



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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Secretary

MEMORANDUM

TO: Charles R. Gauthier, AICP, Chief, Bureau of Local Planning

THROUGH: Bob Cambric, AICP, Growth Management Administrator *Bob for BC*
James Stansbury, AICP, Community Program Administrator *JS*

FROM: Mark Lippert, Planner IV *MJL*

SUBJECT: United Water Florida, Inc.: Application for Extension of Service in St. Johns County.

Docket Number: ⁰⁰⁰361-WS

DATE: May 9, 2000

SUMMARY OF STAFF ANALYSIS

On March 24, 2000, the Department received from the Public Service Commission (PSC) a copy of the application from United Water Florida, Inc., (UWF) for the amendment of Water Certificate No. 236-W and Wastewater Certificate 179-S to extend their water and wastewater service area in St. Johns County. Pursuant to the Memorandum of Understanding between the Department and the PSC, the Department's staff has completed the review of the application and has concluded that the proposed extension is consistent with the St. Johns County Comprehensive Plan.

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I. Project Description

United Water Florida Corporation is an existing certified water and wastewater service provider in St. Johns County, Florida. Currently, UWF has been granted certification to provide water and wastewater utility service in Duval, Nassau, and St. Johns Counties. The proposed new service area is less than two miles from the western boundary of current UWF territory. The site, next to New Switzerland Point, is a development known as Bartram Plantation, and covers approximately 186 acres near the shore of the St. Johns River. State Road 13 is the western border and it extends along Greenbriar Road, which bisects the project and also serves as part of the northern border.

The proposed certificate amendment area is to be served by both the St. Johns North Water Treatment Plant (SJN) for water and the Blacks Ford Regional (BFR) Wastewater Treatment Plant for all wastewater. Currently, the SJN capacity stands at 2248 million gallons per day (MGD), with 1406 residential, commercial, and other customers. In conjunction, the BFR has a design capacity of 1.0 MGD with current usage at 0.3 MGD and 479 customers. An additional 0.5 MGD is to be added by 2004. Both plants are owned by United Water Florida.

2. Need for Additional Service

According to the St. Johns County current 2015 Future Land Use Map, the proposed new service area is in response to requests for service located in the Bartram Plantation area, not to be confused with the Bartram Park DRI to the north. UWF has already received applications for a substantial portion of the proposed service area. At buildout, estimated to be three years, approximately 148 Water Equivalent Residential Connections (ERC) will be needed for both water and wastewater service. The new ERCs will not exceed the capacity of either the SJN or the BFR.

3. Consistency with St. Johns County Comprehensive Plan

On the County's Future Land Use Map, the entire new service area is located just south of the Town of Switzerland, in the County's Northwest Development Area. The specific new service area is located in Residential Density Zone B, with a maximum of two units per acre allowed. Residential development surrounds the proposed new service area to the north and southeast. In addition, Switzerland Point Middle School is located near the northeastern border of the property. The new service area is congruous to other residential developments in the area, and is not considered as sprawl.

The tip of the western boundary of the proposed new service area is located in the 100 year floodplain.

The following goals, objectives, and policies from the St. Johns Comprehensive Plan are applicable to the proposed expansion:

- Policy D1.1.1 The County shall encourage growth management practices within the Development Areas which promote contiguous, compact development through the availability of utility services.

- Policy D1.1.4 New public infrastructure and public services shall be constructed and expanded in an orderly manner, with costs shared as appropriate, on a proportionate basis, by those benefitting from the service.

- Policy D1.1.5 Both public and private sanitary sewer lines shall serve developments located within the Development Areas as identified by the 2015 Future Land Use Map.

- Policy D4.1.2 Both public and private potable water lines shall serve developments located within the Development Areas as identified by the 2015 Future Land Use Map.

4. Summary and Recommendation

St. Johns County bears no financial liability for the proposed expansion of service. UWF and the developer have entered into an agreement whereby both entities will share the costs of increasing the size of the water mains and wastewater force mains. Expected usage at both treatment plants should be well below design capacity levels. In addition, the proposed new service area is located within one the designated County Development Areas. Therefore, staff has identified no issues of State concern to this application and recommends that the PSC be notified that the Department does not object to the service expansion.