

ORIGINAL

MEMORANDUM

August 17, 1999

TO : DIVISION OF RECORDS AND REPORTING (BAYO) *RAR 53m gw*
FROM : DIVISION OF WATER AND WASTEWATER (REDEMANN) *RF*
RE : RE: DOCKET NO. 980467-WS; APPLICATION FOR AMENDMENT OF
CERTIFICATES NOS. 373-W AND 322-S TO ADD TERRITORY IN MARION
COUNTY BY FLORIDA WATER SERVICES CORPORATION.

Enclosed please find a memo dated August 16, 1999 from the Department of Community Affairs, which should be placed in the Docket File.

C:\wp6\980467G.RPR

CC: Division of Legal Services (Vaccaro)
Division of Records and Reporting (Security File)

AFA _____
APP _____
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PAI _____
SEC I _____
WAW _____
OTH _____

DOCUMENT NUMBER-DATE

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FPSC-RECORDS/REPORTING




STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
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STEVEN M. SEIBERT
Secretary

MEMORANDUM

TO: Billie Messer and John Williams, Division of Water and Wastewater,
Public Service Commission

FROM: Charles Gauthier , Chief, Bureau of Local Planning

SUBJECT: Public Service Commission Utilities Expansion Application
Florida Water Services Corporation; PSC Docket No. 980467-WS

DATE: August 16, 1999

The Department is pleased to provide the attached comments regarding the Florida Water Services Corporation application to amend its water and wastewater certificates.

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Aug 16 1999 14:57 P.O.

DEPT OF COMM AFFAIRS Fax: 85048835309



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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MEMORANDUM

TO: Charles Gauthier *CG* Bureau Chief

THROUGH: Marina Pennington, Community Program Administrator *MP*

FROM: Scott Rogers, Planning Manager *SR*

SUBJECT: Public Service Commission Utilities Expansion Application
 Florida Water Services Corporation; PSC Docket No. 980467-WS
 (Revised Application Per Stipulated Settlement Agreement between Marion
 County and Florida Water Services Corporation executed September 11, 1998)

DATE: August 11, 1999

I. Background

The Florida Water Services Corporation (FWS) applied in 1998 to the Public Service Commission (PSC) to amend its Water Certificate No. 373-W and Wastewater Certificate No. 322-S to include additional land (approximately 30,458 acres) in unincorporated Marion County in its service territories. The Department provided comments to the PSC regarding the consistency of the application with the Marion County Comprehensive Plan (see attached memo dated June 30, 1998). The Department commented that the proposed service expansion area included some areas (approximately 12,400 acres) which are appropriate for central water and central wastewater due to urban land use Future Land Use Map (FLUM) designations or vested lots of record, and that some of the proposed expansion areas (approximately 18,040 acres) are not appropriate for central water and central wastewater due to the Rural Land (generally 1 dwelling unit per 10 acres) and Urban Reserve Area (generally 1 dwelling unit per 10 acres) FLUM designations.

Marion County raised an objection to the PSC that much of the proposed service expansion areas were inconsistent with the Marion County Comprehensive Plan which intends

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rural land uses and rural densities in these areas.

II. Revised Application

On September 11, 1998, the County and the FWS executed a Stipulated Settlement Agreement in which the County agreed to withdraw its objections based on revised proposed service areas. The County has filed with the PSC a Notice of Withdrawal of Protest pursuant to the Agreement. Essentially, the Agreement revises the proposed service areas as follows:

1. Delete from the FWS territory areas along Interstate 75 that the Department commented were not appropriate for central water and sewer because of the Urban Reserve FLUM designation and which contained no vested lots of record. Delete from the FWS territory the Summer Glenn area along Interstate 75 which is an area the Department commented was appropriate for central water and sewer because it is an approved development with urban land uses and urban densities. The County and FWS agreed that the County will serve both of the areas along Interstate 75 which are deleted from the FWS territory.
2. Add to the FWS territory area west of State Road 200 from south of the Florida Greenway to the Citrus County boundary. (Note: The original application for territory expansion did not include any area west of State Road 200.)

III. Analysis of Revised Application

As identified above, the FWS proposed service territories were revised with respect to two geographic areas (along Interstate 75 and west of State Road 200). The other FWS proposed service territories are the same as on the original application.

The Department's comments to the PSC dated June 30, 1998, are still valid with respect to the portions of the FWS proposed service territories which remain unchanged per the revised application. However, the Department's comments are revised as follows to reflect the two changes to the FWS proposed service territory. First, the additional FWS territory west of State Road 200 is designated as Rural Land (base density 1 dwelling unit per 10 acres) and is not appropriate for central potable water and central wastewater because the area is not intended for urban land uses and urban densities and the area does not appear to contain vested lots of record at urban densities. Second, the area deleted from the FWS proposed territory along Interstate 75 (but not including the Summer Glenn development) is appropriate to remove from the FWS territory because the area is designated as Urban Reserve (density of 1 dwelling unit per 10 acres) and is not intended for urban land uses and urban densities and does not appear to contain vested lots of record at urban densities. The deletion of Summer Glenn along Interstate 75 from the FWS proposed territory removes an area from the application which is appropriate for central

potable water and central wastewater because the area contains vested development for urban land uses at urban densities. Summer Glenn is building its own central potable water and central wastewater facilities and will dedicate these facilities to the County.

IV. Recommendation

The deletion of proposed FWS central potable water and central wastewater territory expansion areas along Interstate 75 is appropriate based on the FLUM and the vested development in that area which will build its own central potable water and central wastewater. The addition of proposed FWS central potable water and central wastewater territory expansion areas west of State Road 200 which are designated as Rural Land is not appropriate for central potable water and central wastewater because this area is not intended for urban land uses and urban densities.



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Steven M. Seibert, Secretary

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FACSIMILE

Date: 8/16/99

To: Billie Messer, PSC

Facsimile Telephone Number: 413-6991

From: Marion Pennington, DCA, Bureau of Local Planning

Office Telephone Number: 487-4545

Cover Sheet: 1 + 4 = 5 Total Pages

Comments or Special Instructions: _____

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