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DEPARTMENT OF COMMUNITY AFFAIRS

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Florida Public Service Commission  
Division of Regulatory Oversight

February 7, 2001

Mr. Bill Lowe  
Assistant Division Director  
Division of Records and Reporting  
Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

RE: **PSC Docket No. 001825-WS**; Application by Parkland Utilities, Inc. for Amendment of Certificate in Broward and Palm Beach Counties.

Dear Mr. Lowe:

The Department has completed its review of the Parkland Utilities, Inc. application to the Public Service Commission for an expansion of its water and sanitary sewer service area in Broward and Palm Beach Counties. A copy of the staff memorandum is attached for your review.

The Department has not identified any growth management concerns related to consistency with the Comprehensive Plans of Broward and Palm Beach Counties. The Parkland Utilities, Inc. is proposing an expansion of services in an area of Unincorporated Broward County generally north of the City of Parkland and a small portion of Palm Beach County south of the Hillsboro Canal. All of the expansion area in Broward County is designated Low (3) Residential on its Future Land Use Map (FLUM). The application indicates the proposed expansion will serve approximately 100 Equivalent Residential Connections (ERCs). This level of service standard is consistent with the Broward County Comprehensive Plan. Finally, Department review staff for Palm Beach County believes the small expansion area into that County is consistent with its FLUM and Comprehensive Plan.

- APP \_\_\_\_\_
- CAF \_\_\_\_\_
- CMP \_\_\_\_\_
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DOCUMENT NUMBER-DATE

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Mr. Bill Lowe  
February 7, 2001  
Page Two

If you have any questions, please contact either David Kemp, Planner IV, or Ken Metcalf, Community Program Administrator, at (850) 487-4545.

Sincerely yours,



Charles Gauthier, AICP  
Chief, Bureau of Local Planning

CG/dmk

Enclosure

consent



STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

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TO: Charlie Gauthier, Bureau Chief

THROUGH: Michael McDaniel, Growth Management Administrator  
Ken Metcalf, Community Program Administrator

MDM  
KTB

DATE: January 26, 2001

FROM: David Kemp, Planner IV DMK

SUBJECT: Public Service Commission Utilities Expansion Application  
Parkland Utilities Inc.  
PSC No. 001825-WS

MAILOUT: February 9, 2001

I. ISSUE SUMMARY

Parkland Utilities, Inc. has requested to extend its service area (territory) for sanitary sewer and potable water to an area in Unincorporated Broward County and a small area of Unincorporated Palm Beach County (south of the Hillsboro Canal) as depicted on Attachment 1. The Unincorporated area of Broward County is generally north of the City of Parkland. The property owners in the above mentioned area are requesting the extension of wastewater and potable water from the utility. According to the Applicant, all of the subject area has an immediate need for water service either because of the development of new homes or because existing wells are inadequate for their existing need and there is no other utility in the area willing and capable of providing water and sewer service at a reasonable cost.

**Recommendation:** Staff believes the proposed sanitary sewer and potable water expansion is consistent with the Broward and Palm Beach County Comprehensive Plans and Chapter 163, Florida Statutes (F.S.) and Rule 9J-5, Florida Administrative Code (F.A.C.)

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## II. STAFF ANALYSIS

### Consistency with Unincorporated Broward County FLUM

According to the Future Unincorporated Area Land Use Map for Broward County, all of the proposed utility service extension area is currently designated Low (3) Residential. Staff believes extension of sanitary sewer and potable water services into an area designated Low (3) Residential, in urban Broward County, is generally consistent with Section 163.3177(6)(a), F.S.

### Consistency with the Unincorporated Broward County Comprehensive Plan

The extension of potable water into the area of Unincorporated Broward County, as depicted on Attachment 1 is generally consistent with the following Potable Water Element objective, which states in part:

Objective 4.6 ...provide the residents of unincorporated Broward County a cost-effective, equitable and adequate potable water system meeting all applicable federal, state, and local standards.

Furthermore, the extension of sanitary sewers into the proposed extension area, is generally consistent with the following Sanitary Sewer Element objective, which states in part:

Objective 5.6 ...provide the residents of unincorporated Broward County a cost-effective, equitable and adequate sanitary sewer water system meeting all applicable federal, state, and local standards.

Finally, the extension of sanitary sewer and potable water services into the subject area is generally consistent with Section 163.3177(6)(c), F.S.

