



Developers Workshop





Welcome and Opening Remarks

Rob Zammataro
JEA Chief Water Systems Officer





Message from CEO

Vickie Cavey
JEA Managing Director and CEO





Message from JEA Board Vice Chair

Ricardo “Rick” Morales III
Vice Chair, JEA Board of Directors





W/WW Development Updates and Changes

Deanna Davis

JEA Director of W/WW Development Services





W/WW Development Process Updates

Website updates launching 2026

Reference templates for approved:

Plan submittal drawing
As-built submittal drawing
Infill development layout
Applications

Goal: Approved plans by 3rd submittal

Mandatory meeting to review 2nd submittal comments

Plan Review
As-built review

Quarterly Public Infill Development Meetings

Beginning 2026:

Answer infill
development
questions

Updates on
Septic Tank
Phase Out
Project

W/WW Standards and Specs

Updates:

New Program Manager:
GiGi Carroll

Meetings begin 2026

Standards & specs
publish Jan. 2026



W/WW Development Services

Construction Inspection

CCTV video submittal
process using WinCan

JEA Environmental

Self-permitting now in
Nassau, St. Johns, and
Clay counties

Updated permit
determination table
(Sages Step 3)

Application on jea.com

Water Pre-Service

Meter install re-trip
fee increase
12/1/25 to \$85

Site readiness
confirmation within
new service
application





Sages Updates and Training

Available Now

Owner information

Coming Early 2026

Fee estimates
Availability letter
application updates
New service application
form updates
New service invoices

Monthly Sages Training

Public meeting
beginning in 2026





W/WW Development Services

W/WW Development Tracker

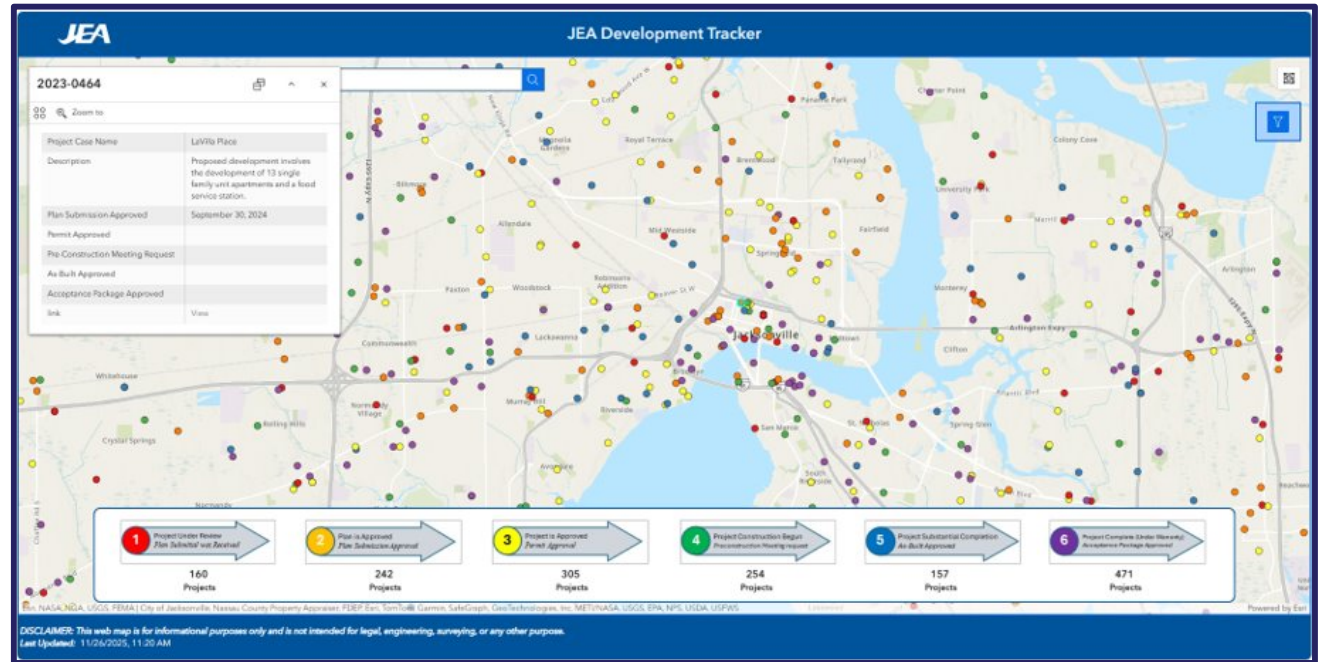
Benefits:

