

ORIGINAL

MEMORANDUM

July 1, 1998

TO : DIVISION OF RECORDS AND REPORTING (BAYO)

FROM : DIVISION OF WATER AND WASTEWATER (REDEMANN) *JAR BSM*

RE : DOCKET NO. 980467-WS; APPLICATION OF FLORIDA WATER SERVICES CORPORATION FOR AMENDMENT OF WATER AND WASTEWATER CERTIFICATES NOS. 373-W AND 322-S IN MARION COUNTY.

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Attached please find a memo dated June 30, 1998 from J. Thomas Beck, Chief, Bureau of Local Planning, at the Department of Community Affairs, which should be placed in the above docket file.

If you have any questions, please contact me.

CK \_\_\_\_\_

FA \_\_\_\_\_

PP \_\_\_\_\_

AF \_\_\_\_\_

MU \_\_\_\_\_ C:\WP6\980467A.RPR

TR \_\_\_\_\_

AG \_\_\_\_\_ CC: Division of Legal Services (Brubaker)  
Division of Records and Reporting (Security File)

EG \_\_\_\_\_

JN \_\_\_\_\_ Attachment

JPC \_\_\_\_\_

RCH \_\_\_\_\_

SEC \_\_\_\_\_

WAS \_\_\_\_\_

\_\_\_\_\_

DOCUMENT ID: 07419

07419-01148

DATE: 07/01/98



ORIGINAL

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:  J. Thomas Beck, Chief, Bureau of Local Planning

SUBJECT: Public Service Commission Utilities Expansion Application  
Florida Water Services Corporation; PSC Docket No. 980467-WS

DATE: June 30, 1998

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The Department is pleased to provide the attached comments regarding the Florida Water Services Corporation application to amend its water and wastewater certificates.

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>



STATE OF FLORIDA


# DEPARTMENT OF COMMUNITY AFFAIRS


*"Helping Floridians create safe, vibrant, sustainable communities"*


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## MEMORANDUM

TO:  Thomas Beck, Chief

THROUGH: Maria Abadal-Cahill, Growth Management Administrator  
Marina Pennington, Community Program Administrator 

FROM: Scott Rogers, Planning Manager 

SUBJECT: Public Service Commission Utilities Expansion Application  
Florida Water Services Corporation; PSC Docket No. 980467-WS

DATE: June 4, 1998

**Comment Due To PSC July 1, 1998**

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### I. Summary of Staff Analysis

Florida Water Services Corporation (FWS) has applied to the Public Service Commission to amend its Water Certificate No. 373-W and Wastewater Certificate No. 322-S to include additional land (approximately 30,458 acres) in unincorporated Marion County in its service territories. Staff finds that the proposed service expansion includes some areas (approximately 12,400 acres) which are appropriate for central water and central wastewater due to the urban land use FLUM designations or vested lots of record. Staff finds that some of the proposed expansion areas (approximately 18,040 acres) are not appropriate for central water and central wastewater due to the Rural Land and Urban Reserve Area FLUM designations.

### II. Location of Proposed Service Territories

The total area of the proposed water and wastewater service territory expansion is approximately 30,458 acres and this area is generally located east of State Road 200, west of Interstate 75, south of the Cross-Florida Greenway, north of the Marion County/Sumter County

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Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781  
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boundary, and north of the Withlacoochee River. The general location of the proposed water and wastewater service territory expansion is shown on Attachments 1 and 2.

The current FWS water and wastewater service territories already include some of the area (all of the black shaded area on Attachments 1 and 2) within the general area bounded by State Road 200, Interstate 75, Cross-Florida Greenway, Marion County/Sumter County boundary, and Withlacoochee River. Within this general area, the proposed expansion of the water service territory includes all of the area which is not already within the current FWS service territory, and the proposed expansion of the wastewater service territory includes all of the area which is not already within the current FWS service territory. The result of the amendments to the certificates would be to create FWS coterminous water and wastewater service territories covering the general area bounded by State Road 200, Interstate 75, Cross-Florida Greenway, Marion County/Sumter County boundary, and the Withlacoochee River.

**III. Development Potential of Proposed Service Territories**

**A. Future Land Use Map:**

The proposed service territories are located primarily in a rural area. The Marion County Comprehensive Plan Future Land Use Map designates the proposed area as follows (approximate acreages):

Rural Land (1 Dwelling Unit per 10 gross acres; 1 Du per 5 gross acres if cluster; or existing parcels of record)	14,600 acres
Rural Land (Vested Lots) (Marion Oaks planned development 20,000 vested lots, perhaps 1,350 lots built)	7,500 acres
(Florida Highlands planned development 2,000 to 2,500 vested lots; located west of Marion Oaks)	3,500 acres
(Spruce Creek Reserve planned development 536 vested lots located north of Florida Highlands and east of SR 200)	400 acres
Urban Reserve Area (1 Du/10 gross acres; 1 Du/5 gross acres if cluster; or existing parcels of record)	3,440 acres
Urban Reserve Area (Vested Lots) (Summer Glenn planned development 944 vested lots; located Township 17S, Range 22E, Sections 19 and 30; Township 17S, Range 21E, Section 24)	400 acres

Urban Expansion Area (8 Du/gross acre)	300 acres
Specialized Commerce District	300 acres

a. Rural Land:

