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STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY AFFAIRS**

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

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July 29, 2004

Ms. Patti Daniel  
Supervisor of Certification  
Division of the Commission Clerk  
Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard

040497-WS

RE: Application for Utility Extension, Indiantown Company, PSC Docket No. ~~040947-WS~~

146

Dear Ms. Daniel

The Department has completed its review of the Indiantown Company application to the Public Service Commission for an expansion of its water and wastewater service area in Martin County. Staff have identified no growth management concerns relating to consistency with the Martin County Comprehensive Plan. The expansion does not promote urban sprawl and is located within an area designated as an urban service district.

If we may be of any further assistance, please contact Dan Evans, AICP, at (850) 922-1805.

Sincerely Yours,

Charles Gauthier, AICP  
Chief of Comprehensive Planning

- CMP \_\_\_\_\_
- COM \_\_\_\_\_
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- ECR \_\_\_\_\_
- GCL \_\_\_\_\_
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MEMORANDUM

TO: Charles Gauthier, Chief, Bureau of State Planning

THRU: Ken Metcalf, Regional Planning Administrator

FROM: Dan Evans, Reviewer *D.E.*

SUBJECT: Application for Utility Extension, Indiantown Company, PSC  
Docket No. 040497-WS

DATE: July 28, 2004

COMMENTS DUE: July 30, 2004

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**SUMMARY**

The application involves the expansion of the sewer and water utility service area for the Indiantown Company in western Martin County. Department staff believes the action is consistent with the Martin County Comprehensive Plan.

**PROPOSED ACTION**

The applicant, the Indiantown Company, is seeking to extend sewer and water services into a previously undeveloped area. The area is designated as part of the Indiantown Urban Services District in the Martin County Comprehensive Plan, and there has been recent interest in the area by several prominent developers (see attached map highlighting existing service and expansion areas). The action is for the extension of services only, and does not involve the construction of additional treatment plants.

**ANALYSIS**

Exhibit B of the application identifies that the sanitary sewer, potable water, elements of the Martin County Comprehensive Plan allow the extension of service lines only to areas delineated as Primary and Secondary Urban Service Areas. The applicant identifies that the service is being

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extended only to identified urban service areas. Exhibit M of the application shows the existing service area location and the location of the expansion area (attached). The exhibit is consistent with the area shown on Figure 4-5, the Urban Services Boundaries Map, in the Martin County Comprehensive Plan (attached). The expansion area is within a zone designated as, a secondary urban services area. The statements made by the applicant in Exhibit B, concerning allowing services into secondary primary and secondary urban service districts, are consistent with policies 10-4A1f(1) and 11-4A3a(2) of the sewer and potable water-sub elements of the County comprehensive plan, respectively. The plan defines Primary service areas as areas where services already exist. Secondary service areas are defined as areas where urban services are planned.

The application is, therefore, consistent with the Martin County Comprehensive Plan.

