

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
<i>Immediate Improvements Wastewater Transmission</i>					
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
<i>Immediate Improvements Water Transmission</i>					
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
<i>Immediate Improvements NW WTP</i>					
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
<i>Immediate Improvements Reuse</i>					
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

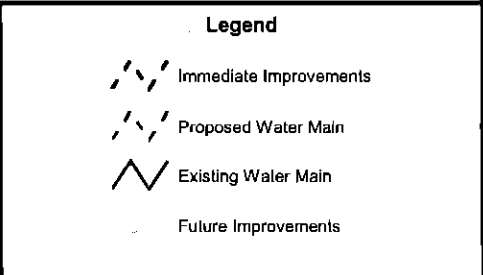
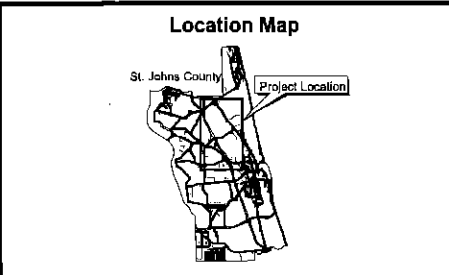
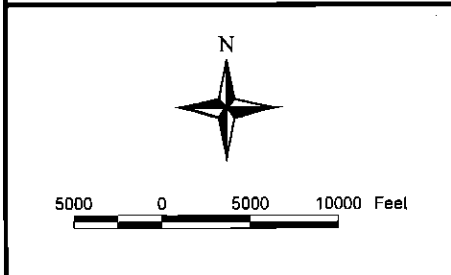
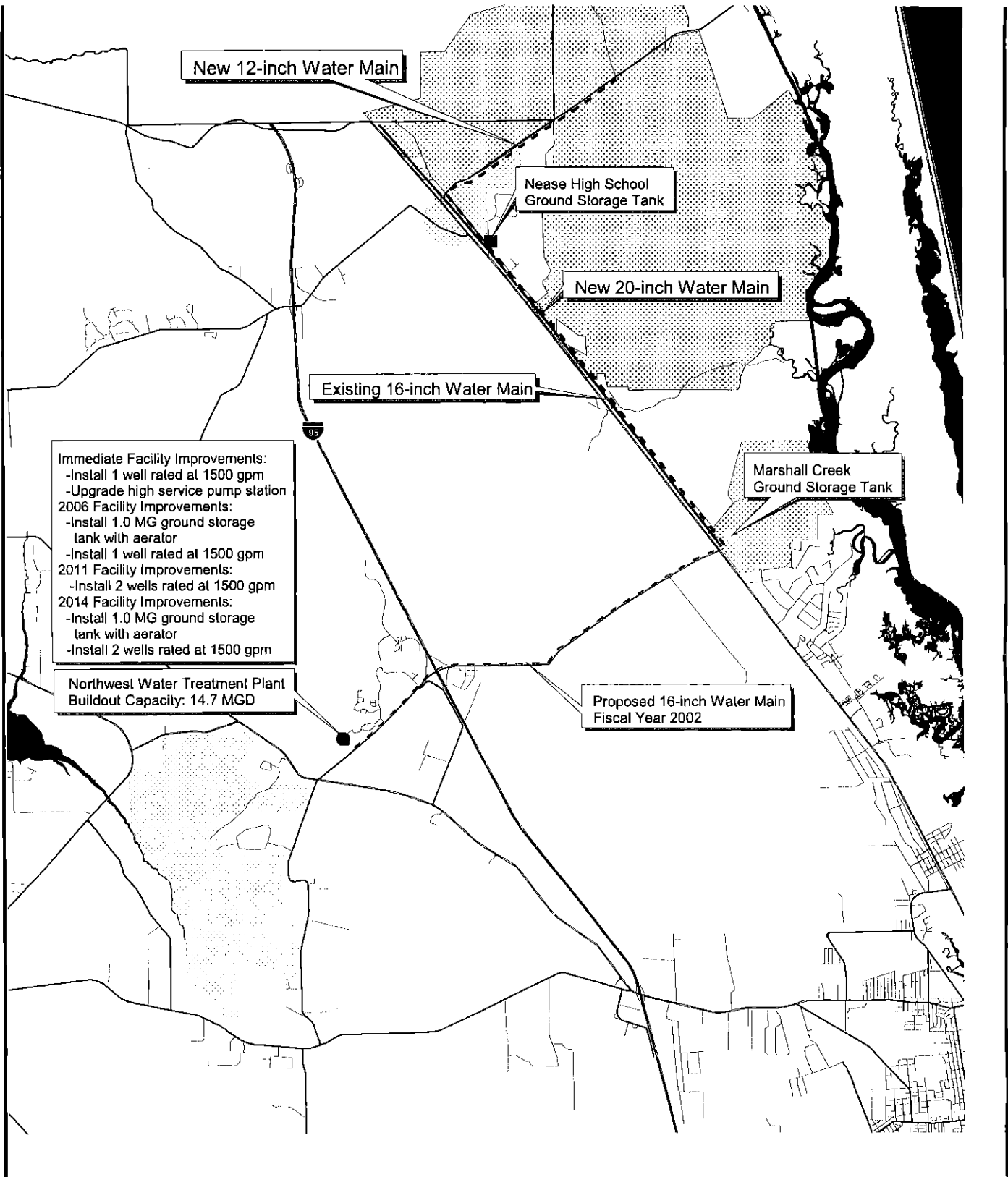
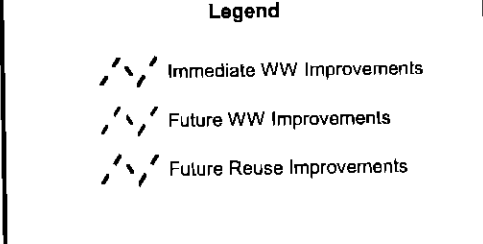
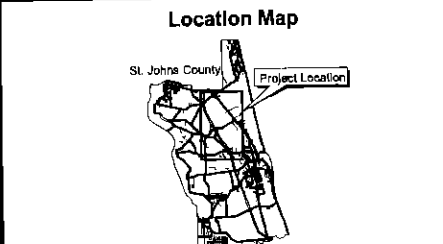
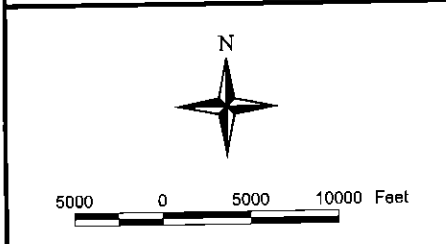
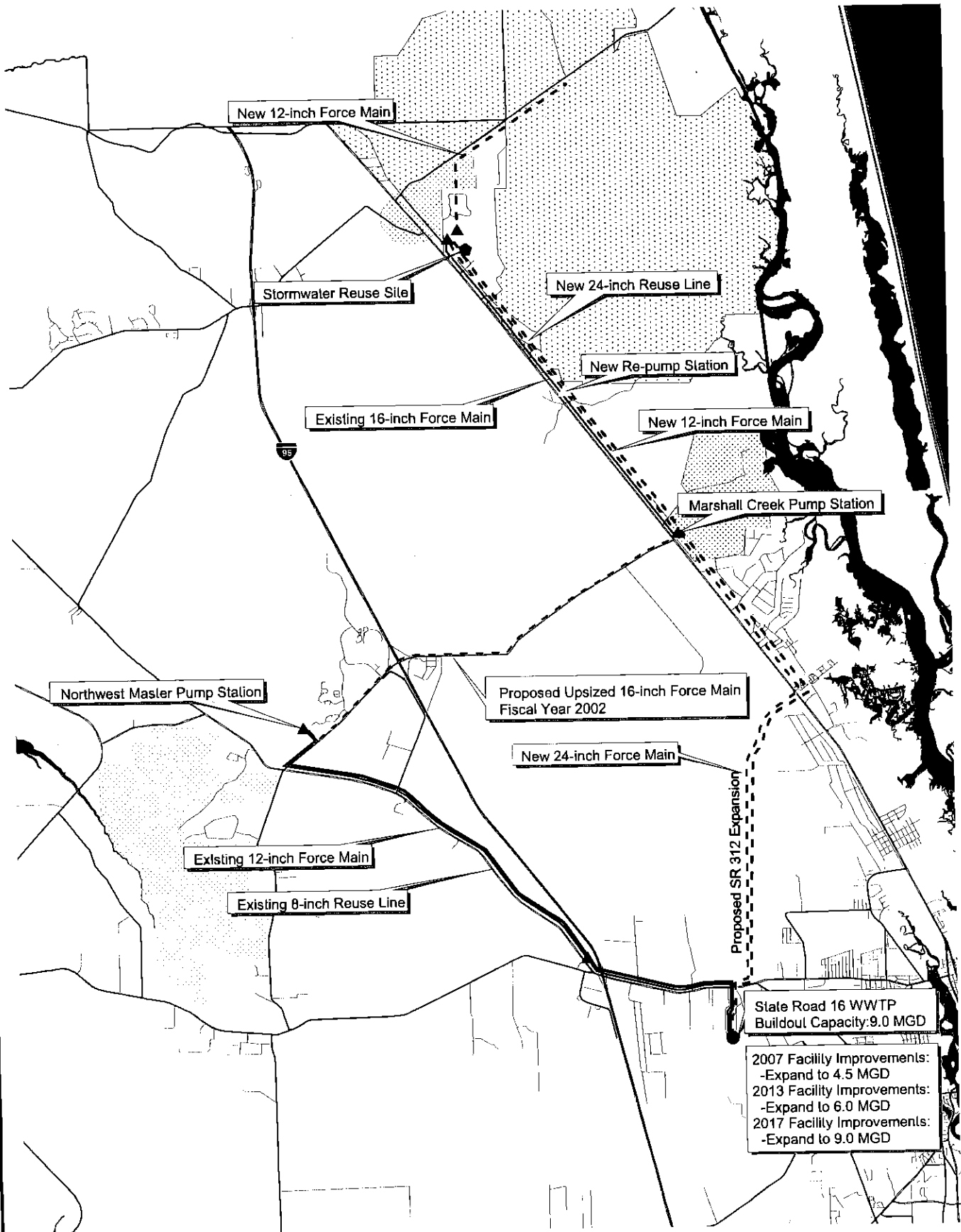


