

DOCKET NO.040384-WS - Application for Amendment to
Certificates 247-W and 189-S in Seminole County by Sanlando
Utilities Corporation.

WITNESS: Direct Testimony Of Caroline Knight. Appearing
On Behalf Of Staff

DATE FILED: January 12, 2006

DOCUMENT NUMBER-DAT

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FPSC-COMMISSION CLERK

1 Q. What is your name and business address?
2 A. My name is Caroline Knight, and my business address is 2555 Shumard Oak Boulevard,
3 Tallahassee, Florida 32399-2100.
4 Q. By whom are you employed and what is your position?
5 A. I am employed by the Florida Department of Community Affairs (DCA) as a Senior
6 Planner in the Bureau of Comprehensive Planning of the Division of Community
7 Planning.
8 Q. Please explain the responsibilities of your current position.
9 A. I am responsible for the review of Developments of Regional Impact, Comprehensive
10 Plan amendments, and other related planning reviews for Orange and Seminole Counties
11 to determine compliance with state law.
12 Q. How long have you been employed with DCA?
13 A. I have been employed by DCA for 13 years. A copy of my resume is attached as Exhibit
14 CK-1.
15 Q. What is the purpose of your testimony?
16 A. Pursuant to the Memorandum of Understanding between the Public Service Commission
17 (PSC) and DCA, Ms. Jana Z. Williams, Planner, conducted an analysis of the application
18 by Sanlando Utilities Corporation (Sanlando) for an expansion of territory, with respect
19 to issues of concern for DCA. The analysis was forwarded through Marina Pennington,
20 Regional Planning Administrator, to Charles Gauthier, Chief of Comprehensive Planning.
21 These documents are attached as Exhibit CK-2. I am adopting her findings.
22 Q. Could you please summarize your comments regarding Sanlando's application?
23 A. Sanlando has applied to the PSC to consolidate and correct inconsistencies in the legal
24 description to amend its current potable water and wastewater territory in Seminole
25

1 County. Sanlando currently provides potable water and wastewater in the Eastern part of
2 Seminole County. The application filed is for customers whom they already serve or are
3 adjacent to their current service area.

4 Q. Are you aware that Seminole County and the City of Longwood have filed a protest to
5 Sanlando's application asserting that they have the right to serve the disputed territory?

6 A. Yes. Seminole County and Sanlando have reached a stipulation. The remaining
7 objection is by the City of Longwood.

8 Q. Does the DCA have any concerns with regard to Sanlando serving the disputed territory?

9 A. No, it does not.

10 Q. Does the DCA have any concerns with regard to the City of Longwood serving the
11 disputed territory?

12 A. No, it does not.

13 Q. Does that conclude your testimony?

14 A. Yes, it does.

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Caroline Knight
Senior Planner
Florida Department of Community Affairs
2555 Shumard Oak Blvd
Tallahassee, Florida 32399-2100
Telephone (850) 922-1773; Fax (850) 488-3309
caroline.knight@dca.state.fl.us

Resume

Education

University of British Columbia
Vancouver, B.C., Canada

B.A., Honours Environmental Studies, 1965

University of British Columbia
Vancouver, B.C., Canada

Master of Community and Regional Planning, 1967

Royal Academy
Copenhagen, Denmark

Dip. d'Etudes, Town Planning/
Coastal Management, 1968

Professional Experience

Senior Planner	Florida Department of Community Affairs, Division of Community Planning, Bureau of Comprehensive Planning - Responsible for Plan Review. 2001 to present.
Planning Manager	Florida Department of Community Affairs, Division of Community Planning, Bureau of State Planning – Responsible for the Research and Publications Unit. 1995 – 2001.
Planning Manager	Florida Department of Community Affairs, Office of the Secretary, Coastal Management Program – Staff to the Interagency Management Committee. 1992 – 1995.
Consultant	Tennessee Valley Authority, Knoxville, TN. Responsible for supporting an economic development strategy for the East Tennessee area. 1985 – 1989.
Associate	Educational Futures Inc., Philadelphia, PA. Provided consultant services to various communities for economic development programs. 1976 – 1983.



