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STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

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October 29, 2004

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Ms Patti Daniel, Supervisor of Certification
Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Application for Certificate for Certificates to Provide Water and Wastewater Service in Lake County by Hidden Valley SPE LLC d/b/a Orange Lake; PSC Docket No. 041141-WS

Dear Ms. Daniel:

On October 21, 2004, the Department received an Application for Certificates to provide water and wastewater service in Lake County by Hidden Valley SPE LLC d/b/a Orange Lake.

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 Lake County Comprehensive Plan, 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.

The water and sewer service areas will not be increased or decreased, as the purpose of the application is to apply for certification of an existing water system that has been providing service as an exempt system. In addition, the application is consistent with the Lake County Comprehensive Plan.

Sincerely yours,

Charles Gauthier, AICP
Chief of Comprehensive Planning

Enclosure: Memo regarding Application for Certificates to provide water and wastewater service in Lake County by Hidden Valley SPE LLC d/b/a Orange Lake; PSC Docket No. 041141-

cc: Tom Walden, Public Service Commission

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MEMORANDUM

TO: Charles Gauthier, AICP, Chief, Comprehensive Planning
THROUGH: Marina Pennington, Regional Planning Administrator
FROM: Brenda Winningham, Principal Planner
SUBJECT: Public Service Commission
Application for Certificate for Certificates to Provide Water and
Wastewater Service in Lake County by Hidden Valley SPE LLC d/b/a
Orange Lake; PSC Docket No. 041141-WS
DATE: October 28, 2004

Comments Due to PSC: November 15, 2004

I. Summary and Staff Analysis

The Hidden Valley SPE LLC d/b/a Orange Lake has applied to the Public Service Commission for a certificate to operate a water utility in Orange and Lake Counties. The proposed service area is an existing manufactured housing community to which the applicant has been providing service as an exempt system located adjacent to and east of CR 435 (See Attached Map). The utility has decided to become a regulated entity and to begin charging for water service. Orange Lake is currently built out with 244 units (242 manufactured home lots, office, and parking). There is no plan for expansion, or for the Utility to serve any additional customers. Thus, the application does not increase or decrease the service already provided by the Applicant.

The portion of the area in Lake County is designated Urban (1 du/7 ac) on the Lake County Future Land Use Map (FLUM). The surrounding land use designations are Lake County Urban. As mentioned previously, this is an existing development with an existing water and sewer system; the service area will not be increased or decreased. The application is consistent with the Lake County Comprehensive Plans.

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