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DEPARTMENT OF COMMUNITY AFFAIRS

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September 20, 2002

Mr. Timothy Devlin, Director, Division of Economic Regulation
Division of the Commission Clerk and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Vertical stamps: ECONOMIC REGULATION, 02 SEP 23 11:42 AM, 10/17/02

RE: PSC Docket No. 020907-WS; Application for Amendment of Certificates Nos. 496-W and 465-S to extend water and wastewater service areas in Lake County by Lake Utility Services, Inc.

Dear Mr. Devlin:

The Department has completed its review of the Lake Utility Services, Inc. application to the Florida Public Service Commission for an expansion of its water service area in Lake County. A copy of staff's memorandum is attached for your review.

We have identified apparent inconsistencies and urban sprawl concerns with the Lake County Comprehensive Plan. Approximately two-thirds of the proposed expansion area lies within regions designated as Rural (1 dwelling unit/5 acres) on the County's Future Land Use Map. The proposed service expansion area therefore seems inconsistent with Future Land Use Element Policy 1-1B.2 of the Lake County Comprehensive Plan, which states: "Central water and sewer are not intended nor required for areas designated as rural. Lines should only be extended if...the absence of such facilities would result in a threat to the public health or safety."

The proposed expansion also does not appear to be consistent with Future Land Use Element Policy 1-7.1, which states that "allocation of future land use shall occur in a manner which promotes efficient distribution and provision of public facilities...." Finally, the proposed service area does not advance Objective 1-10 to "discourage urban sprawl through a future land use pattern which promotes orderly, compact development." Policy 1-10.2 further stipulates the County to "...encourage growth and development in developed areas where public facilities and

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services are presently in place, and in those areas which public facilities can provide the most efficient service."

If you have any questions, please contact Dan Lucas, Planner, or Marina Pennington, Regional Planning Administrator, at (850)-487-4545.

Sincerely,



Charles Gauthier, AICP
Chief, Comprehensive Planning

CG/dl

Attachment

cc: Sharon Farrell, Director, Lake County Planning and Development Services
Tom Walden, Engineer, Division of Economic Regulation, PSC