

State of Florida

ORIGINAL



Public Service Commission

-M-E-M-O-R-A-N-D-U-M- AUG -4 AM 10:44

COMMISSION CLERK

DATE: August 4, 2003
TO: Division of Commission Clerk & Administrative Services
FROM: Stanley D. Rieger, Division of Economic Regulation *SDR*
RE: Docket No. 030593-SU, application for amendment of Certificate No. 247-S to extend wastewater service area in Lee County by North Fort Myers Utility, Inc.

Please insert into the above mentioned docket file the attached July 25, 2003, letter to Patti Daniel from Mike McDaniel of the Department of Community Affairs. Thank You

Attachment

Vertical stamp: AUG 10 10 44 AM '03

DOCUMENT NUMBER-DATE

17043 AUG-4 8

COMMISSION CLERK



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
"Dedicated to making Florida a better place to call home"

JEB BUSH
 Governor

COLLEEN CASTILLE
 Secretary

July 25, 2003

Ms. Patti Daniel
 Division Of Commission Clerk and Administration Services
 2540 Shumard Oak Boulevard
 Tallahassee, Florida 32399-0850

JUL 25 2003
 COMMUNICATIONS SECTION

RE: Docket No. 030593-SU
 Application for Amendment of Certificate No. 247-S to extend wastewater
 service area in Lee County
 Applicant: North Ft. Myers Utility

Dear Ms: Daniel

The Department of Community Affairs (Department) has reviewed the application by the North Ft. Myers Utility, Inc to extend wastewater service for consistency with the Lee County Comprehensive Plan. The Department finds that the development is not consistent with the Lee County Comprehensive Plan.

The proposed development is in an area of North Ft Myers bounded on the west by Barrett Rd, on the north by Pine Island Rd, on the east by Chapel Branch of the Yellow Fever Creek and to the south by undeveloped land. The Lee County Future Land Use Map (FLUM) Classifications for the parcel is Outlying Suburban and Wetlands. The parcel is 83.03+ acres and is surrounded on the west and south by the Outlying Suburban FLUM classification, on the east by the Wetlands FLUM Classification and to the north by Industrial Development FLUM classification. Most of the parcel is in the Category I Hurricane Evacuation Zone (CHHA) and the entire parcel is in a flood plain.

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>

CRITICAL STATE CONCERN FIELD OFFICE
 2796 Overseas Highway, Suite 212
 Marathon, FL 33050-2227
 (305) 289-2402

COMMUNITY PLANNING
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100
 (850) 488-2356

EMERGENCY MANAGEMENT
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100
 (850) 413-9969

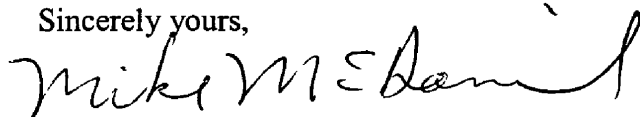
HOUSING & COMMUNITY DEVELOPMENT
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100
 (850) 488-7956

Ms. Patti Daniel
July 25, 2003
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The proposed development is not consistent with the development standards of Policy 1.1.6, Outlying Suburban FLUM Classification of the Lee County Future Land Use Element (FLUE) which permits a low density residential range of one (1) to three (3) dwelling units per acre ($83\text{ac} \times 3\text{du} = 249\text{du}$) and commercial development no greater than the standards identified in the neighborhood centers (Staff at the Lee County Planning Department indicated that a maximum of 100,000 square feet of commercial development would be allowed). The development proposal is for 300,000 square feet of commercial development and 650 multi-family dwelling units ($650\text{ du} / 83\text{ac} = 8\text{du/ac}$). Further, the proposed development is adjacent to a wetland area known as the Yellow Fever Creek; Policy 1.5.2 of the FLUE requires that the wetlands area be defined. Policy 75.1.4 of the Conservation and Coastal Management Element directs development away from areas in the CHHA.

Thank you for this opportunity to comment on this project. If you have any questions, please contact Tom Tumminia, Planner IV, in the Division of Community Planning, at 850-922-1824.

Sincerely yours,



Mike McDaniel
State Initiatives Administrator

MMD/tjt

cc: Mr. Paul O' Conner, AICP, Director of Planning, Lee County
Mr. David Crawford, SWFRPC, Local Plan Assistance
North Ft. Myers Utility, Inc, Applicant