

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Amendment to Exhibit 1, Water Service Areas, of the Potable Water Element of the Seminole County Comprehensive Plan (Vision 2020 Plan)

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Tony Matthews **EXT.:** 7936

Agenda Date 12/14/04 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

1. Adopt an ordinance that includes the proposed text amendment to the Potable Water Element of the Seminole County Comprehensive Plan (Vision 2020 Plan), updating POT Exhibit 1, Water Service Areas, based on staff findings (1); or
2. Deny adoption of the proposed text amendment to the Potable Water Element of the Seminole County Comprehensive Plan (Vision 2020 Plan), updating POT Exhibit 1, Water Service Areas; or
3. Continue this item to a time and date certain.

(1) For the record: A motion to adopt a plan amendment by ordinance will be enacted through a single ordinance presented to the Board as a separate agenda item following the conclusion of this large scale amendment cycle. The ordinance will contain a listing of all the amendments adopted by the Board as part of the cycle.

(Countywide)

(Tony Matthews, Principal Planner)

BACKGROUND:

This amendment represents a "clean-up" of the exhibit (i.e., POT Exhibit 1) of the Potable Water Element of the Seminole County Comprehensive Plan (Vision 2020 Plan). POT Exhibit 1 depicts the location of service areas of the several potable water service providers within Seminole County (see Attachment A). This proposed amendment will result in proposed changes and updates to POT Exhibit 1 as described on the following page.

STAFF RECOMMENDATION:

Adopt an ordinance that includes the proposed text amendment to the Potable Water Element of the Seminole County Comprehensive Plan (Vision 2020 Plan), updating POT Exhibit 1, Water Service Areas, based on staff findings.

Reviewed by:
Co Atty: [Signature]
DFS: [Signature]
Other: [Signature]
DCM: [Signature]
CM: [Signature]
File No. ph130pdp06

Proposed Changes/Updates to POT Exhibit 1 are as follows:

1. Depiction of the Black Hammock Wholesale Water Service Area boundary, as shown in the Black Hammock Wholesale Water Service Capacity Agreement, and incorporation of this boundary into the Seminole County Utilities service area;
2. Incorporation of the seven (7) Florida Water Services utility areas into the Seminole County Utilities service area;
3. Renaming the remaining two (2) Florida Water Services utilities to Aqua Utilities, Florida, Inc.;
4. Renaming the Spring Hammock utility to "Spring Hammock Mobile Home Park"; and
5. Removal of water treatment plant locations.

ADDITIONAL BACKGROUND AND FINDINGS:

1. Black Hammock Wholesale Water Service Area Boundary - On November 9, 2004, the Board approved the Black Hammock Wholesale Water Service Capacity Agreement between the City of Oviedo and Seminole County. This agreement represents a renewal of the previous agreement dated 1988 and depicts the Black Hammock Wholesale Water Service Area boundary and encompasses the four (4) existing Black Hammock Water Services Municipal Services Benefits Unit projects (see Attachment B). This proposed text amendment will ensure depiction of the entire Black Hammock Wholesale Water Service Area boundary onto POT Exhibit 1, which was not previously fully depicted on this exhibit. This amendment does not represent an expansion of the Black Hammock Wholesale Water Service Area boundary contained in the 1988 Black Hammock Agreement.
2. Utility Plant Acquisitions - On May 25, 2004, the Board authorized purchase of seven (7) Florida Water Services utility plants located in southwest Seminole County. These include the Apple Valley Water and Wastewater System; Dol Ray Manor Water System; Druid Hills Water System; Fern Park Water System; Lake Brantley Water System; Lake Harriet Water System; and Meredith Manor Water and Wastewater System (see Attachment C). These service areas are incorporated into POT Exhibit 1 (see Attachment A).
3. Water Treatment Plant Locations - The depiction of water treatment plant locations has been removed from POT Exhibit 1. Staff believes removal of plant locations from widespread publication will help protect these facilities against potential terrorism, vandalism or other criminal activities. This action is consistent with the previous removal of other Vision 2020 Plan exhibits (i.e., cones of influence, water supply wells and specific location of historical and archeological sites) subsequent to September 11, 2001. Agencies that are required to review the Vision 2020 Plan (e.g., the Department of Community Affairs and other state agencies, etc.) will be provided with the location of these facilities as needed. Location of treatment plants will be removed from paper, CD and internet versions of the Vision 2020 Plan.

