

State of Florida



ORIGINAL

Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

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**DATE:** December 30, 2005

**TO:** Kay B. Flynn, Chief of Records, Division of the Commission Clerk & Administrative Services

**FROM:** Stanley D. Rieger, Utilities System/Engineering Specialist, Division of Economic Regulation *SDR*

**RE:** 050820-WS - Application for amendment of Certificates 611-W and 527-S to extend water and wastewater service areas to include territory in Charlotte County by MSM Utilities, LLC.

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Please include the attached December 1, 2005, Department of Community Affairs letter in the docket file of Docket No. 050820-WS. Thank you.

RECEIVED-FPSC  
05 DEC 30 PM 3:21  
COMMISSION  
CLERK

- CMP \_\_\_\_\_
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- OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

11981 DEC 30 05

FPSC-COMMISSION CLERK



STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

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

JEB BUSH  
Governor

THADDEUS L. COHEN, AIA  
Secretary

December 1, 2005

05 DEC -5 AM 11:08  
REGISTRATION

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

RE: Docket No. 050820-WS  
Application for Amendment of Certificate No. 611-W and 527-S to extend  
wastewater service area in Charlotte County  
Applicant: MSM Utilities, Inc.

Dear Ms. Daniel:

The Department has reviewed the application by MSM Utilities, Inc to extend  
wastewater service for consistency with the Charlotte County Comprehensive Plan. The  
Department finds that the development is consistent with the Plan.

The proposed development is in an area of the Peace River Shores subdivision  
bordered on the west by the Peace River, on the north by St. Lilac Street, on the east by US  
Hwy 17 and to the south by Coco Palm Drive. The Charlotte County Future Land Use Map  
classification for the area is Low Density Residential. The Low Density Residential land use  
designation allows up to five dwelling units per acre. The extension of the central wastewater  
utility will allow property owners to develop parcels to their maximum entitlement and  
minimize the impact of development on the Peace River. A portion of the southwestern area  
to be serviced by the utility company is in the Category I Hurricane Evacuation Zone and  
none of the area is in a flood plain. (See map attachments)

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

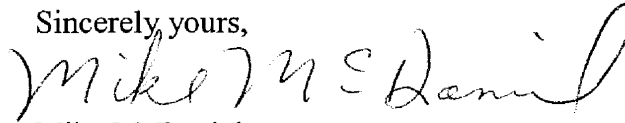
EMERGENCY MANAGEMENT  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 413-9969

