



FRIDAY  
MARCH 27  
2026

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# **Infill Developer Quarterly Meeting**



# **Infill Developer Quarterly Meeting JEA Team**

Bryan Spell, Manager, W/WW Development

Lisa Jennings, Manager, Project Outreach

Mike Williams, Program Manager, Septic Tank Phase Out

Jennifer Lyles, Staff Engineer, W/WW Development

Mollie Price, Staff Engineer, W/WW Development



# Before We Begin...

Safety Briefing  
Cell Phones  
Entry and Exit/Restrooms

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## Discussion Topics

- Septic Tank Phase Out Program
- Guidelines Covering Infill Layout
- Infill Layout Required/Not Required
- Pre-requisites to an Infill Layout Submission
- Requirements of an Infill Layout
- Infill Layout Examples
- Sages Announcements



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## Septic Tank Phase Out Program (STPO) Overview

- COJ/JEA partnership to improve the quality of life in our communities
- Voluntary Project – Community/Neighborhood decision - 70% owner participation required to move forward with the project
- Program pays for **ALL COSTS** associated with the installation of new sewer lines, including the plumbing work on private property and septic tank abandonment
- Program pays for **ALL** permit and JEA fees – No repayment required
- Unimproved (vacant) lots will have a sewer lateral installed to the property line to allow for future connection
- JEA capacity fees, COJ permit fees, and plumbing connection costs will be the responsibility of the property owner or developer
- Licensed plumber will install from the ROW to the existing structure (TCE required)
- Connection is required to **BOTH JEA water & sewer service**



# Location Map

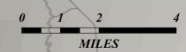
## Top 10 COJ Septic Tank Phase Out Proritization Areas

### LOCATION MAP - TOP TEN CITY OF JACKSONVILLE SEPTIC TANK PHASE OUT PRIORITIZATION AREAS

Duval County Health Department Septic Tank Failure Areas

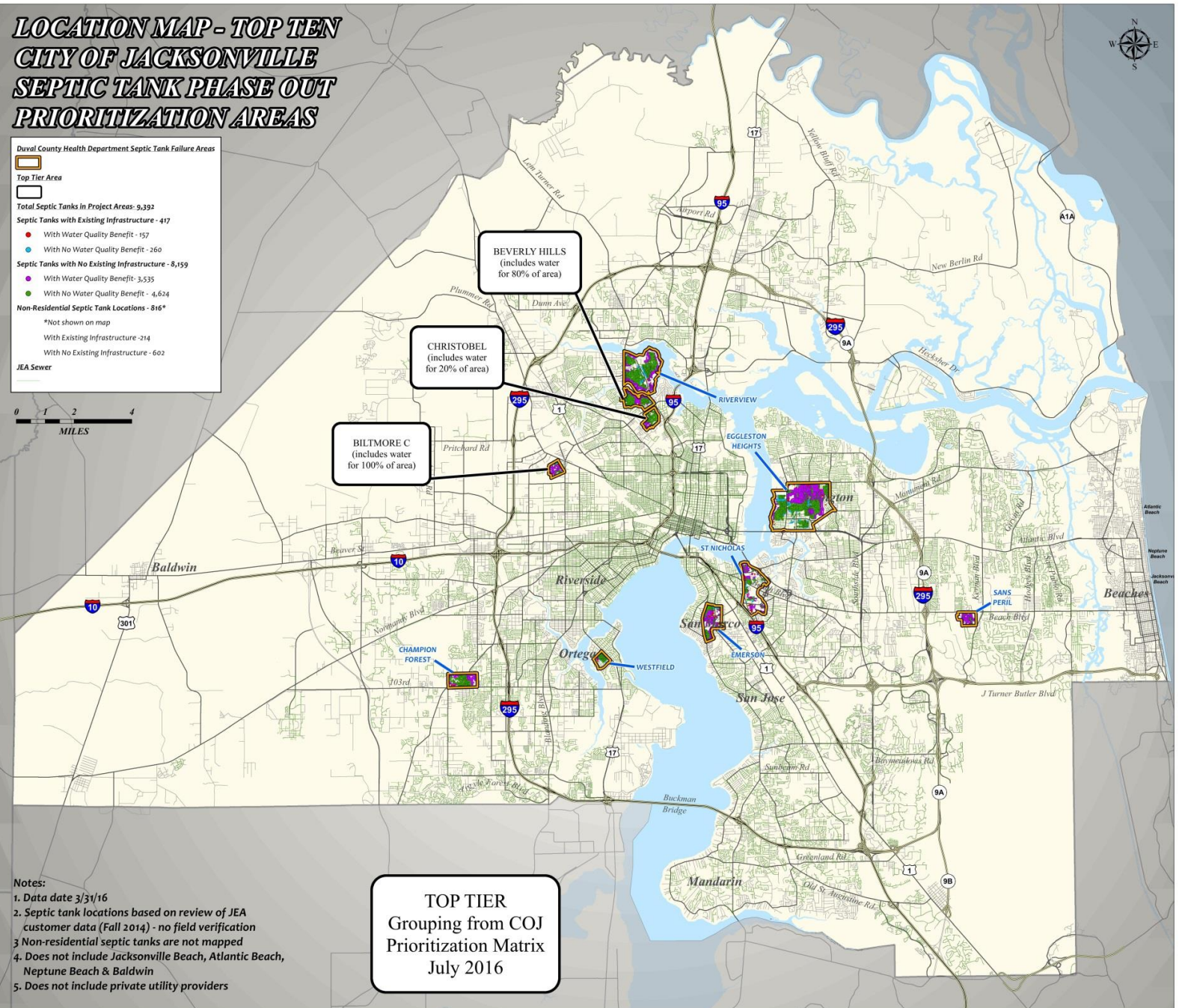
- Top Tier Area
- Total Septic Tanks in Project Areas - 9,392
- Septic Tanks with Existing Infrastructure - 417
  - With Water Quality Benefit - 157
  - With No Water Quality Benefit - 260
- Septic Tanks with No Existing Infrastructure - 8,159
  - With Water Quality Benefit - 3,535
  - With No Water Quality Benefit - 4,624
- Non-Residential Septic Tank Locations - 816\*
  - \*Not shown on map
  - With Existing Infrastructure - 214
  - With No Existing Infrastructure - 602

