

State of Florida



Public Service Commission

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DATE: January 2, 2004
TO: Blanca S. Bayó, Commission Clerk and Administrative Services Director
 Adrienne E. Vining, Senior Attorney, General Counsel
FROM: Richard P. Redemann, Utility Systems/Communications Engineer, Division of Economic Regulation *RR*
RE: Docket No. 030957-SU; Application for Amendment of Certificate No. 379-S for Extension of Wastewater Service Area in Seminole County by Alafaya Utilities, Inc.

Enclosed please find a letter dated January 1, 2004 from Mr. Charles Gauthier, AICP, Chief, Comprehensive Planning, which should be placed in the docket file. The letter indicates that the application is consistent with the City of Oviedo's Comprehensive Plan, as well as the Seminole County Comprehensive Plan.

If you have any questions, please contact me.

- AUS _____
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STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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

JEB BUSH
Governor

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Secretary

January 1, 2004

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

Re: Public Service Commission Utilities Expansion Application
Alafaya Utilities, Inc.; PSC No. 030957-SU

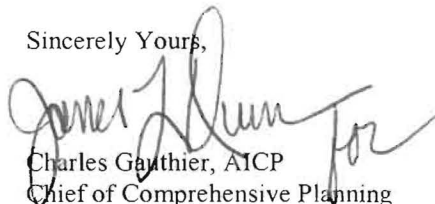
Dear Ms. Daniel,

In November 2003, the Department received a copy of an Application for Amendment of Certificate No. 379-S to extend its wastewater service area to serve the Oviedo Presbyterian Church, which is located at the intersection of Simmons Road and Lockwood Boulevard in the City of Oviedo. Pursuant to the Memorandum of Understanding between the Public Service Commission (PSC) and the Department of Community Affairs, the Department will provide information to the PSC regarding the relationship of the application and the Seminole County and City of Oviedo Comprehensive Plans, including information about land use categories and the densities and intensities of land use. The Department has completed its review and offers the following comments.

It recently came to the attention of the Public Service Commission (PSC) that while the property on which the Oviedo Presbyterian Church is located is not included within the Applicant's service area, the Church has been receiving wastewater sewer service from the Applicant for over ten years. Thus, in order to correct this error, the Applicant has applied to the PSC for an Amendment for extension of wastewater service to the Church property.

The Extension Area on which the Church is located is designated Low Density Residential (LDR; 1-3.5du/ac) on the Future Land Use Map (FLUM) of the Oviedo Comprehensive Plan. The surrounding land use designations include County LDR to the south (4du/ac), City LDR to the east (4du/ac) and Planned Unit Development (PUD; Residential: 1-3.5du/ac; Commercial: 0.40 FAR; Office: 0.25 FAR; and Public: 0.40 FAR) to the north and to the west of the Extension Area. As mentioned above, the Applicant is already providing wastewater service in the Extension Area. Thus, the Applicant's current wastewater systems serving the existing certificated service area and the Extension Area have sufficient capacity to serve the existing and proposed wastewater service area. The Application is consistent with the City of Oviedo Comprehensive Plan, as well as the Seminole County Comprehensive Plan.

Sincerely Yours,



Charles Gauthier, AICP
Chief of Comprehensive Planning

CG/jcz

cc: Richard Redeman, Public Service Commission

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MEMORANDUM

TO: Charles Gauthier, AICP, Chief, Comprehensive Planning

THROUGH: Marina Pennington, Regional Planning Administrator

FROM: Jana C. Zmud, Planner

SUBJECT: Public Service Commission Utilities Expansion Application
Alafaya Utilities, Inc.; PSC No. 030957-SU

DATE: November 12, 2003

Comments Due to PSC: November 26, 2003

I. Summary & Staff Analysis

Alafaya Utilities, Inc. has filed an Application for Amendment of Certificate No. 379-S to extend its wastewater service area to serve the Oviedo Presbyterian Church, which is located at the intersection of Simmons Road and Lockwood Boulevard in the City of Oviedo (see Map 1). The Applicant is making this Application because the Applicant has been providing, and wishes to continue to provide, wastewater service to the Extension Area. The Extension Area is adjacent to its existing certificated wastewater service area.

It recently came to the attention of the Public Service Commission (PSC) that while the property on which the Oviedo Presbyterian Church is located is not included within the Applicant's service area, the Church has been receiving wastewater sewer service from the Applicant for over ten years. Thus, in order to correct this error, the Applicant has applied to the PSC for an Amendment for extension of wastewater service to the Church property.

The Extension Area on which the Church is located is designated Low Density Residential (LDR; 1-3.5du/ac) on the Future Land Use Map (FLUM) of the Oviedo Comprehensive Plan. The surrounding land use designations include County LDR to the south (4du/ac), City LDR to the east (4du/ac) and Planned Unit Development (PUD; Residential: 1-3.5du/ac; Commercial: 0.40 FAR; Office: 0.25 FAR; and Public: 0.40 FAR) to the north and to the west of the Extension Area. As mentioned above, the Applicant is already providing wastewater service in

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