

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-0432 TO**  
**PLANNED UNIT DEVELOPMENT**

**JULY 18, 2019**

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 2019-0432 to Planned Unit Development.

***Location:*** 418 & 0 Starratt Road; the northeast corner of Starratt Road/Pulaski Road and New Berlin Road

***Real Estate Number(s):*** 106636-0010 & 106635-0000

***Current Zoning District(s):*** Planned Unit Development 1999-703-E (PUD)

***Proposed Zoning District:*** Planned Unit Development (PUD)

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

***Planning District:*** North, District 6

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

***Owner:*** 389 Associates  
11035 Golf Links Drive, #77148  
Charlotte, North Carolina 23277

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2019-0432 seeks to rezone approximately 7.06 acres of land from PUD 1999-703-E to PUD. The rezoning seeks to add churches to the allowed uses in the PUD. There will be no other changes to the PUD.

The current PUD, 1999-703-E, allows for a variety of commercial uses consistent with the Community General Commercial (CGC) land use category.

**PUD Ord. 1999-703-E was approved with the following conditions:**

- (a) All signage shall be ground mounted not to exceed twenty (20) feet in height and twenty-four (24) square feet in area, with wall mounted signs at five percent (5%) of the total square footage of the building face.
- (b) A landscaping master plan for the development of the site shall be submitted to the Planning and Development Department for review and approval prior to verification of substantial compliance with the PUD pursuant to Section 656.341(g) of the Zoning Code. This plan shall depict a reallocation of the required landscaping between the out-parcels to the perimeter. The perimeter shall include a buffer that is an average of fifteen (15) feet wide, minimum ten (10) feet wide, to include existing trees, a two foot high landscaped berm, and additional trees, if required, to account for 1 tree per thirty (30) linear feet, as approved by the Department.
- (c) All dumpsters shall be located toward the rear of all proposed structures and shall be enclosed by a masonry wall.
- (d) All access points shall be designed and located so as not to provide a hardship to property owners across any City right-of-way. Therefore, prior to verification of substantial compliance, the applicant shall be required to comply with all comments of the memorandum dated July 12, 1999 from the Department of Public Works, Traffic Engineering Division, and the memorandum dated July 9, 1999 from the Transportation Planning Division of the Planning and Development Department, both of which memoranda are on file in the Office of the Council Secretary and incorporated herein by this reference. In addition, once specific uses are determined for permit approvals, Traffic Engineering may require traffic studies to be provided prior to or in conjunction with the issuance of those approvals.
- (e) Any deviation from the permitted engineering drawings of the site plan may be requested only by minor modification of the PUD.

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

Conditions from the previous PUD were incorporated into the new written description for the proposed PUD:

- o Condition (a) is located on page 4 under part E. Signage.
- o Conditions (b) and (c) are located on page 3 under part D. Landscaping.
- o Condition (d) is no longer necessary as the site has already been built with access points. A description on further access can be located on page 3 under part A. Access.
- o Condition (e) is standard practice for PUDs and does not need to be conditioned.

**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.

***(A) Is the proposed zoning district 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. According to the category descriptions for the Suburban Development Area of the FLUE, Community General Commercial (CGC) in the Suburban Area is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. The Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses. The proposed PUD to add churches as an allowed use by right is an allowed use in the CGC land use category. No other aspect of the previous PUD is changing. The written description includes the conditions from the previous PUD. 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. A description of the category is noted below.

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

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

**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 property is already connected JEA water and sewer services and will continue to utilize those utilities.

**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 subject property was used as a grocery store for several years until about 2012 when the grocery store closed this location. There are two other units in the shopping center, which are current occupied by a Domino's Pizza and Jackson Hewitt Tax Service Office. By adding churches as an allowed use, the property would again be open to citizens and no longer be a vacant, large piece of property.

**Objective 3.2**

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

The current land use, CGC, allows for a variety of commercial uses. Churches are allowed in every land use category and conventional zoning district in the City of Jacksonville. The PUD currently enacted on the property does not allow churches and by rezoning this property the use would be allowed by right on a commercial property that has been largely vacant for over five years, promoting community opportunities for the residents of this area.

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

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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 categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as 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. The change of use to a church is exempt from full Concurrency and Mobility Review, as long as there will be no daycare or school.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for a Church in the location of the old Food Lion. This 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The use of existing and proposed landscaping: The development will not change from the requirements laid out in PUD Ord. 1999-703-E.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed PUD does not change anything from the previous PUD other than allowing churches by right. The property will not change physically in appearance.

***(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:

- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	PUD 2007-723-E	Vacant lot
	LDR	RLD-120	Mobile Home Park
South	LDR	CO	Office
	LDR	RLD-60	Single Family Dwellings
	CGC	PUD2009-527-E	Single Family Dwelling
East	LDR	RLD-120	Single Family Dwelling
	CGC	CCG-1	Self-Storage Facility
West	CGC	CCG-1/CN	Vacant commercial lot

***(6) Intensity of Development***

The proposed development is consistent with the Community General Commercial (CGC) functional land use category. The intention of this rezoning is to allow for the use of a church by right, no other aspects of the previous PUD are changing. The PUD is appropriate at this location because churches are an allowed use in every land use category and nearly every zoning district by right or by exception. The current PUD does not allow a church by right or exception therefore the rezoning is adding that use.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The unit where the Food Lion was has been vacant for over five years though the two other units in the shopping center have continued to have tenants. The church proposing to go into the space has been very popular in Jacksonville with other locations in the city, also located in large “big box” units in shopping centers, similar to this location.
- The existing residential density and intensity of use of surrounding lands: The subject property has been developed for almost twenty years but has been vacant for more than 5 years. The rezoning would allow for the largest tenant space to once again be filled and promote a community use in the area. The surrounding area is a mix of low intensity commercial and residential properties.

