



St. Johns County Board of County Commissioners

Growth Management Department

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Jacksonville Electrical Authority (JEA)
21 W. Church Street
Jacksonville, FL 32202

FILE NUMBER: SUPMAJ 2020-13

LEGAL: See Exhibit A

SITE PLAN: See Exhibit B

PARCEL: 001330-0050

DATE OF HEARING: November 19, 2020

ORDER GRANTING SPECIAL USE REQUEST

The above referenced application for a Special Use Permit to allow installation of a backup water well in Open Rural (OR) zoning that will serve as a source of alternative water production for the Rivertown Water Treatment Plant, pursuant Section 2.03.25 of the Land Development Code, came before the Planning & Zoning Agency for public hearing on November 19, 2020.

FINDINGS

Having considered the application, along with supporting documents; the Staff Report prepared on November 4, 2020; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code.
2. The use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in Open Rural (OR) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request complies with Section 2.03.00 and 2.03.25 of the Land Development Code.

5. The request is not in conflict with the Future Land Use Map Designation of Rural/Silviculture.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the request for a Special Use Permit to allow installation of backup water well in Open Rural (OR) zoning that will serve as a source of alternative water production for the Rivertown Water Treatment Plant, specifically located on property as described above, subject to the following conditions:

1. The Special Use Permit is granted to the Jacksonville Electrical Authority (JEA) and shall be non-transferable to any other location or entity.
2. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time of the Special Use being exercised.
3. Approval of this the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of Federal, State or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
4. The Special Use Permit shall be commenced within one (1) year of the signing of the Final Order; otherwise, all rights granted herein shall be null and void. Commencement shall be defined as issuance of a Development Permit from the St. Johns County Operations Division.
5. The Special Use Permit is granted under the condition of continual use. A Special Use that, once commenced, remains idle, discontinued or unused for a period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
6. Approval of the Special Use Permit does not release project from adherence to all relevant requirements of the St. Johns County Land Development Code, and Comprehensive Plan.
7. Approval of the Special Use Permit is contingent upon approval of the new well by the Board of County Commissioners in accordance with Section 21 of the First Addendum to the St. Johns County/JEA Water and Wastewater Interlocal Agreement dated December 19, 2001.
8. Nothing in this Special Use Permit shall constitute approval on the part of the County for the withdrawal of water in excess of the amounts provided in the Memorandum of Understanding between JEA and St. Johns County dated August 2, 2006, adopted pursuant to St. Johns County Resolution 2006-190, or any subsequent amendment thereto.
9. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the final Order, except as may be modified by preceding conditions and limitations.

EXHIBIT A

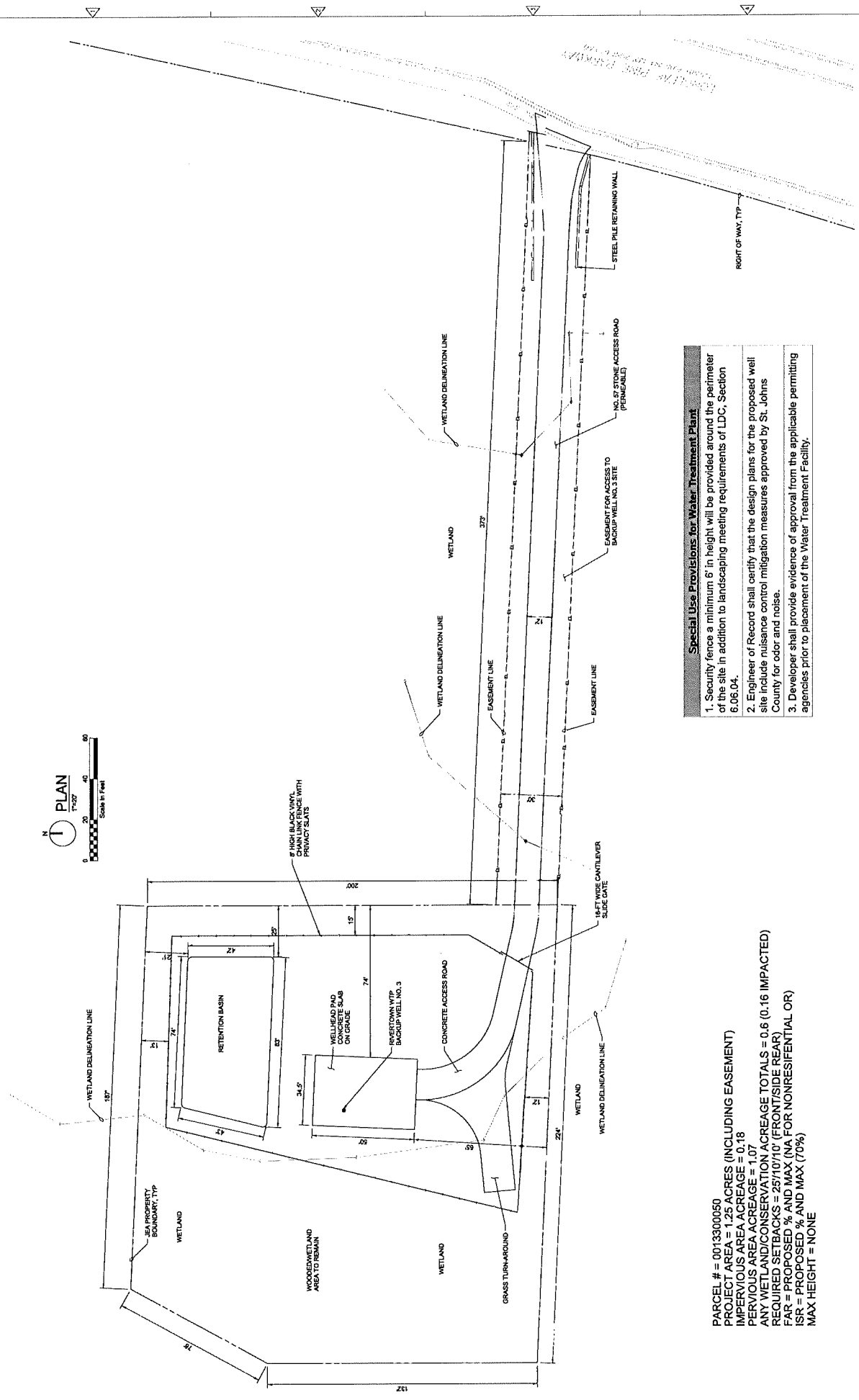
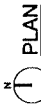
Legal Description of the Property

