



Availability Letter

Ian Brown

3/21/2026

Yield Coach Capital

245 Riverside Ave Suite 100

Jacksonville, Florida 32202

Project Name: E 45th Vacant Land

Availability #: 2026-1156

Attn: Ian Brown

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 to JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity and Capacity Fees:

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.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow. Final fees will be determined by the Water Preservice Group as part of the new service application process.

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

Availability Number: 2026-1156

Request Received On: 3/16/2026

Availability Response: 3/21/2026

Prepared by: Yahya Farah

Expiration Date: 03/20/2028

Project Information

Name: E 45th Vacant Land

Address: 0 45TH ST W, JACKSONVILLE, FL 32208

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 1000

Parcel Number: 031376 0000

Location: One parcel East from corner of N Main and E 45th (Vacant parcel)

Description: Preliminary determination of services for feasibility of construction

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: No availability within the water main abutting property. Extension of roughly 140-150 feet is required to connect from the existing 6-inch water main stubout west of property

Connection Point #2:

Water Special Conditions:

Connection point not reviewed for site fire protection requirements. If fire protection is needed, private fire protection analysis is required.

If you are going to have JEA make the tap(s) for your new services you need to have a Special Estimate Determination for the cost of the taps prior to submitting your new service application.

To request a Special Estimate Determination access Step 2 in Sages.

OR

You may hire a Florida licensed professional engineer to design the extension and submit plans within step 2 of Sages.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Gravity sewer manhole abutting property and within 60 feet of the property.

No gravity sewer main availability within the property as this is a 20" transmission main. A sewer Connection Point #2: main extension of roughly 250 feet is required to connect from the existing 10-inch gravity main stubout west of property.

Sewer Special Conditions:

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Connection

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, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special

Conditions:

General Conditions:

Development Meeting required due to applicant/engineering firm new to JEA's process.

Subsequent steps you need to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.

Request a Hydrant Flow Test by going to Step 1 in Sages.

Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.

Submit your plans for water/waste water review by Step 2 in Sages.