***(7) Usable open spaces plazas, recreation areas.***

Not required for commercial/industrial use.

***(8) Impact on wetlands***

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 1.80 Acres

General Location(s): On the eastern portion of the property and is associated with Sweetwater Creek. The wetland is part of a larger system associated with Sweetwater Creek draining to the south where it empties into Dunn Creek.

Quality/Functional Value: The wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones associated with Sweetwater Creek and has a direct impact on the City's waterways.

Soil Types/ Characteristics: (66) Surrency Loamy Fine Sand – The Surrency Series consists of nearly level, very poorly drained soils. These soils formed in thick sandy and loamy marine sediments. The soils are moderately permeable and moderately slowly permeable. The high water table is generally is at or near the surface in areas that are subject to frequent flooding for brief periods. In areas in depressions, the high water table generally is at or above the soil surface for very long periods.

Wetland Category: Category II

Consistency of Permitted Uses: The proposed PUD will only will not go beyond the existing developed area. Therefore, no encroachment into wetlands will occur.

Environmental Resource Permit (ERP): No Environmental Resource Permit was granted for the development of the site. Existing development was outside the wetland boundary.

Wetlands Impact: None proposed.

Associated Impacts: The Wetlands are associated with the 0.2 percent annual chance flood hazard zone and the AE flood zone.

Relevant Policies:

Conservation/Coastal Management Element

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources

over the long-term and improve the water quality and fish and wildlife values of wetlands.

Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(1) Encroachment

In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(a) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i. The habitat of fish, wildlife and threatened or endangered species,
- ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
- iii. The food sources of fish and wildlife including those which are threatened or endangered,
- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyance capabilities of the wetland; and

(b) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(c) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(d) Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section



381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(e) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.5

The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands: All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

i. density shall not exceed one (1) dwelling unit per five (5) acres; and

ii buildings shall be clustered together to the maximum extent practicable; and

iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands: All native vegetation outside the development area is maintained in its natural state

For Category II wetlands: No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

#### Ordinance 2019-432 Wetlands Map



*(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 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.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on July 9, 2019, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2019-432 be **APPROVED** with the following exhibits:

1. The original legal description dated May 30, 2019
2. The original/revised written description dated May 14, 2019
3. The original/revised site plan dated May 13, 1999

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2019-432 be **APPROVED**.



**Subject property**

*Source: COJ, Planning & Development Department*  
*Date: 07/09/2019*



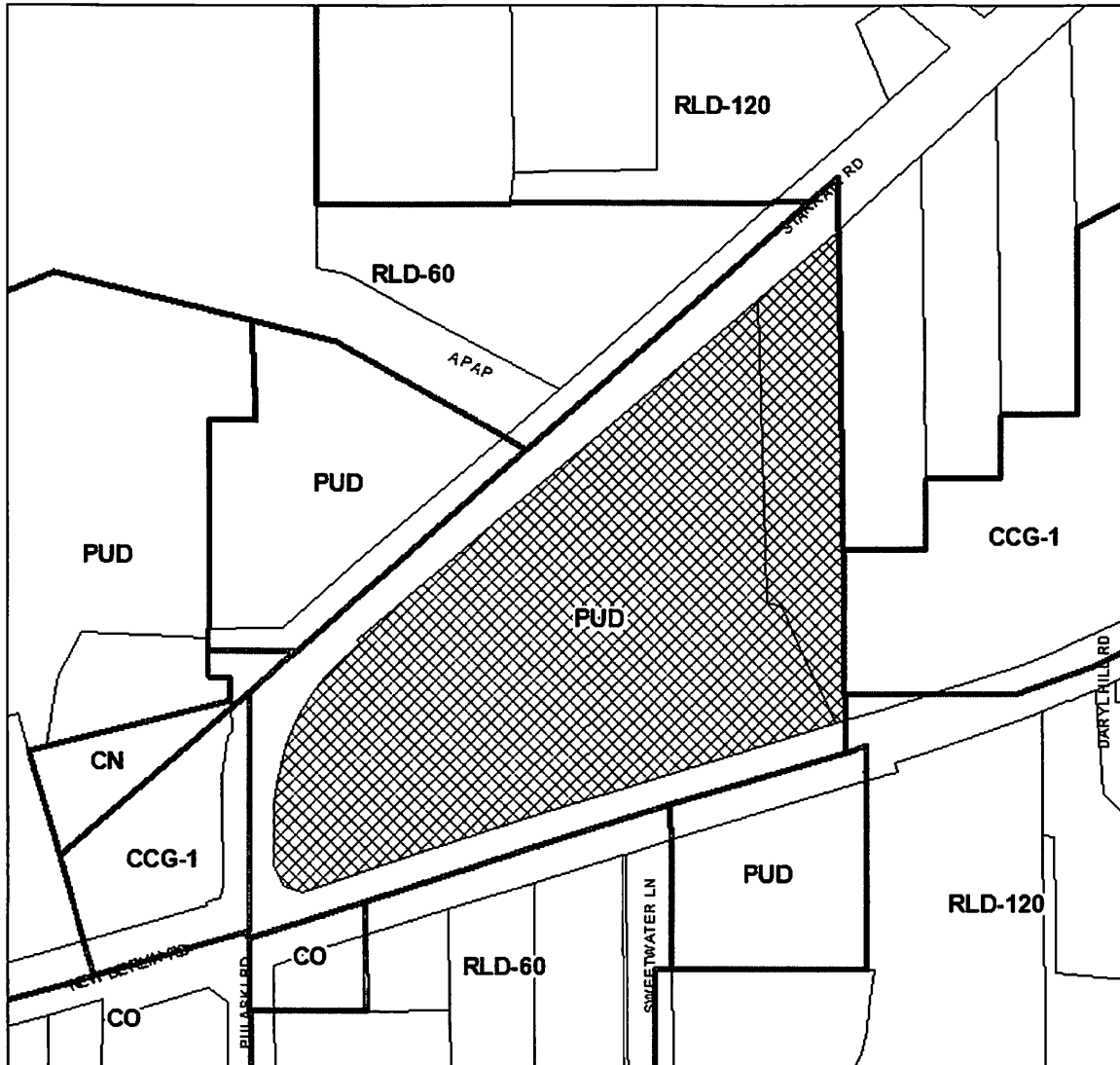
**Property to the North: Vacant Commercial (953 New Berlin Rd)**

