090478-WS

Skyland Utilities, LLC

Application for Original Certificates for Proposed Water and Wastewater Utility Systems and Request for Initial Rates and Charges

Submitted To: The Florida Public Service Commission
Prepared By: GAI Consultants, Inc. | Dean, Mead, Minton & Zwemer



DOCUMENT NUMBER-DATE
02463 APR-2 ⊖
FPSC-COMMISSION CLERK

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EXHIBIT GCH-1

SKYLAND, LLC - FPSC

ORIGINAL CERTIFICATE APPLICATION

DOCUMENT NUMBER-DATE
02463 APR-2 ≘
FPSC-COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Skyland Utilities, LLC to operate a Water and Wastewater Utility in Hernando and Pasco County, Florida
_____/

Docket No. _____

Filed: October 16, 2009

APPLICATION FOR ORIGINAL CERTIFICATES FOR PROPOSED WATER AND WASTEWATER SYSTEM AND REQUEST FOR INITIAL RATES AND CHARGES

Skyland Utilities, LLC (the "Utility"), by and through its undersigned attorney and pursuant to Sections 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, files this application for original certificates to operate a water and wastewater utility in Hernando and Pasco Counties and for approval of initial rates and charges ("Application"). The Application is attached hereto. In support of the Application, the Utility states:

1. The Utility's name and address are:

Skyland Utilities, LLC
660 Beachland Blvd., Suite 301
Vero Beach, FL 32963

2. The names and addresses of the Utility's authorized representatives are:

Ronald Edwards, Manager
Skyland Utilities, LLC
660 Beachland Blvd., Suite 301
Vero Beach, FL 32963
Phone: (772) 234-2410
Fax: (772) 234-6059

and

Michael Minton
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
Phone: (772) 464-7700
Fax: (772) 464-7877

3. The Utility is subject to exclusive jurisdiction of the Commission because its service will transverse the boundaries of Hernando and Pasco Counties, Florida. Section 367.171(7), Florida Statutes.

4. Pursuant to Rule 25-30.030(2), Florida Administrative Code, the Utility has obtained from the Commission a list of names and addresses of the entities entitled to receive notice of the Application ("Notice List").

5. Within seven (7) days of filing this Application, the Utility will provide notice of the Application by regular mail to: (a) the governing bodies of Hernando and Pasco Counties, Florida; (b) the governing bodies of all municipalities within Hernando and Pasco Counties, Florida, stated on the Notice List; (c) the regional planning councils designated on the Notice List; (d) all water and wastewater utilities on the Notice List; (e) the Office of Public Counsel; (f) the Commission's Director of the Commission Clerk and Administrative Services; (g) the appropriate regional offices of Florida Department of Environmental Protection ("FDEP"); (h) the appropriate Water Management District; and (i) other entities stated on the Notice List. Such notice will contain all information required under Florida Administrative Code Rule 25-30.030(4)

6. Within seven (7) days of filing this Application, the Utility will provide a copy of the notice of the Application to the prospective customers of the system to be certificated.

7. Within seven (7) days of filing this Application, the Utility will publish notice of the Application once in a newspaper of general circulation in the territory proposed to be served.

8. Within fifteen (15) days of filing this Application, the Utility will submit affidavits to the Commission verifying that it has provided notice of its Application, along with a copy of the notice and list of entities receiving the notice pursuant to Florida Administrative Code Rule 25-30.030.

9. Included in the Application are all information, documents, and maps required by Florida Administrative Code Rule 25-30.033, including facts demonstrating the Utility's ability to provide service, the area and facilities involved, the need for service in the area involved, and the existence or nonexistence of services from other utilities in the proposed service area. Also included in the Application are Schedules showing all rates, classifications, charges for service of every kind proposed by the Utility, and all rules, regulations and service availability policies.

10. The application fee required by Section 367.145, Florida Statutes, and Florida Administrative Code Rule 25-30.020, has been submitted to the Commission Clerk of Administrative Services, along with the filing of this Application.

WHEREFORE, the Utility requests that the Commission:

a. Grant Utility's application for original certificates for a proposed water and wastewater system;

b. Approve initial rates and charges for the Utility;

c. Issue certificates of authorization for the water and wastewater system; and

d. Grant such other relief as appropriate.

Respectfully submitted this 16th day of October, 2009.

