

SUZANNE BROWNLESS, P. A.
ATTORNEY AT LAW
1311-B Paul Russell Road, Suite 201
Tallahassee, Florida 32301

ORIGINAL

TELEPHONE (850) 877-5200
TELECOPIER (850) 878-0090

ADMINISTRATIVE LAW
GOVERNMENTAL LAW
PUBLIC UTILITY LAW

RECEIVED - FPSC
APR 30 PM 2:01
RECORDS AND REPORTING

April 30, 2001

VIA HAND DELIVERY

Blanca Bayo, Director
Division of Records and Reporting
Florida Public Service Comm.
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

RE: Dockets Nos. 990696-WS and 992040-WS
Application for certificates filed by Nocatee Utility Corporation and Intercoastal Utilities, Inc.

Dear Ms. Bayo:

Attached please find the originals and fifteen copies each of the following to be filed in the above dockets:

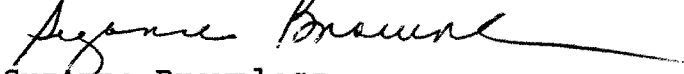
St. Johns County, Florida's Motion to Accept Prefiled Testimony as Supplemental Intervenor Testimony or, in the Alternative, Motion to Allow Intervenor Direct Testimony; 05323-01

Supplemental Testimony of Donald E. Maurer; and 05324-01

Second Supplemental Intervenor Testimony of William G. Young. 05325-01

Thank you for your attention to this matter. Should you have any questions or need any additional information, please contact me.

Very truly yours,



Suzanne Brownless
Attorney for St. Johns County

- APP _____
- CAF _____
- CMP _____
- COM Sty _____
- CTR _____
- ECR _____
- LES I _____
- OPC _____
- PAI _____
- RGO _____
- SEC I _____
- SER _____
- OTH _____

c: 3383
cc: Bill Young
Brian Armstrong, Esq.

RECEIVED & FILED
mas
FPSC BUREAU OF RECORDS

SECOND SUPPLEMENTAL INTERVENOR TESTIMONY
OF
WILLIAM G. YOUNG
ON BEHALF OF
ST. JOHNS COUNTY, FLORIDA

DOCKET NO. 990696-WS
DOCKET NO. 992040-WS

Suzanne Brownless
1311- B Paul Russell Road
Suite 201
(850) 877-5200
FAX: (850) 878-0090

ATTORNEY FOR ST. JOHNS COUNTY

DOCUMENT NUMBER-DATE
05325 APR 30 2005
FPSC-REG/FPSC-REPORTING

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Q. ARE THE YOU THE SAME WILLIAM G. YOUNG WHO PREVIOUSLY SUBMITTED TESTIMONY IN THIS PROCEEDING?

A. Yes, I am.

Q. WHAT IS THE PURPOSE OF YOUR SUPPLEMENTAL TESTIMONY?

A. The purpose of this testimony is to advise the Commission that the Board of County Commissioners of St. Johns County (Board) passed a resolution on April 24, 2001 which declares the area known as the Nocatee development to be within the Exclusive Service Area (ESA) of the St. Johns County Utilities Department.

Q. I SHOW YOU EXHIBIT ____ (WGY-4). HAVE YOU PREPARED THIS EXHIBIT AND WHAT DOES IT CONTAIN?

A. Yes, I prepared Exhibit ____ (WGY-4) which consists of a certified copy of Resolution 2001-82 which I just referred to. The exhibits to the resolution identify the Nocatee development service area and the County's plan of service to the area.

Q. HAS ST. JOHNS COUNTY ORDINANCE 99-36 BEEN PROVIDED TO THE COMMISSION IN THIS PROCEEDING?

A. Yes. A certified copy of County Ordinance 99-36, the St. Johns County Water and Wastewater Service Area Ordinance, was included in the County's Motion to Take Judicial Notice filed on April 2, 2001 in this docket.

Q. COULD YOU EXPLAIN COUNTY ORDINANCE 99-36?

A. Yes. County Ordinance 99-36 was passed by the Board on

1 May 18, 1999. This ordinance established the Nocatee
2 development area as a Designated Service Area (DSA) of
3 the St. Johns County Utility Department. The ordinance
4 requires that any third party seeking to provide water
5 and wastewater service within a DSA apply to the St.
6 Johns County Water and Sewer Authority or Board for the
7 authority to do so.

8 Q. DID NOCATEE UTILITIES CORPORATION APPLY TO THE ST. JOHNS
9 COUNTY WATER AND SEWER AUTHORITY OR THE BOARD FOR
10 AUTHORITY TO SERVE THE NOCATEE DEVELOPMENT?

11 A. No. Nocatee Utilities Corporation (NUC) did not apply to
12 the Board for authority to serve the Nocatee area as
13 required by County Ordinance 99-36. Instead, NUC applied
14 to the Commission for such authority.

15 Q. DO YOU BELIEVE THAT THE COMMISSION IS THE APPROPRIATE
16 FORUM FOR DETERMINING WHO SHOULD PROVIDE SERVICE TO THE
17 NOCATEE DEVELOPMENT?

18 A. No. By passing Ordinance 99-36, the Board has made clear
19 that any entity wishing to provide water and wastewater
20 service in areas such as the Nocatee development must
21 first seek permission to do so from the County.

22 Q. WITH THE PASSAGE OF RESOLUTION 2001-82, IS THE ST. JOHNS
23 COUNTY UTILITY DEPARTMENT OBLIGATED TO PROVIDE UTILITY
24 SERVICE TO THE NOCATEE SERVICE AREA?

25 A. Yes. Section 7 of County Ordinance 99-36 states as
26 follows:

1 The Board of County Commissioners may
2 enlarge or reduce the County's Exclusive
3 Service Area by resolution(s). The
4 County shall, and is obligated to,
5 provide water and wastewater
6 service to all persons and entities who
7 request such service within the Exclusive
8 Service Area in accordance with
9 applicable County ordinances and rules
10 and regulations.

11
12 [Emphasis added.]

13 Q. DOES THE COUNTY HAVE A PLAN FOR SERVING THE PROPOSED
14 NOCATEE DEVELOPMENT?

15 A. Yes. The plan of service is attached as Exhibit B to
16 Resolution 2001-82.

17 Q. IS THE COUNTY PREPARED TO PROVIDE SERVICE TO THE NOCATEE
18 AREA IDENTIFIED IN EXHIBIT A TO RESOLUTION 2001-82?

19 A. Yes. However, the Nocatee development remains in its
20 infancy stages. A development order has been issued but
21 it appears that the Sierra Club will contest its legality
22 in the courts. Such litigation will delay the project
23 beyond the first quarter of 2002 the date by which NUC
24 estimates service will be needed. In addition, as of
25 this date, JEA has not yet determined the size of the
26 water, sewer and reuse joint project lines which form the
27 infrastructure backbone for service to Phase I of the
28 Nocatee development. In any event, as is required under
29 County Ordinance 99-36, the County will have the ability
30 to serve the Nocatee development when and if development
31 occurs there.

1 Q. HAS THE BOARD DETERMINED THAT THE COUNTY HAS THE ABILITY
2 TO FINANCE THE CAPITAL IMPROVEMENTS IDENTIFIED IN THE
3 COUNTY'S PLAN OF SERVICE?

4 A. Yes. The County's financial experts have determined that
5 the improvements can be financed with cash reserves on
6 hand and a bond issue.

7 Q. WHAT UNIT CONNECTION FEES AND MONTHLY SERVICE RATES DOES
8 THE COUNTY PROPOSE TO CHARGE?

9 A. The County will charge the same monthly service rates and
10 unit connection fees currently in effect for the existing
11 customers of the County Utility Department. The County
12 will also consider establishing charges for monthly rates
13 for reuse water and a unit connection fee for reuse
14 facilities.

15 Q. I SHOW YOU EXHIBIT _____ (WGY-5) ENTITLED "TYPICAL SINGLE
16 FAMILY BILL COMPARISON". WAS THIS EXHIBIT PREPARED BY
17 YOU OR UNDER YOUR SUPERVISION?

18 A. Yes.

19 Q. COULD YOU PLEASE EXPLAIN THE EXHIBIT?

20 A. Yes. This exhibit identifies the combined water and
21 wastewater monthly bills under the St. Johns County
22 existing rates and the rates, as revised and proposed by
23 NUC, at varying levels of consumption. Through 8,000
24 gallons of consumption, the County's rates are lower.
25 Since irrigation will be provided from non-potable
26 sources, a conservation message should be sent for in-

1 home consumption above that level.

2 Q. IN YOUR PREVIOUS TESTIMONY YOU INDICATED YOUR BELIEF THAT
3 NUC WAS A SHAM AND THAT JEA WAS THE REAL UTILITY WITH AN
4 INTEREST IN THIS PROCEEDING. DO YOU HAVE ANY ADDITIONAL
5 INFORMATION WHICH FURTHER SUPPORTS YOUR TESTIMONY?

6 A. Yes. I have attached a copy of an article from the April
7 25, 2001 edition of the St. Augustine Record entitled,
8 "County Wants to Provide Nocatee with Water: Classifies
9 Project as an Exclusive Service Area" as Exhibit ____
10 (WGY-6). This article states what has become generally
11 accepted knowledge in St. Johns County: "The Nocatee
12 Utility Corporation is seeking approval from the
13 commission to serve the future development. JEA is
14 expected to acquire the Nocatee utility if state approval
15 is granted." The Agreement for Wholesale Utilities,
16 Operations, Management and Maintenance between JEA and
17 NUC provides JEA with a right of first refusal to
18 purchase NUC if a third party makes an offer. Assuming
19 such a provision is valid and enforceable, NUC could not
20 be sold to a third party without JEA's consent and
21 without the Board's approval.

