

ST. JOHNS COUNTY, FLORIDA
ORDER
REZONING/EXCEPTION/VARIANCE

NAME OF APPLICANT

APPLICATION NUMBER

Sunray Utilities, Inc.

ESP-88-001

**DECISION OF
COUNTY COMMISSION**

GRANTED

**GRANTED WITH
CONDITIONS**

DENIED

Requested Change: For an exception in an OR zoning district to allow the establishment of a sewer and water treatment facility (essential public service)

Location: The property is located on the north side of State Road 210 and West of I-95 in the vicinity of the JEA powerline.

CONDITIONS:

- 1.) Construct building to enclose blowers.
- 2.) Shield light fixtures.
- 3.) Construct entrance road on west side of property - opposite side from out parcel.
- 4.) Provide Ground Water Monitoring Program.
- 5.) Limit plant capacity to 4 MGD as shown on site plan.
- 6.) Preserve wetland buffer adjacent to plant.
- 7.) Provide additional 50' buffer as shown on site plan.
- 8.) Plant trees and shrubs in 50' buffer to provide additional visual screenwork.

*See Attached

DATE OF COMMISSION ACTION: September 27, 1988

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By Lawrence O. Hartley
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Lynn M. McDonald
DEPUTY CLERK

(Pursuant to St. Johns County Zoning Code, Section 11-9-5b: failure to exercise an exception or variance by commencement of the use or action approved thereby within one year, or such longer time as approved by the Board, shall render the exception or variance invalid and all rights granted thereunder shall terminate)

Final Plat; Lighthouse Bend Country Club at Sawgrass located south of Sawgrass Drive consisting of 40.98 acres to be developed with 62 single family lots, central water and sewer. Planning & Zoning Agency Summary recommending approval was received. Sharon Parks, Pappas & Metcalf was present requesting approval. Sisco submitted resolution for approval indicating the Construction Bond and the Warranty Bond are waived. Motion by Waldron, seconded by Bailey, carried 5/0, adopting Resolution No. 88-267.

RESOLUTION NO. 88-267

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY FOR APPROVAL TO RECORD A SUBDIVISION PLAT KNOWN AS LIGHTHOUSE BEND.

(09/27/88 - 8 - 2.2288)

Final Development Plan; Island Cove at Fairfield Ponte Vedra located south of Bay Hill Cove off Fairfield Blvd. consisting of nineteen single family lots on 6.2 acres, central water and sewer. Planning & Zoning Agency Summary recommending approval was received. Mike Boyer, Jacksonville was present requesting approval. Motion by Waldron, seconded by Bailey, carried 5/0, adopting Resolution No. 88-268.

RESOLUTION NO. 88-268

A RESOLUTION OF THE COUNTY OF ST. JOHNS STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN FOR ISLAND COVE AT FAIRFIELD PONTE VEDRA LOCATED WITHIN THE PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE NUMBER 84-3.

With no further business to come before the Board at this time the meeting recessed until 2:00 p.m.

(09/27/88 - 8 - 2.2400)

Hearing on Major Modification to Ordinance No. 85-16 as amended, Max L. Carrington PSD located at Palmo Road and S.R. #13; change in Schedule of Development, extending commencement date. Proof of publication of notice of public hearing on proposed major modification to Planned Special Development was received having been published in The St. Augustine Record on August 2, 1988; upon motion by Brubaker, seconded by Waldron, carried 5/0, was ordered filed. Letter from the Planning & Zoning Agency recommending if granted the extension be for no longer than three (3) years. No one was present. Napier explained the resolution before the Board represents the original request of the applicant to extend the commencement and completion time for a period of twelve (12) years which both staff and the Planning & Zoning Agency felt was too far off in the future. Motion by Waldron, seconded by Lydon, carried 4/1, with Bailey dissenting, adopting Resolution No. 88-269 with the change from twelve years to three years as recommended.

RESOLUTION NO. 88-269

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO PLANNED SPECIAL DEVELOPMENT, ORDINANCE NO. 85-16 ALSO KNOWN AS MAX L. CARRINGTON.

(09/29/88 - 8 - 2.2562)

Hearing on EPS-88-001, Sunray Utilities located north side of S.R. #210 west of I-95 adjacent to JEA powerline easement. Proof of publication of notice of public hearing on location of essential public service was received having been published in The St. Augustine Record on August 25, 1988; upon motion by Waldron, seconded by Brubaker, carried 5/0, was ordered filed. Letter from the Planning & Zoning Agency finding the request as submitted to be in conflict with existing and proposed uses in the area was received. Buddy James, 6215 Wilson Blvd., Jacksonville was present representing Sunray Utilities; indicating he is a partner and joint owner of Sunray Utilities and President of JAX Utility Management, Inc. which operate in the first coast area of St. Johns, Duval, Clay and Nassau Counties he gave a background information and explained they have built and operated water and wastewater treatment plants since 1946. Mr. James introduced Charlie Space and requested the opportunity to continue his presentation following Mr. Space.