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DEPARTMENT OF COMMUNITY AFFAIRS

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ECONOMIC REGULATION

THADDEUS L. COHEN, AIA
Secretary

June 16, 2004

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

Re: Application for amendment to Certificates 247-W and 189-S in Seminole County by Sanlando
Utilities Corporation; PSC Docket No. 040384-WS

Dear Ms. Daniel:

On May 13, 2004, the Department received an Application for Amendment of Certificates 247-W and 189-S in Seminole County to consolidate and correct inconsistencies in the legal descriptions of the Applicant's certified water and wastewater service areas, to include those developed areas to which the Applicant has been providing service which are not within the current legal description, and to provide the Commission and the Applicant's customers with a single, consolidated, uniform legal description of the boundaries of each of its certified water service and wastewater service areas.

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 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 wastewater service areas will not be increased or decreased, as the purpose of the application is to update the legal description of the water and wastewater service areas to include those areas that Sanlando is already providing service to but have not been included within the legal description. In addition, the application is consistent with the Seminole County Comprehensive Plan.

Sincerely yours,

Mike McDaniel
for Charles Gauthier, AICP
Chief of Comprehensive Planning

CG/jw

Enclosure: Memo regarding Application for amendment to Certificates 247-W and 189-S

cc: Richard Redemann, Division of Economic Regulation, Public Service Commission

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MEMORANDUM

TO: Charles Gaudier, AICP, Chief, Comprehensive Planning

THROUGH: Marina Pennington, Regional Planning Administrator *MP 6/2/04*

FROM: Jana Z. Williams, Planner *JZW*

SUBJECT: Public Service Commission
Application for amendment to Certificates 247-W and 189-S in Seminole County by Sanlando Utilities Corporation; PSC Docket No. 040384-WS

DATE: May 28, 2004

Comments Due to PSC: June 9, 2004

I. Summary and Staff Analysis

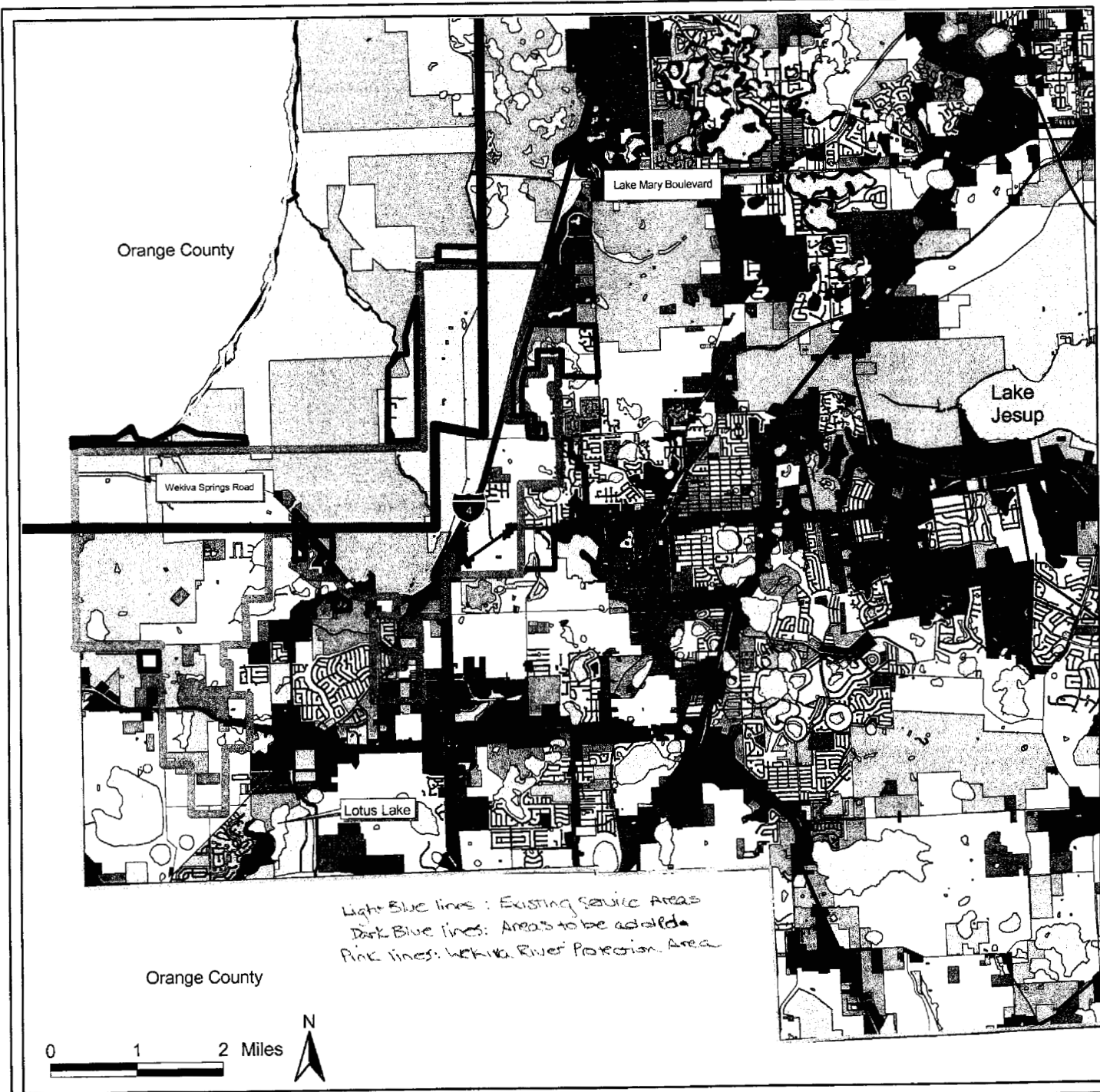
The Sanlando Utilities Corporation has applied to the Public Service Commission for an Amendment to Certificates 247-W and 189-S in Seminole County to consolidate and correct inconsistencies in the legal descriptions of the Applicant's certified water and wastewater service areas, to include those developed areas to which the Applicant has been providing service which are not within the current legal description, and to provide the Commission and the Applicant's customers with a single, consolidated, uniform legal description of the boundaries of each of its certified water service and wastewater service areas. The amendment of the Applicant's water and wastewater certificates will provide certainty and greater ease of reference to both Commission Staff and the public. The application does not increase or decrease the service already provided by the Applicant. The existing lines and treatment facilities currently serving the consolidated service areas have sufficient capacity to serve the consolidated service areas.