JEA Sewer



- Notes:
1. Data date 3/31/16
  2. Septic tank locations based on review of JEA customer data (Fall 2014) - no field verification
  3. Non-residential septic tanks are not mapped
  4. Does not include Jacksonville Beach, Atlantic Beach, Neptune Beach & Baldwin
  5. Does not include private utility providers

TOP TIER  
Grouping from COJ  
Prioritization Matrix  
July 2016





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## Current Projects

- Biltmore – Construction Completed
- Beverly Hills – Construction Completed
- Christobel – Construction Starting April 2026
- Riverview – In Design



# Biltmore C

## Project Boundaries:

**North** - Old Kings Road

**South** - Railroad tracks

**East** - Nile Drive

**West** - Little Six Mile Creek

## Nearby Waterway:

Little Sixmile Creek

Feeds Ribault River to Trout River to St. Johns River



Biltmore C  
Water & Sewer Improvement Project



# Beverly Hills

## Project Boundaries:

**North** - Ribault River

**South** - Edgewood

Avenue W, Stafford  
Road, Denham Road E,

and Aubrey Avenue

**East** - Lem Turner

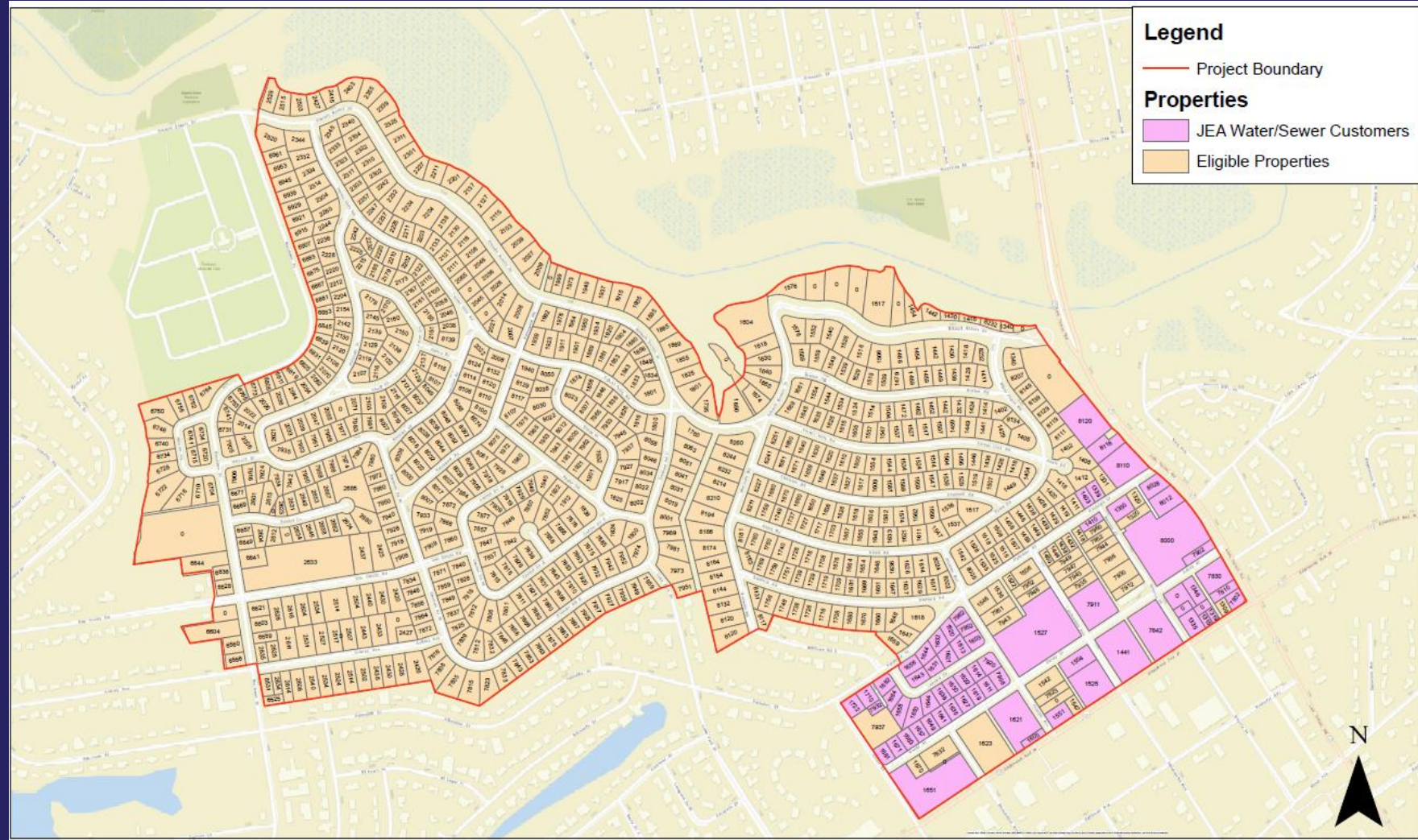
**West** - Restlawn Drive

## Nearby Waterways:

Ribault River

Trout River

St. Johns River



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## Christobel

### Project Boundaries:

**North** - Oakhurst Avenue

**South** - Anderson Road

**East** - Lem Turner

**West** - Sawyer Avenue, Christobel Avenue

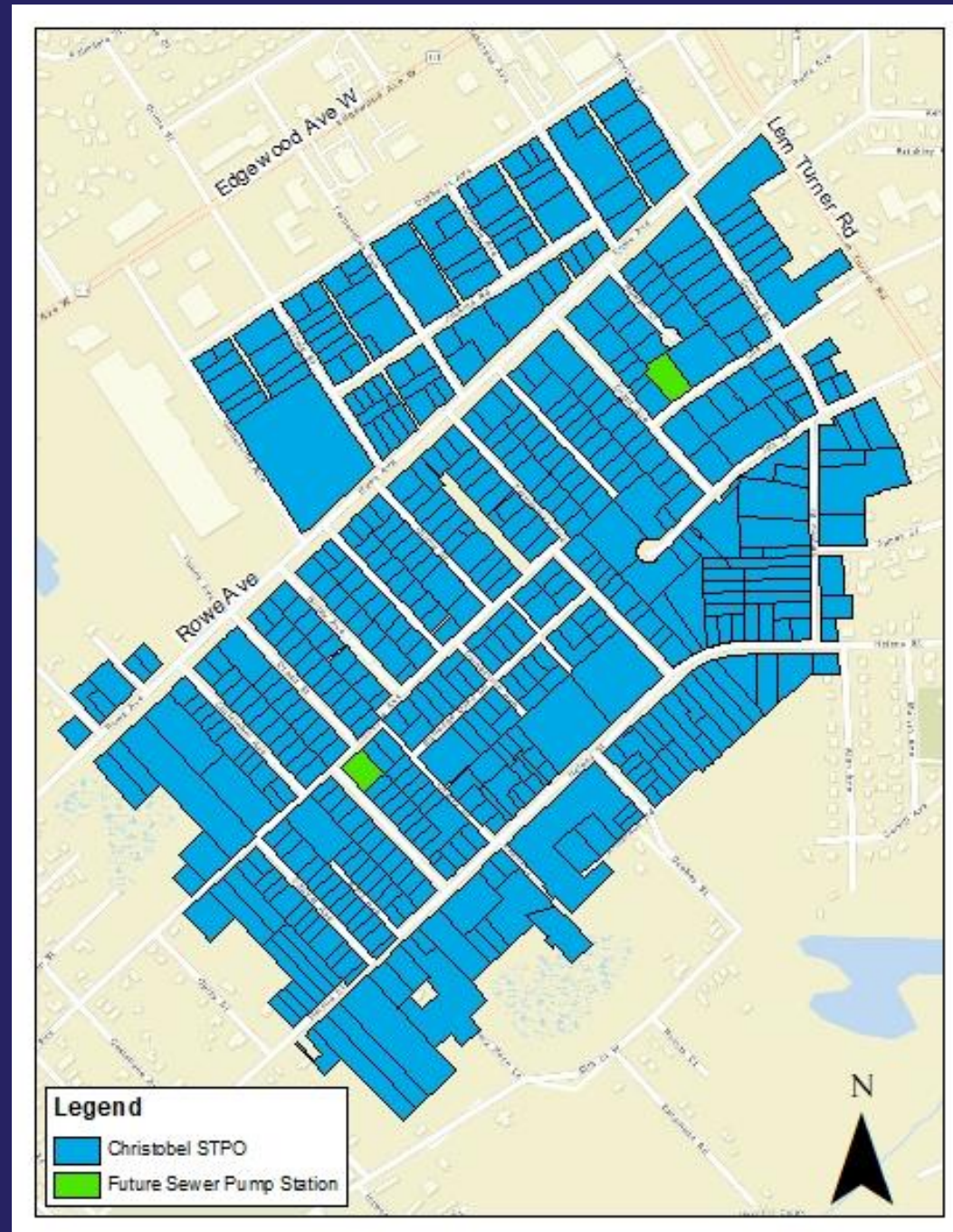
### Nearby Waterways:

Ribault River

Trout River

Moncrief Creek

St. Johns River







## Septic Tank Phase Out Program Service Points & Lot Splits

- **Service Allocation:** One water/sewer service point per real estate number (RE#) for properties connected through the Septic Tank Phase-Out Program
- **Additional Services:** Requires a formal lot split with the City of Jacksonville and a new RE# prior to construction
- **Application:** Split/joint application available at COJ.net
- **During Construction Only:** All sewer laterals and water services must be installed during construction - JEA will not return to add services later
- **Notification:** Once new RE#(s) are issued, provide details to JEA Project Outreach

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### For Questions Regarding Splitting Property, Contact:

City of Jacksonville  
Land Records Division  
231 E. Forsyth Street, Suite 230  
Jacksonville, Florida 32202  
(904) 255-5904  
(904) 255-5999 (FAX)  
paolrec@coj.net

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## Important Information for Developers – Unimproved Lots

**Existing septic, no structure:** Owner/developer responsible for septic tank abandonment

**Connections:** JEA installs laterals; owner/developer pays capacity fees, COJ permits, and private plumbing costs

**Lateral location:** Requests must be submitted before design; not guaranteed

**Post-design changes:** Considered case-by-case at JEA/COJ discretion

**Final placement:** Determined by JEA project team

**Lot Splits (Christobel):** Final call – notify JEA ASAP

**Lot Splits (Riverview):** Submit requests ~1 year in advance

**Timelines:** JEA cannot guarantee connection timing



## **JEA Point of Contact For Questions or Concerns**

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### **JEA Project Outreach**

**Phone:** (904) 665-7500

**Email:** [projectoutreach@jea.com](mailto:projectoutreach@jea.com)

**Program Website:**  
[jea.com/septic-tank](http://jea.com/septic-tank)

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# Guidelines for Infill Layout

## **JEA Design Guidelines Water, Wastewater & Reclaimed Water Design Guidelines**

Section 1.1.1.3

Section 1.1.1.6

Section 2.0

## **Sages**

Step 2 Infill Layout Submission

Help Menu - Help Topics - Infill Development Process



## **Infill Layout Required:**

To determine if adequate services can be provided per JEA Rules and Regulations for the following scenarios:

- New construction of single-family homes, mobile homes, duplexes, triplexes, quadraplexes
- Demolished structures and build of new structure
- A lot within a master development was accepted more than 10 years ago
- Renovation of lot – driveway configuration
- When an existing Infill Layout changes

## **Infill Layout NOT Required:**

- Remodel
- Commercial Developments



## Pre-requisites to an Infill Layout Submission (Sages Step 2)

### Required

- New Service Availability Request via Sages Step 1
- RE, STRAP, Parcel number
- Address for parcel
  - Update Existing Availability Letter Request via Sages Step 1
    - If address or parcel # has changed or been assigned
    - If project has changed (# of homes, homes to townhomes, etc.)
- Completed Water and Sewer locates, if necessary
- Recorded Easement, if required
  - Landlocked Parcels (Development Meeting Required)
  - Private Roads

### Recommended

- Water and Sewer locates, if found during review, if desired
- As-Built/ GIS Map Request

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## Requirements of an Infill Layout

- Addresses of proposed and adjacent lots
- Street names
- Right-of-way lines
- Property lines for entire parcel
- Existing mains, sewer and storm manholes
- Directional Arrow and Graphic Scale
- Building footprint (with dimensions)
- Driveways, walkways, sidewalk locations (existing and/or proposed, with any removal notes)
- Finished floor elevation (Based upon Vertical Datum NAVD 1988)
- Boundary Survey, for lot splits
  - Showing all properties
  - Entire pre-split lot needs to be shown

*Continued ...*



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## Requirements of an Infill Layout

- All locates must be completed
- WATER: Show water service or well in blue and label as "Existing" or "Proposed"
  - *New* water service 3-5 feet from property line
  - *Existing* water service per Water Service Locate and Flow Test results
  - Cannot conflict with impervious area (driveway, sidewalk, walkway, etc.)
- SEWER: Show sewer service or septic system in green and label as "Existing" or "Proposed"
  - *New* sewer service in center of lot
  - *Existing* sewer service per Sewer Locate Request results
  - Not preferred, but can conflict with impervious area (except for Vacuum Sewer Pods)
  - For Sewer Lateral Extensions, label as "Existing Sewer Service w/ Lateral Ext" preferred
- If replacing a service, show the existing and the proposed service
- \*.PDF FILE FORMAT upload to Sages during Infill Layout application submission in Sages Step 2