Charlie Space, 2823 S.R. #13, Switzerland distributed additional information to the Board indicating the Site Plan and conditions as reflected in this packet are now being offered as an addition to the original application. With the use of several aerial maps Mr. Space explained current utilities within the County, utility needs for the area in question and commented on current County requirements for utilities. At this time Mr. James commented on operational aspects of the proposed utility plant and with the use of aerial photos he explained each utility presently owned and operated by Sunray Utilities. Mr. James read a letter from the Public Service Commission dated August 31, 1988 to Mr. M. L. Forrester stating the Division of Consumer Affairs has received no complaints against Intercoastal Utilities in 1987 or through August 19, 1988. Mr. James distributed and discussed a Staff Report on Sunray Utilities from the PSC. Many concerned citizens were present. Persons speaking against this request were: (3.0235) Darrell Harrington, 2470 C.R. #210 West, Lot-A. (3.0397) Mrs. Harrington, 2470 C.R. #210 West, Lot-A read and submitted into the record Petition in opposition. (3.0945) Mary Kohnke, 29 S. Roscoe Blvd. (3.1036) Robert Wheeler, 10805 Russell Sampson Road. (3.1093) Carolyn Strickland, 2470 C.R. #210 West. and (3.1120) Bill Tomlinson, 10785 Russell Sampson Road. (3.0828) Alec Lawson, 172 Barberry Lane, Ponte Vedra Beach commented on the proposed plant and recommended approval. (3.0873) Cliff Petitt, 960 Alcala Drive questioned how the County can approve a utility prior to approval of a development. At this time the item was brought back to the Board. There was discussion regarding concerns such as the proposed location, noise and order from the plant and future risks of endangering the wetlands and wildlife. Motion by Waldron, seconded by Brubaker, carried 4/1 with Bailey dissenting, approving the Essential Public Service request No. EPS-88-001 for Sunray Utilities, Inc. sewer and water facility with the following conditions as submitted by the applicant: 1) Construct building to enclose blowers. 2) Shield light fixtures. 3) Construct entrance road on west side of property -- opposite side from out parcel. 4) Provide Ground Water Monitoring Program. 5) Limit plant capacity to 4 MGD as shown on Site Plan. 6) Preserve wetland buffer adjacent to plant. 7) Provide additional 50' buffer as shown on Site Plan. 8) Plant trees and shrubs in 50' buffer to provide additional visual screenwork.

09/27/88 - 9 - 3.1975)

Hearing on R-PUD-88-039, Crossroads Planned Unit Development, Stockton Land Corporation property located approximately 850 feet north of the intersection of S.R. A1A North and Mickler Road containing 184 acres of land with proposed mixed residential and commercial uses, a total of 432 units and commercial tract on A1A of 5.9 acres. Proof of publication of notice of public hearing to consider passage of an ordinance was received having been published in The St. Augustine Record on August 15, 1988; upon motion by Waldron, seconded by Brubaker, carried 5/0, was ordered filed. Report of the Planning & Zoning Agency finding the request in compliance with the Comprehensive Plan but making no recommendation in that four affirmative votes were not received. Debby Bunting, Stockton Land Corp. was present requesting approval; she gave the general location of the proposed PUD and explained the Master Plan indicating the PUD will be developed in five phases. Ms. Bunting submitted a revised letter from Stockton Land Corp. dated September 21, 1988 regarding the donation of one acre of land and a twelve foot beach access to St. Johns County for a park and/or parking purposes. Dale Eberhart, Land Planner, Stockton Land Corp. commented on the extended land plan use for this project. Rick Wells, Connelly & Wicker addressed engineering concerns of the proposed PUD. Citizens present and commenting were: (3.3290) Mary Kohnke, 29 S. Roscoe Blvd. (3.3544) Hoke Sisk, 14 LaVista Drive. (3.3666) Kathy Mobley, Palm Valley. (3.3726) Harold Baker, 4240 Coastal Highway. (4.0117) Fred Connelly, no address given. (4.0150) Cindy Voss, Palm Valley. (4.0213) Marjorie Blocksidge, 3272 Coastal Highway. (4.0265) ?, 2923 S. Ponte Vedra Blvd. (4.0288) Hank Adams, 105 Plantation Circle South. (4.0310) Richard Forbis, no address given. (4.0375) Roy Davidson, 180 Laurel Lane, Plantation. At this time the item was brought back to the Board. There was discussion regarding the proposed commercial tract and density of the proposed PUD. Motion by Waldron, seconded by Lydon, carried 4/1 with Bailey dissenting, adopting PUD Ordinance No. 88-57.

At this time Deputy Clerk Connie E. McDaniel replaced Deputy Clerk Lynn M. McDonald.

REPORTS:

- 1) Docket No. 870980-WS, Order No. 20017, issued 9/16/88 regarding application of St. Augustine Shores Utilities for an increase in water and sewer rates in St. Johns County, Florida.
- 2) St. Johns County Welfare Federation Cases Receiving Aid for August, 1988.