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DEPARTMENT OF COMMUNITY AFFAIRS

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Secretary

December 7, 2006

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

RE: PSC Docket No. 060741-WS, Application by Timucuan Utilities, LLC for an amendment to
for Original Water and Wastewater Certificates in Jacksonville, Duval County, Florida

Dear Ms. Blanco:

The Department of Community Affairs has reviewed the application by the Timucuan
Utilities, LLC to provide water and wastewater service in the City of Jacksonville, Duval
County. The Department finds that the development is currently not consistent with the City of
Jacksonville Comprehensive Plan.

Timucuan Utilities is proposing to provide water and wastewater service to the Timucuan
development of regional impact under review pursuant to Section 380.06, Florida Statutes.
Because the existing land uses on the project site are unable to accommodate the density and
intensity of the proposed development, the Jacksonville comprehensive plan Future Land Use
Map will require an amendment to assign a more suitable land use category or categories to the
site in order to accommodate this development. The Application for Development Approval for
this development of regional impact acknowledges that a comprehensive plan amendment will be
required. Usually, an amendment of this type is undertaken simultaneously with the local
government approval of the development of regional impact.

The proposed development is also currently inconsistent with the Section 163.3177(2),
Florida Statutes, which requires all capital improvement projects to be financially feasible. To
meet the requirements for financial feasibility, the statutes require capital improvements that will
be implemented within the next five (5) years to be listed in the Schedule of Capital
Improvements of the local comprehensive plan. For capital improvements included in the first
three (3) years of the Schedule, the Schedule must also identify the committed and available
funding sources pay for the improvements. At this time, the proposed capital improvements are

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not included in the City's Schedule of Capital Improvements, and therefore, these proposed improvements are not consistent with these statutory requirements. It is anticipated that the required comprehensive plan amendment will include a revision to the Schedule of Capital Improvements to address this issue.

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 me for assistance at (850) 487-4545.

Sincerely,

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

Mike McDaniel  
Acting Chief, Office of Comprehensive Planning

MDM/bd

cc: Martin S. Friedman, Esquire, Rose, Sunstrom & Bentley, LLP  
Brian Teeple, Executive Director, Northeast Florida Regional Council  
Brad Thoburn, Interim Director, Jacksonville Growth Management Department