The Marion County Comprehensive Plan Future Land Use Element provides that development in the Rural Land use category is limited to a maximum density of one dwelling unit per ten gross acres as a base density, one dwelling unit per five gross acres if the development is clustered (called a "Hamlet"), and existing parcels of record. Hamlets are allowed on parcels from forty to one hundred fifty-nine acres. Hamlets require mandatory clustering on 40% of the gross land area and 60% of the gross land area is required to remain in permanent open space. Open space is defined as undeveloped lands suitable for passive recreation, conservation, or agricultural uses. Open space shall include at a minimum environmentally sensitive lands and locally significant resources required to be conserved and/or protected. The Comprehensive Plan provides that a maximum of 150 lots per year will be allotted for use in development projects utilizing the Hamlet option. Lots smaller than five acres in Hamlet projects must have frontage upon paved roads. Development must commence within three months of approval of a Hamlet's infrastructure plan or the development approval for the Hamlet will be revoked. It should be noted that clustering may result in net densities (net acreage) of one dwelling unit or more per net acre so long as the lots are on a paved road. The Rural Land is depicted as the unshaded (white) area on Attachment 3.

A significant portion (approximately 11,400 acres in the planned developments of Marion Oaks, Florida Highlands, and Spruce Creek Reserve as generally shown on Attachment 4) of the proposed water and wastewater expansion area has undeveloped lots of record which are vested for densities of one dwelling unit or more per acre on land which is designated as Rural Land on the Future Land Use Map. Based on the vested densities, it is appropriate that Marion Oaks, Florida Highlands, and Spruce Creek Reserve be served with central potable water and central wastewater. Spruce Creek Reserve already has its own central potable water and central wastewater facilities. The remaining areas (approximately 14,600 acres as generally shown on Attachments 4 and 5) designated as Rural Land on the FLUM are not appropriate for central potable water and central wastewater because these areas are not intended for urban land use and urban densities.

It should be noted that some of the Rural Land area which is not appropriate for central services is in public ownership. The Southwest Florida Water Management District owns approximately 800 acres located in Township 17 South, Range 20 East, Sections 35 and 36. The Trustees of the Internal Improvement Trust Fund (TIITF) owns approximately 3,160 acres located in Township 17 South, Range 20 East, Sections 10, 11, 13, 14, 15, and 16. Again, these public lands (3,960 acres total) are designated as Rural Land and are not intended for urban land use. Thus, approximately 10,640 acres (14,600 - 3,960 = 10,640) are privately owned,

designated as Rural Land, and not intended for urban development.

b. Urban Reserve Area:

The Comprehensive Plan provides that within the Urban Reserve Area Future Land Use Map category, the underlying land uses are those of the Rural Land category until, through a plan amendment, the area is designated as Urban Expansion Area or Urban Service Area on the Future Land Use Map. For an Urban Reserve Area to be designated an Urban Expansion Area or an Urban Service Area, it must be compact and contiguous to an existing Urban Expansion or Urban Service Area, and central water and sewer must be provided concurrent with development within the expanded area. The Urban Reserve Area is depicted as one of the shaded areas on Attachment 3.

A portion (400 acres in the planned development of Summer Glenn as generally shown on Attachment 4) of the proposed water and wastewater expansion area has lots of record which are vested for densities of one dwelling unit per acre or more on land which is designated as Urban Reserve Area on the FLUM. Based on the vested densities, it is appropriate that Summer Glenn be served with central potable water and central wastewater. Summer Glenn is building its own central potable water and central wastewater facilities, and Summer Glenn will dedicate these facilities to Marion County. The remaining areas (approximately 3,440 acres) within the proposed water and wastewater expansion area which are designated as Urban Reserve Area are not appropriate for central potable water and central wastewater because these areas are not intended for urban land uses and urban densities (see Attachment 3, 4 and 5). The Urban Reserve Area is depicted as one of the shaded areas on Attachment 3.

c. Urban Expansion Area:

The Comprehensive Plan provides that the Urban Expansion Area allows a mix of land uses, including residential, commercial, industrial and public land uses. The maximum density is eight dwelling units per gross acre. The areas (approximately 300 acres) within the proposed water and wastewater expansion area which are designated as Urban Expansion Area are appropriate for central potable water and central wastewater because these areas are intended for urban land uses and urban densities. The Urban Expansion Area is depicted as one of the shaded areas on Attachment 3.

d. Specialized Commerce District:

The Comprehensive Plan states that this district is for commercial and industrial land uses within the Rural Land area. The areas (approximately 300 acres) within the proposed water and wastewater expansion area which are designated as Specialized Commerce District are appropriate for central potable water and central wastewater because these areas are intended for

urban nonresidential land uses. The Specialized Commerce District is depicted as one of the shaded areas on Attachment 3.

**B. Comprehensive Plan Water and Wastewater Service Areas:**

The Marion County Comprehensive Plan Potable Water and Sanitary Sewer Sub-Elements include nonadopted data and analysis water and sanitary service area maps that show portions of the proposed expansion area as within intended service areas (see Attachments 6 and 7). The portions of the FWS proposed expansion area which are located outside of the comprehensive plan water and sanitary sewer service areas are designated as Rural Land on the FLUM.

