

AD-22-60

LOCATION: 7946 Dekle Avenue

REAL ESTATE NUMBER: 021814-0000

DEVIATION SOUGHT:

- 1. Reduce minimum lot width from 60 feet to 40 feet.
- 2. Reduce Minimum lot area from 6000 Square Feet to 4197 Square Feet

PRESENT ZONING: RLD-60

CURRENT LAND USE: LDR

PLANNING DISTRICT: 5

COUNCIL DISTRICT: 10

SIGNS POSTED: 1

OWNER:

BCEL 10C, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

AGENT:

Zach Miller, Esq
3203 Old Barn Court
Ponte Vedra Beach, FL 32082

STANDARDS, CRITERIA AND FINDINGS

| | |
|---|--|
| <p>1. Is this situation unique or similar to other properties in the neighborhood?</p> | <p><u>Recommendation:</u> Similar. The subject property is located within a platted neighborhood that does not meet the lot requirements of the RLD-60 Zoning District. While the majority of the lots are still in their 50 foot lot width configuration, the subject site is smaller. However, it is not seen as a unique situation given the nonconforming nature of the lots in the surrounding neighborhood.</p> <p>Two new lots were recently approved to be 42.5 feet in width by Ordinances 2022-0314 and 2022-0315. The lots are located at 0 Pipit Road (RE# 021235-0000) which is located 3 blocks to the north of the subject site.</p> <p>There is a companion Waiver of Road Frontage Application Ordinance 2022-0710 (WRF-22-23) which is requesting a reduction of the required minimum road frontage from 48 feet to 40 feet. Staff is recommending that the waiver be approved.</p> |
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|---|---|
| <p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p> | <p><u>Recommendation:</u> Yes. It is seen as a practical difficulty to not allow for the lot to be developed in its current size when other lots of similar nature have recently been approved for similar waivers and deviations.</p> |
| <p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p> | <p><u>Recommendation:</u> Yes. The request is not based exclusively upon a desire to reduce the cost of developing the site, but rather to allow for a new home to be built on the vacant non-conforming lot.</p> |
| <p>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</p> | <p><u>Recommendation:</u> Yes. The proposed deviations will not diminish property values in, nor alter the essential character of the surrounding neighborhood. As aforementioned, the lots in the neighborhood are smaller than the minimum requirements of the code, and other similar sized lots have been approved for development.</p> |
| <p>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</p> | <p><u>Recommendation:</u> Yes. The only laws the proposed lot does not meet are the lot width, area and road frontage. The proposed deviations would be unlikely to have a negative result on the public health and safety as they would allow a single family home to be built on a vacant property.</p> |
| <p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p> | <p><u>Recommendation:</u> Yes. The intent of the Zoning Code is to promote the health and safety of the public while allowing deviations that result in development harmonious with the existing pattern of development. The proposed deviations, and recent approvals of similar lots, are in harmony with the spirit and intent of the code.</p> |
| <p>7. The City landscape architect (has/has not) recommended the proposed deviation.</p> | <p>N/A</p> |

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|--|-----|
| 8. The existing violation was not created by the applicant with an intent to violate the Zoning Code. | N/A |
|--|-----|

PLANNING DEPARTMENT RECOMMENDATION: Approve

DATE OF REPORT: November 1, 2022

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 24, 2022 by the Planning and Development Department the required Notice of Public Hearing sign **was not** posted.