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

Ms. Patti Daniel  
December 1, 2005  
Page 2 of 2

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

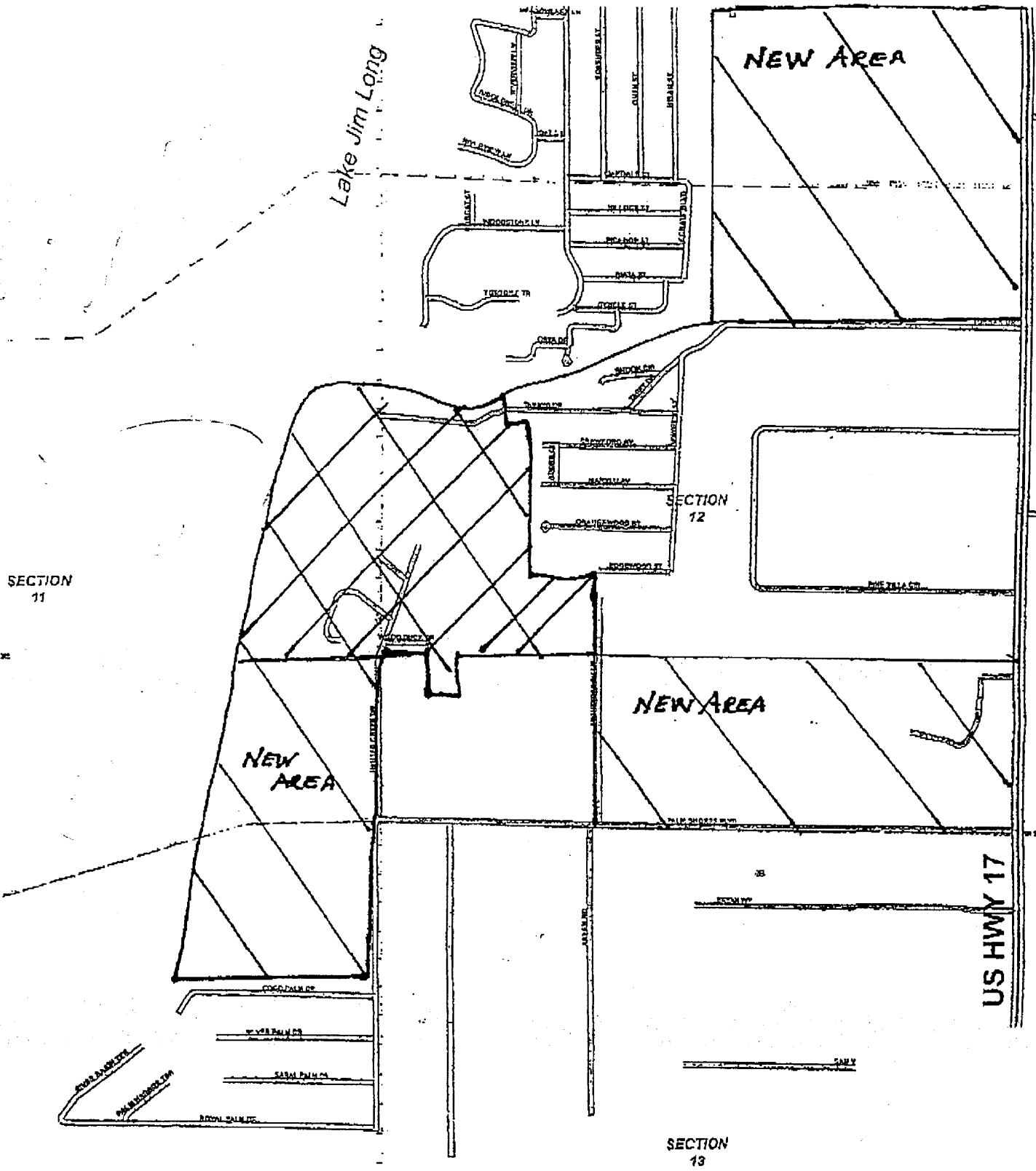
Sincerely yours,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive style with a large, looping "M" and "D".

