

STATE OF FLORIDA

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DIVISION OF WATER & WASTEWATER  
DANIEL M. HOPPE, DIRECTOR  
(850) 413-6900

Public Service Commission

August 16, 1999

Mr. Matthew J. Feil, Staff Counsel  
Florida Water Services  
P.O. Box 609520  
Orlando, FL 32860-9520

Re: Docket No. 990817-WS; Application by Florida Water Services Corporation for Expansion of Water and Wastewater Territory in Nassau County, Florida.

Dear Mr. Feil:

The Florida Public Service Commission (PSC) and the Department of Community Affairs (DCA) have signed a Memorandum of Understanding where DCA will provide information to the PSC regarding the relationship of the certificate application and the local government comprehensive plan -- to include information from the local government comprehensive plan, such as the land use categories, the densities and intensities of land uses patterns of development, and the need for service.

By letter dated August 9, 1999, signed by Charles Gauthier, AICP, Chief, Bureau of Local Planning, the DCA responded with a two page letter (copy attached). The letter states that the proposed application would be inconsistent with the Nassau County Comprehensive Plan policy, guideline and objective. Please provide your comments to this letter by September 17, 1999.

- AFA \_\_\_\_\_
- APP \_\_\_\_\_
- CAF \_\_\_\_\_
- CMU \_\_\_\_\_
- CTR \_\_\_\_\_
- EAG \_\_\_\_\_
- LEG \_\_\_\_\_
- MAS \_\_\_\_\_
- OPC \_\_\_\_\_
- PAI \_\_\_\_\_
- SEC \_\_\_\_\_
- WAW \_\_\_\_\_
- OTH \_\_\_\_\_

If you have any questions, please contact the undersigned.

Sincerely,

John D. Williams, Chief  
Bureau of Policy and Industry Structure

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Enclosures

cc: Division of Records and Reporting (Bayo, Security File)  
Division of Legal Services (Cibula)

DOCUMENT NUMBER - DATE

09794 AUG 17 99

FPSC-RECORDS/REPORTING



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

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

JEB BUSH  
Governor

STEVEN M. SIEBERT  
Secretary

August 9, 1999

**RECEIVED**

**AUG 16 1999**

Florida Public Service Commission  
Division of Water and Wastewater

Mr. Charles H. Hill, Director  
Division of Water and Wastewater  
Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Re: PSC Docket No. 990817-WS: Application by Florida Water Services Corporation for Expansion of Water and Wastewater Territory in Nassau County, Florida.

Dear Mr. Hill:

On July 12, 1999, the Department received a copy of the Florida Water Services Corporation application for amendment of its certification for water and wastewater service in Nassau County; the Department has now completed its review and offers the comments below.

Per 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 certificate application and the local government Comprehensive Plan -- to include information from the local government comprehensive plan, such as the land use categories, the densities and intensities of use, and other information regarding the land uses, patterns of development, and the need for service in the requested territory.

The Department comments that, based on the current Nassau County Comprehensive Plan, there is no need for service in the proposed service area and that development as proposed in the certificate application appears to be inconsistent with the Nassau County Comprehensive Plan, as discussed below.

The proposed service area is designated Conservation on the County Future Land Use Map, allowing a maximum of one dwelling unit per 5 acres. The site is also located in the Coastal High Hazard Area. The Department is unaware of need for more residential or commercial lands in the County or other data which would support changing the Conservation category to allow the proposed development.

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Mr. Charles H. Hill  
August 9, 1999  
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The Department finds that the proposed extension of utilities, and the development as proposed in the application to the PSC, would also be inconsistent with the following Nassau County Comprehensive Plan policy, guideline and objective:

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element Policy 4.01.05, which requires that expansion of service areas shall be consistent with the development areas on the Future Land Use Map.

Amelia Island Planning District: General Development Guidelines: “Crane Island, located in the marshlands between the airport and Intracoastal Waterway, requires bridging from the airport for access by land. [T]he plan recommends that it be conserved as open space. Any future development should be low intensity with careful conservation of access and the introduction of impermeable surfaces whose runoff could have a detrimental affect on the marshlands. The plan focuses on maintaining the pristine ecological character of the marshlands which abut the Intracoastal Waterway. . . .”

Coastal Management Element Objective 5.07: The County shall direct population concentrations away from known [coastal] high hazard areas.

Thank you for the opportunity to comment on this application. We would appreciate receiving a copy of any response to our comments which the applicant may provide to you. If you have any questions on this matter, please call Bob Cambric, Growth Management Administrator, or Jen Eversole, Planner IV, Bureau of Local Planning, at (850) 487-4545.

Sincerely yours,



Charles Gauthier, AICP, Chief  
Bureau of Local Planning

CG/jle

cc: Kenneth B. Wright, Esq., Datz, Jacobson, Lembcke and Wright