

ORIGINAL

MEMORANDUM

September 15, 2000

TO : DIVISION OF RECORDS AND REPORTING (BAYO)

FROM : DIVISION OF WATER AND WASTEWATER (REDEMANN) *RPR BSM*

RE : DOCKET NO. 990817-WS; APPLICATION BY FLORIDA WATER SERVICES CORPORATION FOR EXPANSION OF WATER AND WASTEWATER TERRITORY IN NASSAU COUNTY, FLORIDA.

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Enclosed please find a letter dated September 11, 2000 from Mr. Charles Gauthier, Chief, Bureau of Local Planning, Department of Community Affairs, which should be placed in the Docket File.

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

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STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

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

JEB BUSH  
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STEVEN M. SEIBERT  
Secretary

11 September 2000

Ms. Patti Daniel, Bureau Chief  
Division of Regulatory Oversight  
Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

**RECEIVED**

SEP 12 2000

Florida Public Service Commission  
Division of Regulatory Oversight

Re: PSC Docket No. 990817-WS: application of Florida Water Services Corporation for expansion of water and wastewater service area in Nassau County

Dear Ms. Daniel:

On 12 July 1999 we received a copy of the Florida Water Services Corporation's application for expansion of water and wastewater service territory in Nassau County. Pursuant to the Memorandum of Understanding between the Public Service Commission and the Department of Community Affairs, we reviewed the application and provided comments to Mr. Charles Hill, Director of the Division of Water and Wastewater at the Public Service Commission on 9 August 1999. To summarize those comments, we found that, based on the current Nassau County comprehensive plan— (1) there was no need for service in the proposed service area (Crane Island) and (2) the development proposed to be served by the water and wastewater services expansion appeared to be inconsistent with the comprehensive plan, inasmuch as the area to be served was designated Conservation on the Nassau County Future Land Use Map and was located in the Coastal High Hazard Area.

On 29 August 2000 we received a letter from you attaching a response to our earlier comments, in the form of a letter from Mr. Arthur Jacobs to Mr. Charles Sweat of Florida Water Services. Mr. Jacobs asserts that the Nassau County Board of County Commissioners on 13 October 1997 approved Crane Island for RS-1 density pursuant to Policy 1.09.03 of the County comprehensive plan.

The Department notes, however, that the Nassau County comprehensive plan policies we cited in our August 1999 letter are still applicable to development on Crane Island. The island is still designated Conservation-Wetlands on the Nassau County Future Land Use Map, which designation limits residential development on the island to 1 dwelling unit per 5 acres. The island is also still wholly within the Coastal High Hazard Area, and, pursuant to Coastal Management Element Objective 5.07 in the Nassau County comprehensive plan, the County shall direct population concentrations away from known or predicted high hazard areas.

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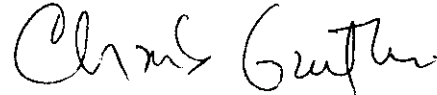
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Therefore, we find that our earlier comments are still valid (a copy of our 9 August 1999 letter is attached).

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 concerning this report, please call Mr. Paul Darst of the Bureau of Local Planning, at (850) 922-1764.

Sincerely,

A handwritten signature in black ink that reads "Charles Gauthier". The signature is written in a cursive style with a large initial "C" and "G".

Charles Gauthier, AICP  
Chief, Bureau of Local Planning

Attachment

cc: Mr. Gus Rappold, Nassau County Planning and Zoning Department  
Mr. Edward Lehman, Northeast Florida Regional Planning Council