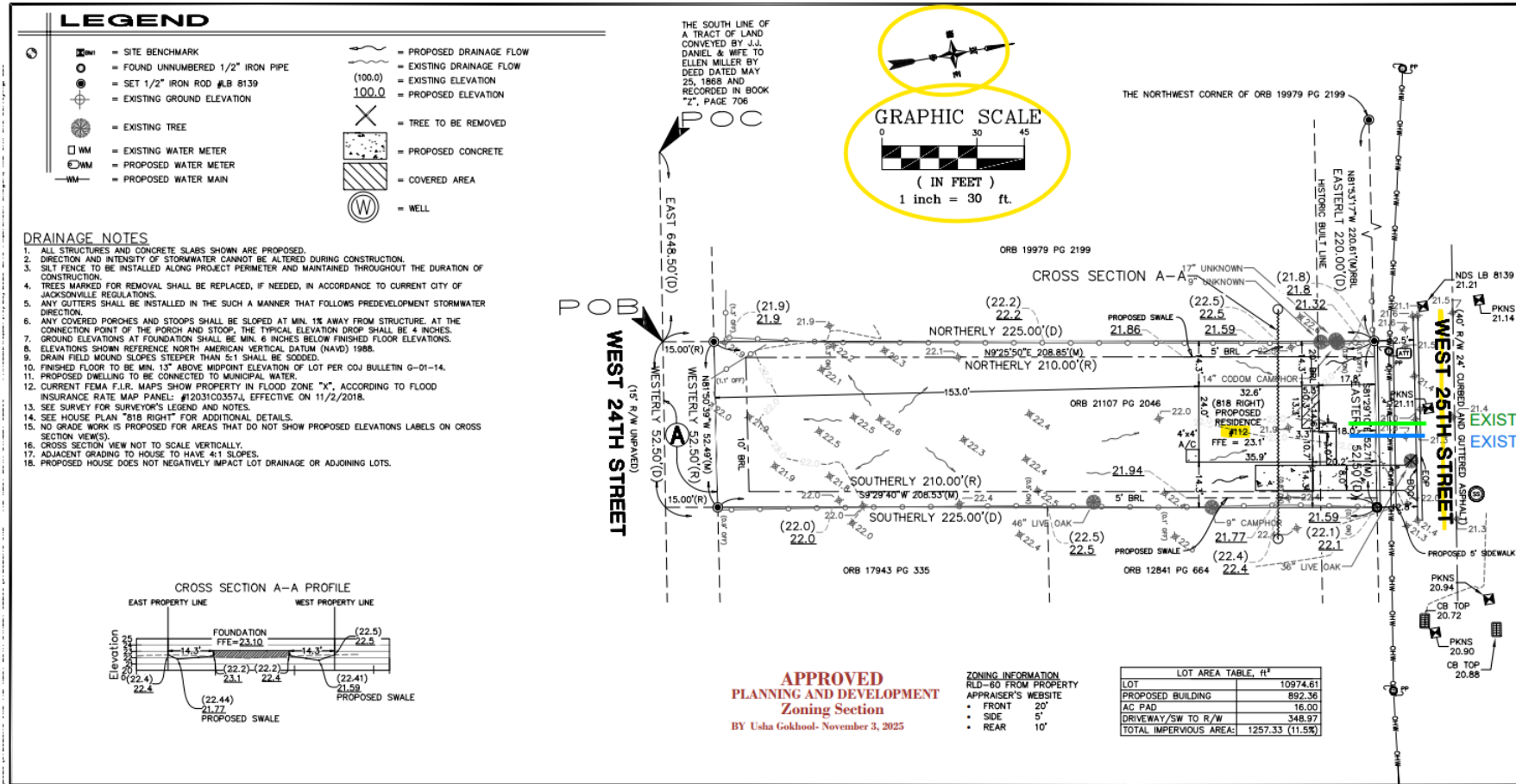
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## **Infill Layout Examples**

- Existing Water Service and Existing Sewer Service
- New Water Service and Existing Sewer Service
- New Water Service and New Sewer Service
- Existing Water Service and New Septic System
- New Sewer Service and New Well