*Source: COJ, Planning & Development Department*  
*Date: 07/09/2019*



**Property to the south: vacant office**

*Source: COJ, Planning & Development Department*  
*Date: 07/09/2019*

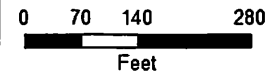
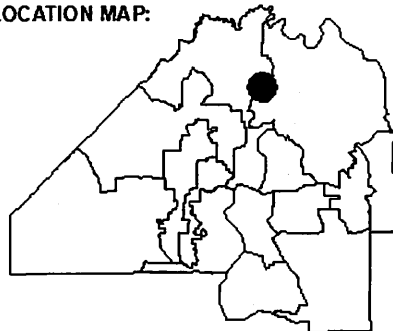


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

ORDINANCE NUMBER

ORD-2019-0432

TRACKING NUMBER

T-2019-2338

EXHIBIT 2  
PAGE 1 OF 1



21 West Church Street  
Jacksonville, Florida 32202-3139

June 24, 2019

**MEMORANDUM**

To: Planning and Development Department

From: Susan R. West, PE  
JEA

Subject: PUD Zoning Application  
Pulaski Road Retail Commercial PUD  
ORD 2019-0432

Project development to consist of commercial and retail uses including a church. JEA Availability Letter No. 2019-1183 issued on 4/8/2019 for 5,832 gpd (38,877 sf commercial). Project design to meet the JEA Design Standards in effect at the time of construction plan approval. Existing water and sewer services to the property may be used if adequately sized and in good condition.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or [westsr@jea.com](mailto:westsr@jea.com).

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2019-0432 **Staff Sign-Off/Date** CMP / 05/17/2019  
**Filing Date** 06/11/2019 **Number of Signs to Post** 10  
**Hearing Dates:**  
**1st City Council** 07/23/2019 **Planning Commission** 07/18/2019  
**Land Use & Zoning** 08/06/2019 **2nd City Council** N/A  
**Neighborhood Association** EDEN GROUP; M&M DAIRY  
**Neighborhood Action Plan/Corridor Study** N/A

### Application Info

**Tracking #** 2338 **Application Status** PENDING  
**Date Started** 04/08/2019 **Date Submitted** 04/08/2019

### General Information On Applicant

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

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** SEE BELOW **First Name** SEE BELOW **Middle Name** SEE BELOW  
**Company/Trust Name** 389 ASSOCIATES  
**Mailing Address** 11035 GOLF LINKS DRIVE, #77148  
**City** CHARLOTTE **State** NC **Zip Code** 28277  
**Phone** **Fax** **Email**

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 1999-703

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 106636 0010	2	6	PUD	PUD
Map 106635 0000	2	6	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 #****Total Land Area (Nearest 1/100th of an Acre)** 7.06**Development Number****Proposed PUD Name** PULASKI ROAD RETAIL COMMERCIAL PUD**Justification For Rezoning Application**

SEE EXHIBIT "D".

