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STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

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

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Governor

STEVEN M. SEIBERT
Secretary

May 10, 2000

Ms. Blanca Bayo, Director
Division of Records and Reporting
Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RE: PSC Docket No. 000391-WS: Application of United Water Florida, Inc., for extension of service area in Nassau County

Dear Ms. Bayo:

The Department has completed its review of the United Water Florida, Inc. (United), application to the Public Service Commission amendment of Water Certificate No. 236-W and Wastewater Certificate No. 179-S to extend United's water and wastewater service area in Nassau County. A copy of the staff memorandum is attached for your information.

The area proposed by United for expansion of service comprises the existing Oyster Bay planned unit development and surrounding wetlands. The Oyster Bay development is designated for Low-Density Residential on the Future Land Use Map of the Nassau County Comprehensive Plan. The surrounding wetlands are designated Wetlands (Conservation) on the Future Land Use Map. United proposes to serve no more development than has already been authorized by the County for the Oyster Bay development.

Therefore the Department has no objection to the proposed extension of water and wastewater service to the Oyster Bay development. If you have any questions concerning this report, please call Mr. Paul Darst of the Bureau of Local Planning, at (850) 488-4925.

Sincerely,

Charles Gauthier, AICP
Chief, Bureau of Local Planning

- AFA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG T _____
- MAS _____
- OPC _____
- RRR _____
- SEC _____
- WAW T _____
- OTH _____

CG/rpd

Attachment

cc: Mr. Doug McDowell, Nassau County Planning and Zoning Department
Mr. Edward Lehman, Northeast Florida Regional Planning Council

2 5 5 5 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.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE
2796 Overseas Highway, Suite 212
Marathon, FL 33050-2227
(305) 289-2402

COMMUNITY PLANNING
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-2356

EMERGENCY MANAGEMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-7956

DOCUMENT NUMBER - DATE

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STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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MEMORANDUM

TO: Charles Gauthier *CG*

THROUGH: James Stansbury, Bob Cambria *JS BC*

FROM: Paul Darst *PD*

SUBJECT: Application of United Water Florida, Inc., for extension of territory in Nassau County

DATE: 4 May 2000

COMMENT DATE: 12 May 2000

Summary of Staff Review

United Water Florida, Inc. (United), has applied to the Public Service Commission (PSC) for amendment of Water Certificate No. 236-W and Wastewater Certificate No. 179-S to extend United's water and wastewater service area in eastern Nassau County.

United states that it has received a request for service outside its existing certificated service area. United asserts that its provision of water and wastewater service to the proposed additional area "has been and will continue to be consistent with the water and wastewater section of the local comprehensive plan." The proposed additional area will be served by the Yulee Regional Water Treatment Plant Grid and the Nassau Regional Wastewater Treatment Plant.

The area to be served is the Oyster Bay development in eastern Nassau County. It is located at the northern end of a peninsula surrounded by wetlands and tidal creeks extending north to Lanceford Creek. Barnwell Road provides access. According to the application from United, the development to be served comprises 288 single-family units, 50 apartments, 2 administrative and recreation units, 2 commercial units, and marina docks. Oyster Bay as an existing planned unit development, authorized for up to 399 dwelling units, single-family and multi-family. The area is designated Low-Density Residential and Wetlands (Conservation) on Nassau County's 2005 Future Land Use Map. Low-Density Residential allows up to 2 dwelling units per acres.

Extension of water and wastewater service to the existing Oyster Bay development is not inconsistent with the Nassau County comprehensive plan. Staff therefore recommends that the Department not object to the application from United Water Florida.

Proposed Action

United has applied to the PSC for amendment of Water Certificate No. 236-W and Wastewater Certificate No. 179-S to extend its water and wastewater service area in Nassau County, in response to a request for service outside its existing certificated service area.

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(850) 488-7956

United is seeking to extend its water and wastewater territory to serve single-family and multi-family housing, administrative and recreational properties, commercial properties and marinas in a currently unserved area of in eastern Nassau County. United expects that the additional service area, known as Oyster Bay, will comprise 388 water equivalent residential connections and 294 wastewater equivalent residential connections when completely built out.