The water and wastewater service areas within the current legal description is approximately eight thousand three hundred and twenty (8,320) acres and the areas that the Applicant has been providing service to but has not included within the current legal description (until now) is approximately two thousand two hundred and forty (2,240) acres. Thus, the total acreage that this application pertains to is approximately ten thousand five hundred and sixty (10,560) acres. The water and wastewater service areas are adjacent to the southwestern border of Seminole County and extend a few miles past Interstate 4. The area is located south of Lake

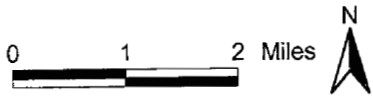
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Mary Boulevard and north of Lotus Lake (see Map 1 and Map 2). In addition, portions of the water and wastewater service areas are located within the Wekiva River Protection Area (WRPA).

Significant portions of the water and wastewater service areas are designated Planned Development (density/intensity/FAR is determined at the time of Plan amendment), Suburban Estates (1 du/ac) and Low Density Residential (4du/ac) on the Future Land Use Map (FLUM) of the Seminole County Comprehensive Plan. The service area also contains small pockets of Medium Density Residential (10du/ac), Commercial (0.35 FAR), Public and Semi-Public (density/intensity established at the time of development approval), and Planned Development/ Mixed Use (density/intensity established at the time of development approval). The surrounding land use designations include Planned Development, Suburban Estates and Low Density Residential. As mentioned previously, the purpose of this application is to update the legal description of the water and wastewater service areas to include those areas that Sanlando is already providing service to but have not been included within the legal description; the service area will not be increased or decreased. The application is consistent with the Seminole County Comprehensive Plan.