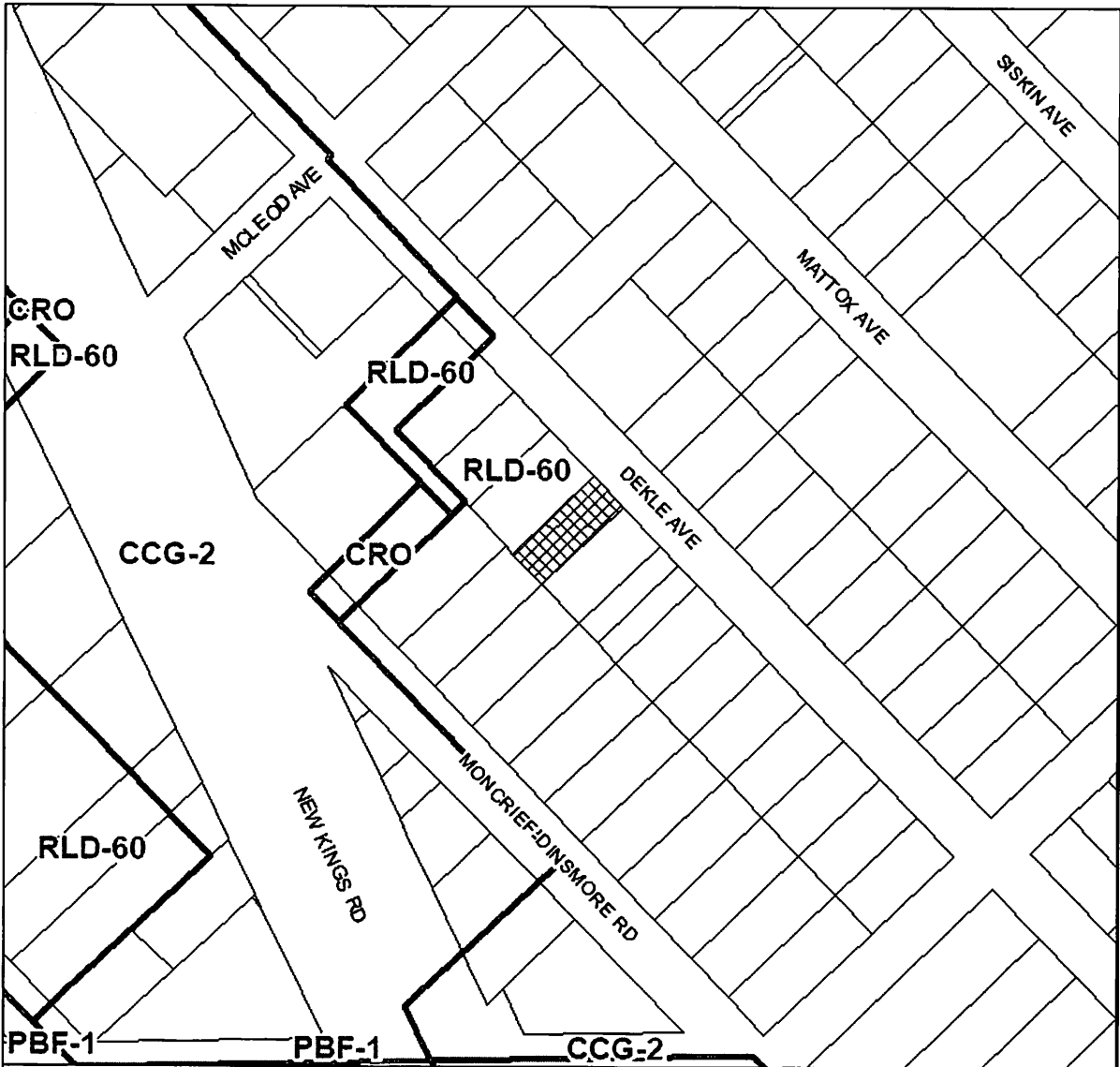
View of the Subject Site



View of the neighboring house to the south



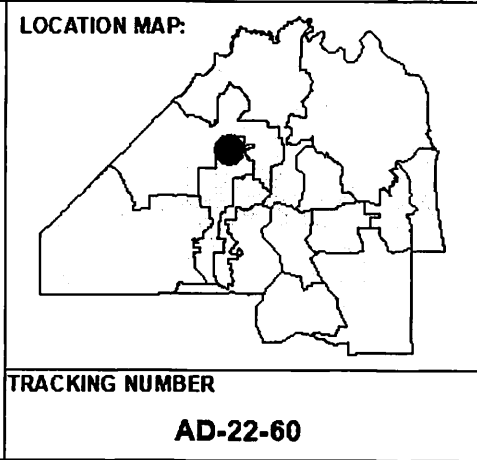
View of the Church across the street from the subject site.



