

MEMORANDUM

September 18, 2000

TO : DIVISION OF RECORDS AND REPORTING *RRR/bm*

FROM : DIVISION OF WATER AND WASTEWATER (REDEMANN)

RE : DOCKET NO. 001138-WS; APPLICATION FOR AMENDMENT OF CERTIFICATES NOS. 277-W AND 223-S TO ADD TERRITORY IN SEMINOLE COUNTY BY ALAFAYA PALM VALLEY ASSOCIATES, LTD.

Enclosed please find a letter dated September 14, 2000 from Charles Gauthier, Chief, Bureau of Local Planning at the Department of Community Affairs, which should be placed in the docket file.

If you have any questions, please contact me.

APP _____ c:\wp6\001138b.rpr

CAF _____

CMP _____ cc: Division of Records and Reporting (Security File)

COM _____ Division of Legal Services (VanLeuven)

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STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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September 14, 2000

Mr. Daniel M. Hoppe, Director
Division of Records and Reporting
Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RE: **PSC Docket No. 001138-WS**; Application for Amendment for CWS Communities LP d/b/a Palm Valley

Dear Mr. Hoppe:

The Department has completed its review of the CWS Communities LP d/b/a Palm Valley application to the Public Service Commission for an expansion of its water and wastewater service area in Seminole County. A copy of the staff memorandum is attached for your review.

We have not identified any growth management concerns related to consistency with the Seminole County Comprehensive Plan. The areas proposed for the service expansion are adjacent to the existing Palm Valley Mobile Park service area. The County's Future Land Use Map designations for the two areas are Low Density Residential (4 du/acre) for section 8 and High Density Residential (10 du/acre) for Section 8A. The application indicates the expectation to serve approximately 148 Equivalent Residential Connections (ERCs). This service level is consistent with that contemplated on the future land use map.

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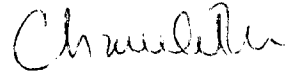
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Mr. Daniel M. Hoppe
September 14, 2000
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If you have any questions, please contact Lee Berghoff Planner II, or Brenda
Winningham, Planning Manager, at 850/487-4545.

Sincerely,



Charles Gauthier, Chief
Bureau of Local Planning

Attachment

CG/lb



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

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JEB BUSH
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STEVEN M. SEIBERT
 Secretary

MEMORANDUM

TO: Charles Gauthier, Bureau Chief *CG*

THRU: Bob Cambric, Growth Management Administrator *bc*
 James Stansbury, Community Program Administrator *JS*

FROM: Lee Berghoff, Planner II *LB*

SUBJECT: Public Service Commission Proposed Certificate Amendment for the
 CWS Communities LP d/b/a Palm Valley;
PSC Docket No. 001138-WS

DATE: September 14, 2000

COMMENT DUE DATE: September 15, 2000

I. Summary of Staff Review

CWS Communities LP d/b/a Palm Valley has applied to the Public Service Commission to amend its Water Certificate Number 277-W and Wastewater Certificate 223-S to add territory to include 148 homesites in unincorporated Seminole County. Staff finds that the expansion area is appropriate given the land uses and service areas for potable water and sanitary sewer contemplated by Seminole County's comprehensive plan.

II. Location of Proposed Service Territories

The total area of the proposed water and wastewater service territory expansion is approximately 40.3 acres in addition 8, and 10.2 acres in addition 8A, (50.5 total acres) located in areas adjacent to the existing service area. As depicted in Attachment 1, this area is generally

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located near the City of Oviedo, Florida. The service territory includes the Palm Valley Mobile Home Community in unincorporated Seminole County.

III. Local Government Comprehensive Plan

The areas proposed for the service expansion are adjacent to the existing Palm Valley Mobile Park service area. The County's Future Land Use Map designations for the two areas is Low Density Residential (4 du/acre) for section 8 and High Density Residential (10 du/acre) for Section 8A. The application indicates the expectation to serve approximately 148 Equivalent Residential Connections (ERCs). This service level is consistent with that contemplated on the future land use map.

The plan does not preclude sewer and water in the identified service areas. Potable Water Policy 11.2.3, and Sanitary Sewer Element Policy 14.2.3, require that any package treatment plant shall support a future hook-up to a central system. Based on the information in the application and the County's response, staff identifies no issues with regard to consistency with the Seminole County comprehensive plan.

IV. Local Government Comments

Seminole County planning staff has no objections to the proposed expansion in the County. The County's public facilities management staff indicated that the applicant has followed the proper procedure in the County having received the necessary approval for expansion.

V. Conclusion

The expansion is consistent with the uses contemplated on the Seminole County Future Land Use Map, the identified service areas in the plan, and the policies for locating private water/sewer facilities. Staff identifies no issues with regard to the proposed expansion at this time.