Light Blue lines : Existing Service Areas
 Dark Blue lines: Areas to be added
 Pink lines: WEKIVA RIVER PORTION AREA



Legend

- Florida Counties
- Seminole County
- Roads
- Interstate
- U.S. Road
- State Road
- County Road
- Local Road
- Roadway Features
- Highway (Right-of-Way)
- BAY, ESTUARIES, GULFS, OCEANS, SEAS
- CHANNEL, IN WATER AREA
- DITCH OR CANAL
- FLATS (MUD, SAND, GRAVEL)
- LAND OR POOL
- SAND IN OPEN WATER
- STREAM
- STREAM ENTERING WATER BODY
- STREAM EXITING WATER BODY
- UPPER ORIGIN OF STREAM
- UPPER ORIGIN OF STREAM AT WATER BODY
- Wetlands (C) - 1 and 2
- Low Intensity Non-Residential
- Restricted Commercial
- Commercial
- Commercial
- Commercial
- Neighborhood Commercial
- Office Commercial
- Office
- General Office
- Downtown Historic
- Mixed Use
- Residential/Office/Commercial
- Mixed Office Commercial, Low Intensity
- Mixed Office Commercial, Medium Intensity
- Mixed Office Commercial, High Intensity
- Mixed Office Residential, Low Intensity
- Mixed Office Residential, Medium Intensity
- Mixed Office Residential, High Intensity
- Central Business District
- Downtown/Mixed Use
- High Intensity (H)
- Planned Development
- High Intensity Non-Residential/Medium Density Residential
- High Intensity Planned Development
- Activity Core
- Mixed Office Industrial, Low Intensity
- Mixed Office Industrial, Medium Intensity
- Light Industrial
- Industrial
- Industrial
- Warehouse, Industry and Commerce
- Airport Industry and Commerce
- Retail
- Rural 1:3
- Rural 1:5
- Rural 1:10
- R-1 Residential
- Low Density Residential
- Low Density Residential - Single Home
- Low Density Residential - Mobile Home
- Low/Med. Density Residential
- Medium Density Residential
- Medium Density Residential 10:1
- Medium Density Residential 15:1
- Medium Density Residential
- Residence: Professional
- Medium Density Residential
- High Density Residential
- Urban Density Residential
- Residential Activity Core
- Institutional
- Public
- Conservation
- Resource Protection
- Parks and Recreational
- Parks and Recreational
- Recreation
- Planned Unit Developments/Mixed Use
- Planned Unit Developments/Residential
- Public and Semi Public
- Public and Semi Public
- Public and Semi Public
- Public and Semi Public
- Public and Semi Public
- Public and Semi Public
- Public and Semi Public
- Water Bodies
- Utility Installations
- RWY
- VOLCO
- NFLCO
- County Boundary

Exhibit No. _____
 CK - 2
 Docket No. 040384-WS
 Staff Witness: Caroline Knight
 Page 4 of 5