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

NORTHEAST QUADRANT OF THE INTERSECTION OF NEW BERLIN ROAD AND STARRATT RD

House #	Street Name, Type and Direction	Zip Code
418	STARRATT RD	32218

**Between Streets**NEW BERLIN ROAD **and** STARRATT ROAD**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**  
**7.06 Acres @ \$10.00 /acre:** \$80.00
- 3) Plus Notification Costs Per Addressee**  
**35 Notifications @ \$7.00 /each:** \$245.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,594.00

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

## Exhibit 1

### PARCEL 1

A portion of the Southeast 1/4 of Section 7, Township 1 North, Range 27 East, and a part of the Northeast 1/4 of Section 10, of a Subdivision of the JOHN BROWARD GRANT, Section 37, Township 1 North, Range 27 East, according to the plat thereof recorded in Plat Book 1, Pages 7 and 8 of the former Public Records of Duval County, Florida, for a point of reference commence at the intersection of the former Easterly right of way line of Pulaski Road (a 60 foot right of way as now established), with the former Northerly right of way line of New Berlin Road, a 60 foot right of way, thence North 00 degrees 32 minutes 12 seconds West, along the said former Easterly right of way line of Pulaski Road, a distance of 35.04 feet to its intersection with the new right of way line of said New Berlin Road, said point also being the TRUE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING thus described continue North 00 degrees 32 minutes 12 seconds West, along the Easterly right of way line of Pulaski Road a distance of 76.27 feet to a point of a curve to the right, said curve being concave to the Southeast and having a radius of 288.31 feet;

THENCE Northeasterly along and around said curve, an arc distance of 252.39 feet to the point of tangency of said curve, said curve being subtended by a chord bearing and distance of North 24 degrees 32 minutes 32 seconds East, 244.41 feet, said point of tangency lying in the Southeasterly right of way line of Starratt Road (a 60 foot right of way as now established);

THENCE run North 49 degrees 37 minutes 17 seconds East along the said Southeasterly right of way line of Starratt Road, a distance of 678.62 feet to its intersection with the Easterly line of lands described in Official Records Book 4615, Page 768, of the Public Records of Duval County, Florida;

THENCE South 1 degree 53 minutes 00 seconds East, along the said Easterly line, a distance of 384.32 feet to the Southeast corner of said Official Records Book. 4615, Page 768, said point lying in the Northerly line of lands described in Official Records Book 7403, Page 545 (Parcel 3);

THENCE South 75 degrees 24 minutes 47 seconds East, along the said Northerly line, a distance of 18.31 feet to the Northeast corner of said Official Records Book 7403, Page 545;

THENCE South 24 degrees 59 minutes 22 seconds East, along the Easterly line of said Official Records Book 7403, Page 545, a distance of 162.46 feet, to its intersection with the said new Northerly right of way line of New Berlin Road;

THENCE South 72 degrees 37 minutes 24 seconds West, along the said new Northerly right of way line, a distance of 387.64 feet to the point of a curve to the left, said curve being concave to the Southeast and having a radius of 11,501.66 feet;

THENCE Southwesterly along and around said curve, an arc distance of 324.87 feet to the point of tangency of said curve, said curve being subtended by a chord bearing and distance of South 71 degrees 48 minutes 51 seconds West, 324.86 feet;

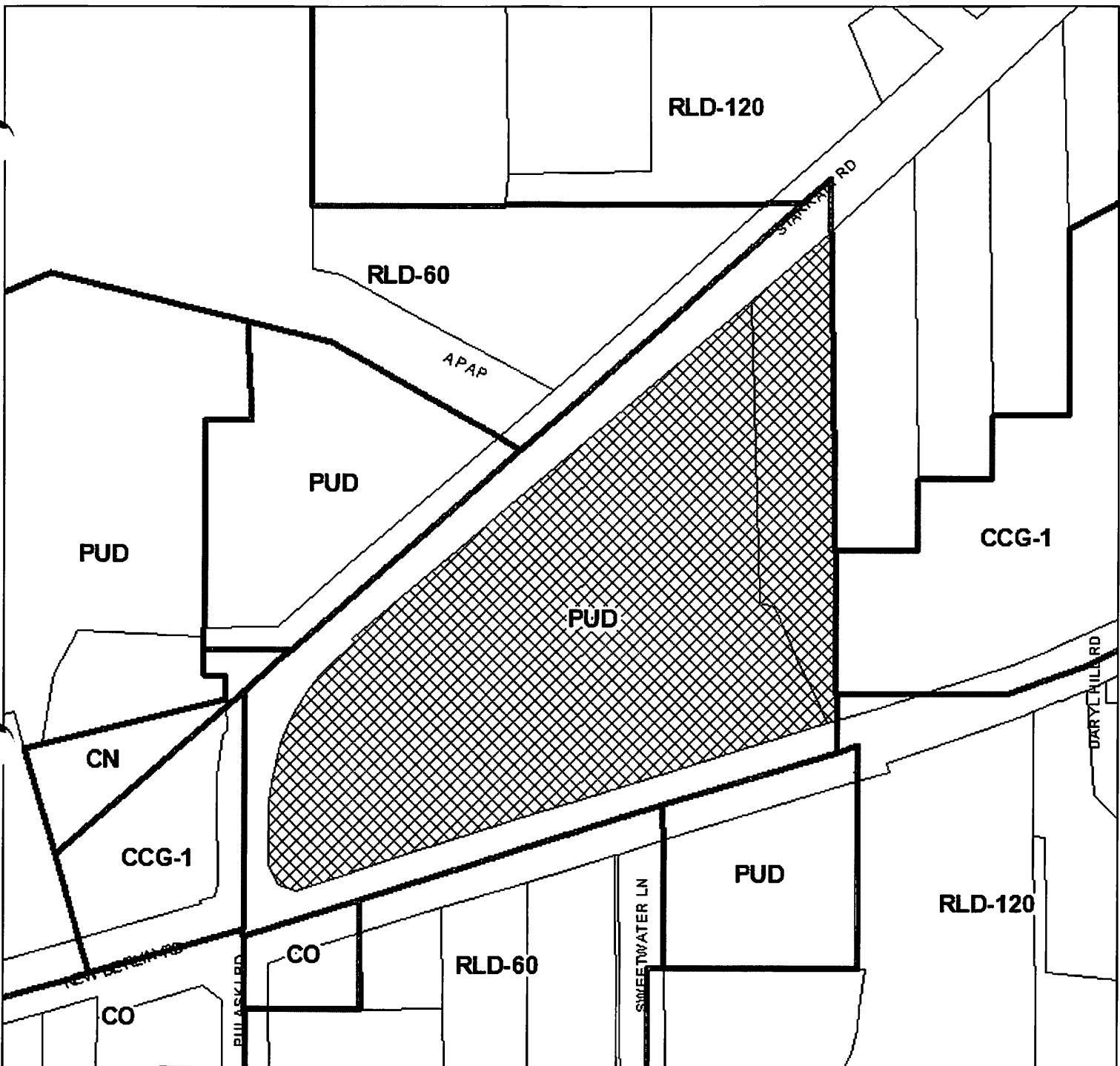
THENCE continue along said Northerly right of way line South 71 degrees 00 minutes 18 seconds West, 13.58 feet;

