

ORIGINAL

MEMORANDUM

March 25, 1998

TO : DIVISION OF RECORDS AND REPORTING (BAYO)
FROM : DIVISION OF WATER AND WASTEWATER (REDEMANN) *RPR BSM*
RE : DOCKET NO. 980075-WS; APPLICATION FOR AMENDMENT OF
CERTIFICATES NOS. 580-W AND 500-S IN MARION AND SUMTER
COUNTIES BY LITTLE SUMTER UTILITY COMPANY.

Attached please find a memo from the Department of Community Affairs, which should be placed in the above docket file.

If you have any questions, please contact me.

ACK _____
AFA _____
APP _____
CAF _____
CMU _____
CTR _____
EAG _____
LEG _____
LIN _____
OPC _____
RCH _____
SEC 1 _____
WAS _____
OTH _____

C:\wp6\980075a.rpr

CC: Division of Water and Wastewater (Crouch)
Division of Legal Services (Ottinot)
Division of Records and Reporting (Security File)

Attachment

DOCUMENT NUMBER - DATE

03665 MAR 30 88

FPSC-RECORDS/REPORTING



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Helping Floridians create safe, vibrant, sustainable communities"

LAWTON CHILES
Governor

JAMES F. MURLEY
Secretary

MEMORANDUM

TO: Billie Messer and John Williams, Division of Water and Wastewater,
Public Service Commission

FROM: Maria Abadal Cahill, Bureau of Local Planning,
Department of Community Affairs

DATE: March 9, 1998

SUBJECT: Public Service Commission Utilities Expansion Application
Little Sumter Utility, Inc.; PSC Docket No. 980075-WS

*Keep for HA
3/9/98*

Summary and Recommendation

Little Sumter Utility, Inc., has applied to the Public Service Commission to amend its water and wastewater certificate to include additional land area in its service territory. The area proposed for addition to the Little Sumter Utility service area consists of approximately 1,835 acres located in south Marion County and north Sumter County.

The expanded service area will serve to facilitate the conversion of rural land to urban uses through a proposed Florida Quality Development and the development of previously platted lands. If the proposed Florida Quality Development is not approved, the proposed utility service area expansion could be a catalyst for the premature conversion of rural, agricultural land to urban uses. The expansion to the utility service area should occur after the necessary Future Land Use Map changes have occurred and the Florida Quality Development has received a development order.

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
Internet address: <http://www.state.fl.us/comaff/dca.html>

FLORIDA KEYS
Area of Critical State Concern Field Office
2796 Overseas Highway, Suite 212
Marathon, Florida 33050-2227

GREEN SWAMP
Area of Critical State Concern Field Office
135 East Summerlin
Bartow, Florida 33830-4641

SOUTH FLORIDA RECOVERY OFFICE
P.O. Box 4022
8400 N.W. 36th Street
Miami, Florida 33119-2722

Staff Review of Application

Background. Little Sumter Utility, Inc., serves the Tri County Villages Development of Regional Impact located in Sumter County and Lake Counties. Little Sumter Utility, Inc., is seeking to expand its service area to provide water and waste water service adjacent to the southern boundary of the Sumter County portion of Tri County Villages (117 acres) and to the area proposed for the Villages of Marion Florida Quality Development in Marion County (1718 acres). The proposed expansion territory is expected to be development primarily for residential use. See Attachment 1.

The Utility's current water system has a capacity of 5.328 mgd and the waste water system has a capacity of 0.9 mgd. The applicant asserts that service to the proposed territory will not require expansion of the existing water and waste water systems or construction of new systems. However, the applicant has not provided clear evidence to support the assertion that these systems will not require capacity expansions to accommodate the buildout of the current service area and the proposed service area expansion.

The area of south Marion and north Lake and Sumter Counties where the Tri County Villages Development of Regional Impact is located is a rapidly urbanizing area, in large part due to the effects of this Development of Regional Impact. The 1997 Tri County Villages Development of Regional Impact annual report indicates that 1,036 residential units were constructed during 1997. In the immediate area of the Tri County Villages Development of Regional Impact is the Spruce Creek South Florida Quality Development and the Stonecrest Development of Regional Impact. The Spruce Creek South Florida Quality Development is nearing buildout.