Mike McDaniel  
Growth Management Administrator

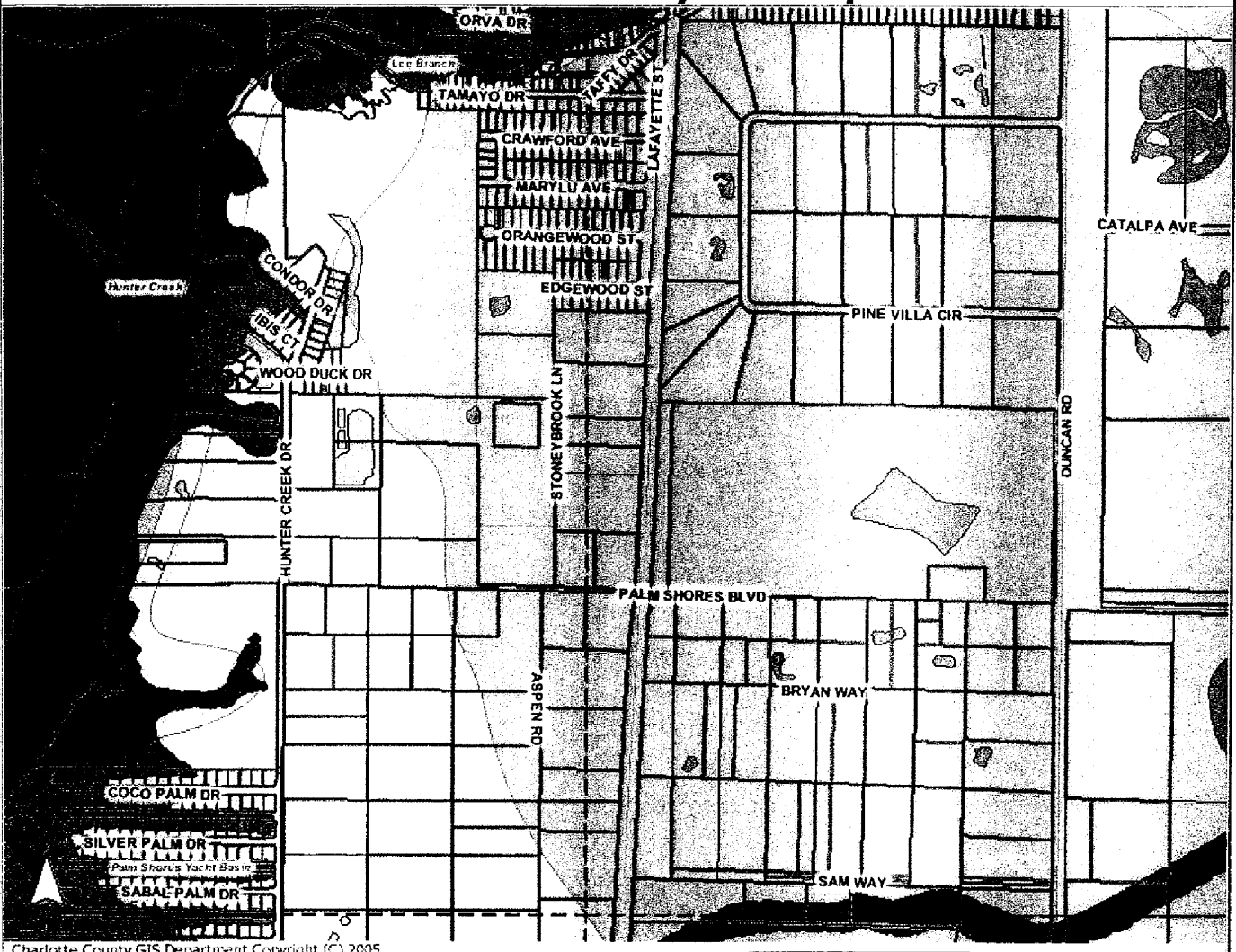
MMD/tjt

cc: Mr. Michael Konefal, Director of Community Development, Charlotte County  
Mr. David Crawford, SWFRPC, Local Plan Assistance  
MSM Utility, Inc, Applicant



No longer in the proposed territory:  
 Peace River Subdivision  
 Southside of Turbak Drive  
 Pine Villa Subdivision  
 Palm Shores between Stoneybrook and Hunter Creek Drive  
 Property south of Palm Shores west of US 17