The purpose of this “clean-up” amendment is to ensure that POT Exhibit 1 of the Potable Water Element of the Vision 2020 Plan correctly reflects water service area boundaries, utility ownership and enhances security of water plant locations.

Attachments:

A - POT Exhibit 1, Water Service Areas, Potable Water Element of the Vision 2020 Plan.

B - Black Hammock Wholesale Water Service Area Boundary.

C - Florida Water Service Areas.

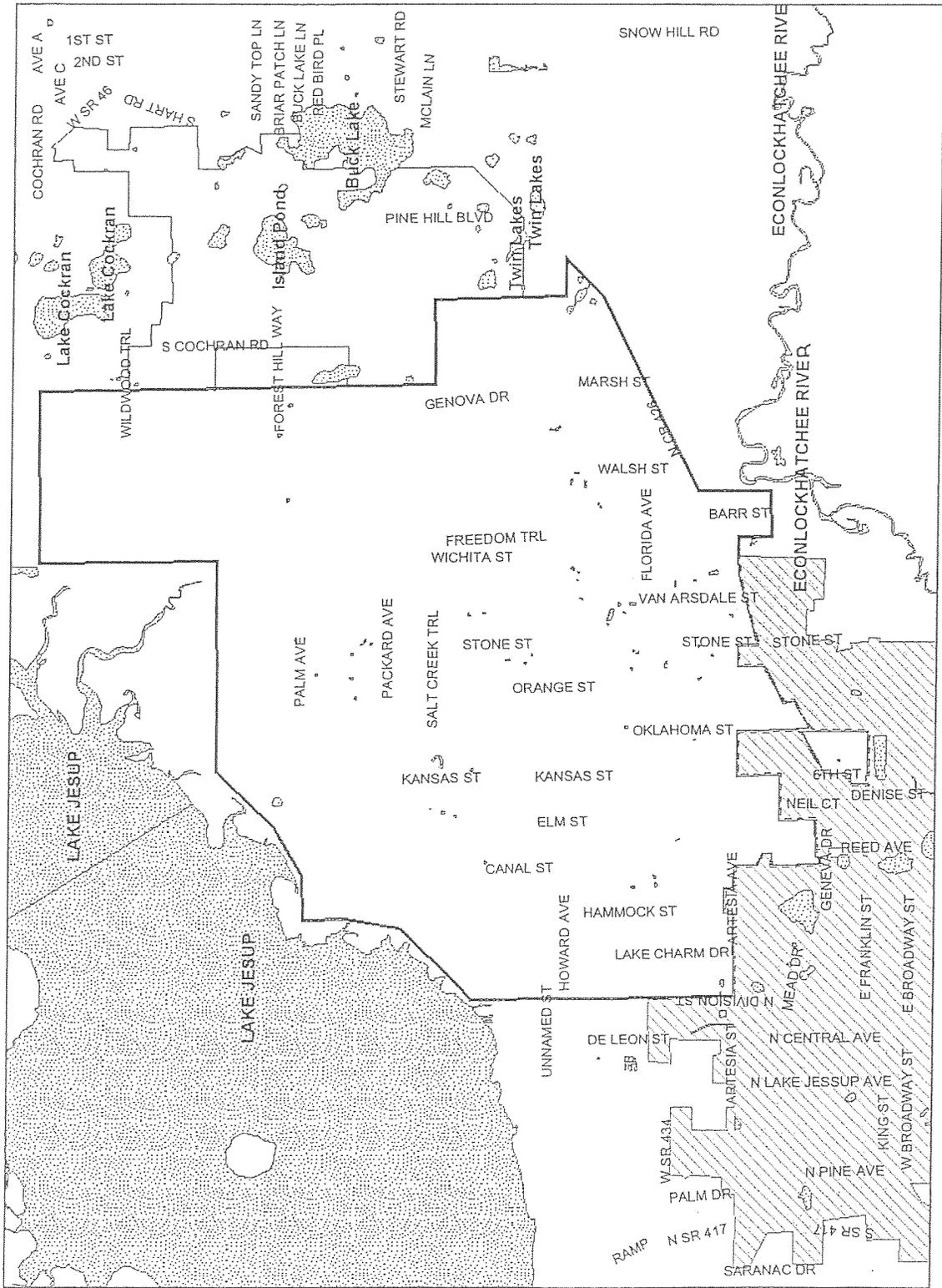
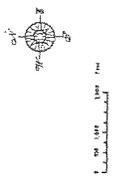
D - Private Property Rights Analysis.

