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BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: APPLICATION BY UNITED WATER
FLORIDA, INC. FOR AN EXTENSION OF
SERVICE AREA IN ST. JOHNS COUNTY,
FLORIDA

DOCKET NO. 981637-WS

RECORDS AND
REPORTING

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DIRECT TESTIMONY OF
SCOTT CLEM
ON BEHALF OF ST. JOHNS COUNTY, FLORIDA


RECEIVED & FILED


FPSC-BUREAU OF RECORDS

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DOCUMENT NUMBER-DATE

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FPSC-RECORDS/REPORTING

1 **BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION**

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3 In re: Application by United)
4 Water Florida, Inc. for an)
5 Extension of Service Area in) DOCKET NO.: 981637-WS
6 St. Johns County, Florida)
7 _____)

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TESTIMONY OF SCOTT CLEM

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ON BEHALF OF ST. JOHNS COUNTY, FLORIDA

12

13 Q: Please state your name and business address.

14 A: My name is Scott Clem. My business address is P. O.
15 Box 3006, St. Augustine, Florida 32085-3006.

16 Q: Did you prepare, or have prepared at your direction and
17 under your supervision, the testimony you are about to
18 give in this matter?

19 A: Yes.

20 Q: By whom are you employed?

21 A: St. Johns County, Florida.

22 Q: What is your position with St. Johns County.

23 A: I am Director of the Planning Department of St. Johns
24 County.

25 Q: What are your responsibilities as Director of the
26 Planning Department of St. Johns County?

27 A: I oversee all comprehensive planning activities

1 including administration and interpretation of the St.
2 Johns County Comprehensive Plan which includes the
3 provision of utility services for the County.

4 Q: Please describe your previous experience and
5 employment.

6 A: I have been employed by St. Johns County for
7 approximately seven years, the last one and one-half
8 years as Director of Planning. Previously, I was
9 employed in the private consulting area for seven
10 years, specializing in the fields of urban planning
11 and transportation planning. I have also been
12 employed by the Florida Department of Community
13 Affairs for approximately three years as a planner.

14 Q: Please describe your educational background.

15 A: I have a Bachelor's Degree in Urban Geography from
16 Indiana University and a Master's Degree in Urban and
17 Regional Planning from Florida State University.
18 In addition, I have been certified through the American
19 Institute of Certified Planners (AICP), a
20 certification granted on the basis of education, work
21 experience, and written examination.

22 Q: Do you have an exhibit attached to your testimony
23 labeled SC-1 and can you identify it?

24 A: Yes, I do have an Exhibit SC-1 attached to my
25 testimony. It is my resume.

1 Q: Are you familiar with United Water Florida, Inc.'s
2 application for amendment of its certificate at issue
3 in this proceeding?

4 A: Yes. I reviewed the amendment application.

5 Q: What is the purpose of your testimony in this
6 proceeding?

7 A: The purpose of my testimony in this proceeding is to
8 provide the Florida Public Service Commission with
9 information regarding St. Johns County's Comprehensive
10 Plan which reflects that there is no current need for
11 central water and wastewater service throughout the
12 majority of the territory requested in this proceeding
13 by United Water Florida, Inc. The only area in the
14 requested territory that does require central water
15 and wastewater is located in an area at the
16 intersection of US-1 North and CR-210 designated as a
17 mixed use centroid on the County's Future Land Use
18 Map.

19 This same area is also described as a Future
20 County Service Area in the 1994 County Master Utility
21 Plan and St. Johns County has included this area in
22 its overall water and wastewater development plans.
23 St. Johns County has been preparing to provide water
24 and wastewater services to this specific area for some
25 time. In fact, St. Johns County has entered into an

1 agreement with Walden Chase Developers, Ltd. to
2 provide service to its 600 unit approved Planned Unit
3 Development (PUD) located at the corner of US-1 North
4 and CR-210.

5 St. Johns County has also entered into an
6 agreement with JEA to provide water and wastewater
7 services to Allen D. Nease High School which is
8 located nearer to the proposed development than any
9 other utility facilities. For these reasons, my
10 testimony urges the Florida Public Service Commission
11 to deny United Water Florida, Inc.'s application to
12 amend its certificated territory to include additional
13 territory in St. Johns County.

14 Q: Why does St. Johns County believe that United Water
15 Florida, Inc. should not be permitted to extend its
16 certificated area as it has requested in this
17 proceeding?

18 A: United Water Florida, Inc.'s application for extension
19 of its certificated area will violate Goal J.1 of the
20 Capital Improvements Element of the County's
21 Comprehensive Plan, Ordinance 90-53, adopted on
22 September 14, 1990, and amended by Ordinances 95-6,
23 96-41 and 98-52. Goal J.1 states in part:

24 ***Goal J.1***

25 ***The Board of County Commissioners shall ensure the***

1 orderly and efficient provision of the following
2 facilities or services: sanitary sewer, potable
3 water, solid waste, drainage, roads, recreation/open
4 space, police service, fire services, Emergency
5 Medical Services ("EMS"), and public buildings.

6 * * * * *

7 [Emphasis added.]

8 **Policies**

9 **J.1.1.4**

10 Through interlocal agreements, the County shall strive
11 to replace and/or consolidate public facilities and
12 services in order to establish and maintain the most
13 efficient and cost effective level of service.

14 [Emphasis added.]