Location of Proposed Service Territories

The proposed utility expansion area in eastern Nassau County is located in Township 3 North, Range 28 East, specifically—

- All of section 46, except for that portion of land lying south of a line that intersects where the east sides of sections 38 and 62 meet and where the west sides of sections 61 and 63 meet
- All of section 57 lying south of Lanceford Creek
- All of section 61
- All of section 62 lying south of Lanceford Creek

The proposed expansion area lies at the northern end of a peninsula surrounded by marsh and tidal creeks on the east and west and Lanceford Creek on the north. The peninsula is surrounded by wetlands on the east, north, and west. The wetlands and immediately adjacent areas are predicted to flood in a Category 1 storm; the higher parts of the peninsula are predicted to flood only during maximum storm surge conditions in a Category 3 or Category 4 storm. The area designated for Low-Density Residential on the Future Land Use Map appears to be within the Category 3 and Category 4 storm surge zones.

The peninsula is traversed, roughly south-north, by Barnwell Road. The area to be served is the existing Oyster Bay planned unit development at the north end of Barnwell Road.

Nassau County Comprehensive Plan

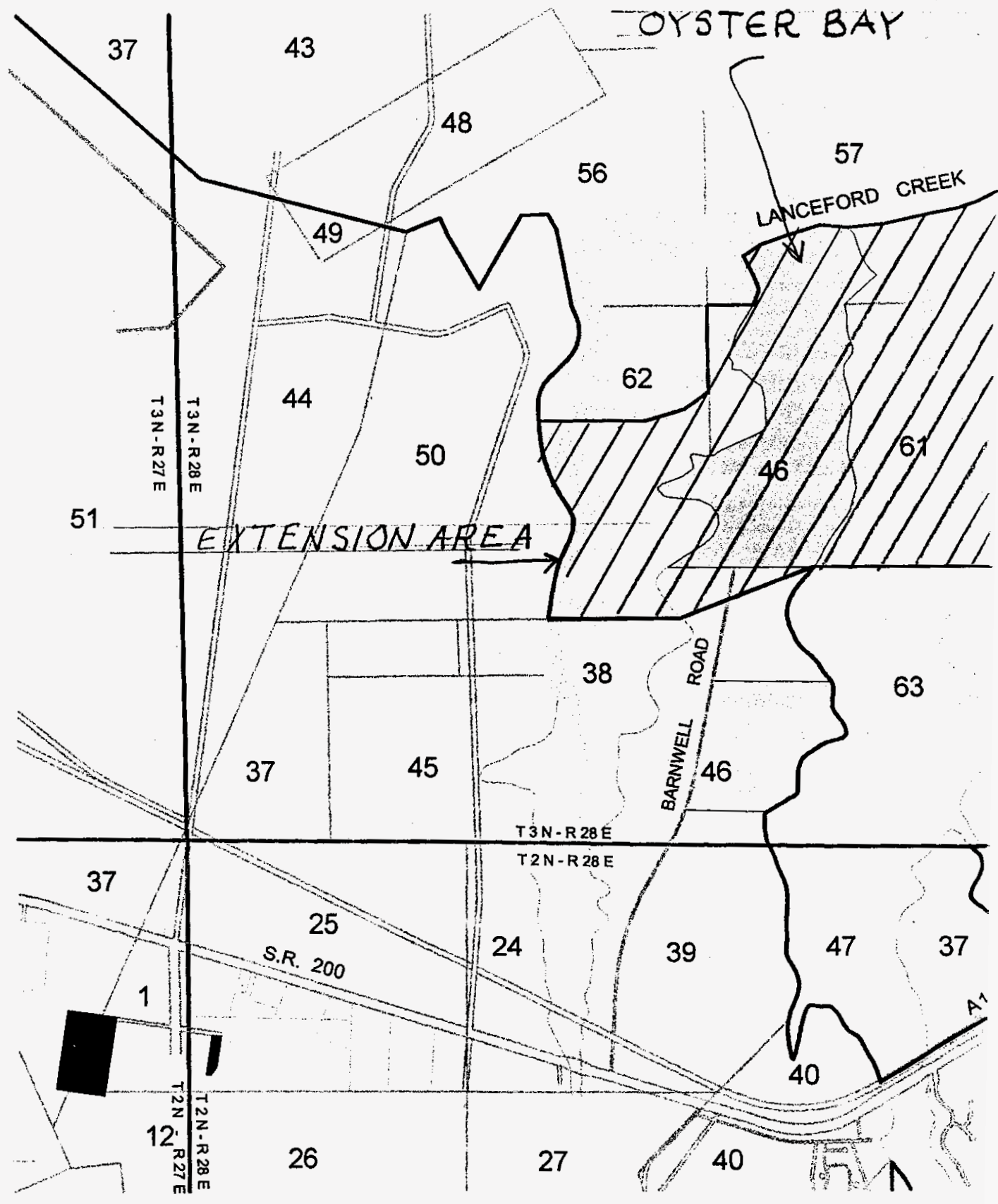
The Nassau County comprehensive plan was adopted on 28 January 1991. The portion of Nassau County included in United's proposed expansion area is designated in the 2005 Future Land Use Map for Low-Density Residential, which allows 2 dwelling units per acre, and as Wetlands (Conservation). The wetlands mostly occupy the zone between the upland areas designated for Low-Density Residential and the surrounding water bodies.