THENCE North 52 degrees 39 minutes 39 seconds West a distance of 31.86 feet to the point of BEGINNING.

Less and Except portion contained in Warranty Deed recorded in Official Records Book 14275, Page 98, Public Records of Duval County, Florida.

PARCEL II

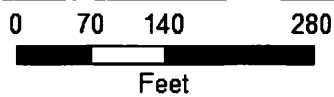
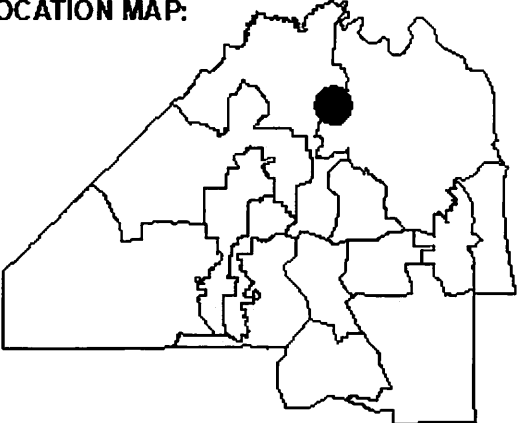
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 EAST AND A PART OF THE NORTHEAST 1/4 OF SECTION 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT OF WAY LINE OF PULASKI ROAD, (A 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE FORMER NORTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, A 60 FOOT RIGHT OF WAY; THENCE NORTH 00°32'12" WEST, ALONG THE SAID FORMER EASTERLY RIGHT OF WAY LINE OF PULASKI ROAD, A DISTANCE OF 111.31 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 288.31 FEET, THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 252.39 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°32'32" EAST, A DISTANCE OF 244.41 FEET; SAID POINT OF TANGENCY LYING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF STARRATT ROAD, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE RUN NORTH 49°37'17" EAST, ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STARRATT ROAD, A DISTANCE OF 678.62 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 4615 PAGE 768 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING POINT OF BEGINNING, FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 49°37'17" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 51.33 FEET; THENCE CONTINUE ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 47°38'48" EAST, A DISTANCE OF 83.70 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS 382 PAGE 38 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 0°51'12" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 382 PAGE 38 AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 622.17 FEET TO ITS INTERSECTION WITH THE NEW NORTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD; SAID RIGHT OF WAY LINE BEING IN A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2,824.18 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 4.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°34'32" WEST, 4.70 FEET; THENCE CONTINUE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE SOUTH 72°37'24" WEST, A DISTANCE OF 7.08 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 7403 PAGE 545 (PARCEL 3) OF THE SAID PUBLIC RECORDS; THENCE NORTH 24°59'22" WEST, ALONG THE SAID EASTERLY LINE OF OFFICIAL RECORDS 7403 PAGE 545, A DISTANCE OF 162.46 FEET; THENCE NORTH 75°24'47" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS 7403 PAGE 545 (PARCEL 3), A DISTANCE OF 18.31 FEET TO THE SOUTHEASTERLY CORNER OF SAID OFFICIAL RECORDS 4615 PAGE 768, THENCE NORTH 01°53'00" WEST, ALONG THE SAID EASTERLY LINE OF OFFICIAL RECORDS 4615 PAGE 768, A DISTANCE OF 384.32 FEET TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: PUD  
 TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:  
 2

TRACKING NUMBER  
 T-2019-2338

EXHIBIT 2  
 PAGE 1 OF 1

# Pulaski Road Retail Commercial PUD

May 14, 2019

## I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 106636-0010 and 106635-0000
- B. Current Land Use Designation: CGC
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: CGC (no change)

## II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

389 Associates (the “Applicant”) proposes to rezone approximately 7.06 acres of property located in the northeast quadrant of the intersection of Starratt Road (formerly Pulaski Road) and New Berlin Road from Planned Unit Development (the “Existing PUD”) to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). This PUD zoning district is being sought to allow for church uses on the Property, as more particularly set forth in Section IV below. Except for adding the church uses, this PUD does not materially change the Existing PUD. This PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan, which is **Exhibit “4”** to this ordinance.