22 The article goes on to compare JEA's retail monthly
23 rates and charges to the rates and charges of the County
24 Utility Department. The rates and charges proposed by
25 NUC in this docket are not even mentioned.

26 Q. DOES THAT CONCLUDE YOUR TESTIMONY?

1 A. Yes.

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23 c:3378

RESOLUTION NO. 2001-82

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS, COUNTY, FLORIDA TRANSFERRING A PORTION OF THE COUNTY'S DESIGNATED (WATER AND WASTEWATER) SERVICE AREA TO THE COUNTY'S EXCLUSIVE (WATER AND WASTEWATER) SERVICE AREA IN ACCORD WITH THE PROVISIONS OF ORDINANCE 99-36.

WHEREAS, the Board of County Commissioners of St. Johns County, Florida, (County) has enacted the St. Johns County Water and Wastewater Service Area Ordinance, Ordinance 99-36; and

WHEREAS, Ordinance 99-36 creates an Exclusive Service Area in which St. Johns County is the sole provider of water and wastewater service to all persons and entities within that area and a Designated Service Area in which the County can either provide water and wastewater services or grant other providers the right to do so; and

WHEREAS, Ordinance 99-36 includes in the Designated Service Area an area of the County which is being developed by DDI, Inc. and its affiliate SONOC Company, LLC, comprising approximately 13,000 acres in northeast St. Johns County, commonly referred to as the Nocatee Development; and

WHEREAS, the County is charged with providing economic, adequate, reliable and safe water and wastewater services to its residents and has determined that this can be best accomplished through the development of a regional water and wastewater system; and

WHEREAS, the County Utility Department, working with engineering experts, has presented a viable plan of providing such services to the Nocatee Development in an economic, adequate, reliable and safe manner, which plan of service is attached hereto as Exhibit B; and

WHEREAS, Ordinance 99-36 authorizes the County to enlarge or reduce its Exclusive and Designated Service Areas by County resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA (the Board) as follows:

Section 1. Transfer of service area. The area described in Exhibit A and incorporated into this resolution by reference, is hereby deleted from the County's Designated Service Area and is transferred and added to the County's Exclusive Service Area pursuant to Section 6 of Ordinance 99-36.

Section 2. Effective date. This Resolution shall take effect upon adoption by the Board of County Commissioners of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns, County, Florida, this 24th day of April, 2001.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: Mary F. Kohnke
Mary F. Kohnke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: Patricia DeGrande
Deputy Clerk

c: 3231

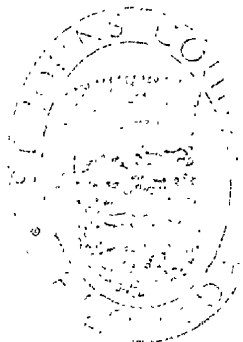


EXHIBIT "A"

Legal Description

NOCATEE
ST. JOHNS COUNTY, FLORIDA

TRACT "B"

Portions of Section 19, 20, 28, 29, 30, 31, 32, 49, 50, 51, 55, 65, 66, and 67 Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Northwest corner of Section 30, said Township and Range and run North 88°39'56" East along the north line of said Section, a distance of 1650.0 feet; run thence North 62°02'54" East, a distance of 7000.0 feet; run thence South 66°36'10" East, a distance of 3133.65 feet; run thence South 17°06'55" East, a distance of 5068.75 feet to the Northeasterly corner of that certain parcel of land described in Official Records Volume 97, Page 151, Public Records of said County; run thence South 76°09'47" West, along the Northerly boundary of said parcel, a distance of 477.26 feet to the Northeasterly corner of that certain tract of land described in Official Records Book 673, Page 636 and 637, public records of said county; run thence South 88°13'50" West along the Northerly boundary of said tract a distance of 622.02 feet to the Northwest corner thereof; run thence South 07°59'59" East along the Westerly line of said tract and along the Westerly line of that parcel described in Official Records Book 368, page 550, a distance of 532.17 feet to a point on the line dividing Sections 28 and 55, Township and Range aforementioned; run thence South 86°48'25" West along Section line, a distance of 1.728.48 feet to the Northeast corner of that parcel identified as Parcel Six and described in documentation recorded in Official Records Volume 1084, Page 676, said public records, run thence South 11°08'51" East along the Easterly line of said Parcel Six, a distance of 600.76 feet to the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South 55°21'50" West along said right of way line, a distance of 11,438.24 feet to its point of intersection with the Westerly line of Section 31, Township and Range aforementioned; run thence North 00°54'07" West along said Westerly section line and along the Westerly line of Section 30, a distance of 10,614.31 feet to the Point of Beginning; less and except from the above described lands, the Northeast 1/4 of the Southeast 1/4 of Section 30, said Township and Range.

TRACT "C"

All of Sections 58 and 64 and portions of sections 29, 31, 32, 55, 57, 59, 60, 61, and 63, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run South 89°27'34" West, along the Southerly line of said Township, a distance of 5,245.88 feet to its point of intersection with the Southeasterly right of way line of Palm Valley Road, County Road No. 210; run thence Northeasterly, along said right of way line, as follows: first course, North 55°21'50" East, a distance of 11,609.31 feet to a point of curvature; second course, along the arc of a curve concave Southeasterly with a radius of 943.73 feet, an arc distance of 392.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing North 67°15'54" East and distance of 389.23 feet; third course, North 79°09'57" East, a distance of 1439.56 feet to the extreme Westerly corner of that certain tract described in deed recorded in Official Records 664, Page 1159, Public Records of said County; run thence South 18°09'43" East, departing said right of way line, a distance of 2633.45 feet; run thence South 82°53'46" East, a distance of 711.15 feet; run thence South 08°41'05" East, a distance of 4351.59 feet to a point on aforesaid Southerly line of Township 4 South, Range 29 East; run thence South 89°27'34" West, along said Township line, a distance of 8263.12 feet to the Point of Beginning.

LESS AND EXCEPT: Those lands described in instrument recorded in Official Records Book 1097, Page 1072 and Official Records Book 1443, Page 1680, Public Records of said County being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run North 89°27'34" East, along the Southerly line of said Township, a distance of 3,363.65 feet; run thence North 00°32'26" West, departing said Township line, a distance of 233.82 feet to the Point of Beginning of the exception parcel.

From the Point of Beginning thus described, run along the boundary of aforesaid lands described in Official Records Book 1097, Page 1072 and Official Records Book 1443, Page 1680 as follows: first course, North 14°07'52" West, a distance of 3,916.31 feet; second course, North 55°20'25" East, a distance of 2,950.56 feet; third course, South 75°52'33" East, a distance of 1,145.75 feet; fourth course, South 38°30'32" East, a distance of 824.85 feet; fifth course, South 62°03'30" West, a distance of 629.87 feet; sixth course, South 12°24'56" East, a distance of 2,308.87 feet; seventh course, South 80°12'24" West, a distance of 300.48 feet to a point of curvature; eighth course, Southwesterly, along the arc of a curve concave Southeasterly with a radius of 200.00 feet, an arc distance of 195.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing South 52°14'27" West, a distance of 187.58 feet; ninth course, South

24°16'29" West, a distance of 151.93 feet to a point of curvature; tenth course, Southwesterly along the arc of a curve concave Northwesterly with a radius of 900.00 feet, an arc distance of 715.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing South 47°02'27" West and distance of 696.55 feet; eleventh course, South 69°48'25" West, a distance of 243.38 feet; twelfth course, South 14°07'52" East, a distance of 843.73 feet; thirteenth course, South 80°54'41" West, a distance of 2021.82 feet to the Point of Beginning.

TRACT "D"

Portions of Sections 57 and unsurveyed Section 34, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of section 32, Township 4 South, Range 29 East, and run North 89°27'34" East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 78, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North 25°46'44" West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South 49°50'45" West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North 89°27'34" East, along said Township line, a distance of 3,798.13 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

TRACT "E"
Parcel 1

A part of Sections 1, 2, 3 and 11, all in Township 5 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 2; thence South 89°37'49" West, along the North line of said Section 2 (the same being the North line of Township 5 South and being the line dividing Duval County from St. Johns County), a distance of 5349.29 feet to the Northeast corner of said Section 3; thence South 89°37'49" West, along the North line of said Section 3, and along said line dividing Duval County from St. Johns County, a distance of 225.00 feet to the Northeast corner of the lands described in Official Records 919, Page 0475 of the Public Records of said County; thence along the boundary line of said lands the following six courses: 1) South 29°37'49" West, a distance of 795.13 feet; 2) South 89°37'49" West, a distance of 235.03 feet; 3) North 30°22'11" West, a distance of 760.49 feet; 4) South 89°37'49" West, 30 feet Southerly of and parallel with

the aforementioned North line of Section 3, a distance of 1,833.24 feet; 5) South 75°36'44" West, a distance of 309.21 feet; 6) South 89°37'49" West, a distance of 107.20 feet to a point on the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5); thence South 41°52'01" East, along said right of way line; a distance of 2,505.37 feet to an angle point in said right of way line; thence South 41°01'01" East continuing along said Northeasterly right of way line, a distance of 911.85 feet; thence North 89°16'00" East, along the Southerly line of the lands described in Deed Book 204, Page 330 of the aforementioned Public Records, a distance of 1,557.93 feet to a point on the Northeasterly right of way line of a 50 foot right of way known as "Old Dixie Highway"; thence South 23°06'04" East, along said Northeasterly right of way line, a distance of 409.90 feet to an angle point in said right of way line; thence South 23°53'04" East, continuing along said Northeasterly right of way line, a distance of 1,470.07 feet to an angle point in said right of way line; thence South 39°52'04" East, continuing along said Northeasterly right of way line, a distance of 1,680.82 feet to an intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210, as now established as a 100 foot right of way; thence Northeasterly along said right of way line the following six courses: 1) North 41°36'00" East, a distance of 1,021.40 feet to a point of curvature of a curve concave Southeasterly, having a radius of 416.47 feet; 2) Northeasterly along the arc of said curve, a chord bearing of North 56°39'27" East, a chord distance of 216.39 feet, an arc distance of 218.90 feet to a point of tangency of said curve; 3) North 71°42'54" East, a distance of 746.02 feet to the point of curvature of a curve concave Northwesterly, having a radius of 809.92 feet; 4) Northeasterly along the arc of said curve, a chord bearing of North 63°32'22" East, a chord distance of 230.35 feet and an arc distance of 231.14 feet to the point of tangency of said curve; 5) North 55°21'50" East, a distance of 1,769.51 feet to an intersection with the East line of aforementioned Section 2; 6) continue North 55°21'50" East, a distance of 6,269.03 feet to an intersection with the North line of aforementioned Section 1; thence South 89°06'30" West, along said North line of Section 1 (the same being the North line of Township 5 South and being the line dividing Duval County from St. Johns County), a distance of 5,223.14 feet to the Northwest corner of said Section 1 and the Point of Beginning.