**IV. Marion County Comments**

Marion County has forwarded comments to the Public Service Commission objecting to portions of the proposed potable water and wastewater service areas as shown on Attachments 1 and 2. The County has raised a general objection that these areas are inconsistent with Marion County's Comprehensive Plan which intends for rural land uses and rural densities in these areas.

**V. Staff Recommendation**

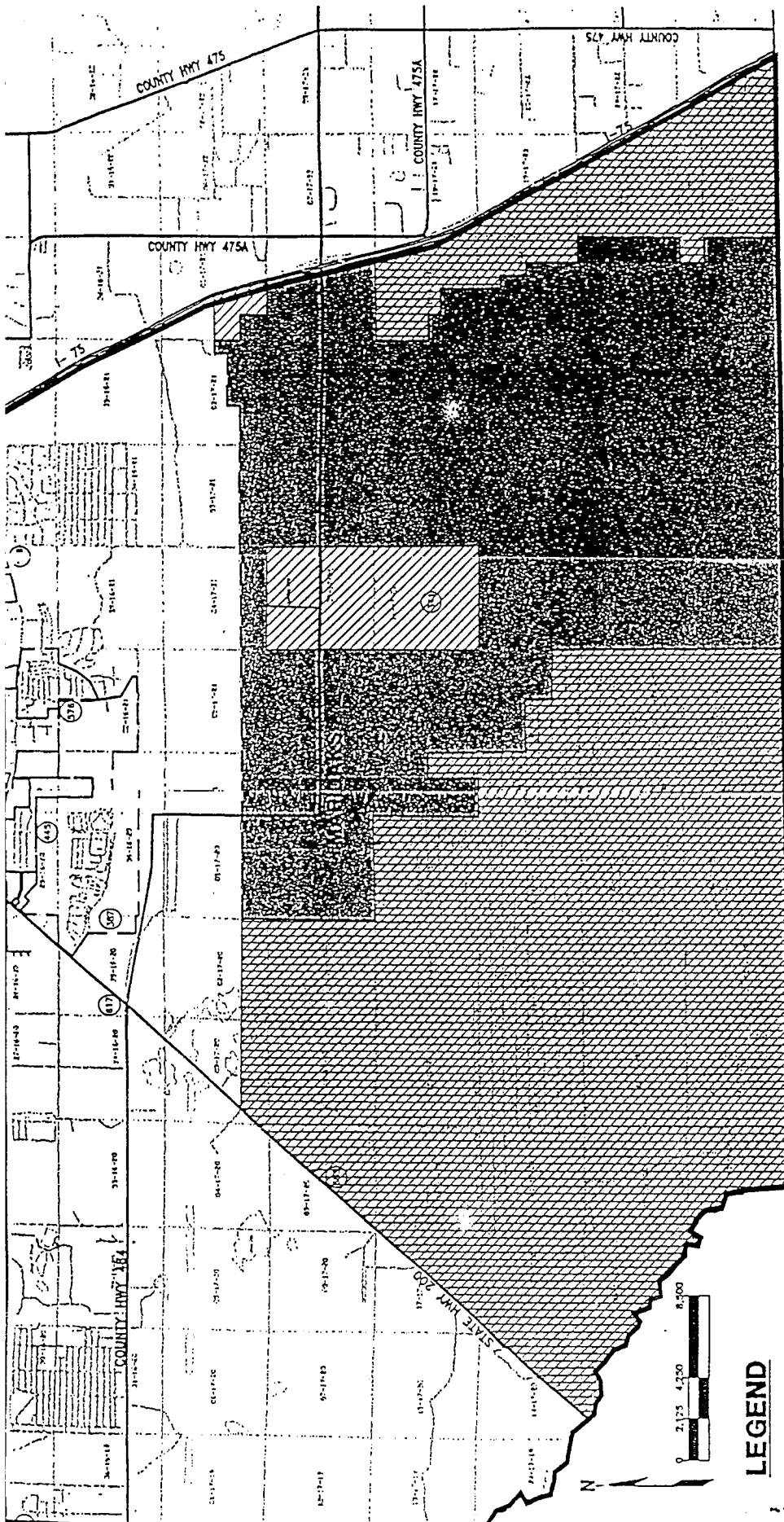
The proposed central water and central wastewater expansion areas covering the vested lots in the planned developments of Marion Oaks, Florida Highlands, and Spruce Creek Reserve, are appropriate for central water and central wastewater even though these areas are designated as Rural Land on the FLUM. However, the remaining areas designated as Rural Land on the FLUM are not appropriate for central water and central wastewater because these areas are not intended urban land use and urban densities.

The proposed central water and central wastewater expansion areas covering the vested lots in the planned development of Summer Glenn are appropriate for central water and central wastewater even though these areas are designated as Urban Reserve Area on the FLUM. However, the remaining areas within the proposed central water and central wastewater expansion areas which are designated as Urban Reserve Area are not appropriate for central water and central wastewater because these areas are not intended for urban land uses and urban densities.


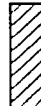
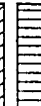
The areas within the proposed central water and central wastewater expansion areas which are designated as Urban Expansion Area and Specialized Commerce District on the FLUM are appropriate for central potable water and central wastewater because these areas are intended for urban land uses and urban densities.