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM LOT AREA FROM 6000 TO 4197 FEET

REDUCE LOT WIDTH FROM 60 FEET TO 40 FEET



0 50 100 200
Feet

COUNCIL DISTRICT:

10

EXHIBIT 2
PAGE 1 OF 1

Legal Map

| | | | | |
|---------------------------|------------------------------|----------|---------------------|-----------|
| Date Submitted: 8/1/22 | COMPANION APPLICATION | AD-22-60 | Application Number: | AD-22-60 |
| Date Filed: 8/10/22 | | WRF-22 | Public Hearing: | WRF-22-23 |

Zoning Application for an Administrative Deviation
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

| For Official Use Only | | |
|--|--|-----------------------------------|
| Current Zoning District: <i>RLD-60</i> | Current Land Use Category: <i>LDR</i> | |
| Deviation Sought: <i>Reduce req. min. lot area from 6000 to 4197.59 ft.</i> | Applicable Section of Ordinance Code: <i>656.305</i> | |
| Council District: <i>10 AND LOT WIDTH 60-10'</i> | Planning District: <i>5</i> | |
| Previous Zoning Applications Filed (provide application numbers): <i>none found</i> | | |
| Notice of Violation(s): <i>none found</i> | | |
| Number of Signs to Post: <i>1</i> | Amount of Fee: <i>Total Companion \$2305.</i> | Zoning Asst. Initials: <i>CJR</i> |
| Neighborhood Associations: <i>Trout River JAX, Lincoln Villa Community Assoc, Lincoln Villas East, Kinlock Civic Association</i> | | |
| Overlay: | | |

| PROPERTY INFORMATION | |
|---|--|
| 1. Complete Property Address: 7946 Dekle Avenue | 2. Real Estate Number: 021814 0000 |
| 3. Land Area (Acres): 0.1 | 4. Date Lot was Recorded: 12/12/1913 |
| 5. Property Located Between Streets: New Kings Road and Mattox Avenue | 6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/> |
| 7. In whose name will the Deviation be granted: BCEL 10C, LLC (Request for transferability) | |
| 8. Is transferability requested? <i>If approved, the administrative deviation is transferred with the property.</i> | |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

9. Deviation Sought:

- Reduce Required Minimum Lot Area from 6000 to 4197 feet.
- Increase Maximum Lot Coverage from _____ % to _____ %.
- Increase Maximum Height of Structure from _____ to _____ feet.
- Reduce Required Yard(s) Reduce Lot Width to 40 feet. See 656.109(d)(6). Context pattern is 50 foot wide lots. This is 80% of said pattern.
- Reduce Minimum Number of Off-street Parking Spaces from _____ to _____.
- Increase the Maximum Number of Off-street Parking Spaces from _____ to _____.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to _____.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to _____.
- Decrease minimum number of loading spaces from _____ required to _____ loading spaces.
- Reduce the dumpster setback along _____ from the required 5 feet to _____ feet.
- Decrease the minimum number of bicycle parking spaces from _____ required to _____ spaces.
- Reduce the minimum width of drive from _____ feet required to _____ feet.
- Reduce vehicle use area interior landscape from _____ sq. ft. required to _____ sq. ft.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to _____ provided as indicated on the Landscape Site Plan dated _____.
- Reduce the number of terminal island trees from _____ terminal islands required to _____ terminal islands as indicated on the Landscape Site Plan dated _____.
- Reduce the landscape buffer between vehicle use area along _____ from 10 feet per linear feet of frontage and 5 feet minimum width required to _____ feet per linear feet of frontage and _____ feet minimum width.
- Reduce the number of shrubs along _____ from _____ required to _____ shrubs and relocate as indicated on the Landscape Site Plan dated _____.
- Reduce the number of trees along _____ from _____ required to _____ trees and relocate as indicated on the Landscape Site Plan dated _____.
- Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north / east / south / west property boundary from 5 feet minimum width required to _____ feet. (Circle)
- Reduce the number of trees along the north / east / south / west property boundary from _____ required to _____ trees and relocate as indicated on the Landscape Site Plan dated _____.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access from _____ from 24 / 36 / 48 feet required to _____ feet.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the north / east / south / west property boundary from 24 feet required to _____ feet.

