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April 17, 2006

Ms. Blanca Bayo, Director
Commission Clerk and Administrative
Public Services Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RE: PSC Docket No. 060166-WS, Application by Gold Coast Utility Corporation
for an amendment to Water Certificate No. 590-W and Wastewater Certificate No. 508-S
in Polk County

Dear Ms. Blanco:

The Department has completed its review of the Gold Coast Utility Corporation's
application to the Public Service Commission to amend Water Certificate No. 590-W and
Wastewater Certificate No. 508-S to expand the utility's service area in Polk County. A copy of
our staff memorandum is enclosed for your review.

We have identified urban sprawl as an issue of concern. Future Land Use Policy 2.102-
A10, in the Polk County Comprehensive Plan, "discourages the proliferation of urban sprawl"
through the application of the criteria listed in the policy to "determine the appropriateness of
establishing or expanding any land use or development area." Applying the criteria outlined in
the policy to the Gold Coast Utility application, the proposed expansion of the service area
would contribute to urban sprawl type development because it "promotes, allows or designates
for development substantial areas of the jurisdiction to develop...in excess of demonstrated
need", would result in the "premature...conversion of rural land to other uses", will result in a
"land use pattern or timing which will disproportionately increase the cost in time, money and
energy, of providing...law enforcement, education, health care, fire and emergency response,
and general government", "fails to provide a clear separation between urban and rural uses",
"discourages or inhibits in-fill of existing neighborhoods and communities", and "results in the
loss of significant amount of functional open space".

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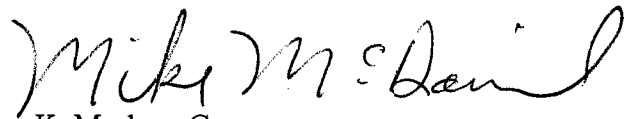
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The proposed application for the expansion of the water and wastewater service area for the Gold Coast Utility Corporation did not include any data and analysis to demonstrate that the proposed service area expansion was needed to meet approved development. Nor was information provided to indicate that the anticipated development is needed to meet projected growth demands in the area and that existing development opportunities are unavailable to meet that anticipated growth. In the absence of this data and analysis, the expanded service area will promote urban sprawl by expanding an isolated urban sprawl enclave.

To address the urban sprawl issue, the applicant should include additional information to demonstrate there is a need for the anticipated development in the area where the service area expansion is proposed and include data and analysis to demonstrate that there is insufficient vacant land to meet the projected demand. Additional data and analysis should be provided to explain how the urban sprawl indicators discussed above would be overcome. Rule 9J-5.006(5)(j), F.A.C., includes development controls that can be employed to address urban sprawl issues. The applicant should coordinate with the Polk County Growth Management Department to resolve these urban sprawl issues.

We very much appreciate the opportunity to provide comment on this application. If you have any questions or need additional information, please call Bob Dennis, Principal Planner, or Mike McDaniel, Regional Planning Administrator, for assistance, at (850) 487-4545.

Sincerely yours,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is fluid and cursive, with the first name "Mike" and last name "McDaniel" clearly legible.

K. Marlene Conaway
Chief of Comprehensive Planning

KMC/bd

cc: Tom Walden, Division of Economic Regulation, Public Service Commission
Martin S. Friedman, Esquire, Rose, Sunstrom & Bentley, LLP
Patricia M. Steed, Executive Director, Central Florida Regional Planning Council
Merle Bishop, Director, Polk County Growth Management Department