



Public Service Commission
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DATE: December 13, 2002
TO: Division of the Commission Clerk and Administrative Services
FROM: Thomas Walden, Division of Economic Regulation
RE: Docket No. 020907-WS; Application of Lake Utility Services, Inc. for amendment of Certificates Nos. 496-W and 465-S in Lake County

Attached for inclusion in the docket file is the memorandum prepared by the Department of Community Affairs, that was meant to be an attachment to the letter sent to us dated September 20, 2002 (Document No. 10210 received September 24, 2002), but was inadvertently omitted.

Please include this memorandum as an attachment to that letter.

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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

TO: Charles Gauthier, AICP, Chief, Comprehensive Planning

THROUGH: Marina Pennington, Regional Planning Administrator

FROM: Dan Lucas, Planner

RE: Public Service Commission Utilities Expansion Application
Lake Utility Services (Lake County) PSC Docket No. 020907-WS

DATE: September 17, 2002

Comments Due: September 26, 2002

Background

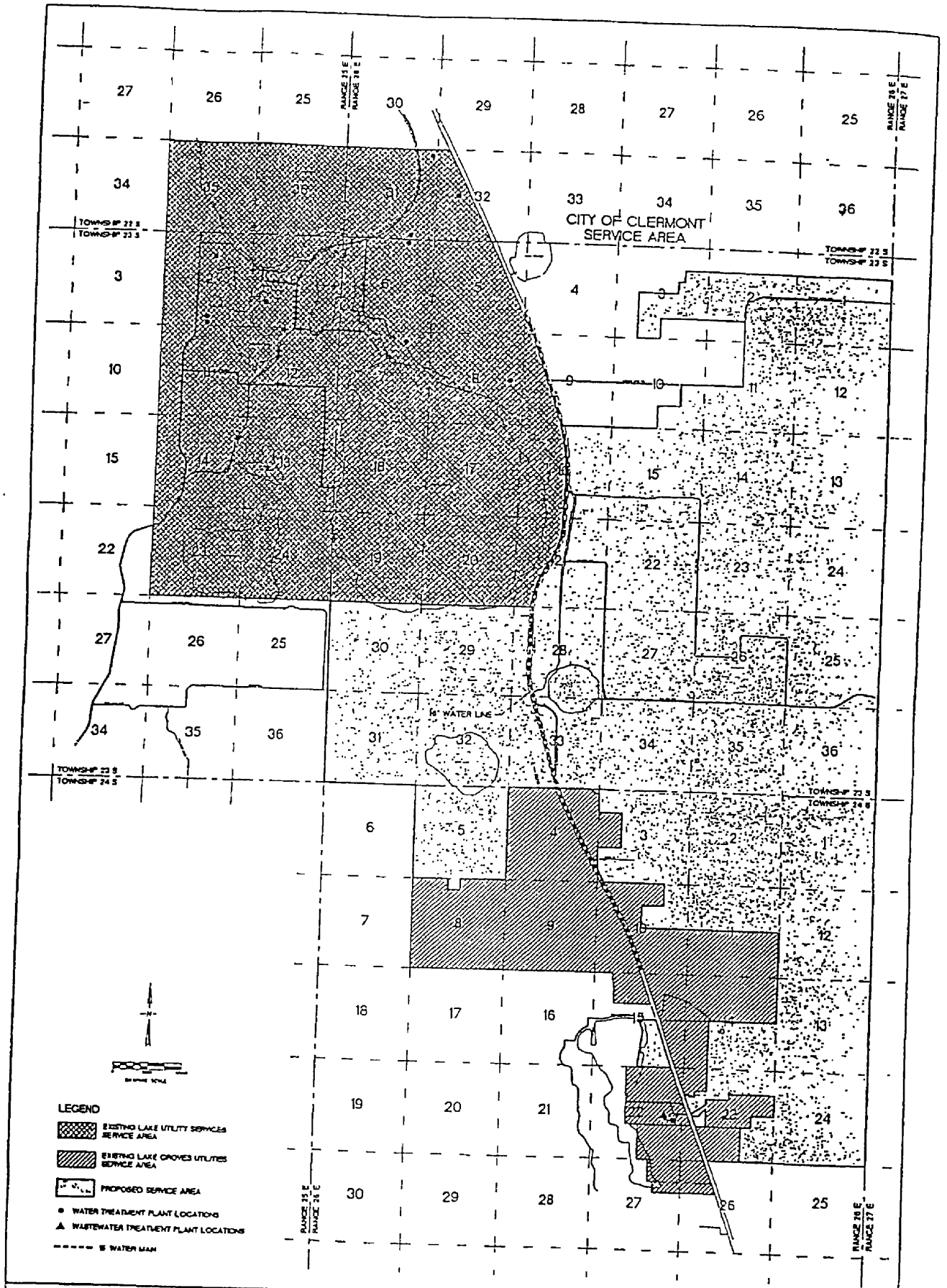
Lake Utility Services, Inc. (LUSI) has applied to the Public Service Commission to extend its water and waste water service area in southeast Lake County generally east and southeast of Lake Louisa all the way to the Orange County border. The Applicant's proposed service area covers over 30 square miles (see Applicant's Exhibit D). The Applicant has indicated that the proposed territory lies between existing certified service territories of LUSI and Lake Groves Utility Services, which recently merged into LUSI. The Applicant states that LUSI has also recently entered into an agreement with the State to provide service to nearby Lake Louisa State Park. The Applicant mentions that Doudney Properties and Center Lake Properties have inquired LUSI about service after the City of Clermont advised Doudney Properties that it was not interested in extending the City's service area. The proposed service area is anticipated to consist of residential and commercial development, necessitating some 2,001-4,000 water Equivalent Residential Connections (ERCs) and 2,001-4,000 wastewater ERCs.

Conclusion

Staff has identified inconsistencies and urban sprawl concerns related to the County's Comprehensive Plan. Lake County's potable water LOS is 350 gpd per ERC, but it is unclear

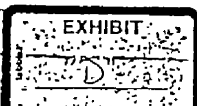
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how the proposed extension would affect overall LOS. Some two-thirds of the proposed expansion area lies within regions designated as Rural (1 DU/5 acres) on the FLUM. Therefore, the proposed service expansion area appears to be inconsistent with FLUE Policy 1-1B.2 of the Lake County Comprehensive Plan, which states: "Central water and sewer are not intended nor required for areas designated as rural. Lines should only be extended if...the absence of such facilities would result in a threat to the public health or safety." The proposed expansion also does not appear to support and further FLUE Policy 1-7.1, which states that "allocation of future land use shall occur in a manner which promotes efficient distribution and provision of public facilities...", as well as Policies 1-10.1 and 1-10.2 discouraging urban sprawl. Staff contacted Clermont's City Manager, who indicated the City has concerns because the proposed service area expansion by LUSI would encroach upon the City's municipal public works service domain pursuant to Ch. 180, F.S.



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SCALE 1" = 5000'
 DATE 8-14-02
 JOB NO. U0708



LAKE GROVES UTILITIES EXPANDED SERVICE AREA MAP

LAKE GROVES UTILITIES, INC

FIGURE 4