Containing 881.20 acres, more or less.

TRACT "E"
Parcel 2

A part of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5) with the West line of said Section 2; thence North 00°59'33" West, along said West line of Section 2, a distance of 125.93 feet; thence North 89°16'57" East, along the North line of Tract 11 of an unrecorded subdivision known as Durbin Subdivision, a distance of 836.38 feet to the point on the Southwesterly right of way line of a 50 foot right of way known as "Old Dixie Highway"; thence South 23°53'04" East, along said Southwesterly right of way line, a distance of 388.35 feet to an angle point in said right of way line; thence South 39°52'04" East, continuing along said Southwesterly right of way line, a distance of 403.00 feet; thence South 89°17'26" West, along the South line of aforementioned Tract 11, a distance of 782.06 feet to a point on the aforementioned Northeasterly right of way line of U.S. Highway No. 1; thence North 41°01'01" West, along said Northeasterly right of way line, a distance of 712.66 feet to the Point of Beginning.

Containing 12.60 acres, more or less.

TRACT "F"

A tract of land comprised of the East 1/2 of Section 12 and the Northeast 1/4 of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, less and except that portion lying within the boundary of the Subdivision of Hilden recorded in Map Book 3, Page 59, of the Public Records of said County, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of said Section 12, and run South 02°32'48" East, along the Easterly boundary of said Section, a distance of 5,331.05 feet to the Southeast corner of said Section; run thence South 01°38'27" East, along the Easterly boundary of said Section 13, a distance of 2,487.50 feet to the Southeast corner of the Northeast 1/4 of said Section; run thence South 87°23'00" West, along the Southerly line of said Northeast 1/4, a distance of 1,733.13 feet; run thence North 43°10'20" West, a distance of 1,268.24 feet; run thence North 50°05'18" East, a distance of 498.34 feet; run thence North 40°25'16" West, a distance of 766.09 feet to a point on aforesaid Westerly line of the Northeast 1/4 of Section 13; thence North 00°46'57" West, along said Westerly line and along the Westerly line of the East 1/2 of Section 12; run thence North 89°35'26" East, along the Northerly boundary of said Section 12, a distance of 2,488.06 feet to the Point of Beginning.

TRACT "G"

A portion of Section 37, Township 5 South, Range 28 East, St. Johns

County, Florida described in deed recorded in Official Records Book 675, Page 350, Public Records of said County and being more particularly described as follows:

For Point of Beginning, commence at the extreme Northerly corner of said Section 37 and run South 40°55'04" West, along the Northwesterly boundary of said Section, a distance of 269.22 feet; run thence South 37°41'20" East, a distance of 148.80 feet; run thence South 52°27'18" West, a distance of 240.00 feet to a point on the Northeasterly right of way line of U.S. Highway 1, State Road No. 5; run thence South 37°47'17" East, along said right of way line, a distance of 200.00 feet; run thence North 52°12'43" East, a distance of 240.00 feet; run thence South 37°47'17" East, a distance of 100.00 feet; thence South 52°12'43" West, a distance of 240.00 feet to said Northeasterly right of way line; run thence South 37°47'17" East, along said right of way line a distance of 300.00 feet; run thence North 52°12'43" East, a distance of 240.00 feet; run thence South 37°47'17" East, a distance of 50.00 feet; run thence South 52°12'43" West, a distance of 240.00 feet to aforesaid Northeasterly right of way line; run thence South 39°04'14" East, along said right of way line, a distance of 2,011.89 feet to its point of intersection with the Southwesterly line of said Section 37; run thence South 83°10'07" East, along said Section line, a distance of 383.30 feet to the extreme Southerly corner of said Section; run thence North 00°14'24" East, along said Section line, a distance of 1,126.79 feet; run thence North 56°19'41" West, continuing along said Section line, a distance of 1,301.59 feet; run thence North 43°06'02" West, along said Section line, a distance of 1,014.06 feet to the Point of Beginning.

TRACT "H"

A tract of land comprised of all or portions of surveyed and unsurveyed Sections 3, 10 and 15; all of Sections 4, 5, 7, 8, 9, 16, 17, 18, 20, 21, 39, 62, 63, 64, 65, 66, and portions of Sections 6, 19 and 61, Township 5 South, Range 29 East, St. Johns County, Florida, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Section 6, Township 5 South, Range 29 East, and run South 89°27'34" West, along the Northerly line of said Section, a distance of 5245.88 feet to its point of intersection with the Southeasterly right of way of Palm Valley Road, County Road No. 210; run thence South 55°21'50" West, along said right of way line, a distance of 68.75 feet to a point on the Westerly boundary of said Section; run thence South 00°56'57" West, along said Section line, a distance of 5407.34 feet to the Southwest corner of said Section; run thence South 02°32'48" East, along the Westerly boundary of Section 7, said Township and Range, a distance of 5331.05 feet to the Southwest corner thereof; run thence South 01°38'27" East, along the Westerly line of Section 18, said Township and Range, a distance of 4909.80 feet to the Northwesterly corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South 55°40'59" East, a distance of 1887.09 feet; second course, South

79°34'02" East, a distance of 639.79 feet; third course, South 07°57'59" East, a distance of 1679.42 feet; fourth course, North 59°54'33" West, a distance of 2797.08 feet to the Southwesterly corner of said Section; run thence South 01°29'54" East, along the Westerly line of Section 19, aforesaid Township and Range, a distance of 395.62 feet to the Northeast right of way line U.S. Highway 1, State Road No. 5; run thence South 37°55'34" East, along said right of way line, a distance of 3131.90 feet to its point of intersection with the Northerly line of Section 41, said Township and Range and the Northerly boundary of Woodland Heights according to the plat recorded in Map Book 3, Page 78, Public Records of St. Johns County, Florida; run thence South 74°56'37" East, along said Section line and subdivision line, a distance of 1096.67 feet; run thence North 13°29'52" West, along said subdivision line, a distance of 183.21 feet; run thence North 02°39'45" East, along said subdivision line, a distance of 265.41 feet; run thence South 89°01'13" East, along said subdivision line and its Easterly projection, a distance of 574.74 feet to the Easterly right of way line of Old Dixie Highway lying on the Westerly line of Official Records Book 1353, Page 1476, Public Records of said County; run thence South 15°19'35" East, along said line, a distance of 1354.50 feet to a point on the Southerly boundary of aforementioned Section 19; run thence North 88°50'30" East, along said Southerly boundary, a distance of 1401.68 feet to the Southeast corner of said Section; run thence North 89°10'44" East along the Southerly line of Sections 20 and 21, and its Easterly projection, a distance of 8762.95 feet, more or less to the center of the run of an unnamed creek (Sweetwater Creek); run thence Northeasterly along the center of said run following the meanderings of the same, to its point of intersection with the line dividing unsurveyed Sections 15 and 22, said point of intersection bearing North 28°40'40" East and distance 5998.15 feet from last said point; run thence North 89°17'02" East, along said Section line, a distance of 2378.54 feet to a point on the Westerly right of way line of the Intracoastal Waterway, per Deed Book 193, Page 387, Public Records of said County; run thence in a Northerly direction along the West edge of the waters of the Tolomato River to a point on the North boundary of said Township 5 South, Range 29 East, said waters edge being traversed as follows: first course, North 07°25'34" West, along said Westerly right of way line of the Intracoastal Waterway, a distance of 1870.17 feet; second course, North 36°44'53" East continuing along said right of way line, a distance of 202.90 feet; third course, North 14°22'06" East, a distance of 8564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North 07°59'12" West along said right of way line, a distance of 740.00 feet; fifth course, North 21°43'09" West along said right of way line, a distance of 3362.70 feet; sixth course, North 25°49'03" West, along said right of way line, a distance of 1899.59 feet to the point of termination of said transverse on the Northerly boundary of said Township; run thence South 89°27'34" West, along said Township line, a distance of 14134.03 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

c: 3233

Nocatee Plan of Service

Camp Dresser & McKee Inc. has provided the St. Johns County Utility Department with an analysis of North-Central Area development and utility service requirements. The purpose of this Plan of Service is to describe the recommended plan of service for the Nocatee service area only. This report provides a focused plan of service to allow for the projected growth to be sustained throughout the planning horizon. Costs for potable water, wastewater transmission, reclaimed water supply, and wastewater treatment are provided herein.