E - Economic Impact Statement.

F - Notice of Amendment Ordinance.

Attachment B

- WATER SERVICE AREA BOUNDARIES
- SEMINOLE WOODS
- SEMINOLE COUNTY
- CITY OF OVIEDO
- LAKES AND RIVERS

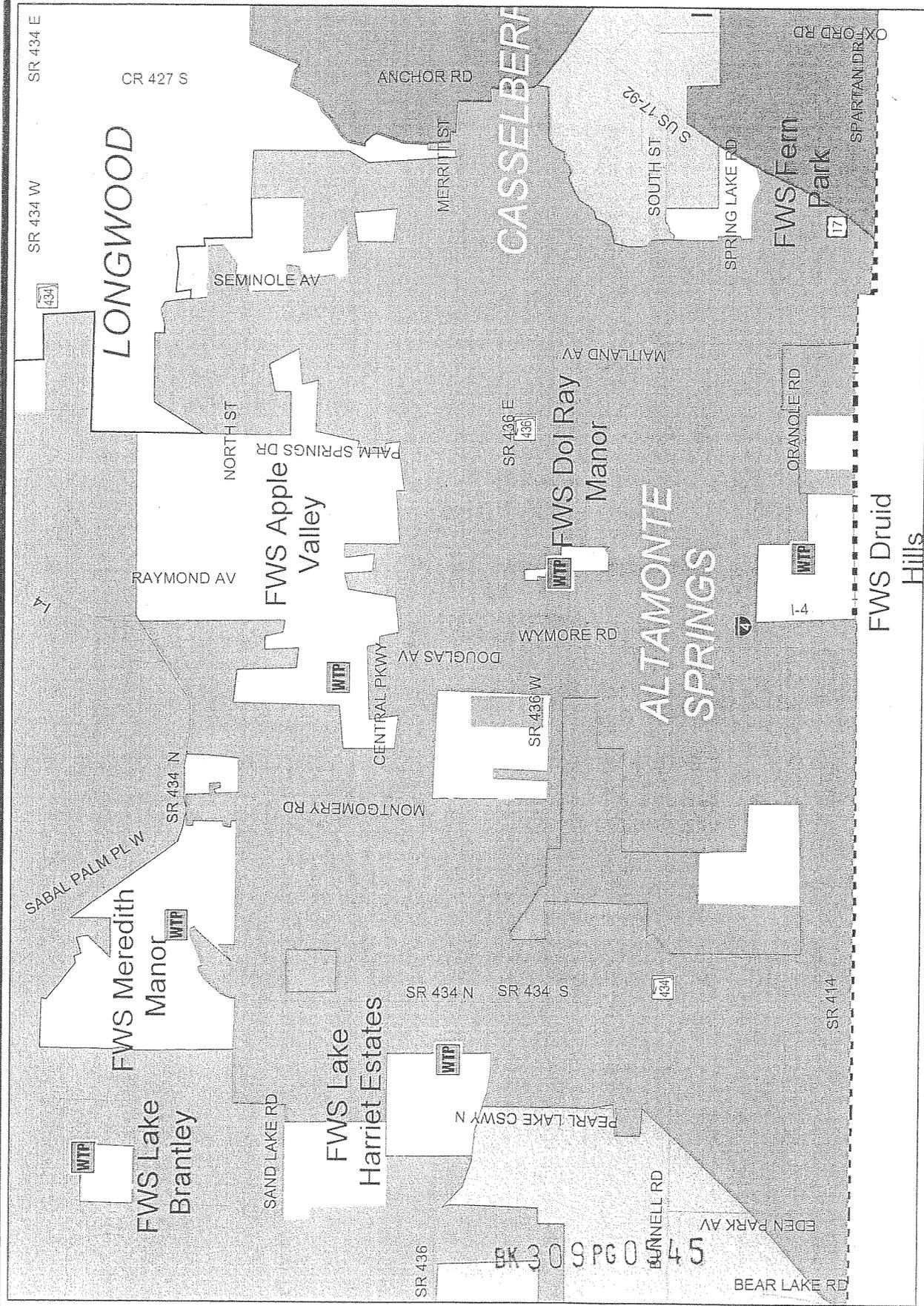


SEMINOLE COUNTY AND OVIEDO WATER SERVICE AREAS

Attachment C



Produced by: Seminole County Environmental Services 42472003



	CITY OF ALTAMONTE SPRINGS
	CITY OF CASSELBERRY
	CITY OF LONGWOOD
	FLORIDA WATER SERVICES
	SEMINOLE COUNTY UTILITIES
	UTILITIES INC.

