the areas adjacent to residential uses.
Outdoor Storage	Sec. 656.399.29. of the Zoning Code (Riverside/Avondale Overlay) requires that outdoor storage be screened by a wall one foot higher than the largest object being screened, but not more than ten feet high, on all sides where access is not needed.	The proposed PUD will allow for outside storage not to exceed 10ft in height, as an accessory use to a trade's contractor when visually screened by an eight-foot fence or wall not less than 95 percent opaque.	Parcel D currently has outdoor storage with an existing 6 ft fence. An 8 ft, 95 percent opaque fence will provide adequate screening for all the outdoor storage.
Off-Street Surface Parking	Sec. 656.399.29. of the Zoning Code (Riverside/Avondale Overlay) allows for off-street surface parking to be located on the side of a primary building frontage if the parking lot includes a 3ft high knee wall.	The proposed PUD will keep the parking lots on the side of the primary buildings of Parcels A, C, and D as is behind a decorative gate at least 6ft in height. The proposed PUD will also maintain any existing trees and shrub landscaping outside of the gate.	The decorative gate at least 6 ft in height provides added security and visual screening as compared to 3ft high knee wall.
Building Design	Sec. 656.399.34. of the Zoning Code (Riverside/Avondale Overlay) details building design standards for non residential building types, including façade, mass, and scale.	The proposed PUD will allow for the existing buildings on Parcels A, C, and D to remain as is.	All existing buildings were either constructed prior to the adoption of the Riverside/Avondale Overlay (Parcels A and D) or constructed in compliance with the previous PUD (Parcel C). Any future buildings constructed on undeveloped land within the PUD will

			comply with Overlay design standards. Any exterior improvements to existing buildings will require COA approval.
Signage	Sec. 656.399.35 of the Zoning Code (Riverside/Avondale Overlay) details signage standards including allowable signage types and sizes.	The proposed PUD will allow for CGC signage rights, as the property has historically enjoyed, and as detailed below in the PUD Written Description.	CGC signage allows for appropriate advertising of the businesses currently occupying the buildings.



SCALE
0' 100' 200'
1"=100' HORIZ.



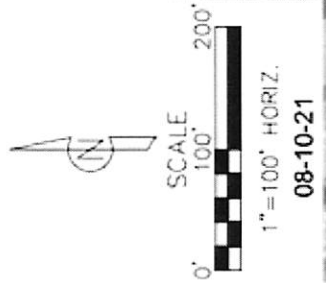
EXHIBIT F

PUD Name

MECO PUD

Land Use Table

Total gross acreage	4.35 Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	%
Total number of dwelling units	D.U.	
Multiple family	Acres	%
Total number of dwelling units	D.U.	
Commercial	4.35 Acres	100 %
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	Acres	%
Public and private right-of-way	Acres	%
Maximum coverage of buildings and structures	60,600 Sq. Ft.	32 %



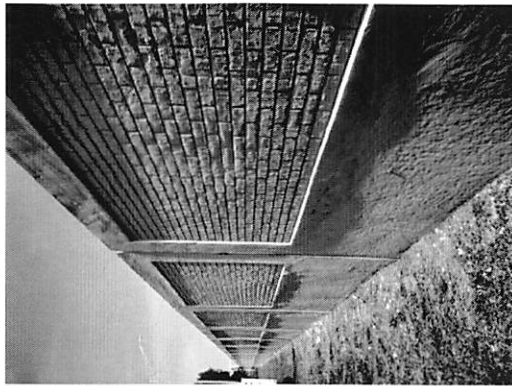
Fence locations are approximate

Color legend on Page 2

Fencing Legend

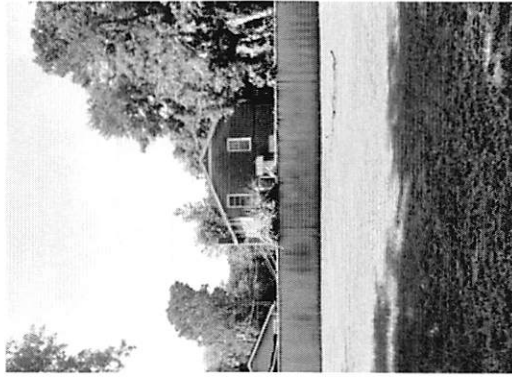
as of June 10th, 2022

Green



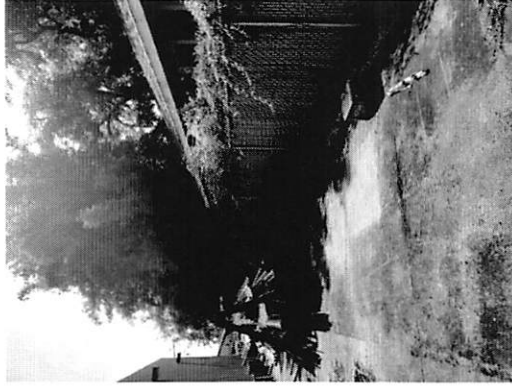
- Fence bordering parcel 2251 (A)
- Along freeway boundary
- Block/brick structure

Yellow



- Fence bordering parcel 2342 (B)
- Fence bordering parcel 2310 (C)
- Block structure

Blue



- Fence bordering portion of parcel 2200 (D)
- Chain linked fence with privacy slats

Orange



- Fence bordering portion of parcel 2200 (D)
- Chain linked fence



Availability Letter

TAYLOR MEJIA

10/19/2021

THE SOUTHERN GROUP - JAX

208 N Laura St, 710

JACKSONVILLE, Florida 32202

Project Name: MECO PUD

Availability #: 2021-4901

Attn: TAYLOR MEJIA

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

Point of Connection:

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

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity:

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

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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-4901

Request Received On: 10/7/2021

Availability Response: 10/19/2021

Prepared by: Roderick Jackson

Expiration Date: 10/19/2023

Project Information

Name: MECO PUD

Address: 2310 ROSSELLE ST, JACKSONVILLE, FL 32204

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 121

Parcel Number: 091546 0010

Location:

Description: Miller Electric PUD to allow for industrial and commercial uses.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Ex 1-inch service can be used if in good condition and not in conflict with proposed construction.
Order water service locate under step 2 if service cannot be found.

Connection Point #2: Ex 16-inch water main within the Rossell St ROW

To start new service use the following link:

https://www.jea.com/My_Account/New_Customer_Information/ . Contact the water sewer pre-

Water Special Conditions: service counter to apply for service – (904) 665 -5260 or email at waterpreservice@jea.com.

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Ex service can be used if in good condition and not in conflict with proposed construction. Order sewer service locate under step 1` to locate and verify age of sewer service.

Connection Point #2: Ex 8-inch gravity sewer main within the Rossell St ROW

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

JEA. If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, 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: 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.

General Conditions:

Subsequent steps you need Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a to take to get service: Sewer Locate by going to Step 1 in Sages.