1. Plan of Service

The SJCUD plan of service to the portion of the Nocatee service area located in St. Johns County is based on capital improvements for water and wastewater transmission along International Golf Parkway that are already included in the FY 2002 capital improvement program. These improvements consist of approximately 24,000 linear feet of 16-inch water main and 12-inch wastewater force main. Table 1 summarizes additional costs associated with providing utility services to Nocatee from wholly owned and operated SJCUD facilities.

Table 1 Utility System Costs and Staging (Years 2001-2020)

Year	Potable Water	Wastewater Transmission	Reclaimed Water	Wastewater Treatment	Total Costs
2002-2005 (Phase I)	\$7,027,200	\$4,941,000	\$3,336,700		\$15,304,900*
2006	\$750,000				\$750,000
2007		\$5,823,060	\$8,816,940	\$6,250,000	\$20,890,000
2011	\$375,000				\$375,000
2013				\$7,500,000	\$7,500,000
2014	\$937,500				\$937,500
2017				\$5,000,000	\$5,000,000
Totals	\$9,089,700	\$10,764,060	\$12,153,640	\$18,750,000	\$50,757,400

*Includes the \$1.3 million capital improvements already in the FY 2002 budget discussed above and \$683,200 associated with land acquisition for proposed facilities.

The itemized cost estimates for facilities improvements to serve Phase I of Nocatee are provided in Table 2. The estimated costs of improvements to serve future phases of the Nocatee service area are included in Table 3. The proposed improvements are illustrated on Figures 1 and 2.

1.1 Potable Water

To meet the anticipated demands in the development of Phase I of Nocatee, SJCUD must make improvements to the NW WTP consisting of the addition of one new well and high service pump station modifications. The ambient groundwater quality in the vicinity of the NW WTP, however, may necessitate the implementation of an aquifer management program. Under such a program, it will be more conservative to construct two lower yielding wells instead of one high producing well. The construction of two smaller wells, however, will not exceed the estimated costs associated with the construction of the larger well.

In addition, it is recommended that additional system storage be provided in the vicinity of Marshall Creek. To provide potable water to Nocatee, SJCUD should extend a 20-inch water main from Marshall Creek to County Road 210 and a 12-inch water main eastward to the intersection of the Nocatee East-West Parkway. These costs are estimated to be \$7,027,200. This cost estimate includes the acquisition of 4 acres of land for the ground storage and booster pumping station (at \$40,000 per acre). The SJCUD FY 2002 capital improvements plan includes a portion of these water transmission improvements. In addition to these improvements, it is recommended that SJCUD make the following improvements for service to future phases of the Nocatee development:

- Year 2006 NW WTP improvements \$750,000
- Year 2011 NW WTP improvements \$375,000
- Year 2014 NW WTP improvements \$937,500

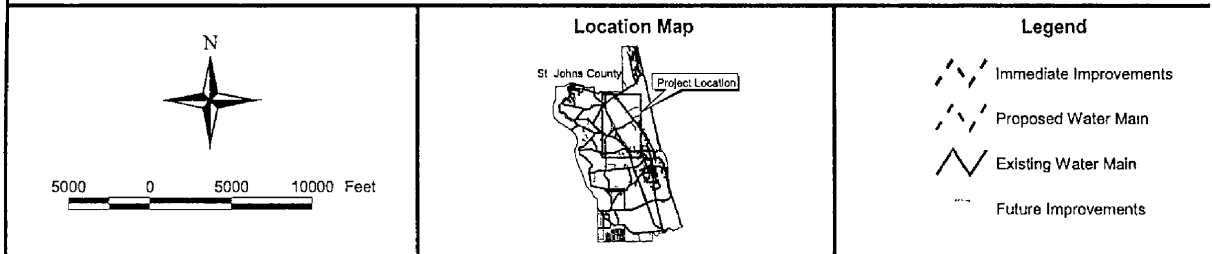
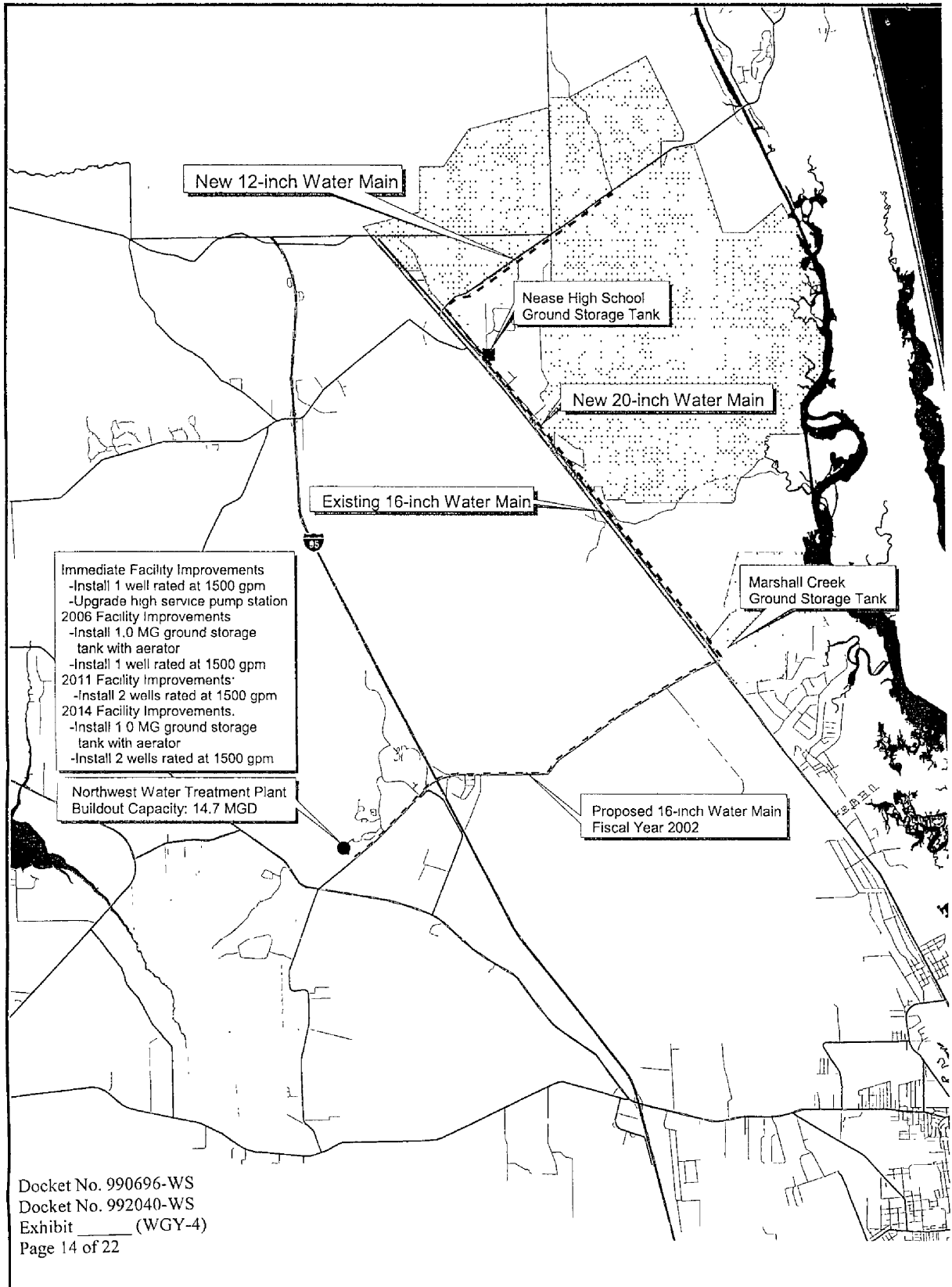
With these improvements, SJCUD will have sufficient water production, transmission, and distribution system infrastructure to serve the Nocatee development through build-out. The timing of these improvements will be dependent on customer growth and whether it is to be realized in a manner consistent with the projections for the development. This system will utilize the NW WTP as a regional water treatment plant.

1.2 Wastewater System

It is recommended that SJCUD initiate improvements consisting of wastewater pumping and transmission facilities to transfer wastewater from Nocatee to the State Road 16 WWTP. These improvements, estimated at \$4,941,000, consist of a 12-inch wastewater force main along County Road 210 from the Nocatee East-West Parkway

Table 2 Initial Costs to Serve Nocatee (Stand Alone Option)