Live status of development projects in JEA service territory

Project status

Project coordination/collaboration

Material suppliers – see upcoming planned work





Electric Development Projects and Services

Jeremy Williams

JEA Manager of Electric Development Projects





Annual Highlights - Projects

New Project Submittals

Received

74 (up 37%)

Single-family Lots

5,185 (up 50%)

Apartments/TH Units

3,352 (up 34%)

Commercial Roadway

16,350 feet (down 50%)

Projects Energized

Released

56

Lots

2,666

Units

3,260

Commercial Roadway

13,750 feet

Projects in Developer Construction

Started

90

Lots

5,273

Units

4,639

Commercial Roadway

53,800 feet



Annual Highlights - Services

Incoming Permit Count

Total
17,066 (down 36%)

**New and increased
service size**
8,311 (down 70%)

Top 5 Zip Codes with Activity

32218
32210
32256
32244
32219

Commercial Projects Energized

Released
203

Popular examples
EV charging stations,
commercial
warehouses,
distributor storage, etc.



Annual Highlights – Inventory and Supply Chain

Residential and Commercial Materials

Currently maintaining a 2+ year forecast for transformers and switchgear supply.

Most other related materials have lead times of 6 months or less, including wire/cable and associated hardware.

JEA is carrying or has supply sources to support current forecasts and does not predict project supply issues in the next 18 months.

Items with Inconsistent Lead Times

Special-order transformers

Switchgear - Deadfront

Connection point material for underground (splices, elbows, etc).

Concrete manholes and vaults

Circuit breakers (substation)

*Currently have sufficient supply and are under multi-year agreements to ensure availability.



Challenges with Opportunities – Projects

New Master Projects

If the following apply:

Single-family 500+ homes, mixed-use, business, retail, and industrial parks

Sites where 7.5ft or 10ft conduit easements may be difficult

Adjacent telecom/fiber or other utilities

Private Right-of-Way

**Schedule at elecdev@jea.com or ask for electric during the W/WW planning design meeting.*

Project Conduit Inspection

Annual inspections completed: 190

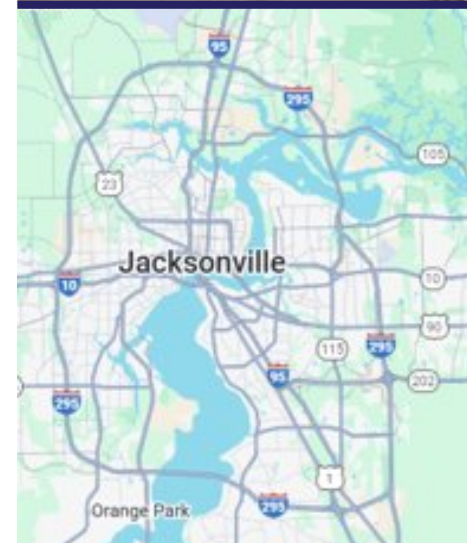
Average time to complete inspections: 6-7 business days

Average inspection per project: 2-3

Passed first inspection: 19 (25%)

Inspections resulting in 10+ corrections and repeated across job sites

Installing contractor performance below expectations





Challenges with Opportunities – Services

Cable, Transformer, Street Light Construction

Conduit issue during install: 5-10 projects per year

Most common damage: Cut/blocked conduits & manhole damage

Inconsistent timing of repairs with contractors

When possible, parts of conduit system are energized.

Re-scheduling return trips with crew impacts next project and costs

Job completion limits delays with as-builts and in-servicing

Meter Process

Start JEA service

COJ & JEA approves permit

Response Times

Line Orders within 10 business days

Meter Installs within 2 business days

Permit Exceptions: Resolved by an electrician

URD & UAD TH permits: Auto-released

UAD unmetered main permits: Issued before individual units and house meters.