JEA WELL SITE

A PARCEL OF LAND, BEING A PORTION OF "THE HILL TRACT", SITUATED IN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF "THE HILL TRACT", SITUATED IN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, WITH THE WESTERLY RIGHT OF WAY LINE OF "LONGLY PARKWAY", AS PER THAT SPECIAL WARRANTY DEED (CR 244 RIGHT OF WAY), FROM MAIN STREET DEVELOPMENT COMMUNITY DEVELOPMENT DISTRICT TO ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND RUN THENCE NORTH 87°22'45" WEST, A DISTANCE OF 366.80 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTH 87°22'47" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF "THE HILL TRACT", A DISTANCE OF 224.07 FEET, TO A POINT; RUN THENCE NORTH 00°05'17" EAST, A DISTANCE OF 131.74 FEET, TO A POINT; RUN THENCE NORTH 28°47'38" EAST, A DISTANCE OF 76.20 FEET, TO A POINT; RUN THENCE SOUTH 87°22'45" EAST, A DISTANCE OF 187.43 FEET TO A POINT; RUN THENCE SOUTH 00°05'17" WEST, A DISTANCE OF 200.20 FEET, TO A POINT ON THE AFORESAID SOUTHERLY LINE OF "THE HILL TRACT", AND THE POINT OF BEGINNING.



Special Use Provisions for Water Treatment Plant

1. Security fence a minimum 6' in height will be provided around the perimeter of the site in addition to landscaping meeting requirements of LDC, Section 6.08.04.
2. Engineer of Record shall certify that the design plans for the proposed well site include nuisance control mitigation measures approved by St. Johns County for odor and noise.
3. Developer shall provide evidence of approval from the applicable permitting agencies prior to placement of the Water Treatment Facility.

PARCEL # = 0013300050
 PROJECT AREA = 1.25 ACRES (INCLUDING EASEMENT)
 IMPERVIOUS AREA ACREAGE = 0.18
 PERVIOUS AREA ACREAGE = 1.07
 ANY WETLAND/CONSERVATION ACREAGE TOTALS = 0.6 (0.16 IMPACTED)
 REQUIRED SETBACKS = 25'/10'/10' (FRONT/SIDE REAR)
 FAR = PROPOSED % AND MAX (NA FOR NONRESIDENTIAL OR)
 ISR = PROPOSED % AND MAX (70%)
 MAX HEIGHT = NONE

PROJECT NO. 0103-237038
 JACOBS, L.P. 03/27/2019
 SHEET NO. FIG-1

EXHIBIT B:
 BACKUP WELL NO.3
 GENERAL SITE PLAN

RIVERTOWN WATER TREATMENT PLANT PROJECT

JEA
 JACOBS

CDM Smith
 4921 SHELBY ROAD, SUITE 200
 FARMINGTON, CT 06030
 TEL: (860) 714-7320
 FAX: (860) 714-7320

DESIGNED BY: B. DICKS
 DRAWN BY: A. WATKINS
 CHECKED BY: R. MORRISON
 GRASS TURN-AROUND BY: J. JOHNSON
 APPROVED BY: JACOBUS
 DATE: 11/21/17 AM

| REV. | DATE | BY | CHK |
|------|------|----|-----|
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819 PLOM SOUTH AL KINGS RESERVES THESE RECORDS AND DESIGNATIONS FOR PROFESSIONAL SERVICE INCORPORATED HEREIN ARE THE PROPERTY OF CDM SOUTH AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CDM SOUTH

10. The provided Site Plan generally complies with the applicable standards of the Land Development Code.
11. The applicant, at the public hearing, has stated no objections to the proposed conditions.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

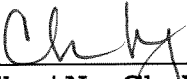
DATED THIS 19th DAY OF November, 2020.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA



MIKE KOPPENHAFFER, CHAIRMAN

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.



Cheri Ng, Clerk
Growth Management Department