FLORIDA WATER SERVICE AREAS

Attachment D

Seminole County

PRIVATE PROPERTY RIGHTS ANALYSIS

Date:	12/14/04	Department/Division:	Planning and Development- Planning Division
Contact:	Tony Matthews	Phone:	407-665-7936
Action:	Text Amendment to the Potable Water Element of the Seminole County Comprehensive Plan (Vision 2020 Plan) regarding POT Exhibit 1		
Topic:	Potable Water Element, POT Exhibit 1, Water Service Areas		

Describe Project/Proposal

Adoption of a text amendment to the Potable Water Element of the Seminole County Comprehensive Plan (Vision 2020 Plan), updating POT Exhibit 1, Water Service Areas, to:

1. Depiction of the Black Hammock Wholesale Water Service Area boundary, as shown in the Black Hammock Wholesale Water Service Capacity Agreement, and incorporation of this boundary into the Seminole County Utilities service area;
2. Incorporation of the seven (7) Florida Water Services utility areas into the Seminole County Utilities service area;
3. Renaming the remaining two (2) Florida Water Services utilities to Aqua Utilities, Florida, Inc.;
4. Renaming the Spring Hammock utility to "Spring Hammock Mobile Home Park"; and
5. Removal of water treatment plant locations.

The purpose of this "clean-up" amendment is to ensure that POT Exhibit 1 of the Potable Water Element of the Vision 2020 Plan correctly reflects water service area boundaries, utility ownership and enhances security of water plant locations.

Estimated Economic Impact on Individuals, Businesses, or Government

No significant economic impact resulting from implementation of this text amendment has been identified. Minimal cost, from time-to-time, may be associated with the amendment process of updating the exhibit, if needed.

Anticipated New, Increased or Decreased Revenues

No significant increase or decrease in revenues is anticipated from implementation of this text amendment.

Method Used in Determining Analysis

The method of analysis involved the potential impacts from adopting the proposed amendment to the Seminole County Comprehensive Plan (Vision 2020 Plan) and professional expertise.

Citation

Seminole County Comprehensive Plan (Vision 2020 Plan).

Attachment E Seminole County ECONOMIC IMPACT STATEMENT

Date:	12/14/04	Department/Division:	Planning and Development- Planning Division
Contact:	Tony Matthews	Phone:	407-665-7936
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Describe the Direct Economic Impact of the Project/Proposal upon the Operation of the County

Implementation of the proposed text amendment should not result in any direct economic impact upon the operation of the County.

Describe the Direct Economic Impact of the Project/Proposal upon the Property Owners/Tax Payers/Citizens Who are Expected to be Affected

No significant indirect economic impact resulting from implementation of this text amendment has been identified. Minimal cost, from time-to-time, may be associated with the amendment process of updating the exhibit, if needed.

Identify any Potential Indirect Economic Impacts, Positive or Negative, Which Might Occur as a Result of the Adoption of the Project/Proposal

No significant indirect economic impacts resulting from implementation of this text amendment have been identified.

Citation

Seminole County Home Rule Charter.

Seminole County Comprehensive Plan (Vision 2020 Plan).

Attachment F

NOTICE OF AMENDMENT ORDINANCE

*Adoption of the 2004 Fall Cycle
Large Scale Amendment Ordinance*

Should the Board of County Commissioners ("the Board") move to adopt an amendment ordinance for this hearing item, a single ordinance will be presented to the Board for enactment following the last large scale amendment hearing of this cycle. The ordinance presented to the Board for enactment will include all the previously approved hearing items, if any, for this large scale amendment cycle. The proposed ordinance title is:

AN ORDINANCE AMENDING THE VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF CERTAIN PROPERTIES BY VIRTUE OF LARGE SCALE DEVELOPMENT AMENDMENTS; AMENDING THE TEXT OF THE CAPITAL IMPROVEMENTS, CONSERVATION, FUTURE LAND USE AND POTABLE WATER ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.