# Existing Water Service and Existing Sewer Service

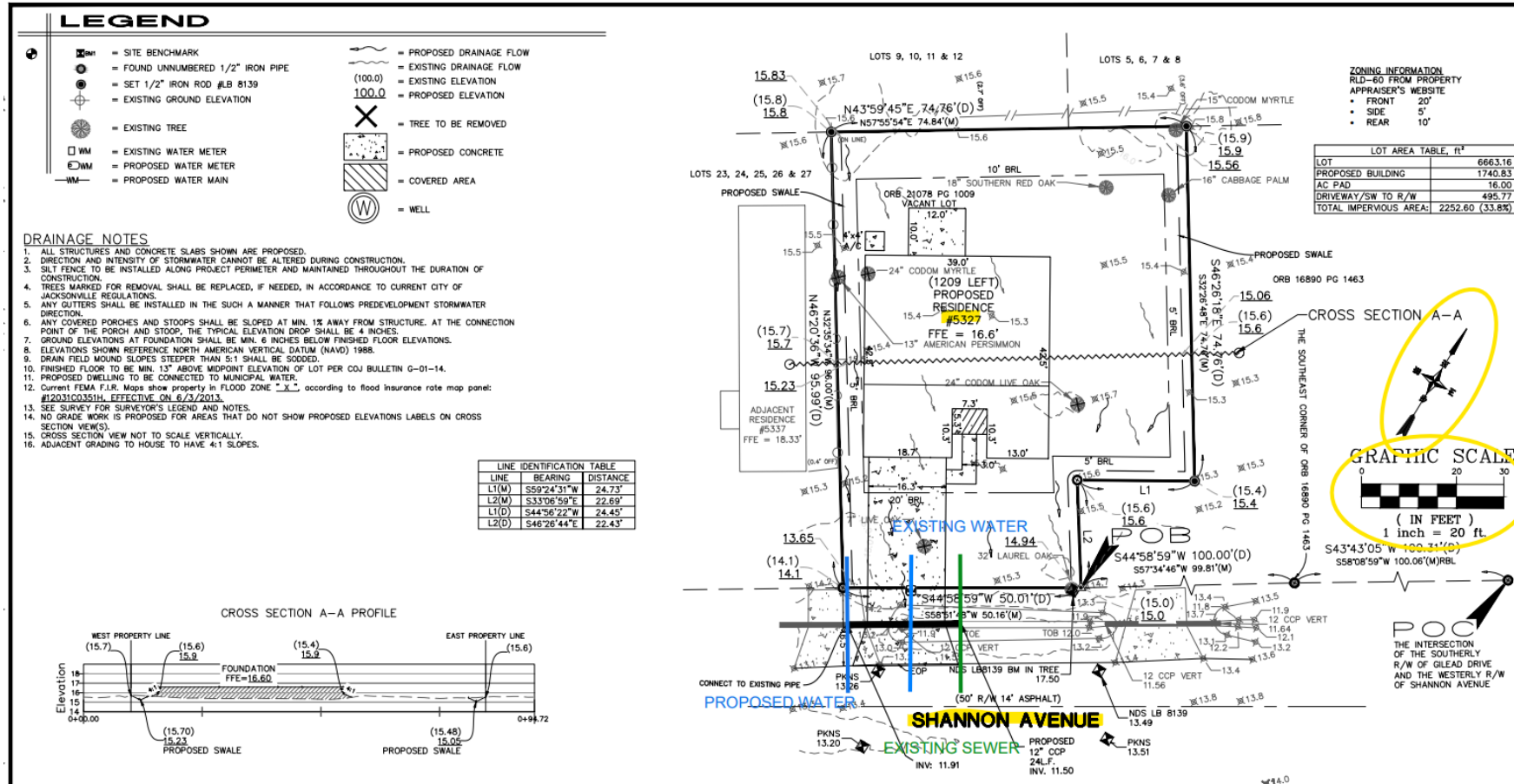


B-25-333!  
RCV: 10/30/2025 12:44

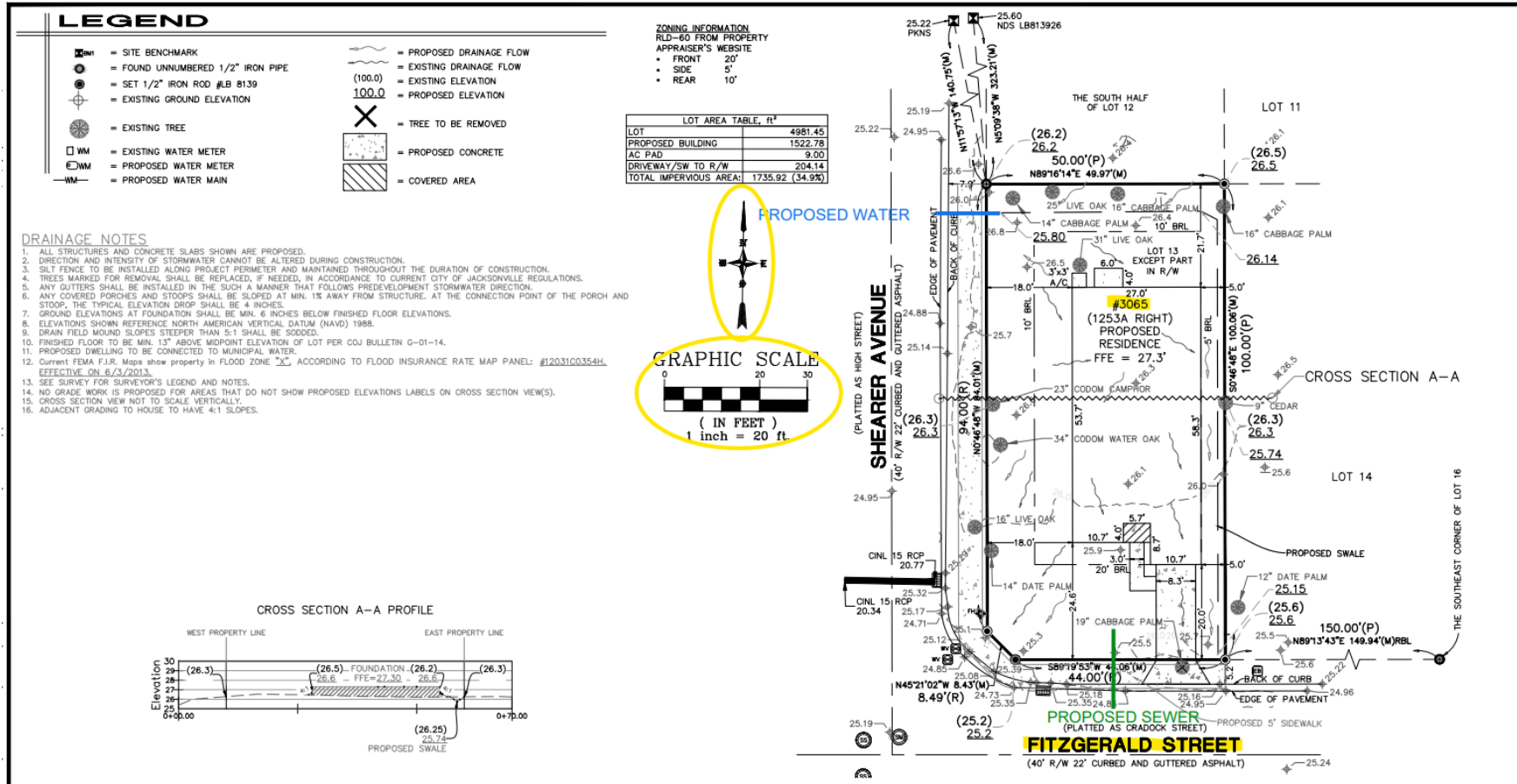
EXISTING SEWER  
EXISTING WATER

# New Water Service\* and Existing Sewer Service

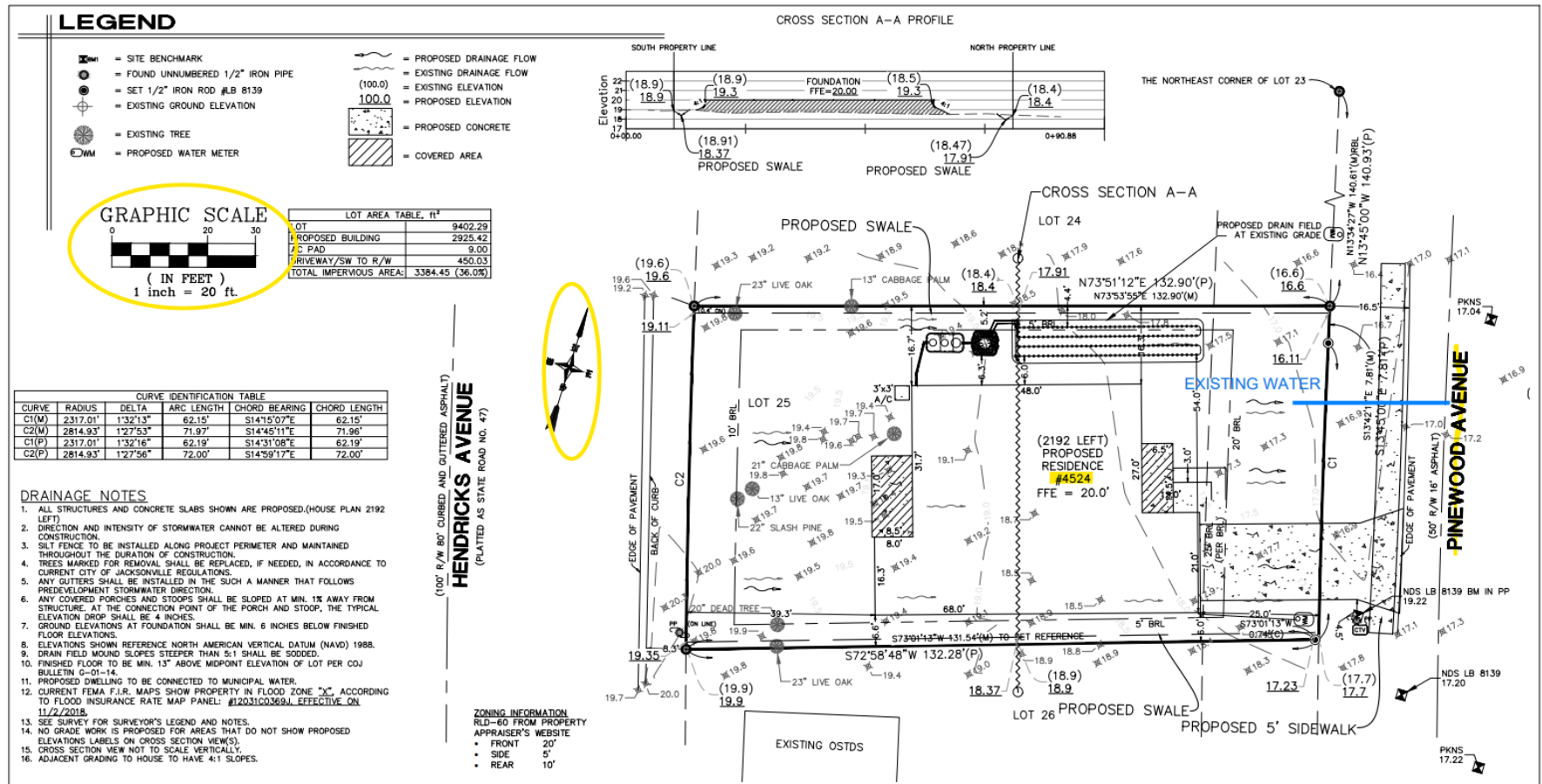