# Charlotte County GIS Map



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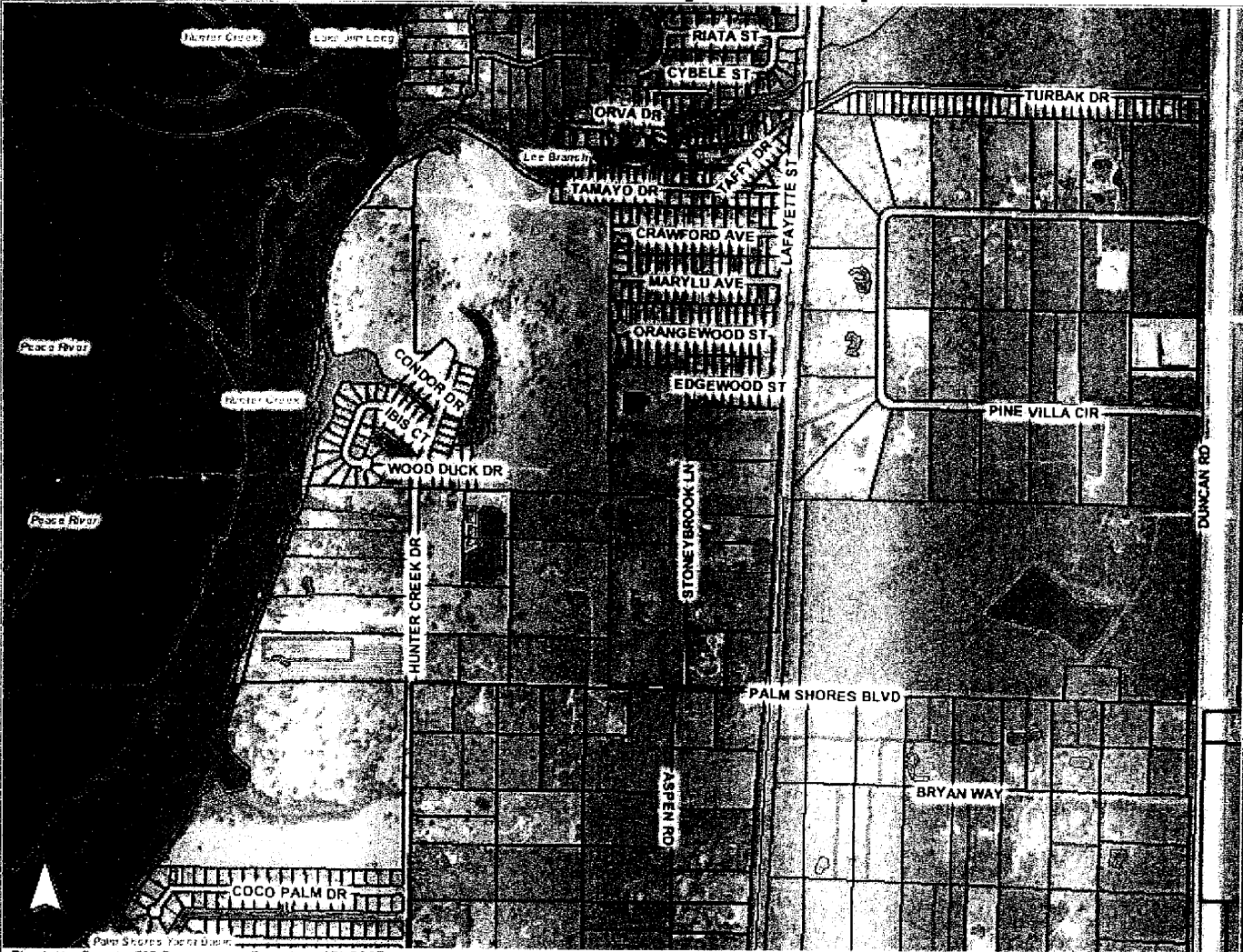
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 Port Charlotte, FL 33948

Legend

[Symbol]	Lot
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[Symbol]	Water
[Symbol]	SWFWMD Flood Zones Effective 5/3/2007
[Symbol]	4
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[Symbol]	4C 400
[Symbol]	5
[Symbol]	6
[Symbol]	Storm Surge
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[Symbol]	2 Zone 1
[Symbol]	3 Zone 2
[Symbol]	4 Zone 3
[Symbol]	5 Zone 4
[Symbol]	6 Zone
[Symbol]	Future Land Use
[Symbol]	Agriculture
[Symbol]	Conservation Area
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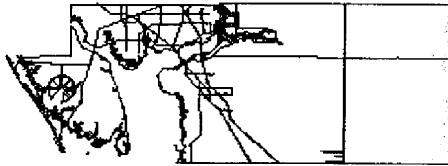
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# Charlotte County GIS Map



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- Legend**
- Lots
  - Accounts
  - Water
  - Water
  - Future Land Use
  - Agriculture
  - Character Based CRA
  - City
  - County Residence
  - Commercial Center
  - Commercial Corridor
  - High Density Residential
  - High Intensity Industrial
  - Low Density Residential
  - Low Intensity Industrial
  - Medium Density Residential
  - Mixed Use
  - Parks & Recreation
  - Preservation
  - Public Utility & Facilities
  - Recreational Vehicle Park
  - Resource Conservation
  - Rural Single Residential
  - Other

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