DEAN, MEAD, MINTON & ZWEMER



Michael Minton
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
Phone: (772)-464-7700
Fax: (772)-464-7877

Attorney for Skyland Utilities, LLC

APPLICATION FOR ORIGINAL CERTIFICATE
FOR A PROPOSED OR EXISTING SYSTEM REQUESTING
INITIAL RATES AND CHARGES
(Pursuant to Section 367.045, Florida Statutes)

To: **Office of Commission Clerk**
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

The undersigned hereby makes application for original certificate(s) to operate a water and wastewater utility in Hernando and Pasco Counties, Florida, and submits the following information:

PART I APPLICANT INFORMATION

A) The full name (as it appears on the certificate), address and telephone number of the applicant:

Skyland Utilities, LLC
Name of utility

(772) 234-2410 (772) 234-6059
Phone No. Fax No.

660 Beachland Blvd., Suite 301
Office street address

Vero Beach Florida 32963
City State Zip Code

Mailing address if different from street address

Internet address if applicable

B) The name, address and telephone number of the person to contact concerning this application:

Ronald Edwards, Manager – Skyland Utilities, LLC (772) 234-2410
Name Phone No.

660 Beachland Blvd., Suite 301
Street address

Vero Beach Florida 32963
City State Zip Code

and

Michael Minton – Dean, Mead, Minton & Zwemer (772) 464-7700
Name Phone No.
1903 South 25th St., Suite 200
Street address
Ft. Pierce Florida 34947
City State Zip Code

and

Gerald Hartman, PE, BCEE, ASA – GAI Consultants (407) 423-8398
Name Phone No.
301 E. Pine St., Suite 1020
Street address
Orlando Florida 32801
City State Zip Code

C) Indicate the organizational character of the applicant: (circle one)

Corporation Partnership Sole Proprietorship

Other: Limited Liability Company
(Specify)

D) If the applicant is a corporation, indicate whether it has made an election under Internal Revenue Code Section 1362 to be an S Corporation:

Yes _____ No X

E) If the applicant is a corporation, list names, titles and addresses of corporate officers, directors, partners, or any other person(s) or entities owning an interest in the applicant's business organization. (Use additional sheet if necessary).

The Applicant is an LLC wholly owned by Evans Utilities Company, Inc.
Evans Utilities is the sole member of Applicant.

F) If the applicant is not a corporation, list names and addresses of all persons or entities owning an interest in the organization. (Use additional sheet if necessary.)

Not Applicable.

PART II NEED FOR SERVICE

A) Exhibit __A___ - A statement regarding the need for service in the proposed territory, such as anticipated (or actual) development in the area. Identify any other utilities within the area proposed to be served which could potentially provide such service in the area and the steps the applicant took to ascertain whether such other service is available.

B) Exhibit __B__ - A statement that to the best of the applicant's knowledge, the provision of service will be consistent with the water and wastewater sections of the local comprehensive plan, as approved by the Department of Community Affairs at the time the application is filed. If the provision of service is inconsistent with such plan, provide a statement demonstrating why granting the certificate would be in the public interest.

PART III SYSTEM INFORMATION

A) WATER

(1) Exhibit __C__ - A statement describing the proposed type(s) of water service to be provided (i.e., potable, non-potable or (both)).

(2) Exhibit __D__ - The number of equivalent residential connections (ERCs) proposed to be served, by meter size and customer class. If development will be in phases, separate this information by phase. In addition, if the utility is in operation, provide the current number of ERCs by meter size and customer class.

(3) Description of the types of customers anticipated (i.e., single family, mobile homes, clubhouse, commercial, etc.):

The Applicant currently is proposing to serve general service, residential, and exempt and non-exempt bulk service customers.

(4) In the case of an existing utility, provide the permit number and the date of approval of facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

N/A

(5) Indicate the design capacity of the treatment plant in terms of equivalent residential connections (ERCs) and gallons per day (gpd). If development will be in phases, separate this information by phase.

155	(ERCs)	54,250	(GPD) Phase I
255	(ERCs)	89,250	(GPD) Phase II Max
69	(ERCs)	24,150	(GPD) Phase III Max
110	(ERCs)	38,500	(GPD) Phase IV Max
35	(ERCs)	12,250	(GPD) Phase V Max

(6) Indicate the type of treatment:

Water facilities for Phase I will provide chlorination via a hypochlorinator for disinfection purposes. Phases II through V are yet to be determined.