County Plan

# FIGURE 4-5

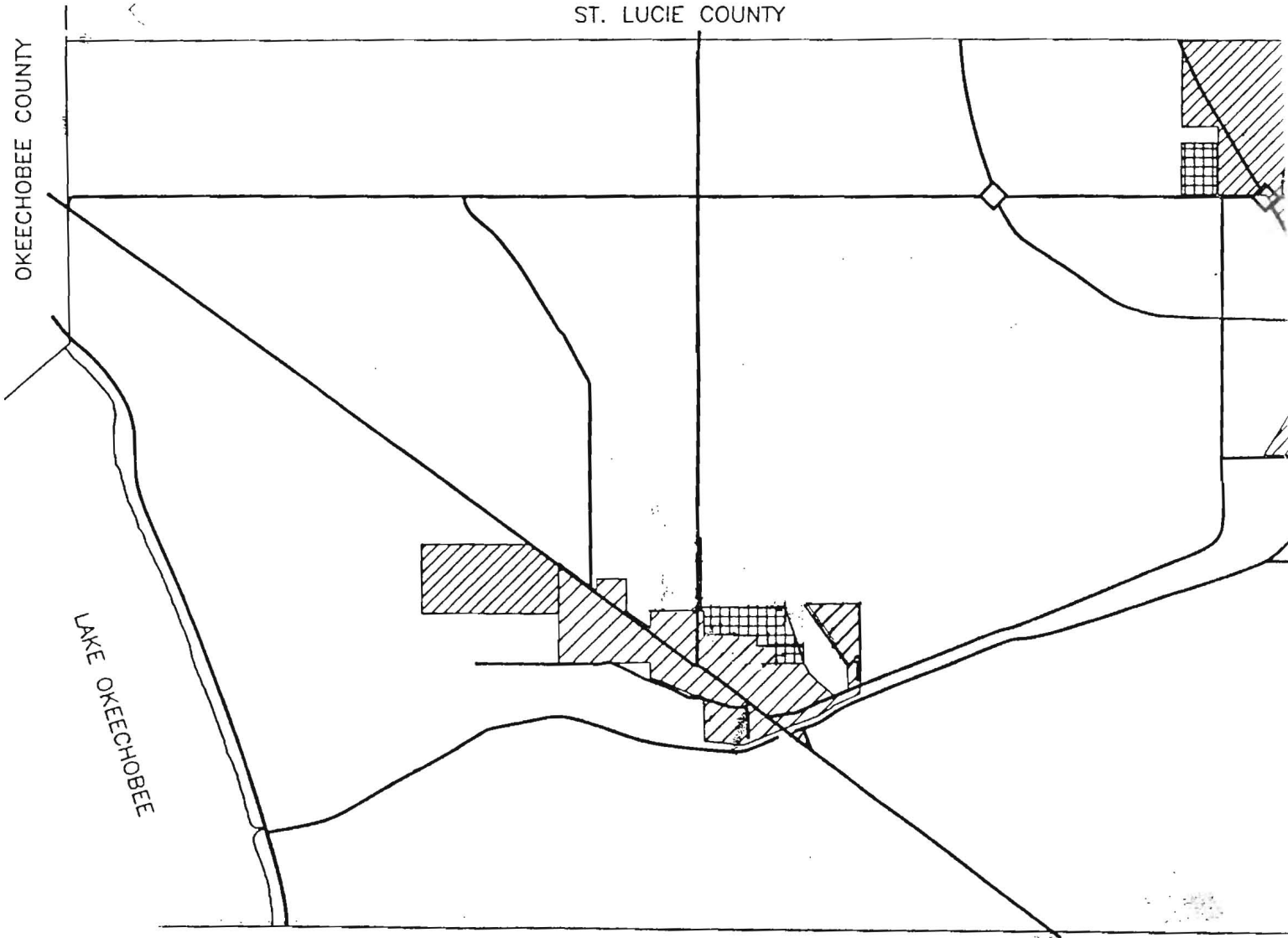
URBAN SERVICES BOUNDARIES

ST. LUCIE COUNTY

OKEECHOBEE COUNTY



LAKE OKEECHOBEE

PALM BEACH COUNTY



10/26/76

# Application Exhibit M

 PROPOSED ADDITIONS TO AREA  
 EXISTING PSC SERVICE AREA

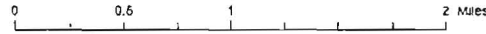


## Martin County

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Post Number: C:\Documents\96387\96387\96387.pps  
Created By: James Rambo (PSC Dept.)  
Post Date: March 23, 2004

From: L30  
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### Indiantown Urban Service Districts



Disclaimer: The Geographic Information System (GIS) data provided herein is derived from the County's records and is provided as a service to the public. The County is not responsible for any errors or omissions in the data or for any consequences arising from its use. The County does not warrant the accuracy, reliability, or completeness of the data or the results of any analysis or information derived from the data. The user is responsible for the use and performance of any information obtained from the County's GIS data and is advised by the disclaimer.

#### Location Map