Figure No. 1
Facility Improvements - Water
St. Johns County
Conceptual Master Plan

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
	Subtotal			\$ 4,773,000
	Miscellaneous			\$ -
	Contingency (10%)			\$ 477,300
	Engineering (12%)			\$ 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
	Subtotal			\$ 600,000
	Miscellaneous			\$ -
	Contingency (10%)			\$ 60,000
	Engineering (15%)			\$ 90,000
	Total - 2006 Improvements			\$ 750,000
2011 Improvements Water NW WTP				
1.0	2 1500 gpm wells	2	\$ 150,000	\$ 300,000
	Subtotal			\$ 300,000
	Miscellaneous			\$ -
	Contingency (10%)			\$ 30,000
	Engineering (15%)			\$ 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
	Subtotal			\$ 750,000
	Miscellaneous			\$ -
	Contingency (10%)			\$ 75,000
	Engineering (15%)			\$ 112,500
	Total - 2014 Improvements			\$ 937,500
2007 Improvements Reuse				
1.0	24" PVC FM from SR 16 WWTP to Nocalee	80300	\$ 90	\$ 7,227,000
	Subtotal			\$ 7,227,000
	Miscellaneous			\$ -
	Contingency (10%)			\$ 722,700
	Engineering (12%)			\$ 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
	Subtotal			\$ 5,000,000
	Miscellaneous			\$ -
	Contingency (10%)			\$ 500,000
	Engineering (15%)			\$ 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
	Subtotal			\$ 6,000,000
	Miscellaneous			\$ -
	Contingency (10%)			\$ 600,000
	Engineering (15%)			\$ 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
	Subtotal			\$ 4,000,000
	Miscellaneous			\$ -
	Contingency (10%)			\$ 400,000
	Engineering (15%)			\$ 600,000
	Total - 2017 Improvements			\$ 5,000,000



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 ERG Projections for Malden 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	2026																							
Walden Chase	Water	0	141	282	423	564	705	847	988	1129	1129	1129	1129	1129	1129	1129	1129	1129	1129	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	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	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	2616	2836	3054	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272	3272													
	Wastewater	0	209	418	627	836	1045	1254	1463	1672	1881	2090	2299	2508	2717	2926	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135	3135													
	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	0	0	0	0	0	0	0	0	0	0	0													
St. Johns	Water	0	596	1192	1788	2384	2980	3576	4172	4768	5364	5960	6556	7152	7748	8344	8940	9536	10132	10728	11324	11920	11920	11920	11920	11920	11920	11920	11920	11920	11920	11920	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	11449	11449	11449	11449	11449	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	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914	1914													
Nocatee	Water	0	0	386	713	1069	1425	1781	2254	2727	3200	3674	4147	4621	5094	5568	6041	6514	6987	7460	7933	8406	8879	9352	9825	10298	10771	11244	11717	12190	12663	13136	13609	14082	14555	15028	15501														
	Wastewater	0	0	382	763	1145	1526	1908	2416	2924	3432	3940	4448	4956	5464	5972	6480	6988	7496	7988	8480	8972	9464	9956	10448	10940	11432	11924	12416	12908	13400	13892	14384	14876	15368	15860	16352														
	Re-use	0	0	3148	3804	4462	5121	5779	6332	6886	7439	7992	8546	9099	9652	10205	10758	11311	11864	12417	12970	13523	14076	14629	15182	15735	16288	16841	17394	17947	18500	19053	19606	20159	20712	21265	21818														
Total	Water	0	955	2267	3578	4890	6201	7513	8941	10369	11857	12944	14231	15726	17240	18745	20250	21536	22827	24118	25409	26700	27396	28083	28771	29459	30148	30836	31524	32212	32900	33588	34276	34964	35652	36340	37028	37716													
	Wastewater	0	918	2213	3511	4808	6106	7403	8703	10251	11539	12828	14115	15653	17190	18727	20263	21593	22921	24249	25577	26905	27660	28401	29141	29881	30621	31362	32102	32843	33583	34324	35064	35805	36545	37286	38026	38767													
	Re-use	1914	1914	5059	5718	6376	7034	7692	8246	8799	9352	9906	10459	11012	11470	11930	12390	12850	13310	13770	14230	14690	15150	15610	16070	16530	16990	17450	17910	18370	18830	19290	19750	20210	20670	21130	21590	22050													