15
16 Further, service by United Water Florida, Inc.
17 would violate Goal F.2 of the County's Master Utility
18 Plan which states as follows:

19 ***New public facilities shall be developed in a manner***
20 ***which protects investments in existing facilities and***
21 ***promotes orderly compact urban growth.***

22 The granting of United Water Florida, Inc.'s
23 application for extension of its certificated
24 territory will not be in the public interest as it
25 will not establish and maintain the most efficient and

1 cost-effective level of water and wastewater services
2 for County residents, nor will it protect the County's
3 investment in existing water and wastewater facilities
4 as required by Goal F.2. In addition, United Water
5 Florida, Inc.'s application for extension of its
6 certificated area will include a significant portion
7 of land designated as Rural/Silviculture which permits
8 only low intensity land uses. This land use
9 designation does not allow development patterns
10 supportive of central water and sewer service.

11 Q: Can you summarize St. Johns County's position in this
12 proceeding?

13 A: Yes. St. Johns County, in cooperation with
14 JEA, is in a much better position than
15 United Water Florida, Inc. or any other
16 utility to provide central water and sewer
17 services to the US-1 and CR-210 mixed use
18 development area without significantly
19 expanding a certificated area to a portion
20 of the County designated as
21 Rural/Silviculture. In addition, the County
22 can exercise better control of the expansion
23 of utility services to land area not
24 currently designated for intense
25 development. The County can expand utility

1 service to these areas when, and if, they
2 are designated for development through an
3 amendment to the Future Land Use Map of the
4 St. Johns County Comprehensive Plan.

5 Q: Does this conclude your testimony?

6 A: Yes.

SCOTT A. CLEM, AICP
St. Johns County Planning Department
4020 Lewis Speedway, St. Augustine, FL 32095 904/823-2480

EDUCATION

MASTER OF SCIENCE IN URBAN AND REGIONAL PLANNING

Transportation Specialization
Florida State University, 1983

BACHELOR OF ARTS IN GEOGRAPHY

Certificate in Urban Studies
Indiana University, 1980

EXPERIENCE

PLANNING DIRECTOR

St. Johns County, St. Augustine, FL 1997 - Present

Responsible for the overall management and direction of all planning functions of St. Johns County. Functional areas of responsibility include comprehensive planning, growth management, current planning, transportation planning, concurrency review, Development of Regional Impact review, environmental planning, and housing and community development. Direct planning staff in the review of all rezonings and vesting determinations. Responsible for administration and interpretation of the Comprehensive Plan and land development regulations of St. Johns County. Serve as the Planning and Zoning Official at Board of County Commission and Planning and Zoning Agency meetings. Provide direction and management of the Comprehensive Plan Update, Evaluation and Appraisal Report, and preparation of a Unified Land Development Code. Represent St. Johns County at Technical Coordinating Committee meetings of the Jacksonville Metropolitan Planning Organization.

ASSISTANT TO PUBLIC WORKS DIRECTOR

St. Johns County, St. Augustine, FL 1991 - 1997

Assisted the Public Works Director in the management and coordination of Public Works Department functions. Responsible for all transportation planning activities including preparation of transportation plans and studies, development of the Capital Improvement Program, and review of traffic impact studies for transportation concurrency. Coordinated the development and approval of the St. Johns County Roadway and Drainage Standards Ordinance and the Traffic Circulation Element Update of the Comprehensive Plan. Assisted the Planning Department in comprehensive planning and growth management activities including concurrency, transportation planning, and Development of Regional Impact review.

SCOTT A. CLEM, AICP/Page 2

PROJECT MANAGER

Vanasse, Hangen, Brustlin, Inc., Orlando, FL 1988 - 1991

Responsible for the management of major projects related to planning and transportation planning studies, impact fee assessments, corridor studies, parking studies and design, and site impact analyses. Responsible for establishing budgets and work schedules, supervising technical quality of work, marketing, and client representation at public hearings and commission meetings.

TRANSPORTATION PLANNER

Tipton Associates, Inc., Orlando, FL 1986 - 1988

Responsible for the preparation of traffic studies including traffic impact analyses, signal warrant studies, site circulation and access, parking studies and design, impact fee assessments, and Developments of Regional Impact. Performed transportation modeling for long-range transportation planning studies and site impact analyses. Responsibilities included project management, proposal and fee development, and technical production of work.

CONSULTANT

COMSIS Corporation, Orlando, FL 1985 - 1986

Performed long-range planning and transportation planning studies, corridor studies, origin-destination studies, and transit studies. Performed transportation modeling for transportation and transit development plans.

PLANNER II

Florida Department of Community Affairs, Tallahassee, FL 1981 - 1985

Reviewed Developments of Regional Impact for the State Land Planning Agency and prepared Binding Letters of Interpretation for projects in northeast and central Florida. With the Bureau of Emergency Management, developed evacuation and emergency response plans for state and local emergency management organizations. Reviewed local hurricane evacuation plans for consistency with state and federal guidelines.

PROFESSIONAL AFFILIATIONS

- American Institute of Certified Planners
- American Planning Association
- Florida Planning and Zoning Association
- Institute of Transportation Engineers

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BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application by United
Water Florida, Inc. for an
Extension of Service Area in
St. Johns County, Florida.

DOCKET NO. 981637-WS

CERTIFICATE OF SERVICE

I HEREBY certify that a true and correct copy of the foregoing Direct Testimony of Scott Clem on Behalf of St. Johns County, Florida has been provided by United States Mail or Hand Delivery (*) to the persons listed below on this 22 day of April, 1999:

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