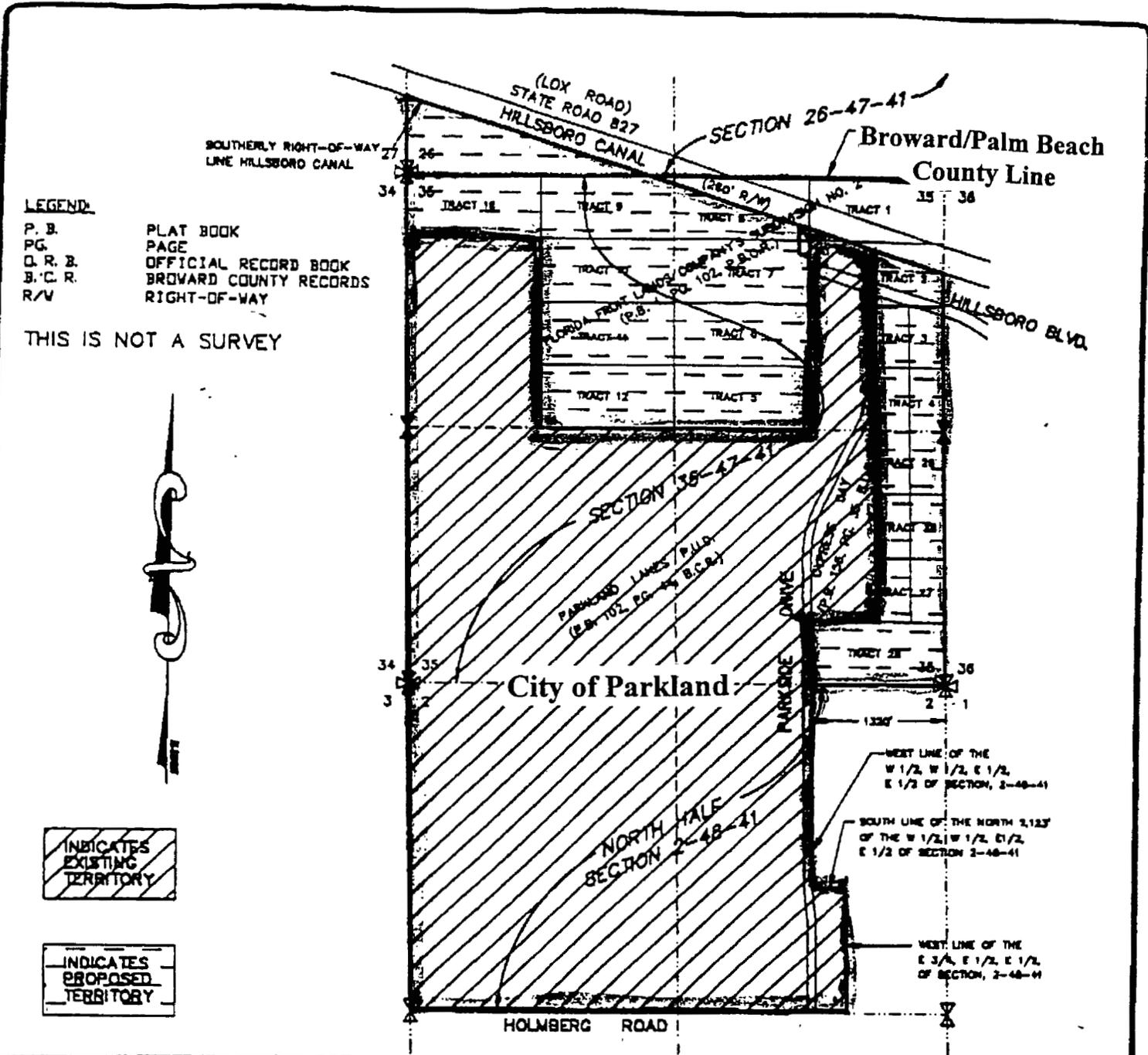
### Consistency with the Unincorporated Palm Beach County FLUM and Comprehensive Plan

Through conversations with Department review staff for Palm Beach County, the proposed sanitary sewer and potable water service area extension is generally consistent with the Palm Beach County FLUM.

## III. RECOMMENDATION

Staff believes the proposed extension of sanitary sewer and potable water service to the unincorporated residential areas of Broward and Palm Beach Counties, by Parkland Utilities, Inc., is generally consistent with both County's Comprehensive Plans, Chapter 163, F.S., and Rule 9J-5, F.A.C. Therefore, pursuant to the Memorandum of Understanding between the Department and the Public Service Commission (PSC), staff recommends the Department contact PSC regarding the proposed Parkland Utilities, Inc. expansion and inform them of our findings.

# Attachment 1



REVISIONS

DATE BY CKD FB/PG

**A PORTION OF SECTION 2-48-41, SECTION 35-47-41, IN BROWARD COUNTY AND SECTION 26-47-41 IN PALM BEACH COUNTY**

SCALE:	N/A	JOB NO:	00-189
FB/PG:	N/A	CAD. FILE:	C:\DWGS\00-189
DRAWN BY:	T.D.	DATE:	12/14/00
CKD. BY:	D.M.G.	PROJ. FILE:	00-189

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