

State of Florida



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-

DATE: April 23, 2008
TO: ~~Ann Cole, Commission Clerk, Office of Commission Clerk~~
FROM: Thomas J. Walden, Utilities System/Engineering Specialist, Division of Economic Regulation
RE: Docket No. 080103-WS - Application for Original Water and Wastewater Certificates in Hardee County, Florida by TBBT Utility, LLC

Please add the attached letter from Mike McDaniel, Department of Community Affairs, regarding review of TBBT Utility's application for water and wastewater to the above docket file. Thanks.

TW:kb

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DOCUMENT NUMBER-DATE

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STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST
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Secretary

April 18, 2008

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

RE: Docket No. 080103-WS
Application for Original Water and Wastewater Certificates in Hardee County, Florida
Applicant: TBBT Utility, LLC

Dear Ms Daniel:

The Department of Community Affairs has reviewed the application by TBBT Utility, LLC to extend potable water service, for consistency with the Hardee County Comprehensive Plan. The Department finds that the development is not consistent with the Hardee County Comprehensive Plan.

The proposed service area is located in the northern section of the County along County Road 664, south of the Polk County line and approximately three miles west of the City of Bowling Green. An aerial photo of the area revealed that no development has taken place between the proposed site and the City of Bowling Green. The utility has proposed to encompass approximately 1,500 acres in Hardee County and stated that 100 acres will occur in Polk County with an as yet undetermined plan. The application indicated that the Utility anticipates providing potable water, wastewater and reuse services for a development that would include: single-family development, multi-family development, a golf course, and undetermined amount of commercial, a RV park and an undetermined amount of light industrial use. This area of the County is currently designated as Agriculture on the County's Future Land Use Map and is also included in the Mining Overlay. The County's Agriculture future land use map designation allows development at 1dwelling unit per 5 acres and limited commercial development. Therefore, the applicant would be required to amend the County's Future Land Use Map to accommodate the proposed intensive development.

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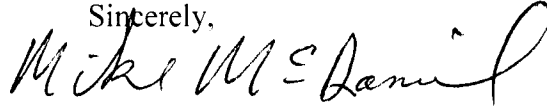
COMMUNITY PLANNING
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Thank you for this opportunity to comment on this project. If you have any questions, please contact Thomas J Tumminia, Planner. You can reach Mr. Tumminia at 850-922-1824.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is fluid and cursive, with the first name "Mike" being the most prominent.

Mike Mc Daniel, Chief
Office of Comprehensive Planning

MMD/tjt

cc: Mr. Nicholas Staszko, AICP, Director of Planning and Development
Ms. Patricia Steed, Executive Director, Central Florida Regional Planning Council