^a ERGs based on 270 gpd/ERG
^b ERGs based on 229.5 gpd/ERG
^c ERGs based on 261.3 gpd/ERG
^d ERGs based on developer projections of 350 gpd/ERG

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	\$ 0.99	\$ 0.79	\$ 0.99	\$ 1.19	\$ 1.39	\$ 1.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	Wastewater	\$ -	\$ 0.24	\$ 0.49	\$ 0.73	\$ 0.98	\$ 1.22	\$ 1.47	\$ 1.71	\$ 1.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	Subtotal	\$ -	\$ 0.44	\$ 0.89	\$ 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	\$ 4.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	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	\$ 4.86	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Noclate ⁵	Water	\$ -	\$ -	\$ 0.50	\$ 1.00	\$ 1.50	\$ 2.00	\$ 2.49	\$ 3.16	\$ 3.82	\$ 4.48	\$ 5.14	\$ 5.81	\$ 6.47	\$ 7.14	\$ 7.81	\$ 8.48	\$ 9.15	\$ 9.82	\$ 10.49	\$ 11.16	\$ 11.83	\$ 12.50	\$ 13.17	\$ 13.84	\$ 14.51	\$ 15.18	\$ 15.85			
	Wastewater	\$ -	\$ -	\$ 0.69	\$ 1.37	\$ 2.06	\$ 2.75	\$ 3.43	\$ 4.35	\$ 5.26	\$ 6.18	\$ 7.09	\$ 8.01	\$ 8.93	\$ 9.85	\$ 10.77	\$ 11.69	\$ 12.61	\$ 13.53	\$ 14.45	\$ 15.37	\$ 16.29	\$ 17.21	\$ 18.13	\$ 19.05	\$ 19.97	\$ 20.89	\$ 21.81			
	Subtotal	\$ -	\$ -	\$ 1.19	\$ 2.37	\$ 3.56	\$ 4.74	\$ 5.93	\$ 7.50	\$ 9.08	\$ 10.66	\$ 12.24	\$ 13.81	\$ 15.39	\$ 16.97	\$ 18.55	\$ 20.13	\$ 21.71	\$ 23.29	\$ 24.87	\$ 26.45	\$ 28.03	\$ 29.61	\$ 31.19	\$ 32.77	\$ 34.35	\$ 35.93	\$ 37.51			
Total	Water	\$ -	\$ 0.60	\$ 1.50	\$ 2.51	\$ 3.51	\$ 4.51	\$ 5.51	\$ 6.68	\$ 7.64	\$ 8.20	\$ 9.16	\$ 10.44	\$ 11.71	\$ 12.98	\$ 14.25	\$ 15.52	\$ 16.79	\$ 18.06	\$ 19.33	\$ 20.60	\$ 21.87	\$ 23.14	\$ 24.41	\$ 25.68	\$ 26.95	\$ 28.22	\$ 29.49			
	Wastewater	\$ -	\$ 0.62	\$ 1.32	\$ 2.23	\$ 3.43	\$ 4.53	\$ 5.64	\$ 6.68	\$ 7.64	\$ 8.54	\$ 9.54	\$ 10.53	\$ 11.59	\$ 12.63	\$ 13.67	\$ 14.71	\$ 15.75	\$ 16.79	\$ 17.83	\$ 18.87	\$ 19.91	\$ 20.95	\$ 21.99	\$ 23.03	\$ 24.07	\$ 25.11	\$ 26.15			
	Total	\$ -	\$ 1.22	\$ 2.82	\$ 4.74	\$ 6.94	\$ 10.15	\$ 14.15	\$ 18.36	\$ 22.32	\$ 26.74	\$ 31.74	\$ 37.47	\$ 43.43	\$ 49.30	\$ 55.17	\$ 61.04	\$ 66.91	\$ 72.78	\$ 78.65	\$ 84.52	\$ 90.39	\$ 96.26	\$ 102.13	\$ 108.00	\$ 113.87	\$ 119.74	\$ 125.61			