(7) Indicate the design capacity of the transmission and distribution lines in terms of ERCs and gpd. If development will be in phases, separate this information by phase.

155	(ERCs)	54,250	(GPD) Phase I
255	(ERCs)	89,250	(GPD) Phase II Max
69	(ERCs)	24,150	(GPD) Phase III Max
110	(ERCs)	38,500	(GPD) Phase IV Max
35	(ERCs)	12,250	(GPD) Phase V Max

(8) Provide the date the applicant began or plans to begin serving customers:

Service will begin as soon as immediately possible after certification and rate approval by the Commission.

(9) Exhibit E - Evidence, in the form of a warranty deed, that the utility owns the land where the water facilities are or will be located. If the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

The applicant may submit a contract for the purchase and sale of land with an unexecuted copy of the warranty deed provided the applicant files an executed and recorded copy of the deed, or executed copy of the lease, within thirty days after the order granting the certificate.

B) **WASTEWATER**

(1) Exhibit F - The number of equivalent residential connections (ERCs) proposed to be served, by meter size and customer class. If development will be in phases, separate this information by phase. In addition, if the utility is in operation, provide the current number of ERCs by meter size and customer class.

(2) Description of the types of customers anticipated (i.e., single family, mobile homes, clubhouse, commercial, etc.):

The Applicant currently is proposing to serve mainly general service and residential customers within the proposed service area.

(3) In the case of an existing utility, provide the permit number and the date of approval of facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

N/A

(4) Indicate separately the design capacity of the treatment plant and effluent disposal system in terms of equivalent residential connections (ERCs) and gallons per day (gpd). If development will be in phases, separate this information by phase.

153	(ERCs)	41,310	(GPD) Phase I
255	(ERCs)	68,850	(GPD) Phase II Max
69	(ERCs)	18,630	(GPD) Phase III Max
110	(ERCs)	29,700	(GPD) Phase IV Max
35	(ERCs)	9,450	(GPD) Phase V Max

(5) Indicate the method of treatment and disposal (percolation pond, spray field, etc.):

The type of treatment and disposal for Phase I will be pre-engineered wastewater treatment plants utilizing an extended aeration/MLE treatment process with percolation ponds.

The full extent of treatment required for future Phases has not yet been determined.

(6) Exhibit G - If the applicant does not propose to use reuse as a means of effluent disposal, provide a statement that describes, with particularity, the

reasons for not using reuse.

(7) Indicate the design capacity of the collection lines in terms of ERCs and GPD. If development will be in phases, separate this information by phase.

153	(ERCs)	41,310	(GPD) Phase I
255	(ERCs)	68,850	(GPD) Phase II Max
69	(ERCs)	18,630	(GPD) Phase III Max
110	(ERCs)	29,700	(GPD) Phase IV Max
35	(ERCs)	9,450	(GPD) Phase V Max

(8) Provide the date the applicant began or plans to begin serving customers:

Service will begin as soon as immediately possible after certification and rate approval by the Commission.

(9) Exhibit H - Evidence, in the form of a warranty deed, that the utility owns the land where utility treatment facilities are or will be located. If the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease.

The Commission may consider a written easement or other cost-effective alternative. The applicant may submit a contract for the purchase and sale of land with an unexecuted copy of the warranty deed provided the applicant files an executed and recorded copy of the deed, or executed copy of the lease, within thirty days after the order granting the certificate.

PART IV FINANCIAL AND TECHNICAL INFORMATION

A) Exhibit I - A statement regarding the financial and technical ability of the applicant to provide reasonably sufficient and efficient service.

B) Exhibit J - A detailed financial statement (balance sheet and income statement), certified if available, of the financial condition of the applicant, showing all assets and liabilities of every kind and character. The income statement shall be for the preceding calendar or fiscal year. If an applicant has not operated for a full year, then the income statement shall be for the lesser period. The financial statement shall be prepared in accordance with Rule 25-30.115, Florida Administrative Code. If available, a statement of the source and application of funds shall also be provided.

C) Exhibit K - A list of all entities, including affiliates, upon which the applicant is relying to provide funding to the utility, and an explanation of the manner and

amount of such funding, which shall include their financial statements and any financial agreements with the utility. This requirement shall not apply to any person or entity holding less than 10 percent ownership interest in the utility.