Attachment 5 shows the areas which staff recommends are appropriate and not appropriate for the expansion of central water and central sewer.





**LEGEND**

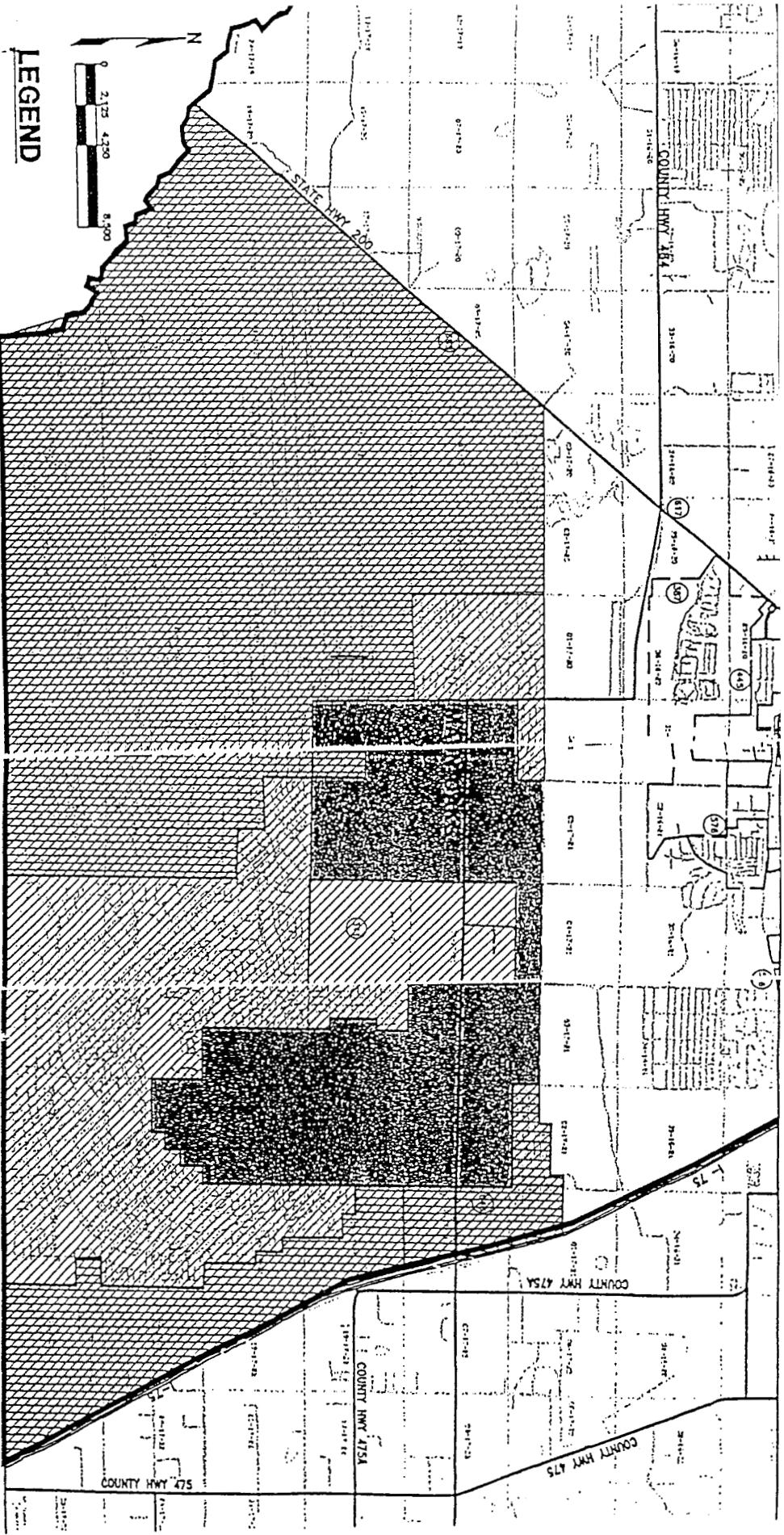
-  EXISTING WATER SERVICE AREA
-  PROPOSED WATER SERVICE AREA
-  COUNTY OBJECTION

**MARION OAKS EXISTING  
AND PROPOSED WATER SERVICE AREA**



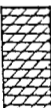
**HARTMAN & ASSOCIATES, INC.**  
engineers, hydrologists, surveyors & management consultants  
201 EAST PINE STREET - SUITE 1000 - OKMORO, IA 52051  
TELEPHONE (562) 848-1133 - FAX (562) 848-3700