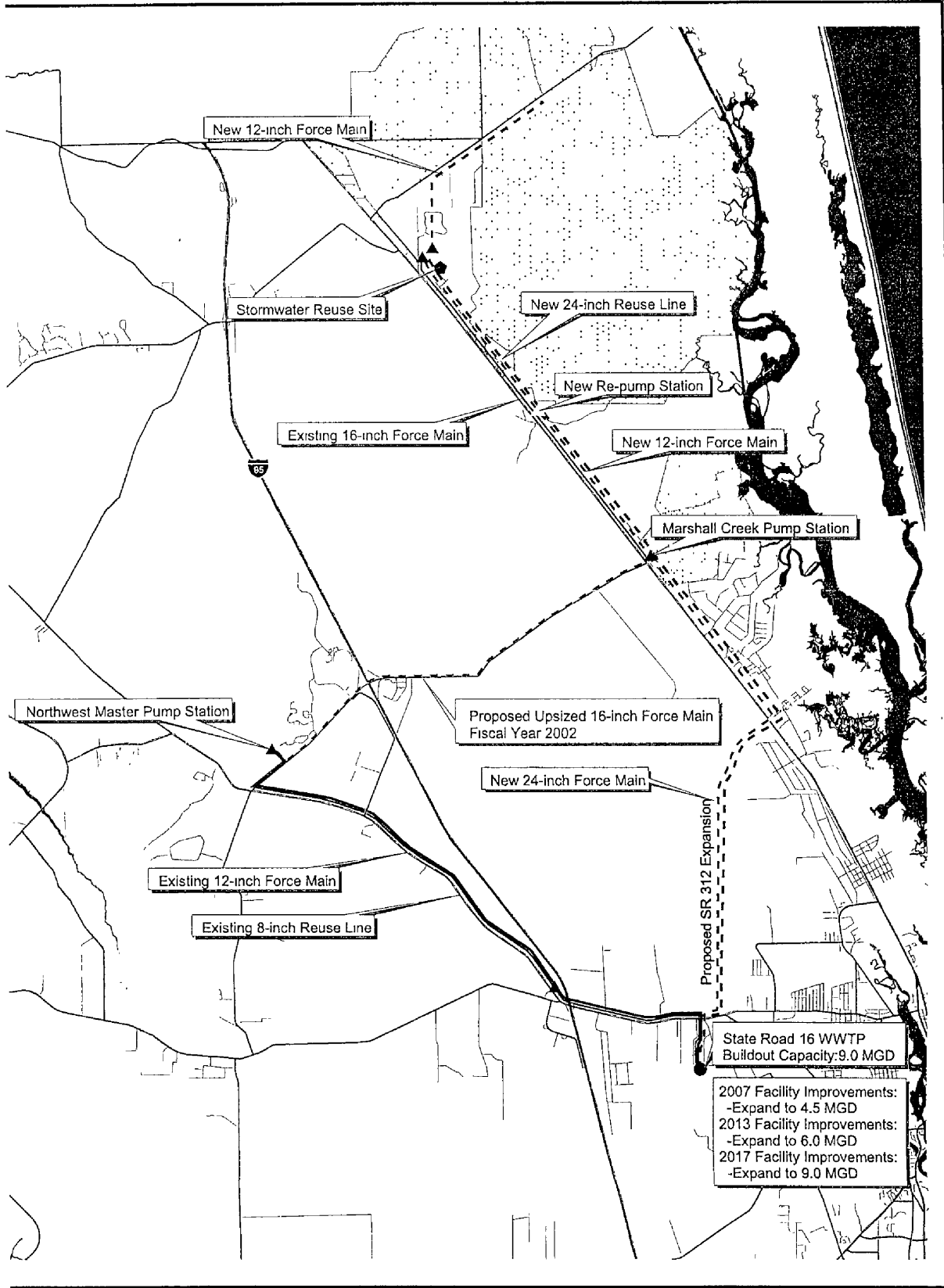
Item No.	Description	Units	Quantity	Unit Cost	Total Cost
Immediate Improvements Wastewater Transmission					
1.0	12" PVC FM from Nocatee to Walden Chase PS	LF	17000	\$ 40	\$ 680,000
2.0	New Walden Chase PS	LS	1	\$ 250,000	\$ 250,000
3.0	12" PVC FM from Walden Chase to Marshall Creek	LF	30000	\$ 45	\$ 1,350,000
4.0	16" PVC FM from Marshall Creek to NW WTP	LF	24000	\$ 55	\$ 1,320,000
5.0	Upsize 12" to 16" PVC FM from MC to NW WTP	LS	1	\$ -	\$ -
	Jack & Bore US 1 & I-95	LS	1	\$ 150,000	\$ 150,000
6.0	New pump station at Marshall Creek	LS	1	\$ 300,000	\$ 300,000
	<i>Subtotal</i>				\$ 4,050,000
	<i>Miscellaneous</i>				\$ -
	<i>Contingency (10%)</i>				\$ 405,000
	<i>Engineering (12%)</i>				\$ 486,000
	Total - Immediate Improvements				\$ 4,941,000
Immediate Improvements Water Transmission					
1.0	12" PVC WM from US 1 to Nocatee	LF	17000	\$ 40	\$ 680,000
2.0	12" PVC WM Marshall Creek to CR 210	LF	30000	\$ 65	\$ 1,950,000
3.0	0.5 MG ground storage tank and HS PS at MC	LS	1	\$ 1,200,000	\$ 1,200,000
4.0	16" PVC WM from Marshall Creek to NW WTP	LF	24000	\$ 55	\$ 1,320,000
5.0	Land acquisition - storage tank site	AC	4	\$ 40,000	\$ 160,000
	<i>Subtotal</i>				\$ 5,310,000
	<i>Miscellaneous</i>				\$ -
	<i>Contingency (10%)</i>				\$ 531,000
	<i>Engineering (12%)</i>				\$ 637,200
	Total - Immediate Improvements				\$ 6,478,200
Immediate Improvements NW WTP					
1.0	1 1500 gpm well	LS	1	\$ 200,000	\$ 200,000
2.0	High service pump station upgrade	LS	1	\$ 250,000	\$ 250,000
	<i>Subtotal</i>				\$ 450,000
	<i>Miscellaneous</i>				\$ -
	<i>Contingency (10%)</i>				\$ 45,000
	<i>Engineering (12%)</i>				\$ 54,000
	Total - Immediate Improvements				\$ 549,000
Immediate Improvements Reuse					
1.0	Reclaimed water pump station	LS	3	\$ 100,000	\$ 300,000
2.0	1.0 mgd screening, grit removal, and filtration	LS	1	\$ 375,000	\$ 375,000
3.0	2.0 MG storage tank	LS	1	\$ 560,000	\$ 560,000
4.0	Disinfection facilities	LS	1	\$ 25,000	\$ 25,000
5.0	High service pumps	LS	1	\$ 125,000	\$ 125,000
6.0	8" PVC RWM for raw water	LF	15000	\$ 16	\$ 240,000
7.0	1500 GPM back-up supply well at Nease WTP	EA	1	\$ 200,000	\$ 200,000
8.0	12" PVC well header	LF	17000	\$ 30	\$ 510,000
9.0	Land acquisition - treatment facility site	Ac	10	\$ 40,000	\$ 400,000
	<i>Subtotal</i>				\$ 2,735,000
	<i>Miscellaneous</i>				\$ -
	<i>Contingency (10%)</i>				\$ 273,500
	<i>Engineering (12%)</i>				\$ 328,200
	Total - Immediate Improvements				\$ 3,336,700



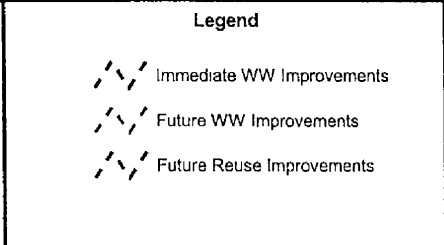
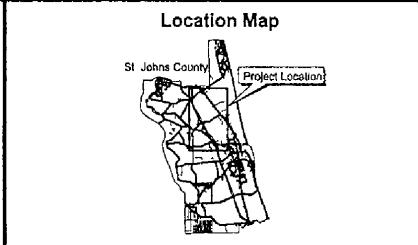
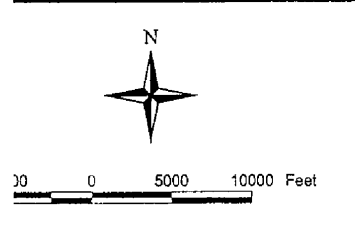
Figur
 Facility Improvements
 St. Johns
 Map

Table 3 Utility System Build-Out Improvement Costs (Stand Alone Option)

Item No.	Description	Quantity	Unit Cost	Total Cost
2007 Improvements Wastewater Transmission				
1.0	24" PVC FM from Marshall Creek to SR 16 WWTP	44700	\$ 90	\$ 4,023,000
2.0	Upgrade Marshall Creek pump station	1	\$ 500,000	\$ 500,000
3.0	Intermediate pump station	1	\$ 250,000	\$ 250,000
	<i>Subtotal</i>			\$ 4,773,000
	<i>Miscellaneous</i>			\$ -
	<i>Contingency (10%)</i>			\$ 477,300
	<i>Engineering (12%)</i>			\$ 572,760
	Total - 2007 Improvements			\$ 5,823,060
2006 Improvements Water NW WTP				
1.0	1.0 MG ground storage tank w/ aerator	1	\$ 450,000	\$ 450,000
2.0	1 1500 gpm well	1	\$ 150,000	\$ 150,000
	<i>Subtotal</i>			\$ 600,000
	<i>Miscellaneous</i>			\$ -
	<i>Contingency (10%)</i>			\$ 60,000
	<i>Engineering (15%)</i>			\$ 90,000
	Total - 2006 Improvements			\$ 750,000
2011 Improvements Water NW WTP				
1.0	2 1500 gpm wells	2	\$ 150,000	\$ 300,000
	<i>Subtotal</i>			\$ 300,000
	<i>Miscellaneous</i>			\$ -
	<i>Contingency (10%)</i>			\$ 30,000
	<i>Engineering (15%)</i>			\$ 45,000
	Total - 2011 Improvements			\$ 375,000
2014 Improvements Water				
1.0	1.0 MG storage tank w/ aerator NW WTP	1	\$ 450,000	\$ 450,000
2.0	2 1500 gpm wells	2	\$ 150,000	\$ 300,000
	<i>Subtotal</i>			\$ 750,000
	<i>Miscellaneous</i>			\$ -
	<i>Contingency (10%)</i>			\$ 75,000
	<i>Engineering (15%)</i>			\$ 112,500
	Total - 2014 Improvements			\$ 937,500
2007 Improvements Reuse				
1.0	24" PVC FM from SR 16 WWTP to Nocatee	80300	\$ 90	\$ 7,227,000
	<i>Subtotal</i>			\$ 7,227,000
	<i>Miscellaneous</i>			\$ -
	<i>Contingency (10%)</i>			\$ 722,700
	<i>Engineering (12%)</i>			\$ 867,240
	Total - 2007 Improvements			\$ 8,816,940
2007 Improvements Wastewater Treatment				
1.0	Expand SR 16 WWTP to 4.5 mgd	1	\$ 5,000,000	\$ 5,000,000
	<i>Subtotal</i>			\$ 5,000,000
	<i>Miscellaneous</i>			\$ -
	<i>Contingency (10%)</i>			\$ 500,000
	<i>Engineering (15%)</i>			\$ 750,000
	Total - 2007 Improvements			\$ 6,250,000
2013 Improvements Wastewater Treatment				
1.0	Expand SR 16 WWTP to 6.0 mgd	1	\$ 6,000,000	\$ 6,000,000
	<i>Subtotal</i>			\$ 6,000,000
	<i>Miscellaneous</i>			\$ -
	<i>Contingency (10%)</i>			\$ 600,000
	<i>Engineering (15%)</i>			\$ 900,000
	Total - 2013 Improvements			\$ 7,500,000
2017 Improvements Wastewater Treatment				
1.0	Expand SR 16 WWTP to 9.0 mgd	1	\$ 4,000,000	\$ 4,000,000
	<i>Subtotal</i>			\$ 4,000,000
	<i>Miscellaneous</i>			\$ -
	<i>Contingency (10%)</i>			\$ 400,000
	<i>Engineering (15%)</i>			\$ 600,000
	Total - 2017 Improvements			\$ 5,000,000



