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January 13, 2003

Ms. Blanca Bayo, Director
Commission Clerk and Administrative Services
Public Services Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RE: PSC Docket No. 020823-WU, Application by Pinecrest Ranches, Inc., for a quick take amendment of Certificate No. 588-W in Polk County

Dear Ms. Bayo:

The Department has completed its review of the Pinecrest Ranches, Inc. application to the Public Service Commission for a for a quick take amendment of Certificate No. 588-W in Polk County. A copy of our staff memorandum is enclosed for your information.

The Department has no objections or concerns regarding the applicant's request. We very much appreciate the opportunity to provide comment on this application. If you have any questions or need additional information, please call Bob Dennis, Senior Planner, or Mike McDaniel, Administrator, State Planning Initiatives, at (850) 487-4545 for assistance.

Sincerely,

Charles Gauthier, AICP
Chief, Comprehensive Planning

Enclosure

CG/bd

cc: Merle Bishop, Planning Director, Polk County
Eric Phillips, Polk County Utilities
R. Douglas Leonard, Executive Director, Central Florida Regional Planning Council
Stan Rieger, Division of Economic Regulation, Public Service Commission

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STATE OF FLORIDA
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MEMORANDUM

To: Charlie Gauthier, Chief, Comprehensive Planning

Through: Mike McDaniel, Administrator, State Planning Initiatives *MDM*

From: Bob Dennis, Senior Planner

Date: January 3, 2003

Subject: **Public Service Commission Utilities Certification Amendment
 Pinecrest Ranches, Inc.; Polk County
 PSC Docket No. 020823-WU**

Summary

Pinecrest Ranches, Inc. has applied to the Public Service Commission for a "quick take" amendment to Certificate Number 588-W to provide potable water to Star Terrace Mobile Home Subdivision in Polk County.

Background

Star Terrace is a 46-lot mobile home subdivision on 8.5 acres. Eleven lots have mobile homes on them and there are two commercial lots containing an office for Pinecrest Ranches (a subdivision to the south) and a recreational vehicle repair business, respectively. Of the eleven occupied lots, two have private water wells, two are served by Pinecrest Ranches, Inc., and seven were served by the onsite Oak Hill Water Plant. The two commercial sites were served by the Oak Hill facility. The mobile home park is designated Agricultural/Residential Rural (1 unit per 5 acres) and the two commercial sites are designated Commercial Enclave. The mobile home subdivision dates to the mid-1970's.

As a result of lightning damage to the Oak Hill Water Plant, the Pinecrest facility began emergency service to the sites served by the water plant on July 25, 2002. Approval for

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providing emergency water service to Star Terrace was coordinated with the Public Service Commission. This "quick take" amendment is a formal application to provide water service to the entire Star Terrace Mobile Home Subdivision and the two commercial areas. The owners of the subdivision have also submitted an application to Polk County to reduce the number of lots in the subdivision from 46 to 19.

Conclusion and Recommendation

Staff has not found any inconsistencies between the application to serve water to the Star Terrace Mobile Home Subdivision and the Polk County comprehensive plan. In addition, reducing the number on lots from 46 to 19 provides more consistency with the Agriculture/Residential-Rural land use designation.

Staff recommends that a letter of "no objection" be sent to the Public Service Commission concerning the request to amend Certificate Number 588-W.