⁴ Based on an annual revenue of \$140/ERC
⁵ Based on an annual revenue of \$1800/ERC

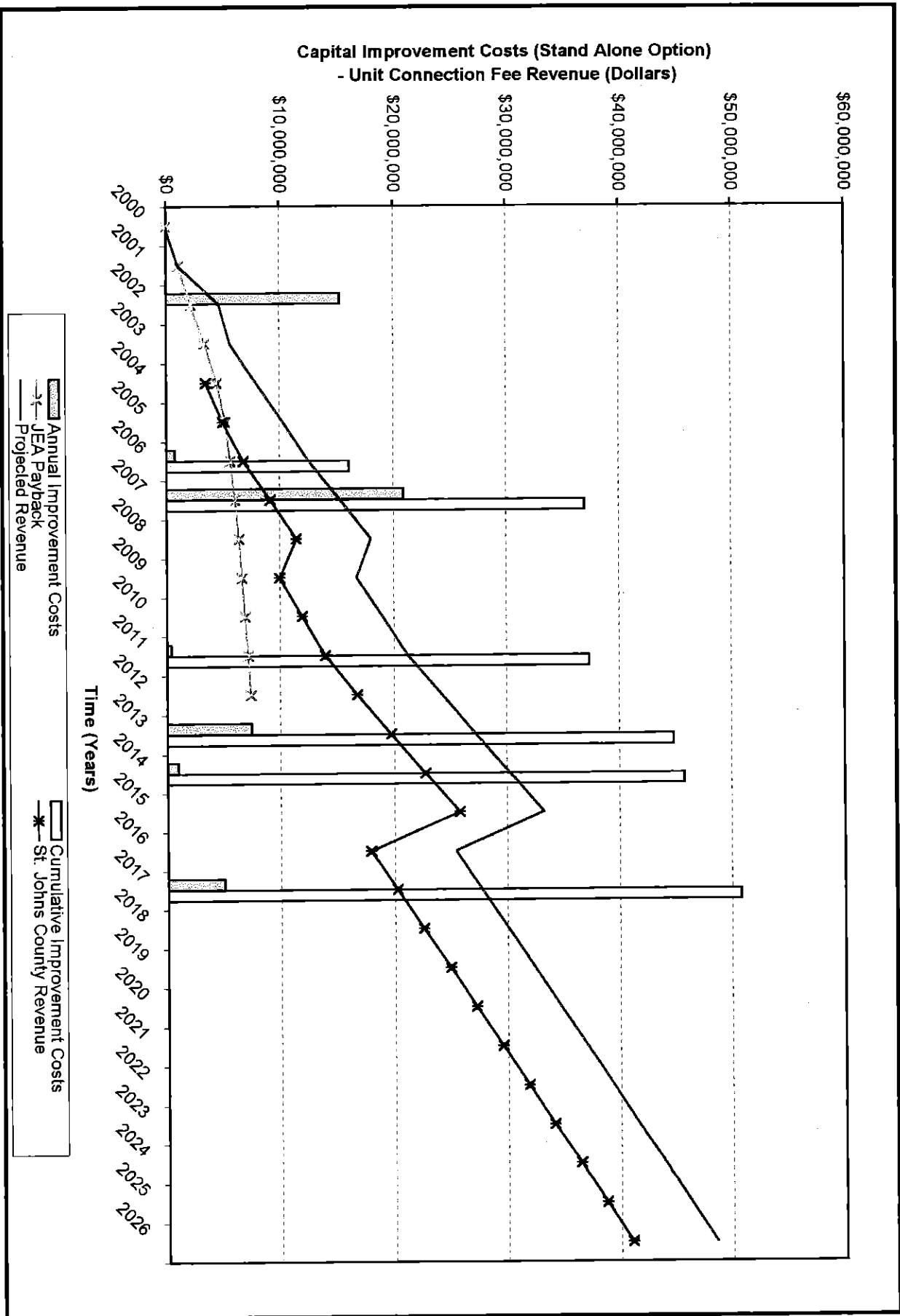


Figure No. 3
Capital Improvement Costs and Unit Connection Fee Revenue