



# Public Service Commission

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

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**DATE:** May 13, 1999  
**TO:** Division of Records and Reporting  
**FROM:** Stephanie Clapp, Division of Water and Wastewater @ *BBM/gow/bl*  
**RE:** Docket 990374-WU: Application for certificate to operate a water utility in Highlands County by The Woodlands of Lake Placid, L.P.

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Please add to the docket file the attached Department of Community Affairs correspondence regarding the review of the above referenced application.

Please note that two copies of the correspondence are provided.

Thank you.

### Attachments

cc: Division of Water and Wastewater (Messer, Redemann)  
Division of Legal Services (Crossman)

AFA \_\_\_\_\_  
 APP \_\_\_\_\_  
 CAF \_\_\_\_\_  
 CMU \_\_\_\_\_  
 CTR \_\_\_\_\_  
 EAG \_\_\_\_\_  
 LEG \_\_\_\_\_  
 MAS \_\_\_\_\_  
 OPC \_\_\_\_\_  
 RRR \_\_\_\_\_  
 SEC   1    
 WAW \_\_\_\_\_  
 OTH \_\_\_\_\_

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Florida Public Service Commission  
Division of Water and Wastewater

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

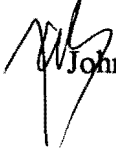
*"Helping Floridians create safe, vibrant, sustainable communities"*

JEB BUSH  
Governor

STEVEN M. SEIBERT  
Secretary

MEMORANDUM

To: Mr. Charles H. Hill, Division Director  
Florida Public Service Commission

FROM:  John E. Baker, Community Program Administrator 5/10/99

RE: Florida Water Services Corp. Expansion Application  
PSC Docket No. 990374-WU

DATE: May 10, 1999

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Attached for your consideration is the Department's review of Woodlands of Lake Placid's application for a certificate to provide potable water in a section of Highlands County, Florida. The Department has reviewed the applications for consistency with the applicable local government comprehensive plan, in this case Highlands County, and has found the applications to be consistent with said plan.

Thank you for the opportunity to provide input in this decision making process.

JEB/

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**MEMORANDUM**

To: Charles Gauthier ~~et~~ Bureau Chief

Through: Mike McDaniel, Growth Management Administrator MDM

From: John E. Baker, Community Program Administrator 4/21/99

Date: April 21, 1999

Subject: Public Service Commission Application; PSC Docket No. 990374-WS  
The Woodlands of Lake Placid, L.P., Highlands County;

**Comment due to PSC: May 7, 1999**

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**Summary**

The Woodlands of Lake Placid, L.P., (Woodlands) has applied to the Public Service Commission for a certificate to provide potable water service in Highlands County, Florida. Woodlands currently provides potable water and sanitary sewer services to areas in southern Highlands County, south of Lake Placid. This application, however, only deals with potable water, and is to recognize the fact that Woodlands is an existing utility service provider charging rates but has not been operating under the PSC's regulations. Currently, Woodlands provides potable water services to 30 residential customers, 4 commercial customers and 396 Recreational and/or Park Model Vehicles customers. The proposed service area will include additional residential and commercial developments, including the proposed Woodland RV Park with 399 RV sites.

**Consistency with County's Comprehensive Plan**

The existing and proposed service territory for Woodlands covers portion of Section 17, Township 37 South, Range 30 East in Highlands County. The service territory lies on the

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Woodlands of Lake Placid – PSC Memo  
April 21, 1999  
Page 2

western shores of Lake Grassy, between the lake and US 27 Highway. Existing developments within the service territory include a Food Loin Supermarket, a restaurant, a motel, RV park, residential developments and other commercial developments. The Future Land Use designations in the existing and proposed service area include High Density Residential, Commercial, Medium Density Residential and Agriculture (1 du/5acs). Also, included in the proposed service area is a piece of property (50 acres) that was involved in a comprehensive plan amendment that was found not in compliance and the Department settled the case by requiring water and sewer to be available for the development of the property.

Staff has contacted the County planning staff concerning Woodlands' application. County staff has no problems with the application, and, in fact, would like to see Woodlands expand its facilities to serve some of the development west of Lake Grassy.

### **Conclusion and Recommendation**

The proposed and existing service territory of The Woodlands of Lake Placid, L.P. is consistent with Highlands County comprehensive plan. The provision of potable water services to this area will facilitate the development of the area consistent with the County's plan and is not expected to contribute to urban sprawl. Staff does not recommend any objections to the application.



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