Exh1  
B

*Attachment 1*



**LEGEND**

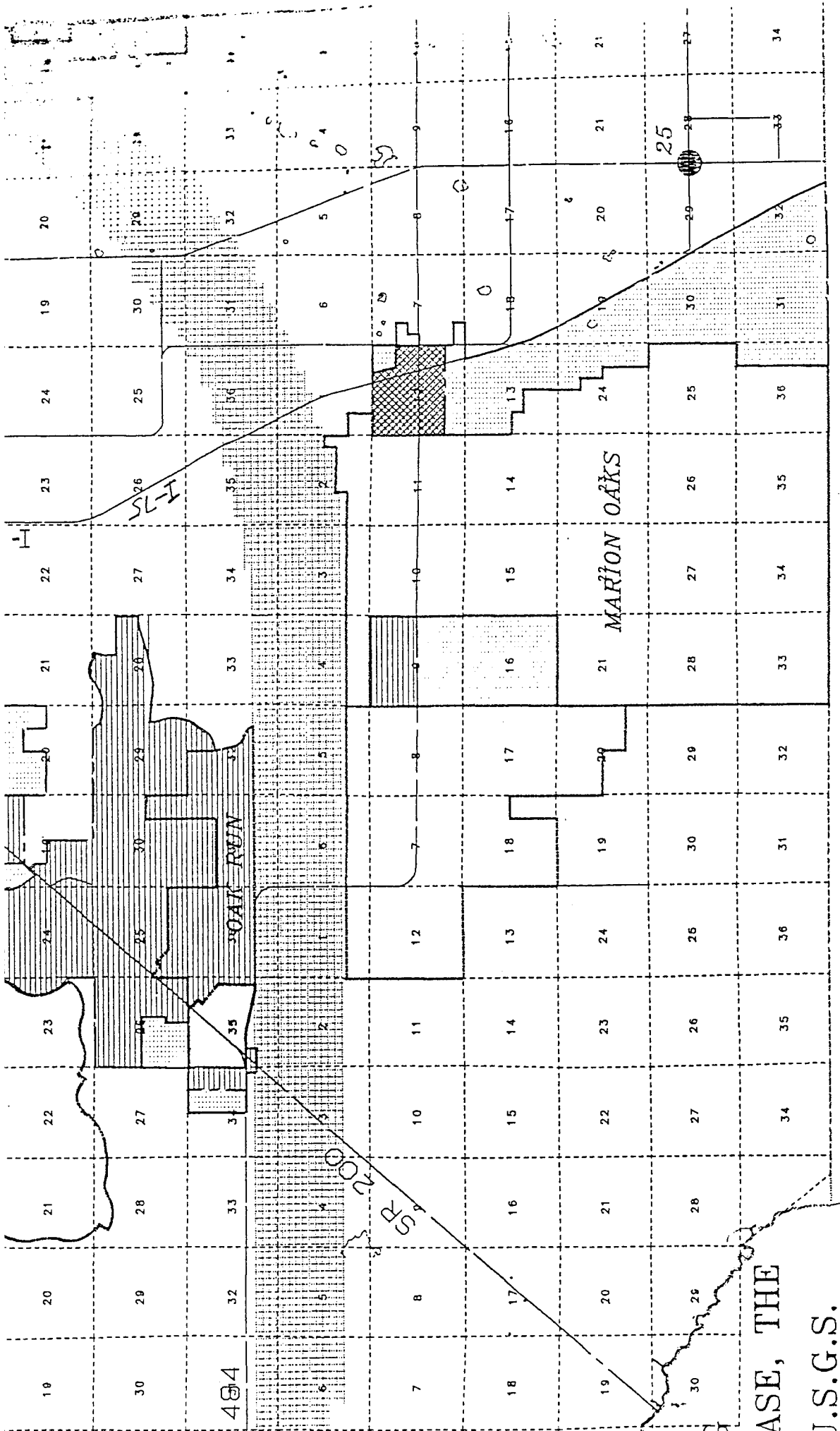
-  EXISTING WASTEWATER SERVICE AREA
-  PROPOSED WASTEWATER SERVICE AREA
-  COUNTY OBJECTION

**HARTMAN & ASSOCIATES, INC.**  
 ENGINEERING, ARCHITECTURE, INTERIORS & ENVIRONMENTAL CONSULTANTS  
 201 EAST PINE STREET - SUITE 1000 - CHICAGO, IL 60601  
 PHONE (312) 341-3333 - FAX (312) 341-3334

φ MARION OAKS EXISTING  
 PROPOSED WASTEWATER SERVICE AREA

Exhibit

*Attachment 2*



ASE, THE  
J.S.G.S.