Consistency with Sumter and Marion County Comprehensive Plans and Other Issues.

Sumter County currently does not provide water or wastewater and therefore is dependent upon private utility providers. The Sumter Future Land Use Map recognizes the Tri County Villages Development of Regional Impact as a Planned Unit Development. The proposed 117 acre expansion area in Sumter County is currently designated Agricultural on the adopted Future Land Use Map and abuts the Tri County Villages Development of Regional Impact. Sumter County planning staff have verbally indicated that a country club (including a restaurant) and a polo field are planned for this area. The Sumter County Comprehensive Plan does not specifically provide for these uses in the Agricultural Future Land Use Map category other than to provide for "neighborhood commercial" uses in the Agricultural area which include "small restaurants."

The Marion County Future Land Use Map currently designates the proposed 1,718-acre utility expansion area as Rural. The Plan requires the provisions of this infrastructure to convert land from an Urban Reserve Future Land Use Map designation to an Urban Expansion Future Land Use Map designation.

The developer of the Tri County Villages Development of Regional Impact has an option to purchase or has purchased the proposed expansion area in Marion County and intends to develop a Florida Quality Development on the site. To date a pre-application meeting has been held for the Florida Quality Development, but no application for development approval has been filed with the Department. The Marion County Utilities Director has indicated that the County is seeking an agreement with Little Sumter to serve additional area around the requested expansion area with water and sewer.

The area in south Marion County to the north of the proposed expansion area, the location of the proposed Villages of Marion Florida Quality Development, is a large, relatively undeveloped, platted subdivision (Orange Blossom Hills) that lacks water and sewer infrastructure. Development of this area would be enhanced by the provision of water and sewer facilities as opposed to utilizing onsite sewage disposal systems, i.e., septic tanks.

Conclusion and Recommendation

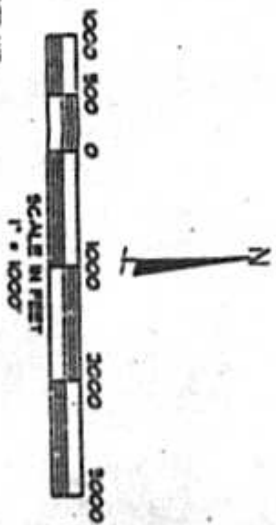
The proposed Florida Quality Development will require an amendment to the adopted Marion County Future Land Use Map to be consistent with the Future Land Use Map. This amendment must be supported by appropriate data and analysis to justify the Future Land Use Map change. To secure a Florida Quality Development designation the proposed project must meet the Florida Quality Development criteria and standards.

If the proposed Villages of Marion Florida Quality Development is approved the expanded utility service area will be necessary to meet the needs of this development. Central water and waste water facilities could also be utilized in the existing platted subdivisions in the area that do not have these facilities. Therefore, if the Florida Quality Development is approved and utilities are provided to this area the land uses that would otherwise occur and currently exist in this platted area could be accelerated.

The expanded service area will, however, serve to facilitate the conversion of rural land (the proposed Florida Quality Development). In the absence of the proposed Florida Quality Development and land use plan amendment, the proposed utility service area expansion would be a catalyst for the premature conversion of rural, agricultural land to urban uses. The expansion to the utility service area should occur after the necessary Future Land Use Map changes have occurred and the Florida Quality Development has received a development order.

ATTACHMENT 1
Utility Expansion Area Maps

WASTEWATER SYSTEM MASTER PLAN QUARON COUNTY PHASE 1)



NOTE:
ADDITIONAL FEATURES WILL BE DESIGNED AND
CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE
ENGINEERING STANDARDS TO SERVE THE FUTURE PHASES.
THE LIFT STATIONS ARE DESIGNED BY A COLLECTION
SYSTEM OF 8" DIAMETER MAINS TO INTERLOCKS.

- LEGEND**
- LS @ LIFT STATION
 - EXISTING FORCE MAIN
 - PROPOSED FORCE MAIN
 - PROPOSED 8" DIA. CITY MAIN
 - EXISTING 8" DIA. CITY MAIN

HARRISON COUNTY
SOUTH-ESTERN COUNTY

GRANT & DUBO
Engineers & Planners
1000 First Street, Longwood, N.C. 27040
Tel. 919-287-4228

