



ORIGINAL

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Helping Floridians create safe, vibrant, sustainable communities"

JEB BUSH
Governor

STEVEN M. SEIBERT
Secretary

November 12, 2001

Mr. Bill Lowe, Assistant Director
Division of Commission Clerk and Administrative Services
Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RE: Docket No.010859-WS: Application for original certificate to operate water and
wastewater utility in Sumter County by North Sumter Utility Company, L.L.C.

Dear Mr. Lowe:

On September 20, 2001, the Department received a copy of the North Sumter Utility
Company, L.L.C. application for original certificate to operate water and wastewater utility in Sumter
County. The Department has completed its review and offers the comments below.

The application requests to expand the service area of the North Sumter Utilities. It is the
Department's understanding that the additional treatment facilities and service area were
contemplated and addressed by the Villages of Sumter DRI and the underlying adopted Sumter
County Comprehensive Plan amendment (00-1D: note- the Final Order on this case has been
appealed, but the amendment, and associated DO are in effect). Based on the contents of the
application, PSC Docket No. 010859-WS, it is not clear whether the expanded utilities facilities and
service area requested are limited to the original (approved and in effect) DRI application and plan
amendment, or whether they include additional area which is within a proposed (not approved and
not in effect) DRI expansion and comprehensive plan amendment (02-1D) which was submitted to
the Department recently for review. The Objections, Recommendation and Comment (ORC) Report
for that comprehensive plan amendment (02-1D) is scheduled to be finalized by December 15, 2001.
The earliest anticipated adoption date for that amendment would be approximately mid-February,
2001. There is a twenty-one day period following the date of adoption during which an adopted
amendment may be appealed. Therefore, the earliest estimated date that the comprehensive plan
amendment could be in effect (assuming no appeal) would be approximately mid-March, 2001.

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2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
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DOCUMENT NUMBER-DATE

14450 NOV 14 01

FPSC-COMMISSION CLERK

FLORIDA KEYS to Wadden
Area of Critical State Concern Field Office
2796 Overseas Highway, Suite 212
Marathon, Florida 33050-2227

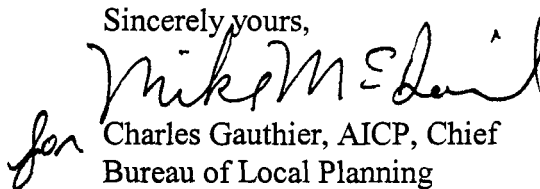
GREEN SWAMP
Area of Critical State Concern Field Office
205 East Main Street, Suite 104
Bartow, Florida 33830-4641

Mr. Bill Lowe
November 12, 2001
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It should be noted, however, that the Department has received additional information from the applicant, and from the City of Wildwood. The applicant has provided a memorandum and map (attached) which indicate that the proposed expansion is located wholly within the Villages of Sumter DRI and accompanying Comprehensive Plan amendment (00-1D) noted earlier. The City of Wildwood forwarded a letter (attached) which suggests that a portion of the area included in the expansion application may overlap the City's adopted 5-mile utility zone, where water and sewer service could be extended. The PSC may wish to consider this information in its deliberations.

In conclusion, since the formal application is not clear as to whether the requested facility and service area expansion are located wholly within an area included within an approved and effective comprehensive plan amendment and DRI, the Department cannot at this time certify that the requested expansion is consistent with the Sumter County Comprehensive Plan. Therefore, the Department recommends that the PSC may want to consider waiting until the proposed Sumter County Comprehensive Plan Amendment 02-1D has completed the review and adoption process, and the associated appeal deadline has ended, before approving the North Sumter Utilities Expansion application, PSC No.010859-WS. Alternatively, the PSC may wish to seek additional information from the applicant to clarify the relationship between the requested facility and service area expansion and the boundaries of the approved and effective comprehensive plan amendment (00-1D).

If you have any questions concerning this matter, please call Mr. Michael Sherman, AICP, Growth Management Administrator, at 850-487-4545.

Sincerely yours,

for Charles Gauthier, AICP, Chief
Bureau of Local Planning

cc: Mr. Bruce Day, Withlacoochee Regional Planning Council
Ms. Robbie Rogers, Sumter County
Ms. Nancy Linnan, Carlton Fields Law Firm
Mr. Douglas Sanders, City of Wildwood


sumtervospscletter2
e-mail cc: MarinaP

CARLTON FIELDS
INTERNAL MEMORANDUM

NOV 13 2001

OFFICE OF
PUBLIC UTILITIES

To: Jim Fox
Marina Pennington

From: Nancy Linnan 

Date: November 13, 2001

Re: Villages of Lake Sumter, Inc./Utility Service

Via Hand Delivery

Attached is a map showing the utility service providers to the Villages of Marion, Tri-County Villages and the approved portion of the Villages of Sumter. No application has been made for the PSC certificate for the substantial deviation area.

As you can see, Little Sumter Utilities covers the Villages of Marion and a good portion of Tri-County Villages. The Village Center Community Development District covers the vested area (north of 441) and what is known as the Village Center Community Development District or District 1.

The North Sumter Utility is set to cover everything approved south of 466. It will be the same utility which will later seek certification in the substantial deviation area but has not yet applied.

If you have any questions, give me a call.

*City of
Wildwood,
Florida*



New City Hall Design

Area Code: 382
SUNCOM Prefix: 668
ZIP Code: 34705

CITY HALL
100 N Main Street
330-1338 Fax

ADMINISTRATION

CITY MANAGER
330-1330

CLERK/FINANCE/
PERSONNEL
330-1340

CODES/PERMITS/ZONING
330-1332

CUSTOMER SERVICE
(UTILITY ACCOUNTS)
330-1335

FIRE
227 Hall Street
330-1342

LIBRARY
702 Webster Street
748-1158

POLICE
100 E Huey Street
330-1355
330-1358 Fax

ANIMAL CONTROL-
WOOD WASTE
601 W Gulf-Atlantic Hwy
330-1345

REFUSE/STREETS
410 Gray Street
330-1343
330-1353 Fax

WASTEWATER
1290 Industrial Drive
330-1349
330-1360 Fax

WATER
601 E Huey Street
330-1348
330-1347 Fax

**VIA FACSIMILE
AND REGULAR U.S. MAIL**

Oct. 31, 2001

Jim Fox
Planning Manager
Florida Department of Community Affairs (FDCA)
Division of Community Planning
2555 Shumard Oak Blvd.,
Tallahassee, FL 32399-2100
FAX (850) 488-3309

Re: Villages of Sumter DRI; Substantial Deviation

Dear Mr. Fox:

For your purposes in reviewing the above matter for FDCA, please know that the City of Wildwood is in negotiations with the Developer at this time. We have agreements in place that allow the Villages of Sumter to provide wastewater treatment and potable water supply under the DRI/ADA approved on May 9, 2000.

For your information, portions of the land included in those agreements as well as the Developer's Substantial Deviation are in our adopted 5-mile utility zone, where water and sewer can be extended by the City under the provisions of Chapter 180.02(3), Florida Statutes.

We plan to propose our position and/or any agreements with the Developer when the 2nd Sufficiency Response to the Substantial Deviation is issued by the Withlacoochee Regional Planning Council (WRPC).

Feel free to contact me if you need any additional information.

Sincerely,



Douglas K. Sanders,
City Planner

cc:

James R. Stevens,
City Manager

John Parker
Vice-President, Development
Villages of Lake-Sumter, Inc.,
1100 Main St.,
Lady Lake, Fl 32159-7732

Bruce Day
Principal Planner
WRPC
1241 S.W. 10th St.,
Ocala, Fl 34474-2798