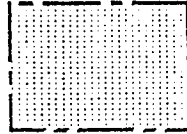
Marion County  
Future Land Use Map

Attachment 3

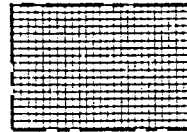
# LEGEND



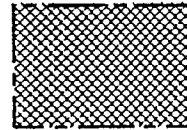
URBAN EXPANSION



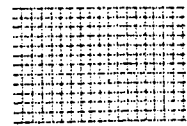
URBAN RESERVE



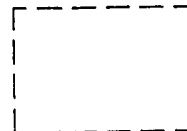
URBAN SERVICE AREA



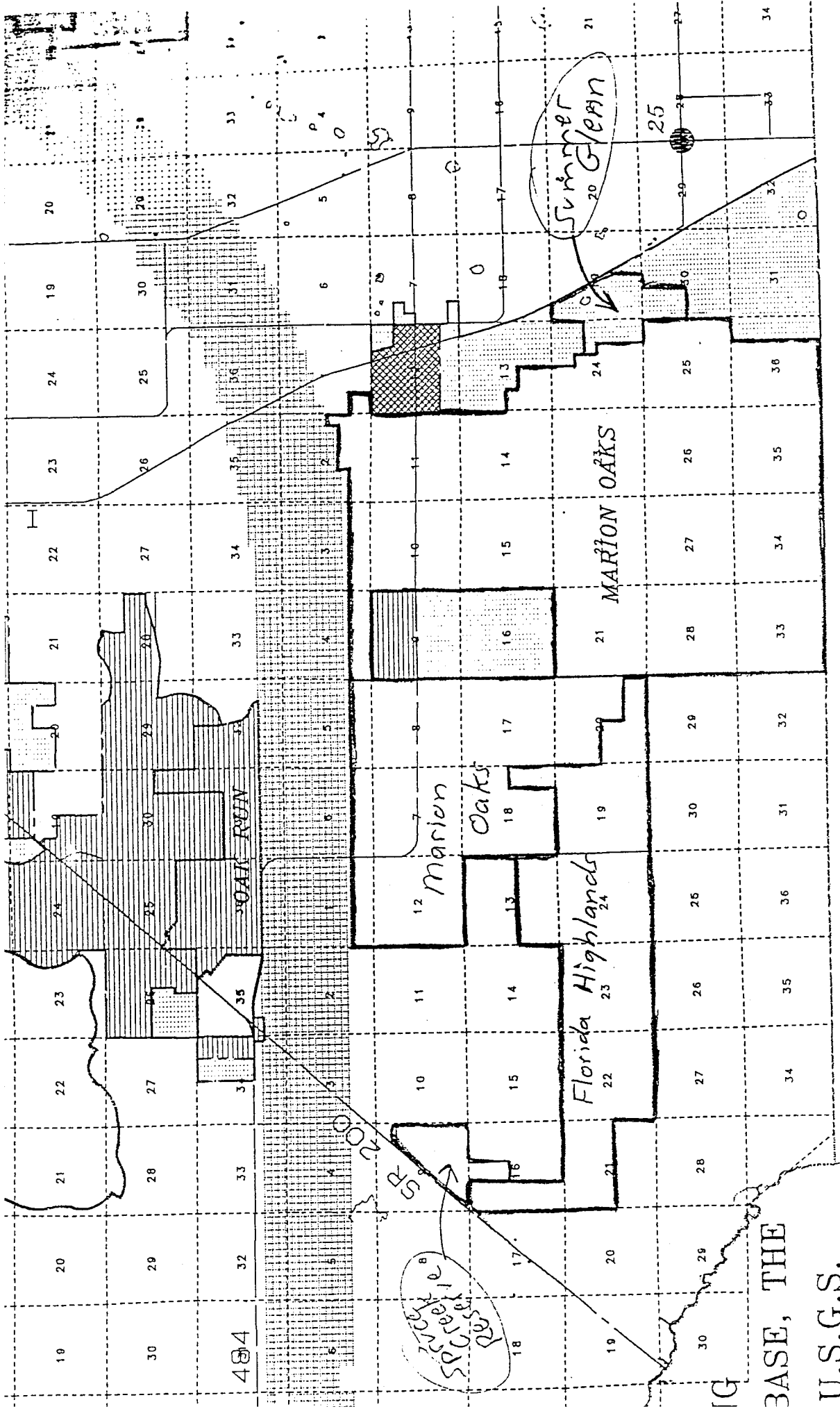
SPECIALIZED COMMERCE DISTRICT



NATURAL RESERVATION



RURAL LAND

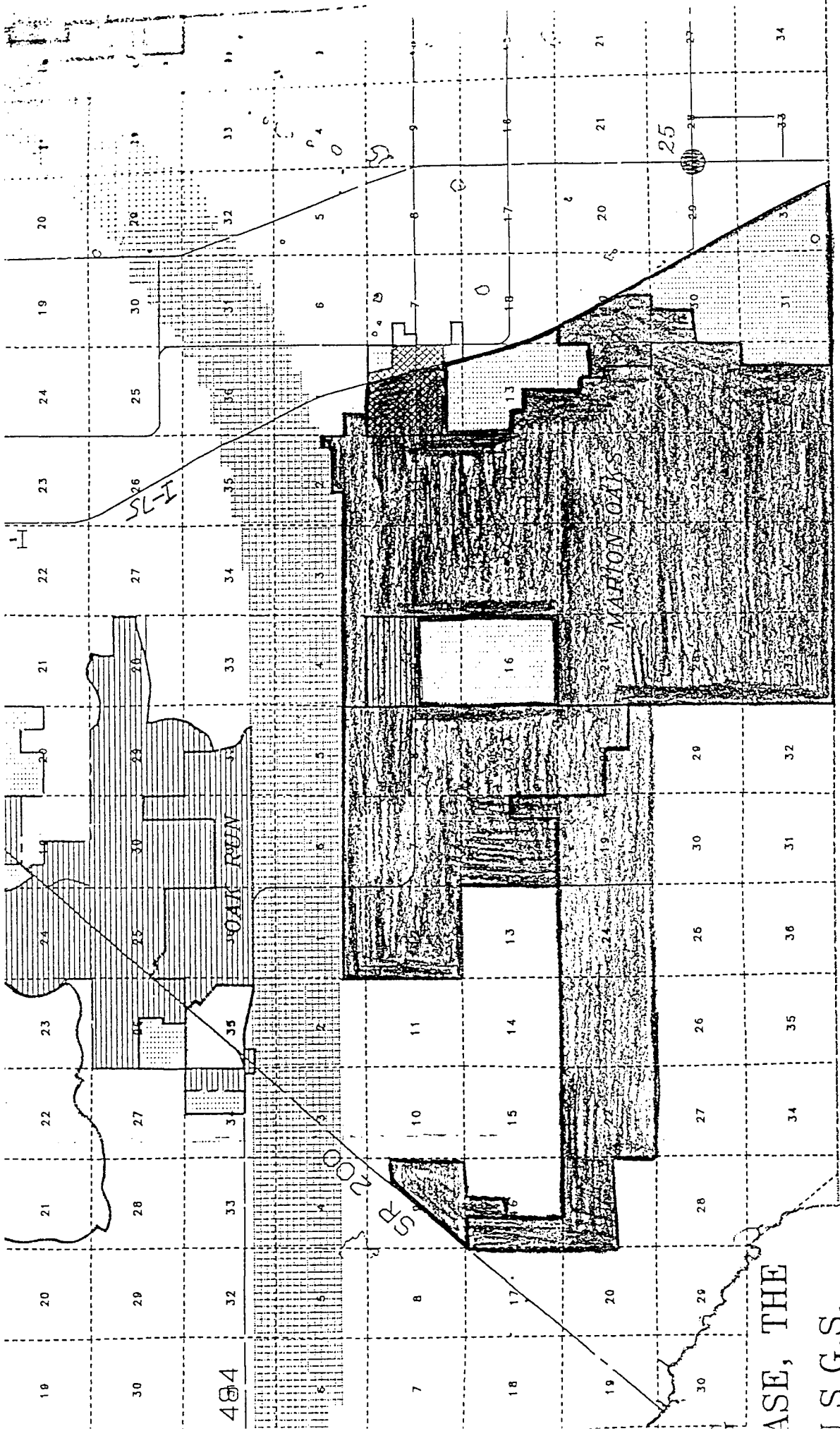


Location of vested planned developments

Attachment 4

BASE, THE  
U.S.G.S.

NIC



ASE, THE  
I.S.G.S.

