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Public Service Commission

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COMMISSION
CLERK

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

DATE: July 29, 2004

TO: Division of the Commission Clerk & Administrative Services

FROM: Stanley D. Rieger, Utility Systems/Communications Engineer, Division of Economic Regulation *SDR*

RE: Docket No. 040515-WU: Application for certificate to operate a water utility in Orange and Lake Counties by Oak Springs, LLC.

Please insert into the above mentioned docket file the attached July 16, 2004, letter to Patti Daniel from Charles Gauthier. Thank you.

Attachment

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- MMS _____
- RCA _____
- SCR _____
- SEC 1
- OTH _____

DOCUMENT NUMBER-DATE

08240 JUL 29 04

FPSC-COMMISSION CLERK



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

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

JEB BUSH
Governor

THADDEUS L. COHEN, AIA
Secretary

July 16, 2004

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

RECEIVED
JUL 20 2004

Re: Application for Certificate to Operate a Water Utility in Orange and Lake Counties by Oak Springs, LLC; PSC Docket No. 040515-WU

Dear Ms. Daniel:

On June 29, 2004, the Department received an Application for Certificate to operate a water utility in Orange and Lake Counties by Oak Springs, LLC.

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 Lake and Orange County Comprehensive Plans, 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 service areas will not be increased or decreased, as the purpose of the application is to apply for certification of an existing water system that has been providing service as an exempt system. In addition, the application is consistent with the Lake and Orange County Comprehensive Plans.

Sincerely yours,

Charles Gauthier, AICP
Chief of Comprehensive Planning

CG/bw

Enclosure: Memo regarding Application for certificate to operate a water utility in Orange and Lake Counties by Oak Springs, LLC; PSC Docket No. 040515-WU

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

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DEPARTMENT OF COMMUNITY AFFAIRS

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MEMORANDUM

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

THROUGH: Marina Pennington, Regional Planning Administrator *MP 7/14/04*

FROM: Brenda Winningham, Principal Planner *BW*

SUBJECT: Public Service Commission
Application for Certificate to Operate a Water Utility in Orange and Lake Counties by Oak Springs LLC; PSC Docket No. 040515-WU

DATE: July 12, 2004

Comments Due to PSC: July 26, 2004

I. Summary and Staff Analysis

The Oak Springs, LLC has applied to the Public Service Commission for a certificate to operate a water utility in Orange and Lake Counties. The proposed service area is an existing mobile home park to which the applicant has been providing service as an exempt system located adjacent to and east of CR 435 (See Attached Map). The utility has decided to become a regulated entity and to begin charging for water service. The park currently has 314 equivalent residential connections. At buildout the park will have 438 lots. The application does not increase or decrease the service already provided by the Applicant.

The portion of the area in Lake County is designated Rural (1 du/5 ac) on the Lake County Future Land Use Map (FLUM). The portion of the area in Orange County is designated Rural/ Agriculture (1 du/10 ac) on the Orange County FLUM. The surrounding land use designations are Lake County Rural and Orange County Rural/Agriculture. As mentioned previously, this is an existing development with an existing water system; the service area will not be increased or decreased. The application is consistent with the Lake and Orange County Comprehensive Plans.

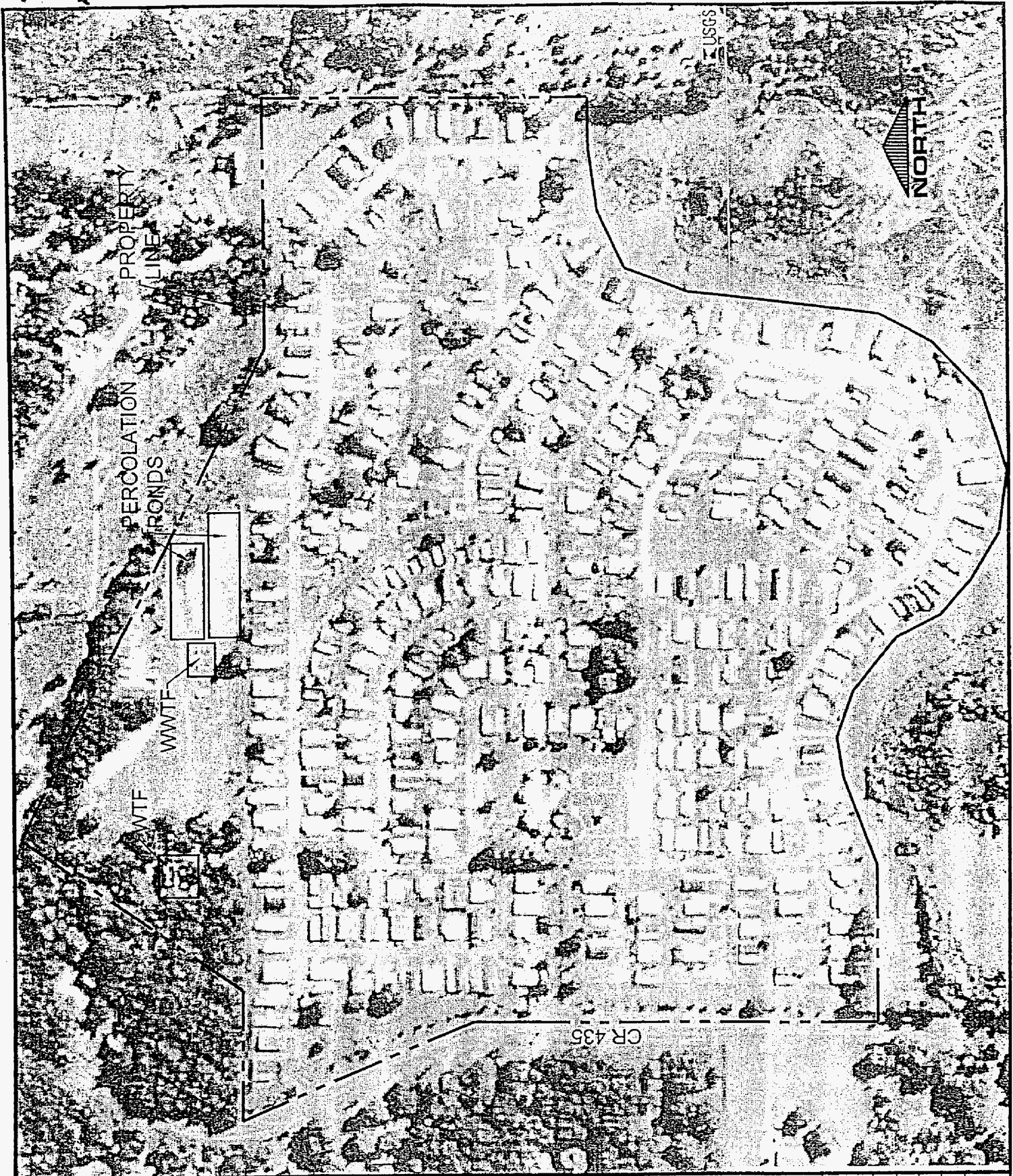
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OAK SPRINGS MOBILE
HOME COMMUNITY

TERRITORY MAP

PROJECT:
MVC03141

SCALE: 1"=300'

DRAWN BY: BDB

CHECKED BY: JRC

DATE: 02/25/04

SHEET 11 OF 11