The developer of the Oyster Bay subdivision applied for local government approval of the project as a planned unit development in 1991. The Nassau County Commission approved the PUD by resolution in January 1992. The PUD agreement included an upper limit of 399 residential units, single-family or multi-family, and it allowed a marina.

Local Government Comments

Nassau County did not provide any written comments to the Department; however, Department staff did discuss this proposed extension with County staff.

OYSTER BAY



LAW OFFICES

MARTIN, ADE, BIRCHFIELD & MICKLER, P.A.

JAMES L. ADE
LYNDA R. AYCOCK
W. O. BIRCHFIELD
TIMOTHY A. BURLEIGH
JASON E. CAMPBELL
CHARLES L. CRANFORD
STEPHEN H. DURANT
T. WILLIAM GLOCKER
MICHAEL E. GOODBREAD, JR.
STEPHEN D. HALKER
SHARON ROBERTS HENDERSON
BARBARA CHRISTIE JOHNSTON

ONE INDEPENDENT DRIVE - SUITE 3000
JACKSONVILLE, FLORIDA 32202

MAILING ADDRESS:
POST OFFICE BOX 59
JACKSONVILLE, FLORIDA 32201
TELEPHONE (904) 354-2050
TELECOPIER (904) 354-5842

MAUREEN E. MCKINLEY
ROBERTO O. MICKLER
JOHN D. MILTON, JR.
JAMES A. NOLAN, III
DANIEL B. NUNN, JR.
SCOTT G. SCHILDBERG
ALLAN E. WULBERN

OF COUNSEL
LEWIS S. LEE

RALPH H. MARTIN (1917-1999)
L. PETER JOHNSON (1942-1988)

00 MAY -5 AM 8:48
MAIL ROOM

May 4, 2000

FEDERAL EXPRESS

Richard Redemann
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Application by United Water Florida Inc. for
an Extension of Service Area in Nassau County,
Florida, Docket No. 000391-WS

RECEIVED - FPSC
00 MAY -5 PM 3:46
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REPORTING

Dear Mr. Redemann:

In connection with the above-referenced matter, enclosed please find a WordPerfect 6.1 formatted, high double density disk which contains the legal description for the proposed area.

If you have any questions or comments regarding this matter, please do not hesitate to call me.

Sincerely yours,



Scott G. Schildberg

SGS:arr
Enclosures

cc: Mr. Gary R. Moseley
Ms. Blanca Bayo

TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY:

All of Section 46, less and except that portion of land lying south of a line that intersects where the east sides of Sections 38 and 62 meet and where the west sides of Sections 61 and 63 meet.

All of Section 57 lying south of Lanceford Creek.

All of Section 61.

All of Section 62 lying south of Lanceford Creek.