



Public Service Commission

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

**DATE:** June 6, 2000  
**TO:** Division of Records and Reporting  
**FROM:** Patricia Brady, Division of Regulatory Oversight *pb BSM PD*  
**RE:** Docket No. 000545-WS, Application for original certificates to operate a water and wastewater utility in Pasco County by Labrador Services, Inc.

Attached for inclusion in the docket file is a copy of a May 30, 2000, letter from the Department of Community Affairs (DCA) to Mr. Charles H. Hill of Commission staff. The letter is in response to the Commission's May 12, 2000, request for the DCA's input on the relationship of the above referenced certificate application and Pasco County Comprehensive Plan.

Attachment

cc: Division of Regulatory Oversight (Redemann)  
 Division of Legal Services (Brubaker)

- APP \_\_\_\_\_
- CAF \_\_\_\_\_
- CMP \_\_\_\_\_
- COM \_\_\_\_\_
- CTR \_\_\_\_\_
- ECR \_\_\_\_\_
- LEG \_\_\_\_\_
- OPC \_\_\_\_\_
- PAI \_\_\_\_\_
- RGO \_\_\_\_\_
- SEC
- SER \_\_\_\_\_
- OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

06927 JUN-78

FPSC-RECORDS/REPORTING



STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY AFFAIRS**

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May 30, 2000

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Division of Policy Analysis  
 and Intergovernmental Liaison

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JUN 06 2000

Florida Public Service Commission  
 Division of Regulatory Oversight

Mr. Charles H. Hill, Director  
 Division of Policy and Intergovernmental Liaison  
 Public Service Commission  
 2540 Shumard Oak Boulevard  
 Tallahassee, Florida 32399-0850

Re: PSC Docket No. 000545-WS: Application by Labrador Services, Inc. for Original Certificate (for a Utility in Existence and Charging Rates) for Water and Wastewater Service in Pasco County, Florida

Dear Mr. Hill:

On May 12, 2000, the Department received a copy of the Labrador Services, Inc. application for original certification for water and wastewater service in Pasco County. 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 certificate application and the Pasco County Comprehensive Plan, including information about the land use categories, including densities and intensities of use. Also, information regarding patterns of development, and service needs in the County. The Department has completed its review and offers the following comments:

The application is consistent with the Pasco County comprehensive plan, which contains policies to allow developers to construct and manage utilities in areas that are not served. Therefore, Department staff supports the subject application for Original Certificate. However, the service area for the Labrador Services, Inc., is not consistent with service area maps in the technical documents supporting the Pasco County Comprehensive Plan. The Department will request that Pasco County revise service area maps to include the Labrador service area.

One of two parcels served by Labrador Services, Inc., is developed as a mobile home park and recreational vehicle park, on land is designated Residential-6 (land use category), which allows six dwelling units per acre, and neighborhood commercial development if the site meets specific locational criteria. The remaining parcel is utilized as a spray field. The territory is approximately one mile east of the City of Zephyrhills in an urbanizing area of Pasco County.

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Mr. Charles H. Hill  
May 30, 2000  
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Thank you for the opportunity to comment on this application. If you have any questions regarding this matter, please call Marina Pennington, Community Program Administrator, or Carol M. Collins, Planner IV, in the Bureau of Local Planning at (850) 487-4545.

Sincerely Yours,



Charles Gauthier, AICP  
Chief, Bureau of Local Planning

CG/cc

cc: Richard S. Webb, IV, Esq., Lutz, Webb, & Bobo, P.A.  
Samuel Steffey, Pasco County Growth Management Administrator  
Manuel Pumariega, Executive Director, Tampa Bay Regional Planning Council