\*Existing water was found unusable



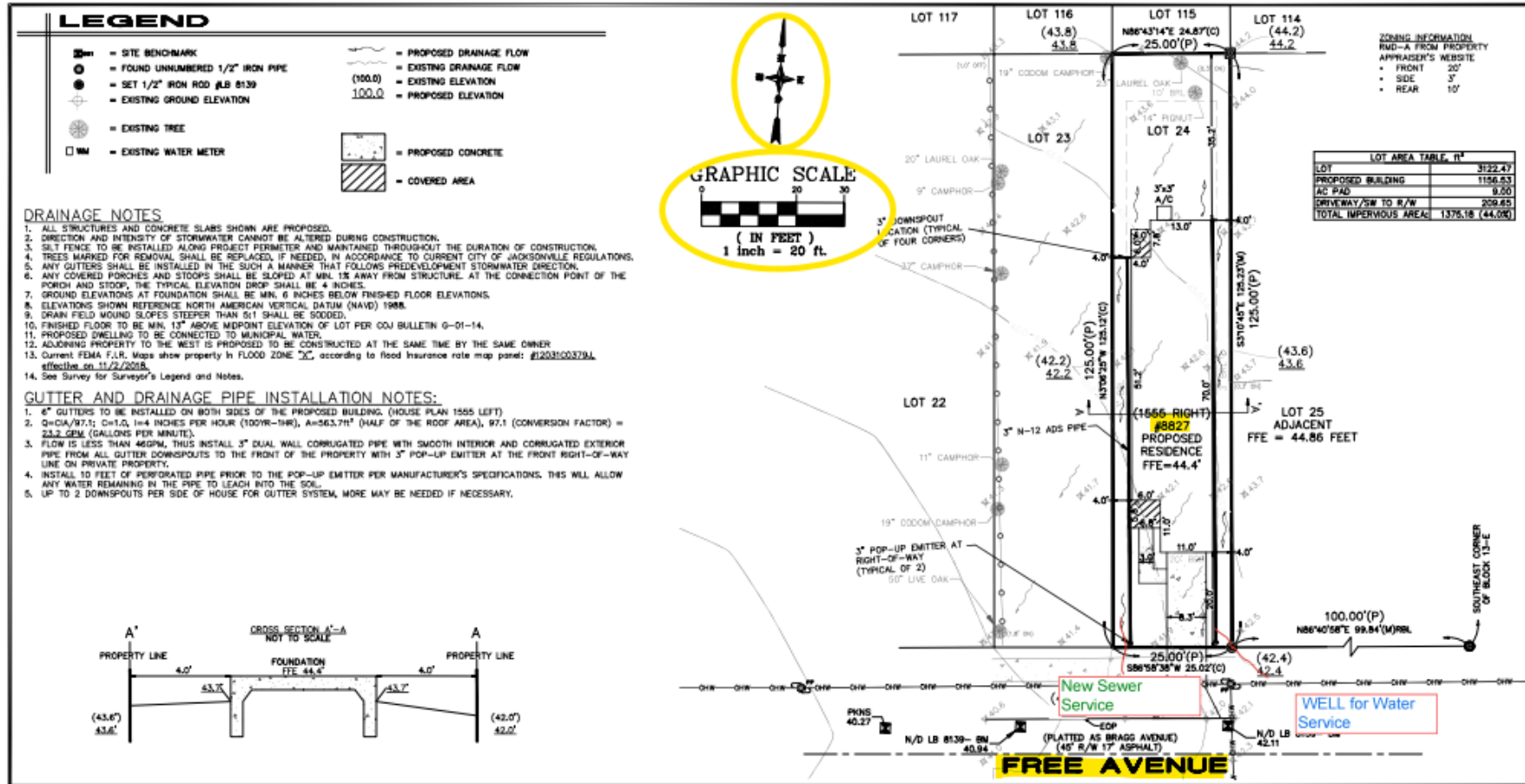
# New Water Service and New Sewer Service



# Existing Water Service and New Septic System



# New Sewer Service and New Well





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## **Sages Announcements**

- Service Availability Changes
- Residential New Service Application Changes
- Locate Changes
  - Water Preservice Processing Applications
  - Mark Property Lines



# Final Thoughts

Next Quarterly Meeting – June 26th  
Monthly Sages One-On-One Training  
Questions?