Local Partnerships

Northeast Florida Builders Association

- Austin Nicklas - Director of Government Affairs



City of Jacksonville

- Nina Sickler, P.E., Director of Public Works
- Ellyn Cavin, P.E., Chief, Development Services Division, Addressing, Plan Review Group, Zoning & Landscaping
- Charles Gibson - Chief, Building Inspection Division, *JaxEPICS Permitting*





New Tools and Updates

Project Workflow Tool Expansion

- Introduced JEA Distributed Generation, 4+ years
- Expanded to large commercial projects, 2 years
- In development for URD, UAD, UCD projects
- Enhances customer and stakeholder experience through self-service, transparency, and automated communication
- Improves coordination across internal and external contacts
- Standardizes processes, increases efficiency, and reduces cycle times

Electric Rules & Regulations Update

- Next revision planned for early 2026
- Metering figure detail changes and clearance issues
- Emergency reconnect policy
- Downtown network service area
- Available at jea.com, through Engineering and Construction, Electric Reference Materials, or by hardcopy



Energizing Our Community



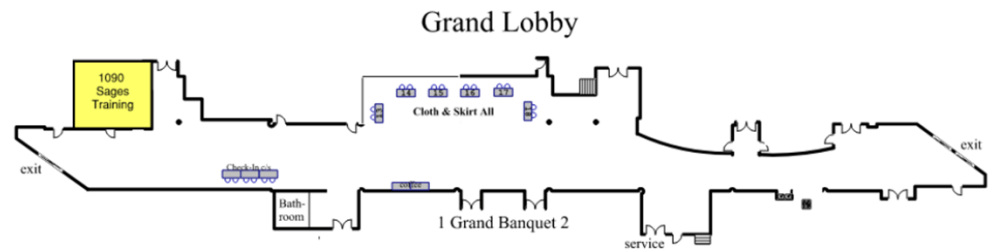
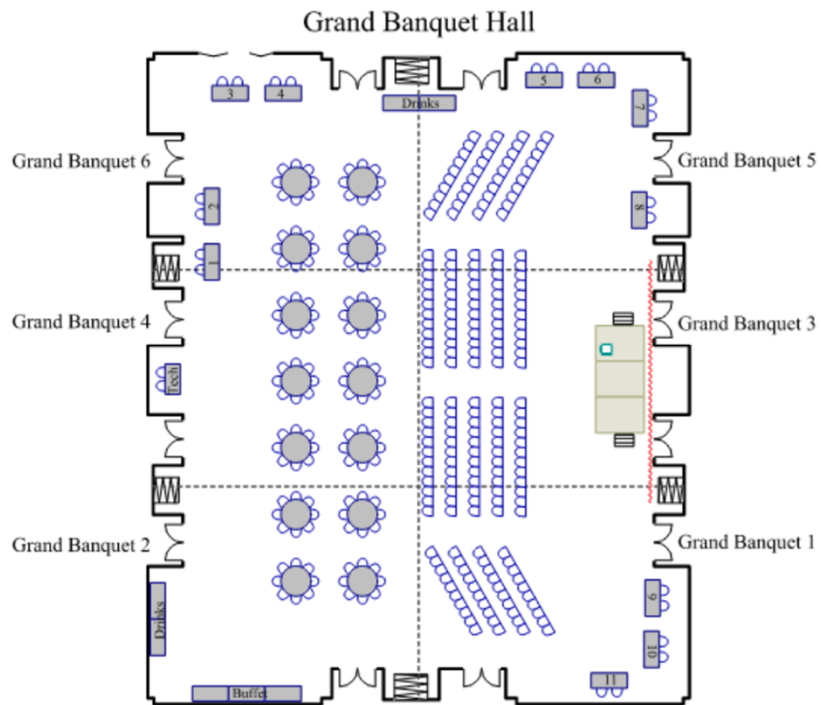
Closing Remarks

Rob Zammataro
JEA Chief Water Systems Officer





Grand Banquet Hall



Breakout Table Locations

- | | | |
|---------------------------------|--------------------------------|---------------------------------------|
| 1. W/WW Modeling and Analysis | 7. WSR Delivery and Collection | 12. Business Client Relationships |
| 2. W/WW Development | 8. Meter Services | 13. Procurement - Supply Chain |
| 3. W/WW Standards | 9. JEA Environmental | 14. Customer Solutions and Experience |
| 4. W/WW Construction Inspection | 10. GIS | 15. Electric Standards |
| 5. W/WW Infill Development | 11. Real Estate | 16. Electric Services |
| 6. Water Pre-service | | 17. Electric URD, UAD, & UCD Projects |



Thank you!