2007 Facility Improvements:
 -Expand to 4.5 MGD
 2013 Facility Improvements:
 -Expand to 6.0 MGD
 2017 Facility Improvements:
 -Expand to 9.0 MGD



to Walden Chase; a new wastewater pump station at Walden Chase; 12-inch wastewater force main from Walden Chase to Marshall Creek; a new wastewater pump station at Marshall Creek; and a 16-inch force main from Marshall Creek to the NW WTP in lieu of the proposed 12-inch force main. A portion of these costs is included in the FY 2002 capital improvements plan. In addition to these immediate improvements, it is anticipated that SJCUD will need to make additional improvements to serve additional phases of Nocatee. These improvements are as follows:

- Year 2007 U.S. 1/State Road 312 transmission system \$5,823,060

With these improvements, SJCUD utilizes the regional treatment facilities at State Road 16. It should be understood that the improvements provided for herein allow SJCUD to handle the build-out capacity of the Walden Chase, Marshall Creek and Nocatee developments.

1.3 Reclaimed Water System

SJCUD can most easily accommodate irrigation demands of the Nocatee development by implementing an interim stormwater treatment system to meet Phase I demands. It is recommended that SJCUD implement the stormwater treatment system and eventually migrate to reclaimed water when wastewater flows are sufficient to meet demand. The immediate improvements, which include a stormwater treatment system, are estimated to cost \$3,336,700. In addition, SJCUD will need to plan for the following capital improvements to expand the reclaimed water production and transmission capacity:

- Year 2007 SR 16 WWTP expansion and reclaimed water main \$15,066,940
- Year 2013 SR 16 WWTP expansion \$7,500,000
- Year 2017 SR 16 WWTP expansion \$5,000,000

The timing of the SR 16 WWTP expansion will be dependent on customer growth and whether it is to be realized consistent with the projections for the development.

1.4 Acquisition of the JEA Facilities

St. Johns County will acquire the facilities that have been constructed under the bulk service agreement with JEA with unit connection fees collected from customers in the Walden Chase and Marshall Creek developments. The cost of the facilities is \$5,226,000. Should customer growth take place as projected by developers in these areas, this cost is expected to be paid during 2005 and ownership transferred to St. Johns County at that time. This investment allows the County to utilize the facilities to serve future phases of the Nocatee development.

2. ERC and Unit Connection Fee Revenue Projections

Based on the unit build-out projections, Table 4 was prepared, which compiles the projected ERCs for each development and provides the total projected ERCs in each calendar year during the study period. Using the projected ERCs in Table 4 as a base and assuming St. Johns County's standard ERC connection fees of \$1,800 per wastewater ERC and \$1,400 per water ERC, the total and cumulative connection fee revenue by development can be calculated for the service area. In Table 5, the projected revenue resulting from the collection of unit connection fees for each of the developments is presented. On Figure 3, the projected unit connection fee revenue is compared to anticipated costs of system improvements necessary to serve the Nocatee development. As indicated, the initial capital cost of approximately \$15,300,000 must be expended by SJCUD before any revenue from Nocatee customers can be realized. It is anticipated that a significant capital expenditure would be made around the year 2007 if growth in the development occurs according to the developers' projections, which, given the current status of the project, may be unrealistic. Beyond that, however, Table 5 and Figure 3 illustrate that unit connection fee revenue through build-out could be substantial. With the majority of the anticipated costs of improvements to the system expected to be made prior to the build-out of phase 2, it is apparent that the unit connection fee trust fund will be replenished in the latter phases of the Nocatee development build-out. This additional unit connection fee revenue, realized through the customer growth projected in the developments, could be used for further expansions and capital improvements to the system to accommodate an increasing number of customers served by the SJCUD.

Table 4 ERC Projections for Walden Chase, Marshall Creek, Saint Johns, and Nocatee

Development	Year	Pre-Development		Phase 1					Phase 2					Phase 3					Phase 4					Phase 5				
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Walden Chase	Water	0	141	282	423	564	706	847	988	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	
	Wastewater	0	136	271	407	543	678	814	950	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085	1085
	Re-use	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Marshall Creek	Water	0	218	436	654	873	1091	1309	1527	1745	1963	2181	2399	2618	2836	3054	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	
	Wastewater	0	208	416	623	831	1039	1247	1454	1662	1870	2078	2285	2493	2701	2909	3117	3117	3117	3117	3117	3117	3117	3117	3117	3117	3117	
	Re-use	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
St Johns	Water	0	595	1192	1788	2384	2980	3576	4172	4768	5364	5960	6556	7152	7748	8344	8940	9536	10132	10728	11324	11920	11920	11920	11920	11920	11920	
	Wastewater	0	572	1145	1717	2290	2862	3435	4007	4580	5152	5725	6297	6869	7442	8014	8587	9159	9732	10304	10877	11449	11449	11449	11449	11449	11449	
	Re-use	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	
Nocatee	Water	0	0	356	713	1069	1425	1781	2254	2727	3200	3674	4147	4837	5528	6218	6909	7600	8295	8990	9685	10379	11074	11763	12451	13139	13827	
	Wastewater	0	0	382	763	1145	1526	1908	2416	2924	3432	3940	4448	5205	5962	6718	7475	8231	8987	9743	10498	11254	12009	12750	13490	14230	14970	
	Re-use	0	0	3146	3804	4462	5121	5779	6332	6886	7439	7992	8546	11799	12564	13330	14095	14860	18113	18879	19644	20409	21175	21930	22684	23439	24194	
Total	Water	0	955	2267	3578	4890	6201	7513	8941	10369	11657	12944	14231	15736	17240	18745	20250	21536	22827	24118	25409	26700	27395	28083	28771	29459	30148	
	Wastewater	0	916	2213	3511	4808	6106	7403	8827	10251	11539	12828	14116	15653	17190	18727	20263	21593	22921	24249	25577	26905	27660	28401	29141	29881	30621	
	Re-use	1914	1914	5059	5718	6376	7034	7692	8246	8799	9352	9906	10459	13712	14478	15243	16008	16774	20027	20792	21558	22323	23088	23843	24598	25352	26107	

^a ERCs based on 270 gpd/ERC

^b ERCs based on 229.5 gpd/ERC

^c ERCs based on 261.3 gpd/ERC

^d ERCs based on developer projections of 350 gpd/ERC

Table 5 Unit Connection Fee Revenue Projections in Millions of Dollars for Walden Chase, Marshall Creek and Nocatee