The Property was previously rezoned to the Existing PUD pursuant to Ordinance 1999-703-E to allow for development in accordance with the CCG-1 zoning district, with certain additional criteria and specific permitted uses. The permitted uses under the Existing PUD include professional offices, restaurants, fast food restaurants, an in line retail center, and similar commercial uses. The Property was previously developed as a Food Lion. The church uses pursuant to this PUD are less intense than those uses permitted under the Existing PUD.

The Property is designated as Community/General Commercial (CGC) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. School uses are permitted in the CGC land use category, so the proposed use is consistent with the land use designation and the 2030 Comprehensive Plan.

The Property shall be developed in accordance with the CCG-1 zoning district, subject to the terms of this PUD.

## III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, LDR	PUD, RLD-120, CO	Single Family
East	CGC, LDR	CCG-1, RLD-120	Vacant, Personal Property Storage
North	CGC, LDR	PUD, RLD-120	Vacant, Mobile Home Park, Single Family
West	CGC, LDR	PUD, CCG-1, CN	Vacant, Commercial

**IV. PERMITTED USES**

**A. Permitted Uses and Structures:**

1. Bank with or without drive thru service;
2. Professional office(s);
3. Medical office(s);
4. In line retail center with or without drive thru service;
5. Restaurant(s) with or without the sale and service of alcoholic beverages;
6. Free standing retail building(s) with or without drive thru service;
7. Fast food restaurant(s);
8. Daycare (maximum 300 children);
9. Professional and/or business office(s);
10. Veterinarian and/or pet (and related supplies) shop(s);
11. Drycleaner Pick-up station;
12. Convenience store w/ sale of gas and car wash (free standing); and
13. Churches including a rectory, meeting and assembly rooms, classrooms and a nursery for use during church services and activities, and similar uses.

All uses shall be subject to the relevant performance standards per the CCG-1 zoning district.

**B. Setbacks, Maximum Height and Maximum Square Footage:**

1. Setbacks:
  - a. Front: None
  - b. Side: None
  - c. Rear: 10 feet
2. Maximum Height: 60 feet
3. Maximum Square Footage: 60,000 feet

The Property may be subdivided, so long as the resulting parcels meet the minimum lot requirements of this PUD and, to the extent not superseded by this PUD, the CCG-1 zoning district.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

The purpose of this PUD is to permit church uses on the Property within the existing structures and improvements. Therefore, the development standards and criteria set forth herein shall only apply to any future redevelopment of the Property. The existing structures and improvements on the Property are deemed in compliance with the Existing PUD. As such, the use of the existing structures and improvements on the Property with the permitted uses set forth above, including church uses, shall not trigger additional compliance review with respect to the development standards and criteria in this PUD.

**A. Access:** Up to three access points from Starratt Road and two access points from New Berlin Road shall be permitted. All access points and interior circulation shall be subject to the review and approval of the City Traffic Engineer. All access points shall be designed and located so as not to provide a hardship to property owners across any City right-of-way.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks, trails and bikeways will be provided to the extent required by the Zoning Code and Comprehensive Plan.

**C. Recreational/Open Space**

Not applicable.

**D. Landscaping**

The landscaping will be provided in accordance with Part 12 of the Zoning Code, except that the requirements of Part 12 regarding vehicular use area landscaping and perimeter landscaping shall be required for the Property as a whole and not on the basis of the Property as subdivided, if applicable.

Notwithstanding the foregoing, a landscaping master plan shall be submitted for the Property in connection with the redevelopment thereof. The perimeter of the Property shall include a buffer that is an average of fifteen (15) feet wide, minimum ten (10) feet wide, to include existing trees, a two foot high landscaped berm, and additional trees, if required, to account for one (1) tree per thirty (30) linear feet, as approved by the Planning and Development Department.

All dumpsters shall be located toward the rear of all structures or proposed structures and shall be enclosed by a masonry wall.



**E. Signage**

The following signage is permitted:

1. Two (2) ground mounted monument signs not to exceed twenty (20) feet in height and each sign shall not exceed twenty-four (24) square feet in area.
2. Wall signage not to exceed five percent (5%) of the total square footage of any building face.

**F. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

**G. Parking and Loading Requirements for Vehicles and Bicycles**

Parking will be provided in accordance with Part 6 of the Zoning Code.

**H. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**I. Utilities**

The Property is served by JEA.