Sanlando Utilities - Seminole Co. Water & Wastewater Service Area

Tue May 25 10:42:50 2004

	DCA
	DCP
	GIS

map

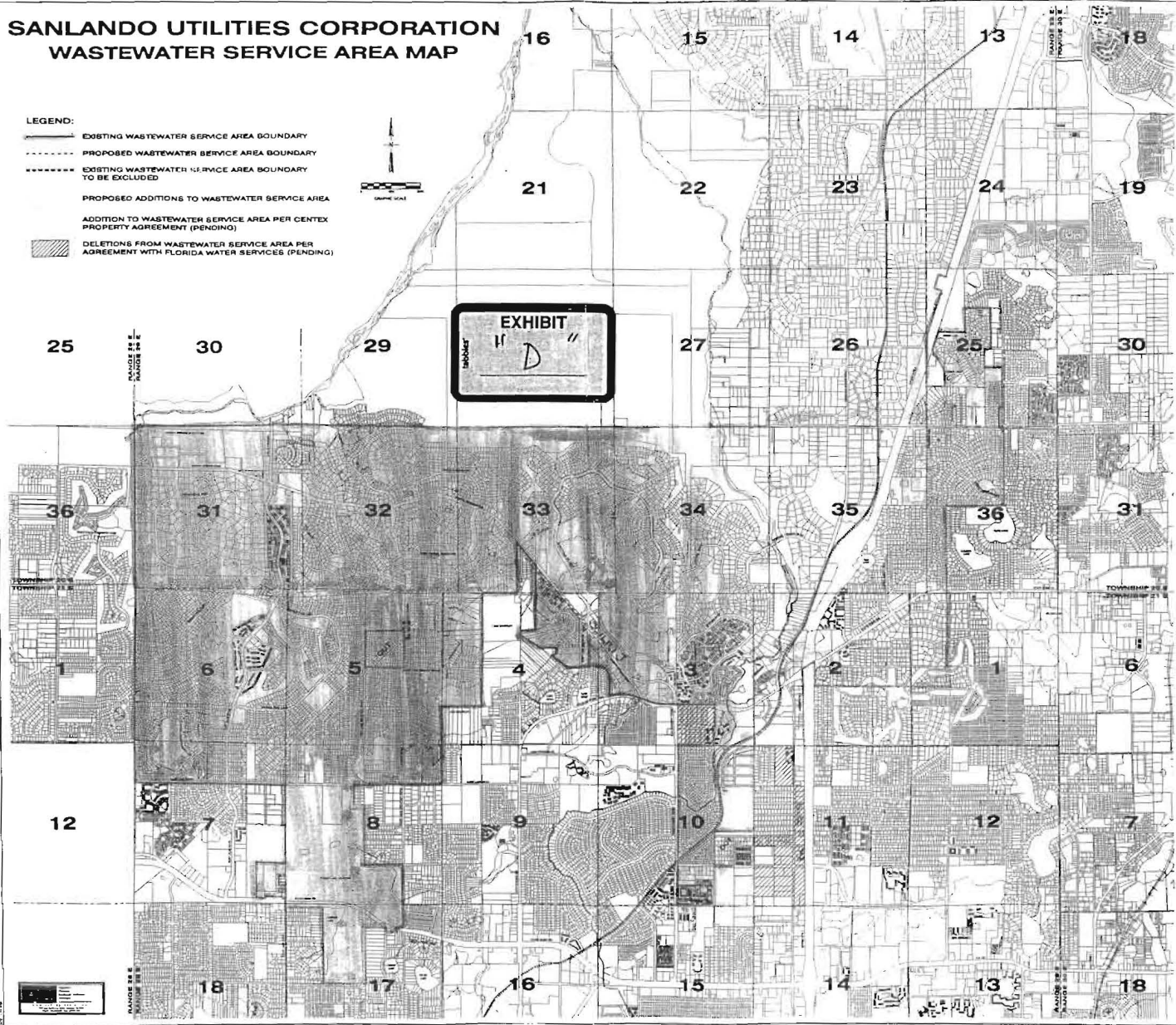
SANLANDO UTILITIES CORPORATION WASTEWATER SERVICE AREA MAP

LEGEND:

- EXISTING WASTEWATER SERVICE AREA BOUNDARY
- - - PROPOSED WASTEWATER SERVICE AREA BOUNDARY
- - - - EXISTING WASTEWATER SERVICE AREA BOUNDARY TO BE EXCLUDED
- ▭ PROPOSED ADDITIONS TO WASTEWATER SERVICE AREA
- ▭ ADDITION TO WASTEWATER SERVICE AREA PER CENTEX PROPERTY AGREEMENT (PENDING)
- ▨ DELETIONS FROM WASTEWATER SERVICE AREA PER AGREEMENT WITH FLORIDA WATER SERVICES (PENDING)



EXHIBIT
" D "



blue - with current legal description
 yellow - not with current legal description (until now)

BEFORE THE PUBLIC SERVICE COMMISSION

In re: Application for amendment to DOCKET NO. 040384-WS
Certificates 247-W and 189-S in Seminole
County by Sanlando Utilities Corporation. DATED: JANUARY 12, 2006

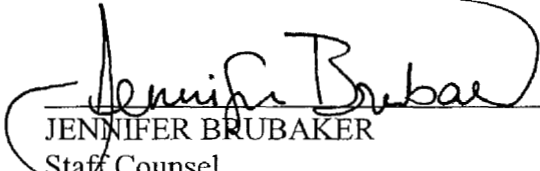
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the DIRECT TESTIMONY OF
CAROLINE KNIGHT, on behalf of the Florida Public Service Commission, has been furnished
by U.S. Mail, this 12th day of January, 2006, to the following::

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Martin S. Friedman, Esq. / Valerie Lord, Esq.
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Longwood, FL 32779

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Sanford, FL 32771-1468

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Richard S. Taylor, Jr. Esq.
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