D) Exhibit L - A schedule showing the projected cost of the proposed system (or actual cost of the existing system) by uniform system of accounts (USOA) account numbers pursuant to Rule 25-30.115, F.A.C. In addition, provide the capacity of each component of the system in ERCs and gallons per day. If the utility will be built in phases, this schedule shall apply to the design capacity of the first phase only. Provide a separate exhibit for the water and sewer systems.

E) Exhibit M - A schedule showing the projected operating expenses of the proposed system by USOA account numbers when 80 percent of the designed capacity of the system is being utilized. If the utility will be built in phases, this schedule shall apply to the design capacity of the first phase only. In addition, if the utility has been in existence for at least one year, provide actual operating expenses for the most recent twelve months. Provide a separate exhibit for the water and sewer systems.

F) Exhibit N - A schedule showing the projected capital structure, including the methods of financing the construction and operation of the utility until the utility reaches 80 percent of the designed capacity of the system(s).

G) Exhibit O - A cost study, including customer growth projections, which supports the proposed rates, miscellaneous service charges, customer deposits and service availability charges. A sample cost study is enclosed with the application package. Provide a separate cost study for the water and sewer systems.

H) Exhibit N/A - If the base facility and usage rate structure (as defined in Rule 25-30.437(6), F.A.C.) is not utilized for metered service, provide an alternative rate structure and a statement supporting why the alternative is appropriate.

I) Exhibit N/A - If a different return on common equity other than the current equity leverage formula established by order of the Public Service Commission pursuant to Section 367.081(4), F.S. is utilized, provide competent substantial evidence supporting the use of a different return on common equity. Information on the current equity leverage formula may be obtained by contacting the accounting section at the listed number.

PART V ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC)

Please note the following:

A) Utilities obtaining initial certificates pursuant to Rule 25-30.033, F.A.C., are authorized to accrue AFUDC for projects found eligible pursuant to Rule 25-

30.116(1), F.A.C.

B) A discounted monthly AFUDC rate calculated in accordance with Rule 25-30.116(3), F.A.C., shall be used to insure that the annual AFUDC charged does not exceed authorized levels.

C) The date the utility shall begin to charge the AFUDC rate shall be the date the certificate of authorization is issued to the utility so that such rate can apply to initial construction of the utility facilities.

PART VI TERRITORY DESCRIPTION AND MAPS

A) TERRITORY DESCRIPTION

Exhibit P - An accurate description, using township, range and section references as specified in Rule 25-30.030(2), Florida Administrative Code. If the water and wastewater service territories are different, provide separate descriptions.

B) TERRITORY MAPS

Exhibit Q - One copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed territory is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater service territories are different, provide separate maps.

C) SYSTEM MAPS

Exhibit R - One copy of detailed map(s) showing proposed lines, facilities and the territory proposed. **Additionally, identify any existing lines and facilities.** Map(s) should be of sufficient scale and detail to enable correlation with a description of the territory to be served. Provide separate maps for water and wastewater systems.

PART VII NOTICE OF ACTUAL APPLICATION

A) Exhibit S - An affidavit that the notice of actual application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:

(1) the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;

(2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and that are located within the county in which the utility or the territory proposed to be served is located;

(3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;

(4) the regional planning council;

(5) the Office of Public Counsel;

(6) the Public Service Commission's Director of the Division of the Commission Clerk and Administrative Services;

(7) the appropriate regional office of the Department of Environmental Protection;

(8) and the appropriate water management district.

Copies of the Notice and a list of entities noticed shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT

B) Exhibit T - An affidavit that the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each customer of the system. A copy of the notice shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

C) Exhibit U - Immediately upon completion of publication, an affidavit that the notice of actual application was published once in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

PART VIII FILING FEE

Indicate the filing fee enclosed with the application:

$ 1,500.00 (for water) and $ 1,500.00 (for wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee as follows:

(1) For applications in which the utility has the capacity to serve up to 500 ERC's, the filing fee shall be **$750.**

(2) For applications in which the utility has the capacity to serve from 501 to 2,000 ERC's the filing fee shall be **$1,500.**

(3) For applications in which the utility has the capacity to serve from 2,001 ERC's to 4,000 ERC's the filing fee shall be **$2,250.**

(4) For applications in which the utility has the capacity to serve more than 4,000 ERC's the filing fee shall be **$3,000.**

PART IX TARIFF

Exhibit _V_ - The original and two copies of water and/or wastewater tariff(s) containing all rates, classifications, charges, rules and regulations. Sample tariffs are enclosed with the application package.

