

EXHIBIT NO. 69

DOCKET NO: 20190168-WS

WITNESS: Bevin A. Beaudet

PARTY: First Coast Regional Utilities, Inc.

DESCRIPTION: JEA Planning/Development Meeting Minutes (01/23/2018) (2018 Direct Connect Alternative) (JEA_001776-001777)

PROFFERED BY: JEA

JEA PLANNING/DEVELOPMENT MEETING MINUTES

Property: 301 Property
Meeting Date: 01/23/18

Prepared by: Susan R. West, PE (JEA WWSP)
Date: 03/08/18

Attendees: Jim Hissam (Developer)
 Avery Roberts (Developer)
 Brian Roche, PE (JEA)
 Todd Mackey, PE (JEA)
 Deanna Davis, PE (JEA)
 Mike Dvoroznak, PE (JEA)
 Susan West, PE (JEA)

Overview:

This meeting was held to discuss a development parcel located west of US 301 and south of I-10. This was a high level, exploratory discussion regarding the overall project in generalities and items discussed should not be considered binding commitments by either JEA or the developer. The previous development name for the project was ICI Rural Villages. The overall project area totals more than 9,000 acres and includes area in Duval, Nassau and Baker Counties. The portion within Duval County is approximately 5,520 acres and has been zoned PUD-SC and allowed the following usages:

Land Use	Total Units
Single Family Residential (dev. units)	11,250
Multi-family Residential (dev. units)	3,750
Commercial (sf)	750,000
Office (sf)	300,000

Items Discussed:

- JEA recently has purchased property immediately adjacent to this property for a Solar Farm
- Possible development timeline – Engineering/design to take 2 years then construction, first development parcel to consist of 500 single family homes to be ready by 2022, anticipate a 3 year take down schedule
- ETM will likely be responsible for the site master planning
- Existing water and sewer facilities for connection are approximately 4 miles from the project (see attached water and sewer maps)
- General requirements to serve the site potable water include:
 - For this size of development water source should come from 2 different locations
 - JEA may need to revisit the SJRWMD Consumptive Use Permit as this area is not included in the projected demand area

- Existing water main connection is a 16" water main on Normandy Boulevard in front of the Eagle LNG facility just west of McClelland Road. Water source is primarily the JEA Cecil Commerce Water Treatment Plant.
- Existing facilities are approximately 25,500 feet (4.8 miles) to the south east corner of the property (shown on attached water map as Loop 1). Assuming a 16" water main would be extended, rough estimate number would be 16in x \$13/in/ft x 25,500 ft = \$5.3 million
- As development progresses, a draw and fill water plant would be needed first followed by a longer term solution of expanding the draw and fill plant to a water treatment plant site with wells. JEA would need approximately 10 upland acres for the combined draw & fill/water treatment plant site.
- Possible need for a water main loop to connect to the Marietta and Westlake Water Treatment Plants (shown on attached water map as Loop 2). Assuming a 16" water main would be extended, a rough estimate number would be 16 in x \$13/in/ft x 50,000 ft = \$10.4 million.
- General requirements to serve the site sanitary sewer include:
 - Ultimate service solution will be a wastewater treatment plant site in close proximity.
 - Interim solution may include a master pump station with force main connection to the existing 12" force main on Normandy Boulevard at Winding Mare Boulevard (approximately 30,500 feet). Rough estimate costs of this connection would be 12in x \$13/in/ft x 30,500 ft = \$4.75 million plus the cost of the master station with a rough estimate of \$800,000 (shown on attached sewer map as Offsite Force Main).
 - The JEA plant site at buildout would require between 100 and 125 upland acres.
 - The sewer plant could be constructed in phases such as a package plant to serve the first development phases which is then expanded/replaced with a full size plant
 - Historically, JEA has purchased land for the plant site and constructed the plant facilities however, there are no guarantees that this will always be the case.
 - Any land purchase would likely be done in phases as the plant is expanded.
 - Development would need to be designed for reclaimed water usage as the new wastewater treatment plant would be required to be designed as a zero discharge plant. Prior to the treatment plant operation, the initial phases of development would be designed for reclaimed water with a jumper to the potable water until the reclaimed water is available.