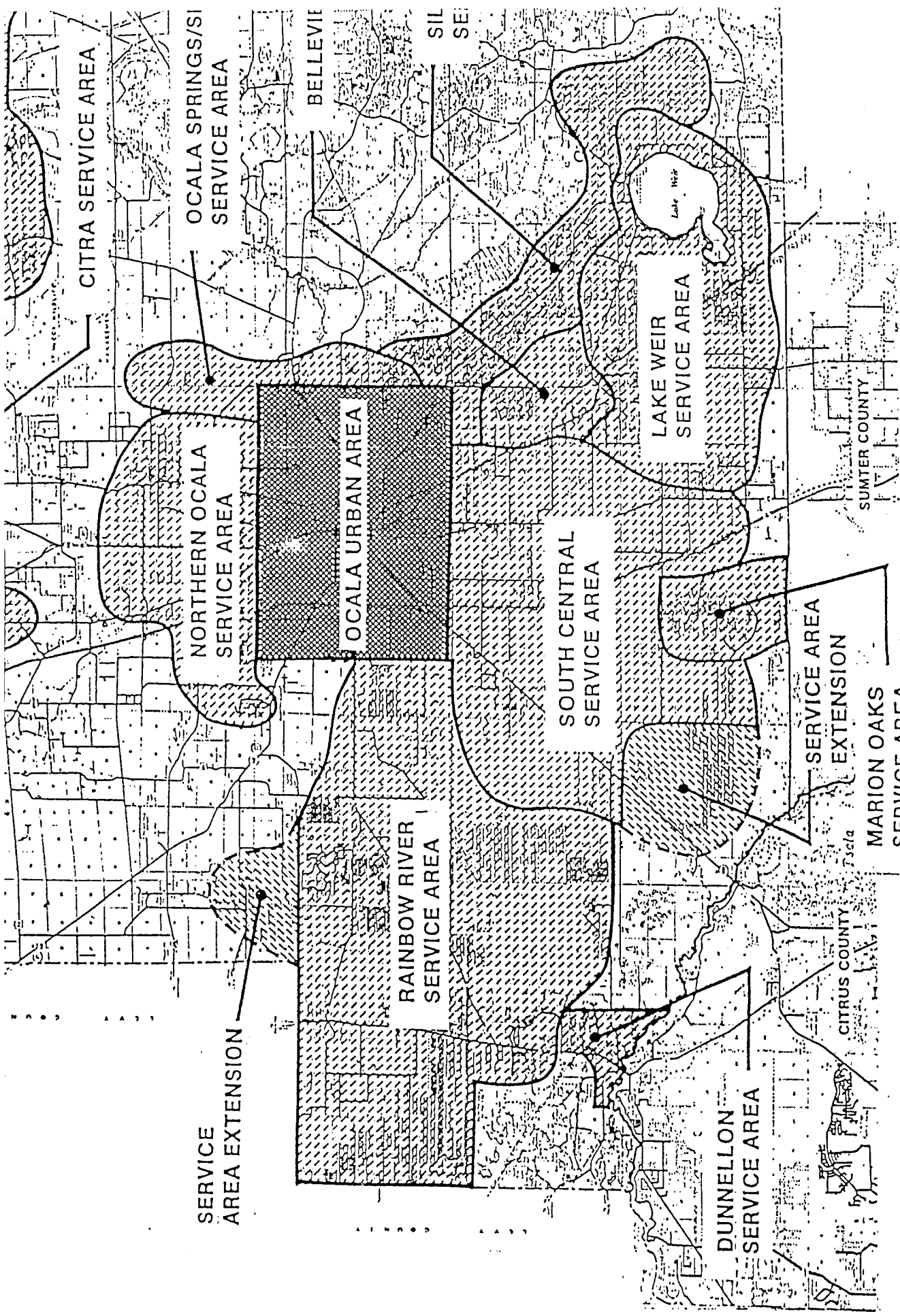
Nonblack  
Areas

Not appropriate For Central water & wastewater



Black Areas are appropriate  
For Central water & wastewater

Attachment 5

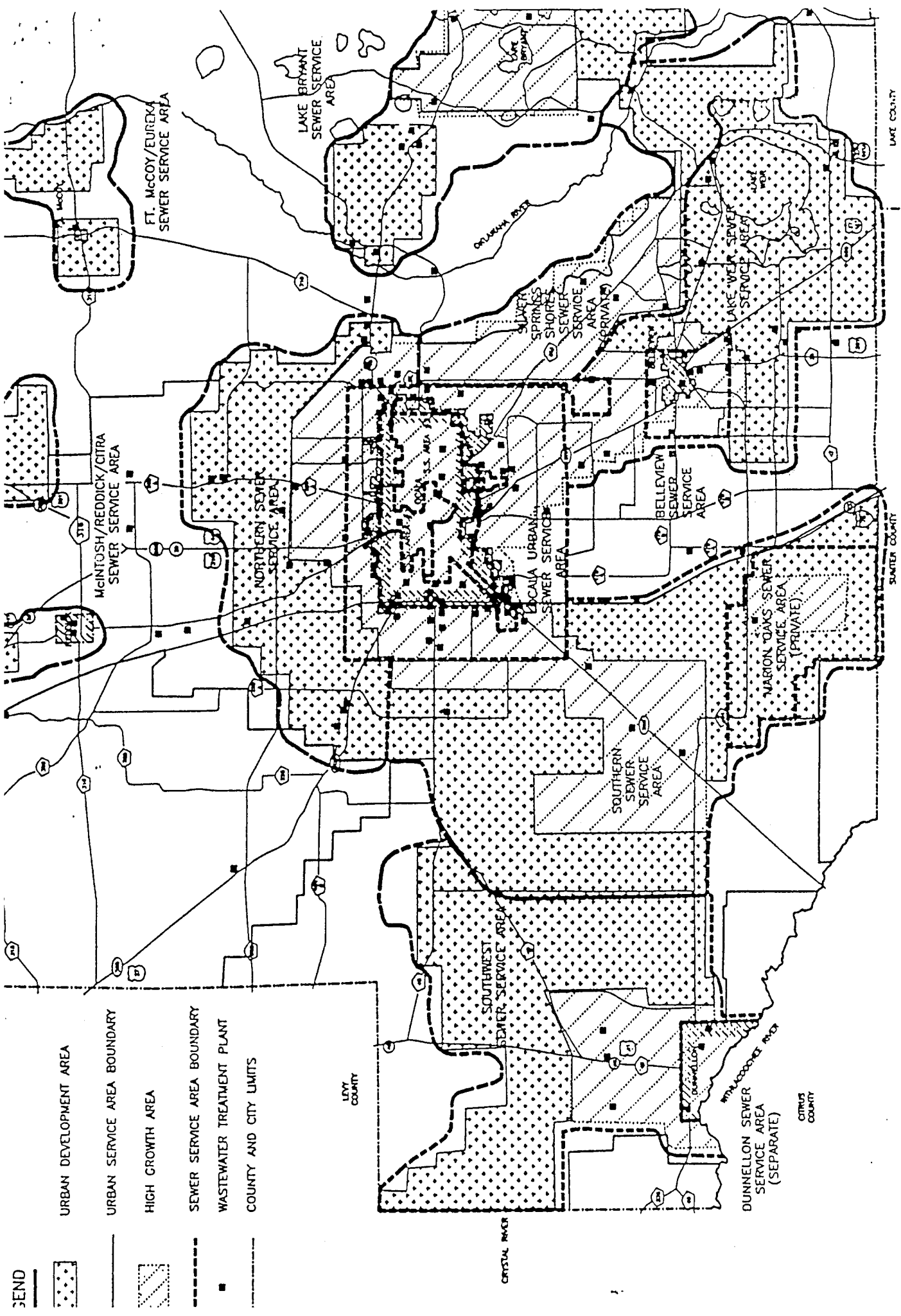


**REGIONAL MASTER WATER PLAN**  
**MARION COUNTY**  
**WATER SERVICE AREAS**

Base map prepared by the Florida Department of Transportation and reproduction prepared by the Alachua Regional Planning Council

Attachment 76

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SANITARY SEWER SERVICE AREA BOUNDARY MAP

Attachment 7