Development	Year	Pre-Development		Phase 1					Phase 2					Phase 3					Phase 4					Phase 5				
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Walden Chase	Water	\$ -	\$ 0.20	\$ 0.40	\$ 0.59	\$ 0.79	\$ 0.99	\$ 1.19	\$ 1.38	\$ 1.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wastewater	\$ -	\$ 0.24	\$ 0.49	\$ 0.73	\$ 0.98	\$ 1.22	\$ 1.47	\$ 1.71	\$ 1.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ -	\$ 0.44	\$ 0.88	\$ 1.33	\$ 1.77	\$ 2.21	\$ 2.65	\$ 3.09	\$ 3.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall Creek	Water	\$ -	\$ 0.31	\$ 0.61	\$ 0.92	\$ 1.22	\$ 1.53	\$ 1.83	\$ 2.14	\$ 2.44	\$ 2.75	\$ 3.05	\$ 3.36	\$ 3.66	\$ 3.97	\$ 4.28	\$ 4.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wastewater	\$ -	\$ 0.37	\$ 0.75	\$ 1.12	\$ 1.50	\$ 1.87	\$ 2.24	\$ 2.62	\$ 2.99	\$ 3.37	\$ 3.74	\$ 4.11	\$ 4.49	\$ 4.88	\$ 5.24	\$ 5.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ -	\$ 0.68	\$ 1.36	\$ 2.04	\$ 2.72	\$ 3.40	\$ 4.08	\$ 4.76	\$ 5.43	\$ 6.11	\$ 6.79	\$ 7.47	\$ 8.15	\$ 8.83	\$ 9.51	\$ 10.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nocatee ^c	Water	\$ -	\$ -	\$ 0.50	\$ 1.00	\$ 1.50	\$ 2.00	\$ 2.49	\$ 3.16	\$ 3.82	\$ 4.48	\$ 5.14	\$ 5.81	\$ 6.77	\$ 7.74	\$ 8.71	\$ 9.67	\$ 10.64	\$ 11.61	\$ 12.59	\$ 13.56	\$ 14.53	\$ 15.50	\$ 16.47	\$ 17.43	\$ 18.39	\$ 19.36	\$ 20.32
	Wastewater	\$ -	\$ -	\$ 0.69	\$ 1.37	\$ 2.06	\$ 2.75	\$ 3.43	\$ 4.35	\$ 5.26	\$ 6.18	\$ 7.09	\$ 8.01	\$ 9.37	\$ 10.73	\$ 12.09	\$ 13.45	\$ 14.82	\$ 16.18	\$ 17.54	\$ 18.90	\$ 20.26	\$ 21.62	\$ 22.95	\$ 24.28	\$ 25.61	\$ 26.95	\$ 28.28
	Subtotal	\$ -	\$ -	\$ 1.19	\$ 2.37	\$ 3.56	\$ 4.74	\$ 5.93	\$ 7.50	\$ 9.08	\$ 10.66	\$ 12.24	\$ 13.81	\$ 16.14	\$ 18.47	\$ 20.80	\$ 23.13	\$ 25.46	\$ 27.79	\$ 30.12	\$ 32.46	\$ 34.79	\$ 37.12	\$ 39.42	\$ 41.71	\$ 44.01	\$ 46.30	\$ 48.60
Total	Water	\$ -	\$ 0.50	\$ 1.50	\$ 2.51	\$ 3.51	\$ 4.51	\$ 5.51	\$ 6.68	\$ 7.84	\$ 7.23	\$ 8.20	\$ 9.16	\$ 10.44	\$ 11.71	\$ 12.98	\$ 14.25	\$ 10.64	\$ 11.61	\$ 12.59	\$ 13.56	\$ 14.53	\$ 15.50	\$ 16.47	\$ 17.43	\$ 18.39	\$ 19.36	\$ 20.32
	Wastewater	\$ -	\$ 0.62	\$ 1.92	\$ 3.23	\$ 4.53	\$ 5.84	\$ 7.14	\$ 8.68	\$ 10.21	\$ 9.54	\$ 10.83	\$ 12.12	\$ 13.86	\$ 15.59	\$ 17.33	\$ 19.06	\$ 14.82	\$ 16.18	\$ 17.54	\$ 18.90	\$ 20.26	\$ 21.62	\$ 22.95	\$ 24.28	\$ 25.61	\$ 26.95	\$ 28.28
	Total	\$ -	\$ 1.12	\$ 3.43	\$ 5.73	\$ 8.04	\$ 10.35	\$ 12.65	\$ 15.35	\$ 18.05	\$ 16.77	\$ 19.03	\$ 21.29	\$ 24.29	\$ 27.30	\$ 30.31	\$ 33.32	\$ 25.46	\$ 27.79	\$ 30.12	\$ 32.46	\$ 34.79	\$ 37.12	\$ 39.42	\$ 41.71	\$ 44.01	\$ 46.30	\$ 48.60

^a Based on an annual revenue of \$1400/ERC

^b Based on an annual revenue of \$1800/ERC

Capital Improvement Costs (Stand Alone Option)
 - Unit Connection Fee Revenue (Dollars)

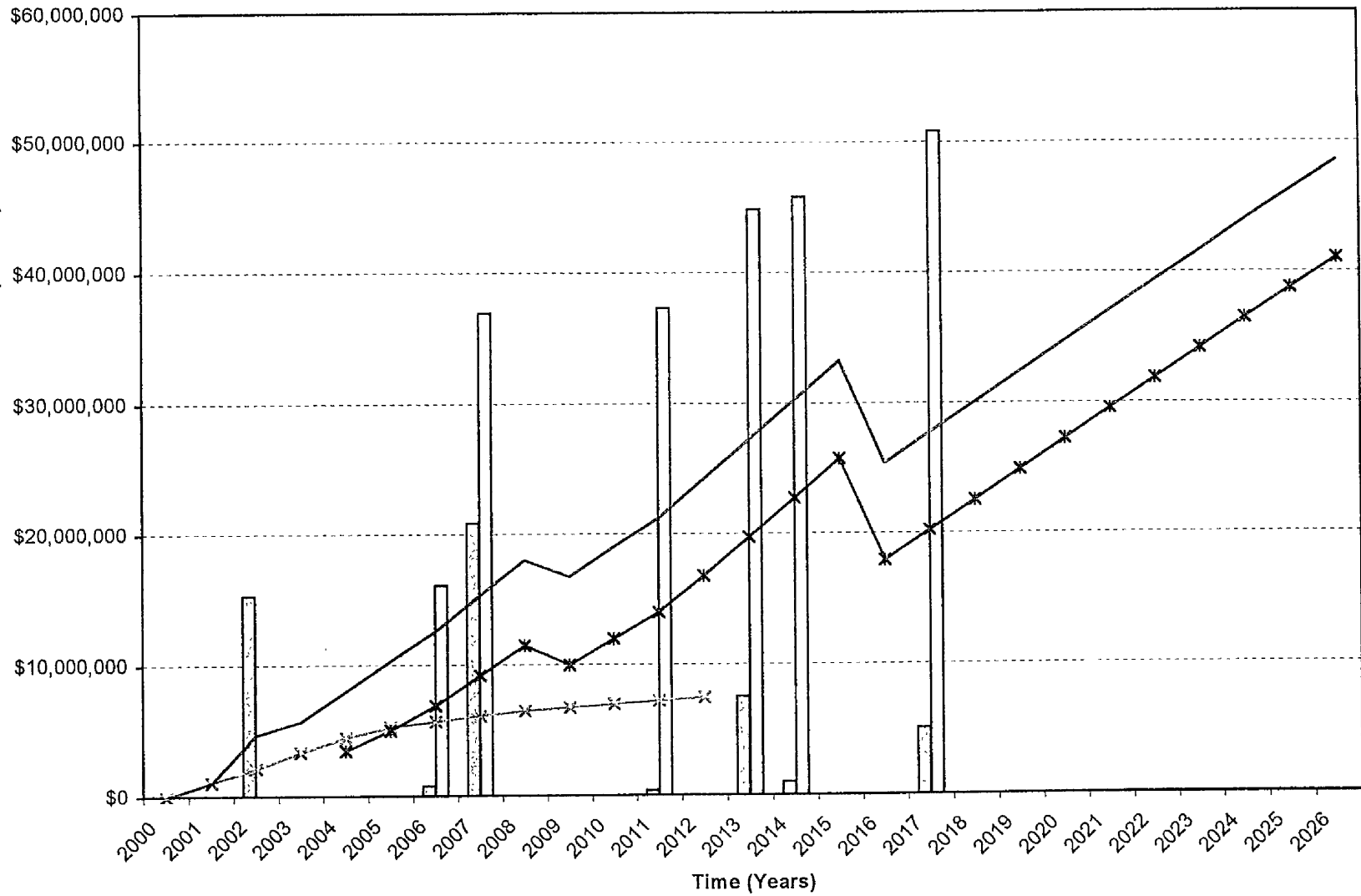


Figure No. 3
 Capital Improvement Costs and Unit Connection Fee Revenue

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I, CHERYL STRICKLAND, CLERK OF THE CIRCUIT COURT, Ex-officio, Clerk of the Board of County Commissioners of St. Johns County, Florida,

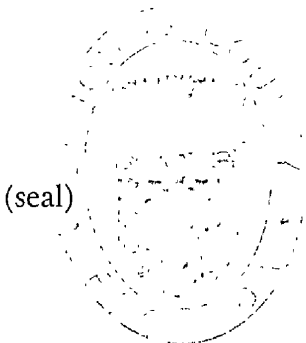
DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NO. 2001-82

Adopted by the Board of County Commissioners of St.
Johns County, Florida, at a meeting of said Board held
April 24, 2001

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 27th day of April, 2001.



CHERYL STRICKLAND,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County, Florida

By: 
Patricia DeGrande, Deputy Clerk

Docket No. 990696-WS
Docket No. 992040-WS
Exhibit _____ (WGY-4)
Page 22 of 22

**Typical Single-family Bill Comparison
Selected Utilities
Combined Water and Wastewater Systems**

	Gallons Used Per Month								
	3,000	5,000	7,000	8,000	10,000	11,000	12,000	13,000	15,000
St. Johns County	\$ 36.15	\$ 49.17	\$ 63.21	\$ 70.23	\$ 87.03	\$ 92.35	\$ 97.67	\$ 102.99	\$ 113.63
Nocatee*	\$ 38.82	\$ 51.53	\$ 64.24	\$ 70.59	\$ 83.30	\$ 84.95	\$ 86.60	\$ 88.25	\$ 91.55

*Includes 4.5% Regulatory Assessment Fee and 10,000 gallon cap on wastewater. Does not consider reuse rates.



staugustine.com

Voted America's Best Online Newspaper



navigation

- Quick Hits
 - About Us
 - Breaking News
 - Classifieds
 - Community
 - Entertainment
 - Lifestyles
 - Sports
 - Travel
 - Utilities
 - View Site Map
- »» Archives
 - » Classifieds
 - » Compass Magazine
 - » Daily Newsletter
 - » Fishing
 - » Local News
 - » Photo Galleries
 - » Sports
 - » Visit St. Augustine
 - » Weather
 - » Web Guides

[Click here for help](#)

weather



Choose your city

calendar

APRIL

S	M	T	W	T	F	S
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6	7	8	9	10	11	12

free e-mail

Free web-based e-mail is just a click away. Sign up now for your free "@staugustine.com" account.

username: password:

[Click here to sign up.](#)

LOCAL NEWS

latest update: Wednesday, April 25, 2001 at 12:17 AM EDT

County wants to provide Nocatee with water Classifies project as an exclusive service area

Read more [Nocatee](#) online.

