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Public Service Commission

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TALLAHASSEE, FLORIDA 32399-0850

JUN 25 PM 4:45

-M-E-M-O-R-A-N-D-U-M-

COMMISSION CLERK

**DATE:** June 24, 2004

**TO:** Blanca S. Bayó, Commission Clerk and Administrative Services Director

**FROM:** Richard P. Redemann, Utility Systems/Communications Engineer, Division of Economic Regulation

**RE:** Docket No. 040384-WS; Application for amendment to Certificates 247-W and 189-S in Seminole County by Sanlando Utilities Corporation.

Attached please find a letter from Charles Gauthier, AICP, Chief, Office of Comprehensive Planning at the Department of Community Affairs (DCA) to Ms. Patti Daniel at the Commission that should be placed in the docket file. The DCA finds the application consistent with the Seminole County Comprehensive Plan.

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cc: Office of General Counsel (Brubaker)

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STATE OF FLORIDA

**DEPARTMENT OF COMMUNITY AFFAIRS**

*"Dedicated to making Florida a better place to call home"*

JEB BUSH  
Governor

DIVISION OF  
ECONOMIC REGULATION

THADDEUS L. COHEN, AIA  
Secretary

June 16, 2004

Ms Patti Daniel, Certification Supervisor  
Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Re: Application for amendment to Certificates 247-W and 189-S in Seminole County by Sanlando Utilities Corporation; PSC Docket No. 040384-WS

Dear Ms. Daniel:

On May 13, 2004, the Department received an Application for Amendment of Certificates 247-W and 189-S in Seminole County to consolidate and correct inconsistencies in the legal descriptions of the Applicant's certified water and wastewater service areas, to include those developed areas to which the Applicant has been providing service which are not within the current legal description, and to provide the Commission and the Applicant's customers with a single, consolidated, uniform legal description of the boundaries of each of its certified water service and wastewater service areas.

Pursuant to the Memorandum of Understanding between the Public Service Commission (PSC) and the Department of Community Affairs, the Department will provide information to the PSC regarding the relationship of the application and the Seminole County Comprehensive Plan, including information about land use categories and the densities and intensities of land use. The Department has completed its review and offers the following comments.

The water and wastewater service areas will not be increased or decreased, as the purpose of the application is to update the legal description of the water and wastewater service areas to include those areas that Sanlando is already providing service to but have not been included within the legal description. In addition, the application is consistent with the Seminole County Comprehensive Plan.

Sincerely yours,

*for Charles Gauthier*  
Charles Gauthier, AICP  
Chief of Comprehensive Planning

CG/jw

Enclosure: Memo regarding Application for amendment to Certificates 247-W and 189-S

cc: Richard Redemann, Division of Economic Regulation, Public Service Commission

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STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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COLLEEN CASTILLE  
Secretary

MEMORANDUM

**TO:** Charles Gaudier, AICP, Chief, Comprehensive Planning

**THROUGH:** Marina Pennington, Regional Planning Administrator

**FROM:** Jana Z. Williams, Planner JZW

**SUBJECT:** Public Service Commission  
Application for amendment to Certificates 247-W and 189-S in Seminole County by Sanlando Utilities Corporation; PSC Docket No. 040384-WS

**DATE:** May 28, 2004

Comments Due to PSC: June 9, 2004

I. Summary and Staff Analysis

The Sanlando Utilities Corporation has applied to the Public Service Commission for an Amendment to Certificates 247-W and 189-S in Seminole County to consolidate and correct inconsistencies in the legal descriptions of the Applicant's certified water and wastewater service areas, to include those developed areas to which the Applicant has been providing service which are not within the current legal description, and to provide the Commission and the Applicant's customers with a single, consolidated, uniform legal description of the boundaries of each of its certified water service and wastewater service areas. The amendment of the Applicant's water and wastewater certificates will provide certainty and greater ease of reference to both Commission Staff and the public. The application does not increase or decrease the service already provided by the Applicant. The existing lines and treatment facilities currently serving the consolidated service areas have sufficient capacity to serve the consolidated service areas.

The water and wastewater service areas within the current legal description is approximately eight thousand three hundred and twenty (8,320) acres and the areas that the Applicant has been providing service to but has not included within the current legal description (until now) is approximately two thousand two hundred and forty (2,240) acres. Thus, the total acreage that this application pertains to is approximately ten thousand five hundred and sixty (10,560) acres. The water and wastewater service areas are adjacent to the southwestern border of Seminole County and extend a few miles past Interstate 4. The area is located south of Lake

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Mary Boulevard and north of Lotus Lake (see Map 1 and Map 2). In addition, portions of the water and wastewater service areas are located within the Wekiva River Protection Area (WRPA).

Significant portions of the water and wastewater service areas are designated Planned Development (density/intensity/FAR is determined at the time of Plan amendment), Suburban Estates (1du/ac) and Low Density Residential (4du/ac) on the Future Land Use Map (FLUM) of the Seminole County Comprehensive Plan. The service area also contains small pockets of Medium Density Residential (10du/ac), Commercial (0.35 FAR), Public and Semi-Public (density/intensity established at the time of development approval), and Planned Development/ Mixed Use (density/intensity established at the time of development approval). The surrounding land use designations include Planned Development, Suburban Estates and Low Density Residential. As mentioned previously, the purpose of this application is to update the legal description of the water and wastewater service areas to include those areas that Sanlando is already providing service to but have not been included within the legal description; the service area will not be increased or decreased. The application is consistent with the Seminole County Comprehensive Plan.