(Circle)

Reduce the uncomplimentary land use buffer width along the north / east / south / west property boundary from 10 feet wide required to _____ feet wide.

(Circle)

Reduce the uncomplimentary land use buffer trees along the north / east / south / west property boundary from _____ required to _____ trees.

(Circle)

Reduce the uncomplimentary land use buffer visual screen along the north / east / south / west property boundary from 6 feet tall and 85 % opaque required to _____ feet tall and _____ %.

| OWNER'S INFORMATION (please attach separate sheet if more than one owner) | |
|--|---|
| 10. Name: BCEL 10C | 11. E-mail: zwmillerlaw@gmail.com |
| 12. Address (including city, state, zip): 7563 Philips Highway Suite 208 Jacksonville, Florida 32256 | 13. Preferred Telephone: 904-651-8958 |

| APPLICANT'S INFORMATION (if different from owner) | |
|--|---|
| 14. Name: Zach Miller, Esq. | 15. E-mail: zwmillerlaw@gmail.com |
| 16. Address (including city, state, zip): 3203 Old Barn Court Ponte Vedra Beach, Florida 32082 | 17. Preferred Telephone: 904-651-8958 |

CRITERIA

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

- 1. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.***
 - 1. There are practical or economic difficulties in carrying out the strict letter of the regulation;***
 - 2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.***
 - 3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;***
 - 4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;***
 - 5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and***
 - 6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.***

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

- (i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;***
- (ii) The length of time the violation has existed without receiving a citation; and***
- (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.***

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coi.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- X Proof of valid and effective easement for access to the property. (Attached Plat showing Lot on ROW)

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

| <u>Base Fee</u> | <u>Public Notices</u> | <u>Advertisement</u> |
|---------------------------------------|-----------------------|--------------------------------|
| Residential Districts: \$1,161.00 | \$7.00 per Addressee | Billed directly to owner/agent |
| Non-residential Districts: \$1,173.00 | | |

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

| | |
|---|--|
| <p>Owner(s) Print name: _____ Signature: _____</p> | <p>Applicant or Agent (if different than owner) Print name: <u>Zach Miller, Esq.</u> Signature: <u>Zach Miller</u> <small>Digitally signed by Zach Miller Date 2022.07.27 10:37:59 -04'00'</small></p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p> |
| <p>Owner(s) Print name: _____ Signature: _____</p> | |

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

ATTACHMENTS

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- Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- Letter from the applicable Home Owner's Association stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association – **residential only**
- Elevations are required with **height increase requests** and must be drawn to scale

FILING FEES

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Base Fee

Residential Districts: \$966.00

Non-residential Districts: \$952.00

Public Notices

\$7.00 per Addressee

18. Given the above definition of an "administrative deviation" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the deviation is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the deviation and to meet the criteria set forth above may result in a denial.

See Attached.

The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

The Property is part of a 50-foot platted lot platted in 1913. The lot contained a single-family house until approximately 2019. Approximately 20 years ago, the prior owner conveyed 10 feet of the lot to the property owner of the north, presumably to correct said northern owner's building's encroachment onto the property in question. This conveyance effectively meant that the property lost its lot of record status.

The proposed deviations arise out of the shape of the lot as the ability to construct a single-family lot on the Property is not possible due to the lot of record designation being nullified by the conveyance of 10 feet to the neighboring property owner.

