



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

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

JEB BUSH
Governor

STEVEN M. SEIBERT
Secretary

November 15, 2002

Ms. Patti Daniel, Certification Supervisor
Division of Commission Clerk and Administrative Services
Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RE: Docket No.02136-WS: Application for North Sumter Utility Company, L.L.C., for
amendment of Certificate Nos. 618-W and 532-S in Sumter County, Florida

Dear Ms. Daniel:

On November 6, 2002, the Department received a copy of the North Sumter Utility
Company, L.L.C. application for an amendment in service territory 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 in two
areas in northeastern Sumter County. As shown on Exhibit D of the application, one area
(southeastern site) is located in sections 1, 2, 35, 36, 26, 25 and 24, wholly within the approved
portion of The Villages Development of Regional Impact (DRI). This area is addressed by a
Development Order, and Comprehensive Plan Amendment (DCA No. 02-D1), both adopted by
Sumter County on July 16, 2002. On September 5, 2002, the Department published a Notice of
Intent to find Sumter County Adopted Comprehensive Plan Amendment 02-D1 "In Compliance"
with Chapter 163, Florida Statutes. There was a 21 day period following the publication date
during which the Department's decision could have been challenged. No challenge was issued.
The requested water and wastewater facilities expansion at this site seeks to serve the residential
and commercial development which was contemplated by Plan Amendment 02-D1. The
Department raises no comprehensive plan issues related to the southeastern site.

The second requested expansion site (northwestern site) is located in sections 20 and 21,
partially within The Villages DRI, and partially on land designated Agricultural on the Sumter
County Future Land Use Map, outside of the Urban Expansion Area designated in the Sumter
County Comprehensive Plan. Based on consultation with Richard Winters, of the Carlton Fields

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
Internet address: http://www.dca.state.fl.us

DOCUMENT NUMBER - DATE

12842 NOV 22 02

FLORIDA COMMUNICATIONS BOARD

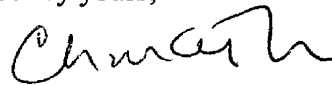
- AUS
CAF
CMP
COM
CTR
ECR
GCL
OPC
MMS
SEC
OTH

Ms. Patti Daniel
November 15, 2002
Page two

Law Firm, which represents The Villages, a Notice of Proposed Change (NOPC) is being prepared which will seek to add these parcels to The Villages DRI. A comprehensive plan amendment will be necessary to implement a change in land use designation and to expand the Urban Expansion Area to include the site. No plan amendment has been submitted by Sumter County for this site. The Public Service Commission may want to consider waiting until such an amendment is submitted, has completed the review and adoption process, and the associated appeal deadline has ended, before considering the requested water and wastewater facilities expansion for the northwestern site.

If you have any questions concerning this matter, please call Mr. Jim Fox, Senior Planner, at 850/922-1826.

Sincerely yours,



Charles Gauthier, AICP, Chief
Comprehensive Planning

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