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MAY 9 AM 10:51

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

**DATE:** May 9, 2006

**TO:** Commission Clerk and Administrative Services

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

**RE:** Docket No. 060276-WS: Application for certificates to provide water and wastewater service in Putnam County by Mariposa Utility Company, LLC.

Please insert into the above mentioned docket file the attached May 04, 2006, letter to Patti Daniel from Mike McDaniel. Thank you.

Attachment:

- CMP \_\_\_\_\_
- COM \_\_\_\_\_
- CTR \_\_\_\_\_
- ECR \_\_\_\_\_
- GCL \_\_\_\_\_
- OPC \_\_\_\_\_
- RCA \_\_\_\_\_
- SCR \_\_\_\_\_
- SGA \_\_\_\_\_
- SEC 1
- OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

04073 MAY-9 8

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

May 04, 2006

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

RE: Docket No. 060276-WS  
Application for Certificates to provide water and  
wastewater service in Putnam Co. by Mariposa Utility  
Company.  
Applicant: Mariposa Utility Company, LLC.

RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION  
06 MAY - 8 AM 9: 55  
DIVISION OF  
ECONOMIC REGULATION

Dear Ms: Daniel

The Department of Community Affairs (Department) has reviewed the application by the Mariposa Utility Company, LLC. to provide water and wastewater service in Putnam County. The Department finds that the development is not consistent with the Putnam County Comprehensive Plan.

The application for proposed Mariposa DRI development is currently undergoing development review pursuant to Ch. 380, F.S. At this time, the Putnam County Future Land Use Map (FLUM) would require an amendment, in order to accommodate this development, since the existing land use category would not be able to accommodate this project at the proposed density and intensity of use. Moreover, the current County Future Land Use Element (FLUE) of the Comprehensive Plan does not include a category, which could potentially accommodate this development. Therefore, a FLUM and FLUE amendments will be required in order to accommodate the proposed project. The Application for Development Approval acknowledges this issue, and states that an amendment package is forthcoming.

The proposed development is also not consistent with the Ch. 163.3177(2), F.S., which requires all capital improvement projects to be financially feasible. The statute, therefore, requires capital improvements that will take place in the next five (5) years to be listed in the Schedule of Capital Improvements of the Comprehensive Plan, with the first three (3) years of the Schedule listing sources of financing for the improvements as committed and available sources. At this time, the proposed improvement is not included in the County's Schedule of Capital Improvements, and therefore, is not consistent with the statutory requirements.

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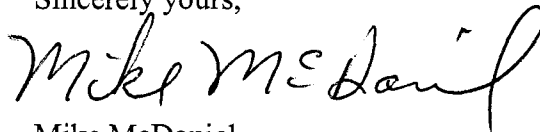
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Ms. Patti Daniel  
May 04, 2006  
Page 2 of 2

Thank you for this opportunity to comment on this project. If you have any questions, please contact Sergey Kireyev, Senior Planner, in the Division of Community Planning, at 850-922-1811.

Sincerely yours,

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

Mike McDaniel  
Regional Planning Administrator

MMD/sk

cc: Mr. Patrick Kennedy, Director, Planning and Development Services, Putnam County  
Mr. Ed Lehman, NEFRC, DRI Coordinator  
Mariposa Utility Company, LLC., Applicant