

**ORDER OF THE ST. JOHNS COUNTY, FLORIDA**

**BOARD OF COUNTY COMMISSIONERS**

Jacksonville Suburban Utilities Corp.  
Stephen Manis, P.E.  
Jacksonville, FL 32239

**FILE NUMBER: EPS-94-001**

**DATE OF HEARING: April 26, 1994**

**ORDER GRANTING ESSENTIAL PUBLIC SERVICE**

The above referenced applicant request an essential public service pursuant to the St. Johns County Zoning Ordinance to allow for the construction of a water treatment plant to replace an existing plant and the construction of a wastewater treatment plant, on Parcel 2-3 and 2-4, section 5, township 5 south, range 27 east, St. Johns County, Florida, currently zoned RS-E. On February 3, 1994 the matter came before the Planning and Zoning Agency (Agency) for public hearing and on April 26, 1994 before the St. Johns County Board of County Commissioners.

**FINDINGS OF FACT**

Having considered the application and supporting documents; the Planning and Zoning Agency Report dated February 3, 1994; the staff report prepared on January 21, 1994; correspondence received by staff from surrounding property owner, and statements made by the applicants representative, the Board of County Commissioners make the following findings of fact:

- (1) EPS-94-001 has been fully considered after public hearing pursuant to Section 7-14 of the Zoning Code and County policy regarding size of treatment plants;
- (2) The requested essential public service is consistent with the surrounding land uses if conditions of buffering are made a part of the approval;
- (3) The requested essential public service is consistent with the goals, policies and objectives of St. Johns County's Comprehensive Plan.

NOW THEREFORE, the Board of County Commissioners hereby **GRANTS** the request for an essential public service to allow the replacement of the existing water treatment plant and the construction of a wastewater treatment plant, subject to a 6 foot wooden fence on the eastern and southern boundary where a 50 foot landscaped/natural buffer is not shown on the site plan submitted by the applicant date stamped January 31, 1994, which is incorporated herein and made a part hereof. This request shall be commenced within one year or all rights granted herein shall expire.

Deed restrictions, if any, are not affected by the actions of the Board or this Order.

DATED THIS 26 DAY OF April, 1994.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA:

BY: Allan Roberts  
Allan Roberts, Chair

The undersigned Clerk of the Board of County Commissioners of St. Johns County, Florida certifies that the above Order is a true and correct copy of the Order adopted by the Board as the same appears in the record of minutes of the meeting of April 26, 1994.

Carl "Bud" Markel, Clerk

ATTEST:  
Irma Baethi  
Deputy Clerk

(04/26/94 - 11 - 4.1055)

PUBLIC HEARING - ESSENTIAL PUBLIC SERVICE - ORDER - EPS-94-001 - JACKSONVILLE SUBURBAN UTILITIES, CORP., STEVE MANNIS, P.E. THE REQUEST IS TO PLACE AN ESSENTIAL PUBLIC SERVICE, A WATER TREATMENT PLANT OF 300,000 GPD AND WASTEWATER TREATMENT PLANT OF 225,000 GPD, ON LAND CURRENTLY ZONED RS-E, SINGLE FAMILY ESTATE. THERE IS AN EXISTING WATER TREATMENT PLANT ON THIS SITE, IT WILL BE REPLACED. PURSUANT TO ADMINISTRATIVE INTERPRETATION OF JULY 30, 1986, ANY WATER OR SEWER PLANT EXCEEDING 50,000 GPD CAPACITY REQUIRES THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS AFTER A REPORT BY THE PLANNING AND ZONING AGENCY. ON FEBRUARY 3, 1994 THE PLANNING AND ZONING AGENCY FOUND THE REQUEST TO BE CONSISTENT WITH THE SURROUNDING AREA AND THE WOODEN FENCE ON THE EASTERN AND SOUTHERN BOUNDARY WHERE A 50 FOOT LANDSCAPED/NATURAL BUFFER IS NOT SHOWN ON THE SITE PLAN PRESENTED BY THE APPLICANT DATED JANUARY 31, 1994

Proof of publication of notice of public hearing - Order - EPS-94-001 was received, having been published in The St. Augustine Record on April 7, 1994.

Napier described the request from Jacksonville Suburban Utilities, Corporation to place an Essential Public Service Order on land currently zoned RS-E, single Family Estate. Jordan questioned what would happen to the existing plant. Steve Mannis, P.E. with Jacksonville Suburban Utilities, Corporation, declared that the existing plant would be removed as soon as the new water plant is running; the existing wastewater plant will also be removed. Discussion followed. **Motion by Brinkhoff, seconded by Ward, carried 7/0, to direct staff to prepare an order approving location of Essential Public Service, adopting Findings of Fact 1 through 3 to support approval.**