As to the lot width, all of the lots on the same street are developed on 50-foot-wide lots. The request for a deviation to a 40-foot-wide lot is within 80 percent of the context development pattern on the street.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

The current owner seeks to build a new single-family home on the property in similar size and dimensions to the previous single-family home on the property. The current lot width and lot size requirements present a practical difficulty in developing any home on the property as, due to the prior conveyance, the lot cannot comply with the lot size and lot width requirements thereby making an infill lot undevelopable without a waiver.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

The request is not based upon the cost of developing site but will allow for the development of a infill single-family home on a property which had a single-family home as recently as 2019..

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

The proposed deviations will allow the construction of a single-family home of similar size to the single-family home which existed on the property for decades and thus will not substantially diminish property values.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

The proposed deviations will allow for construction of a single-family home similar to the previous single-family home on the property and therefore will not be detrimental to the health, safety or welfare of the public or cause additional expense or nuisances nor conflict with any other applicable law (there is a companion application for administrative deviation for road frontage and lot size).

5. *The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and*

Not applicable

5. *The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.*

The intent of the zoning code is to allow for development of infill residential lots on existing lots of record. The property's LOR status (based on the 1913 plat) was lost decades ago when a prior owner conveyed 10 feet to the northern property owner to allow for an encroachment (said northern home has since been demolished). The proposed deviation will allow for an infill residential use on property to the same extent as has existing for decades prior to the request.

The proposed deviations are not requested to correct an existing zoning code violation.

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on this application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

| | |
|--|--|
| <p>Owner(s) Print name: <u>BCEL 100</u> Signature: <u>[Signature]</u></p> | <p>Applicant or Agent (if different than owner) Print name: <u>Zach Miller, Esq.</u> Signature: <u>Zach Miller</u></p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p> |
| <p>Owner(s) Print name: _____ Signature: _____</p> | |

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300



Infill Availability Letter

Dakota Briggs

9/27/2021

JWB Real Estate Capital

7563 Philips Hwy Ste 109

Jacksonville, Florida 32207

Project Name: 7946 Dekle Ave

Availability #: 2021-4409

Attn: Dakota Briggs

Thank you for your inquiry regarding the availability of Electric, Reclaim, 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 customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s).** 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/

Lot Splits:

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program. Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.

Availability Number: 2021-4409

Request Received On: 9/17/2021

Availability Response: 9/27/2021

Prepared by: Ji Soo Kim

Expiration Date: 09/27/2023

Project Information

Name: 7946 Dekle Ave

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 350

Parcel Number: 021814 0000

Location:

Description: 1 SFD

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 6-inch water main within Dekle Ave. ROW.

Connection Point #2:

Water Special Conditions: An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal. An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8-inch gravity sewer main within Dekle Ave. ROW.

Connection Point #2:

Sewer Special Conditions: An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing the project portal. Lateral may require televising for current integrity due to age. Request sewer locate through the JEA Sages program by entering your availability number and accessing the project portal. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. Sewer Locate requests can be made within Step 1 of

the project portal. Alternative Connection team and Special Estimate requests can be made within Step 2 of the project portal. An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions:

After your project has been accepted you can submit your Residential New Service Application by accessing Step 2 in Sages. If indicated on your availability letter, request your water flow test (Sages Step 2) and/or sewer locate (Sages Step 1). After you receive the results of these, if applicable, submit your Infill Layout(s) (Sages Step 2). After your Subsequent steps you need Infill Layout(s) are approved, request a Special Estimate Determination (Sages Step 2) to take to get service for the cost of your taps. After you have received the Special Estimate Determination, apply for your new services by accessing Step 2 in Sages and selecting Residential New Service Application. You will need to submit a separate application for each address, do not select the multiple addresses when asked what type of service application are you submitting for.

Service Tap Cost (Special Estimate):

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

- | | |
|--|--|
| Main Depth 8+ feet deep | Required work within FDOT, St Johns County and Nassau County ROW |
| Pavement less than 5 years old | Multiple services being installed |
| Taps on water mains 20-inch and larger | Water taps larger than 2-inches |
| Sewer taps greater than 6-inches | Low Pressure Sewer Service Connections |
| Installation of Sewer Vac Pods | Approved Commercial Development plans |

Reservation of Capacity:

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

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