**J. Conceptual Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on February 19, 2019.

**VII. JUSTIFICATION FOR THE PUD REZONING**

This PUD allows for church uses on the Property, which is consistent with the CGC land use category and the surrounding property. Church uses on the Property will provide a service to the surrounding communities.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The existing zoning district/Zoning Code applicable to the Property is the Existing PUD. This PUD only materially differs from the Existing PUD by adding the church uses described above. This deviation is necessary in order to permit church uses on the Property. Differentiations from the Existing PUD that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
<b>Permitted Uses:</b>	<ol style="list-style-type: none"> <li>1. Bank with or without drive thru service;</li> <li>2. Professional office(s);</li> <li>3. Medical office(s);</li> <li>4. In line retail center with or without drive thru service;</li> <li>5. Restaurant(s) with or without the sale and service of alcoholic beverages;</li> <li>6. Free standing retail building(s) with or without drive thru service;</li> <li>7. Fast food restaurant(s);</li> <li>8. Daycare (maximum 300 children);</li> <li>9. Professional and/or business office(s);</li> <li>10. Veterinarian and/or pet (and related supplies) shop(s);</li> <li>11. Drycleaner Pick-up station;</li> <li>12. Convenience store w/ sale of gas and car wash (free standing); and</li> </ol>	<ol style="list-style-type: none"> <li>1. Bank with or without drive thru service;</li> <li>2. Professional office(s);</li> <li>3. Medical office(s);</li> <li>4. In line retail center with or without drive thru service;</li> <li>5. Restaurant(s) with or without the sale and service of alcoholic beverages;</li> <li>6. Free standing retail building(s) with or without drive thru service;</li> <li>7. Fast food restaurant(s);</li> <li>8. Daycare (maximum 300 children);</li> <li>9. Professional and/or business office(s);</li> <li>10. Veterinarian and/or pet (and related supplies) shop(s);</li> <li>11. Drycleaner Pick-up station;</li> <li>12. Convenience store w/ sale of gas and car wash (free standing); and</li> <li>13. Churches including a rectory, meeting and assembly rooms, classrooms and a nursery for use during church services and activities, and similar uses.</li> </ol>	To permit church uses on the Property.
<b>Access</b>	That all access points be designed and located so as not to provide a hardship to property owners across any City right-of-way. Therefore, prior to verification of substantial compliance of the PUD, the applicant shall be required to comply with all comments of the memorandum dated July 12, 1999 from the Department of Public Works, Traffic Engineering Division and the Transportation Planning Division of the Planning and Development Department. In addition, once specific uses are determined for permit approvals, Traffic Engineering may require traffic studies in conjunction with said approvals.	Up to three access point from Starratt Road and two access points from New Berlin Road shall be permitted. All access points and interior circulation shall be subject to the review and approval of the City Traffic Engineer. All access points shall be designed and located so as not to provide a hardship to property owners across any City right-of-way.	This PUD eliminates the requirements relating to the comments and traffic study, since these were presumably complied with during the original development of the Property.
<b>Site Plan Condition</b>	That any deviation from the permitted engineering drawings of the site plan will be by minor modification of the PUD.	Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.	This PUD permits amendments in accordance with the Zoning Code, which should be sufficient given the fact that the Property is already developed.

**IX. PERMISSIBLE USES BY EXCEPTION**

None.

**X. NAMES OF DEVELOPMENT TEAM**

Developer/Owner: 389 Associates

Planner/Engineer: TBD

Architect: TBD

**XI. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit "F."**

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LDR land use category. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE 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.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

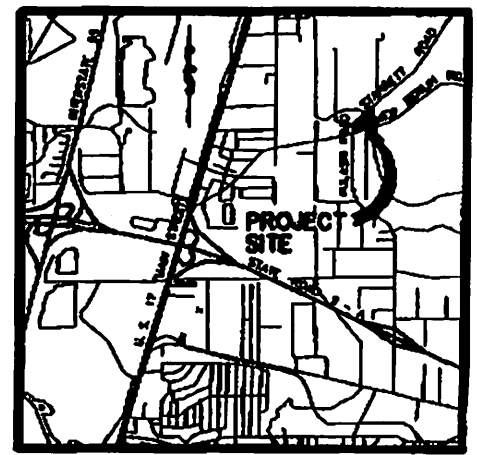
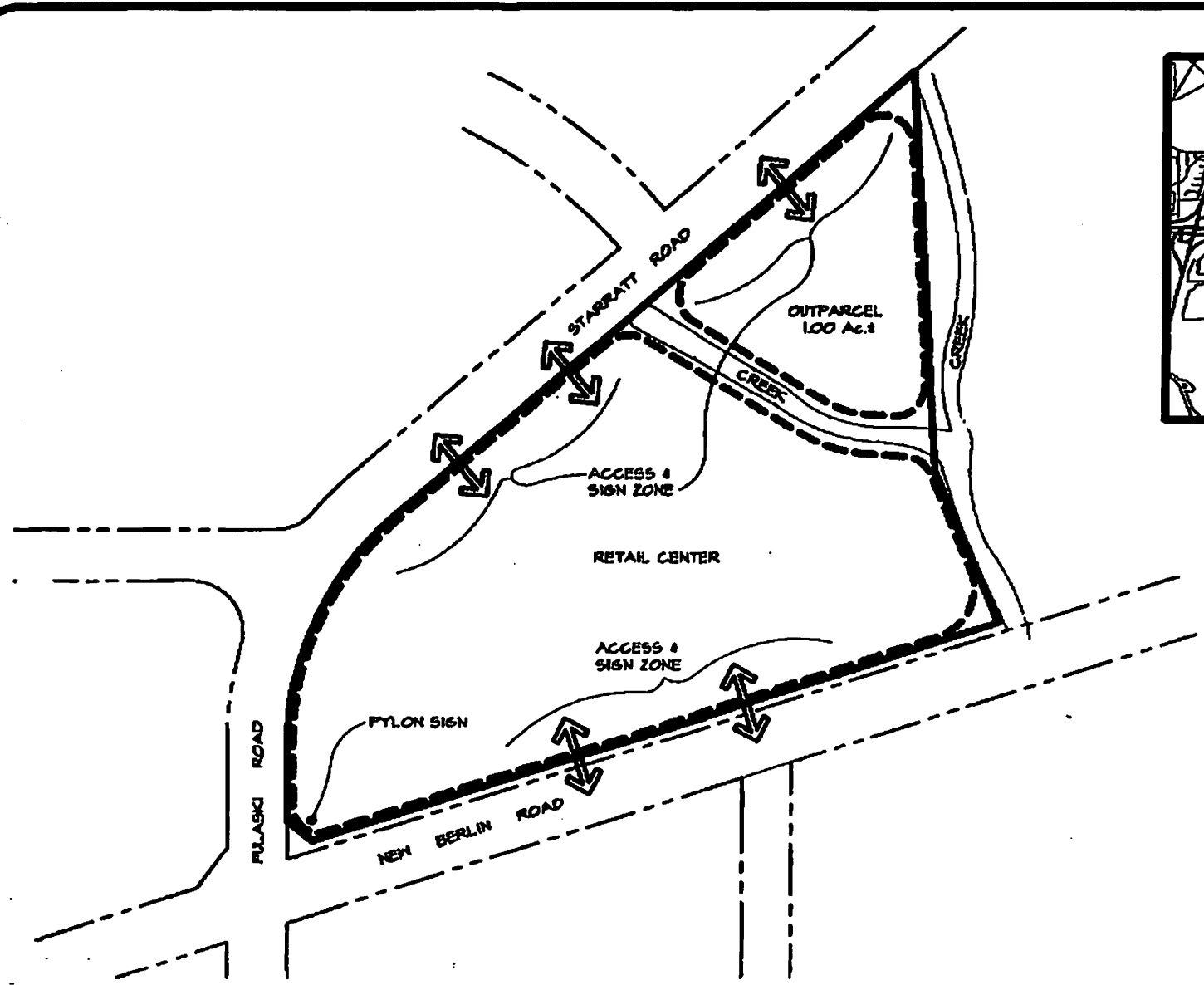
**E. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner/operator.