By **MICHAEL REED**
Staff Writer

- [E-mail to a friend](#)
- [Printer-ready version](#)
- [Post a comment](#)

The developers of Nocatee have always wanted JEA, Jacksonville's largest utility, to sell water to the future residents of the new town, but St. Johns County has thrown a wrench in the plans.

The St. Johns Board of County Commissioners decided Tuesday to classify the 13,000 acres of the project in St. Johns County an exclusive service area for the county utility department.

Nocatee is a recently-approved 15,000-acre development straddling St. Johns and Duval counties, and it will house up to 36,000 residents in 25 years.

The county hopes the decision will make utility rates cheaper for all county customers.

"Growth of the customer base is the best way to lower rates for all customers," said St. Johns County Utilities Director Bill You. "And customers want quality services, and they want local accountability."

The board's vote was 3-2 with commissioners Mary Kohnke and Jim Bryant dissenting. Kohnke and Bryant were worried about availability of water in the north part of the county, an area in which the St. Johns River Water Management District has said resources are short.

subscriber services

**To subscribe, call
904.829.6586**

Order Home Delivery Online
Order or renew daily and
Sunday home delivery of
the *Record* for one year.

Missed delivery?

For redelivery or account credit,
call 904.829.6586 between 5:30
a.m. and 5:00 p.m. Mon.-Fri. On
Sat., Sun., and major holidays,
please call between 7:00 a.m.
and 11:30 a.m.

contact information

staugustine.com

is a service of the
St. Augustine Record
158 Cordova
St. Augustine FL 32084
904.829.6562
fax: 829.6664

Published daily by
Morris Communications
view all Morris newspapers

The two were also worried about the costs associated with expansion.

The county utility department said it will cost about \$50 million to lay the new pipes and expand the utility system to serve Nocatee. But Roger O'Steen from the PARC Group, the Nocatee developer, said the county's analysis is flawed, and it may cost as much as \$81 million.

And because water in the north costs more to treat because of lower quality, Kohnke said the expansion would actually raise rates for county customers.

O'Steen agreed.

He also said it would be better for the environment if JEA serves Nocatee because the utility has access to more resources. And the county would not be forced to spend so much on infrastructure.

"We don't want to begin a relationship when the ultimate outcome is going to be a financial disaster," O'Steen said.

According to the current customer rate structures for JEA and the county, Nocatee residents would pay less with JEA.

A family using 10,000 gallons a month of water and wastewater services would pay \$58 with JEA and \$87 with the county, but the gap narrows as usage decreases.

And with the county utility, customers can complain to the Board of County Commissioners if rates increase. The board has no control over JEA.

The board's decision Tuesday was an act that more or less threw the county's hat in the ring. The state Public Service Commission has yet to allow any utility to serve Nocatee.

The Nocatee Utility Corporation is seeking approval from the commission to serve the future development. JEA is expected to acquire the Nocatee utility if state approval is granted.

The county utility department will take its case to the state as well, and the issue could eventually wind up in court.

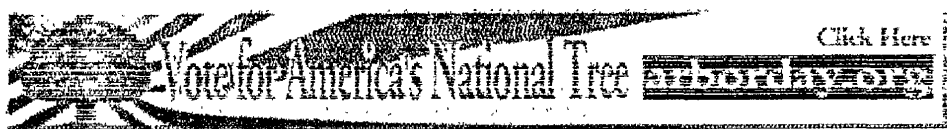
On top of this, Intercoastal Utilities wants to serve Nocatee, and JEA and the county utility are looking into acquiring Intercoastal.

The Public Service Commission will hear all sides May 7 in Tallahassee.

Docket No. 990696-WS
Docket No. 992040-WS
Exhibit _____ (WGY-6)
Page 2 of 5

Read more Nocatee online:

- » [County wants to provide Nocatee with water 04/25/01](#)
- » [Nocatee hearing delayed 04/18/01](#)
- » [Nocatee water still an issue 03/14/01](#)
- » [Letter: It's time to get past Nocatee and begin focusing on t county budget process 03/11/01](#)
- » [What's next for Nocatee? 03/05/01](#)
- » [Nocatee receives Jacksonville nod 02/28/01](#)
- » [Next stop, Jacksonville 02/24/01](#)
- » [County board begins talks on Nocatee 02/23/01](#)
- » [No need for Nocatee? 02/20/01](#)
- » [Nocatee hearings start Thursday 02/19/01](#)
- » [Jacksonville planning commission recommends Nocatee development 02/17/01](#)
- » [Nocatee voted down by PZA 02/16/01](#)
- » [New town plan presents affordable housing concern 02/15/01](#)
- » [PZA begins Nocatee review 02/15/01](#)
- » [Nocatee school site debate: Few answers 02/13/01](#)
- » ["New Town" plan headed for county commission vote 02/07/01](#)
- » [Division over Nocatee continues 02/05/01](#)
- » [Board: Ensure funds for Nocatee schools 02/04/01](#)
- » [Regional Planning Council endorses Nocatee 02/02/01](#)
- » [Anti-Nocatee battle cry: Maintain quality of life 02/01/01](#)
- » [Dilemma: Some officials in dual Nocatee roles 01/28/01](#)
- » [Nocatee development moves one step closer to regional approval 01/27/01](#)
- » [Official: 'New town' would create community character 01/24/01](#)
- » [Planning council gives views on Nocatee plan 01/20/01](#)
- » [County to hear school board Nocatee issues 01/18/01](#)
- » [Nocatee meetings begin this month 01/05/01](#)



staugustine.com - 2001 Eppy Award Winner
 All contents © Copyright 2001 Morris Digital Works and The St. Augustine Record
 Please read our Privacy Policy. (To learn more about staugustine.com, go here.) Contact us
 Advertise with us in print or on-line

County wants to provide Nocatee with water

Classifies project as an exclusive service area

The developers of Nocatee have always wanted JEA, Jacksonville's largest utility, to sell water to the future residents of the new town, but St. Johns County has thrown a wrench in the plans.

The St. Johns Board of County Commissioners decided Tuesday to classify the 13,000 acres of the project in St. Johns County as an exclusive service area for the county utility department.

Nocatee is a recently-approved 15,000-acre development straddling St. Johns and Duval counties, and it will house up to 36,000 residents in 25 years.

The county hopes the decision will make utility rates cheaper for all county customers.

"Growth of the customer base is the best way to lower rates for all customers," said St. Johns County Utilities Director Bill Young. "And customers want quality services, and they want local accountability."

The board's vote was 3-2 with commissioners Mary Kohnke and Jim Bryant dissenting. Kohnke and Bryant were worried about the availability of water in the north part of the county, an area in which the St. Johns River Water Management District has said resources are short.

The two were also worried about the costs associated with expansion.

The county utility department said it will cost about \$50 million to lay the new pipes and expand the utility system to serve Nocatee. But Roger O'Steen from the PARC Group, the Nocatee developer, said the county's analysis is flawed, and it may cost as much as \$81 million.

And because water in the north costs more to treat because of its lower quality, Kohnke said the expansion would actually raise the rates for county customers.

O'Steen agreed.

He also said it would be better for the environment if JEA served Nocatee because the utility has access to more resources. And the county would not be forced to spend so much on infrastructure.

"We don't want to begin a relationship when the ultimate outcome is going to be a financial disaster," O'Steen said.

According to the current customer rate structures for JEA and the county, Nocatee residents would pay less with JEA.

A family using 10,000 gallons a month of water and wastewater services would pay \$58 with JEA and \$87 with the county, but the gap narrows as usage decreases.

And with the county utility, customers can complain to the Board of County Commissioners if rates increase. The board has no control over JEA.

The board's decision Tuesday was an act that more or less threw the county's hat in the ring. The state Public Service Commission has yet to allow any utility to serve Nocatee.

The Nocatee Utility Corporation is seeking approval from the commission to serve the future development. JEA is expected to acquire the Nocatee utility if state approval is granted.

The county utility department will take its case to the state as well, and the issue could eventually wind up in court.

On top of this, Intercoastal Utilities wants to serve Nocatee, and JEA and the county utility are looking into acquiring Intercoastal.

Docket No. 990696-WS
Docket No. 992040-WS
Exhibit _____ (WGY-6)
Page 4 of 5

The Public Service Commission will hear all sides May 7 in Tallahassee.

Click here to return to story:

http://www.staugustine.com/stories/042501/new_0425010007.shtml

Docket No. 990696-WS
Docket No. 992040-WS
Exhibit _____ (WGY-6)
Page 5 of 5

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished by Hand Delivery (*) or regular U.S. Mail and facsimile to the following on this 30 th day of April, 2001:

Richard D. Melson, Esq.
Hopping Law Firm
P.O. Box 6526
Tallahassee, Florida 32314-6526

(*) Samantha Cibula, Esq.
Division of Legal Services
Florida Public Service Comm.
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

J. Stephen Menton, Esq.
Kenneth A. Hoffman, Esq.
Rutledge Law Firm
P.O. Box 551
Tallahassee, Florida 32302

Michael J. Korn, Esq.
Korn & Zehmer, P.A.
Suite 200, Southpoint Bldg.
6620 Southpoint Drive South
Jacksonville, FL 32216

John L. Wharton, Esq.
Rose Sundstrom & Bentley, LLP
2548 Blainstone Pines Drive
Tallahassee, Florida 32301

Michael B. Wedner, Esq.
Asst. General Counsel
JEA
St. James Building, Suite 480
117 West Duval Street
Jacksonville, FL 32202



Suzanne Brownless, Esq.

c: 3382