



Public Service Commission

-M-E-M-O-R-A-N-D-U-M-

DATE: October 22, 1998
TO: Division of Records and Reporting
FROM: Patricia Brady, Division of Water and Wastewater *pb BSMQW/ll*
RE: Docket No. 980731-WS, Application for certificates to provide water and wastewater service in Charlotte County by Hunter Creek Utilities, LLC.

Please add to the docket file the attached letter dated October 5 1998 from Mr. J. Thomas Beck, Chief Bureau of Local Planning, Department of Community Affairs, (DCA) to Mr. Charles H. Hill. The letter indicates that the DCA has reviewed the above referenced application and found it consistent with local land use policies.

Attachment

cc: Division of Legal Services (Ferguson)

- ACK _____
- AEA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG _____
- LIN _____
- OPC _____
- RCH _____
- SEC 1
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DOCUMENT NUMBER - DATE

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DIVISION OF RECORDS & REPORTING



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

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Secretary

October 5, 1998

Charles H. Hill, Director
Division of Water & Wastewater
Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RECEIVED

OCT - 6 1998

Florida Public Service Commission
Division of Water and Wastewater

RE: PSC Docket No. 980731-WS: Original Certificate Application
(Hunter Creek Utilities LLC in Charlotte County)

Dear Mr. Hill:

The Department has completed its review of the Hunter Creek Utilities Limited Liability Company application to the Public Service Commission for an Original Certificate to provide water and wastewater service. A copy of the staff memorandum is attached for your review.

We have identified no growth management concerns related to Comprehensive Plan objectives and policies, Future Land Use Map designations or Urban Service Area boundaries. The utility territory is located in an area designated for residential uses and urban infrastructure. The application is also consistent with new local policies that require water and sewer to be put in place simultaneously.

If you have any questions, please contact Jim Crews, Planner IV, or Roger Wilburn, Community Program Administrator, at (850) 487-4545.

Sincerely

J. Thomas Beck, Chief
Bureau of Local Planning

Attachment

JTB/jc

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STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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MEMORANDUM

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

THRU: Charles Gauthier, Growth Management Administrator
Roger Wilburn, Community Program Administrator

FROM: James I. (Jim) Crews, Planner IV

DATE: September 29, 1998

SUBJECT: Public Service Commission Utilities Application
Hunter Creek Utilities LLC (Charlotte County)
PSC Docket No. 980731-WS

RECEIVED
OCT - 6 1998
Florida Public Service Commission
Division of Water and Wastewater

COMMENT DUE TO PSC: OCTOBER 9, 1998

Department Review of PSC Application.

Background:

Hunter Creek Utilities Limited Liability Company has applied to the Public Service Commission for an Original Certificate to provide water and wastewater service. The applicant is an existing private utility that has operated as an exempt entity for several years with an already-established customer base. However, the utility no longer meets the criteria necessary to maintain an exempt status and must now file for an Original Certificate.

There is no proposed change to the service territory. The utility area is located in unincorporated Charlotte County north of Punta Gorda about three-fourths mile west of Arcadia Road (U.S. 17) and adjacent to a Peace River tributary creek. It contains a 100-acre platted mobile home subdivision (Rivers Edge Mobile Home Park) with some lots, internal roads and water/sewer improvements already in place. A map is attached.

The DEP-permitted water and wastewater system is already in existence and provides potable water and wastewater service to 41 residential customers with a potential of 284 residential customers. All households receive both services with one meter, and usage is determined by amount of water used. Permits date back to 1982.

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Local Government Comprehensive Plan:

The proposed utility area is located in an area designated for residential use and appropriate for urban infrastructure. The County's 1988 Comprehensive Plan (Plan) Future Land Use Map (FLUM) designation is Low Density Residential, which allows mobile homes. The area is inside the Urban Service Area (USA) where it is appropriate to extend water and wastewater lines.

In a telephone conversation on September 29, 1998, David Smith, the principal land use planner with the County, confirmed that the service area is consistent with Plan objectives and policies. He also pointed out that the territory does not lie within any other service area previously approved by local ordinance and does not appear to be in conflict with either County or City utility system expansion plans.

The application also appears to be consistent with the FLUM and USA in the County's new 1997 Plan, which is adopted, but not in effect at this time because of citizen appeals. The Data and Analysis section specifically discusses Hunter Creek Utilities. The new Plan continues to delineate an USA, but with Infill Areas, where it is appropriate to extend potable water and sanitary sewer services. Further, new objectives require water and sewer to be put in place simultaneously (in tandem) which, as stated above, is the applicant's practice.

Conclusions.

The review staff has identified no growth management concerns related to Comprehensive Plan objectives and policies, the Future Land Use Map designation or the Urban Service Area boundary. The utility territory is located in an area designated for residential land uses and urban infrastructure. The application is consistent with new local policies that require water and sewer to be put in place simultaneously.

SITE SKETCH