**F. Usable Open spaces, Plazas, Recreation Areas:** Not applicable.

**G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**H. Parking Including Loading and Unloading Areas:** See above.

**I. Sidewalks, Trails, and Bikeways:** See above.



VICINITY MAP



**PULASKI ROAD  
 RETAIL CENTER**  
 AMENDED MAY 13, 1999

Exhibit F


Total gross acreage	7.06 Acres	100%
Amount of each different land use by acreage (Commercial/Retail/Church)	7.06 Acres	100%
Total number and type of dwelling units by each type of same	N/A	N/A
Total amount of active recreation and/or open space	N/A	N/A
Total amount of passive open space	N/A	N/A
Amount of public and private rights-of-way	N/A	N/A
Maximum coverage of buildings and structures at ground level	None (per CCG-1)	100%

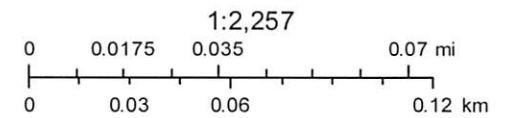
# Land Development Review



Exhibit H

April 8, 2019

 Parcels



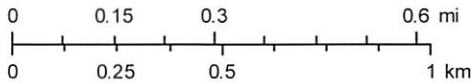
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

# Exhibit K



April 8, 2019

1:18,056



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

William Michaelis  
Rogers Towers, P.A.  
1301 Riverplace Boulevard  
Jacksonville, FL, 32207

April 16, 2019

Project Name: Pulaski Road Retail Commercial PUD  
Availability#: 2019-1183

Attn: William Michaelis,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 one year from the date above.

**Point of Connection:**

A summary of connection points for WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**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 on [jea.com](http://jea.com).

**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](http://JEA.com). This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-1183  
 Request Received On: 4/8/2019  
 Availability Response: 4/16/2019  
 Prepared by: Christopher Watson

**Project Information**

Name: Pulaski Road Retail Commercial PUD  
 Type: Single Family  
 Requested Flow: 5,832 gpd  
 Location: Northeast quadrant of the intersection of New Berlin Road and Starratt Road.  
 Parcel ID No.: 106636-0010 and 106635-0000  
 Description: Existing vacant Food Lion and adjacent parcel.

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
 Connection Point #1: Existing 16" water main within the New Berlin Rd. ROW, adjacent to this property.  
 Connection Point #2: Existing service may be utilized if adequately sized and in good condition.  
 Special Conditions: POC location to be field verified by developer during project design. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. JEA must approve construction and accept the lines prior to meter issuance. Send pre-design meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).

**Sewer Connection**

Sewer Treatment Plant: DISTRICT 2/CEDAR BAY  
 Connection Point #1: Existing 12" sewer force main within the Starratt Rd. ROW, adjacent to this property.  
 Connection Point #2: Existing service may be utilized if adequately sized and in good condition.  
 Special Conditions: POC location to be field verified by developer during project design. Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Send pre-design meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/). For force main connection conditions, please email [fmconnections@jea.com](mailto:fmconnections@jea.com) referencing this availability letter. Connection to the JEA-owned sewer system for your project may require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

**Reclaimed Water Connection**

Sewer Region/Plant: NORTH GRID

Connection Point #1: Project is located within JEA's reclaim service territory.

Connection Point #2: NA

Special Conditions: Reclaimed water will be available in the near future for your development. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

**General Comments:**

Electric Availability: 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.