PART X **AFFIDAVIT**

I RONALD L. EDWARDS (applicant) do solemnly swear or affirm that the facts stated in the foregoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY: Ronald L Edwards
Applicant's Signature

RONALD L. EDWARDS
Applicant's Name (Typed)

MANAGER
Applicant's Title *

Subscribed and sworn to before me this 1st day of October month in the year of 2009 by RONALD L EDWARDS who is personally known to me ✓ or produced identification _____.

Type of Identification Produced

Debra Turner-Bunnell
Notary Public's Signature

DEBRA TURNER-BUNNELL
Print, Type or Stamp Commissioned Name of Notary Public

Notary Public State of Florida
Debra Turner-Bunnell
My Commission DD749397
Expires 01/16/2012

*If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

Exhibits

TABLE OF CONTENTS

EXHIBITS

Exhibit	Name
A	Need for Service
B	Consistency with Local Comprehensive Plan
C	Customers, Facility and Services
D	Number of ERCs to be Served-Water
E	Land Ownership for Water Facilities
F	Number of ERCs to be Served-Wastewater
G	Use of Reuse
H	Land Ownership for Wastewater Facilities
I	Financial and Technical Ability
J	Detailed Financial Statement
K	Funding of Utility
L	Projected Cost of the System
M	Operating Expenses
N	Projected Capital Structure
O	Cost of Service Study
P	Territory Description
Q	Tax Assessment Maps
R	System Maps
S	Affidavit: Notice of Application
T	Affidavit: Notice to Customers
U	Affidavit: Notice of Publication
V	Water Tariff and Wastewater Tariff

Exhibit A

EXHIBIT A

Skyland Utilities, LLC (Skyland) proposes to provide potable and non-potable water and wastewater services to bulk exempt, bulk non-exempt, intensified agribusiness, residential and general service customers from the service territory described in this application within Hernando and Pasco Counties.

Skyland's affiliate, Evans Properties, Inc., (Evans) owns all of the land inside the service boundaries of the utility. In addition to an existing residence and shop that have a need for central service, Evans has plans for utilizing utility services for a variety of ventures. A copy of a request for service letter for existing facilities, signed by Mr. J. Emmet Evans III, VP of Evans Properties to Mr. Ron Edwards, Manager of Skyland Utilities, LLC, as well as a copy of a more general request for service, signed by Mr. Ron Edwards, President of Evans, to the Florida Public Service Commission is provided in **Appendix I.**

Skyland plans to expand its utility in phases to coincide with the need for utility service for Evans property. The most immediate need for water and wastewater services for Evans is the existing residential and commercial properties, exempt and non-exempt bulk water, intensified agribusiness and the first phase of development. The requirement for utility services is planned to be completed in five phases. Please refer to the phased development map in **Appendix I.** The map labels each section of land with an ID number. Phase I will encompass ID numbers 1, 2, 3 and 4. Phase II will encompass ID numbers 5, 6, 7A, 7B and 7C.

Skyland is proposing to establish a single water and wastewater utility system for Hernando and Pasco Counties. The Utility's facilities in both counties will be functionally related and operationally integrated. Skyland's system will be managed from a single centrally-located office. Personnel responsible for management, maintenance, customer service and administrative support will be the same for both counties. Staffing, planning, and budgeting will be done on a system-wide basis rather

than on a county-by-county basis. Moreover, operating costs will not vary materially from county to county and rates will be uniform throughout Skylands's proposed service area.

There is currently no central potable water or wastewater service in the service territory described in this application. No other utilities are within the area proposed to be served, and none are capable of providing the necessary level of service in the area. Since Skyland's affiliate currently owns all of the land within the proposed service area, they will be in the best position to provide water and wastewater service in the most efficient and cost-effective manner.

Exhibit B

EXHIBIT B

Skyland Utilities (Utility) will be operating in both Hernando and Pasco Counties. Therefore, the discussion of consistency with the Comprehensive Growth Management Plan (Comprehensive Plan) will be addressed for each County separately.

For Hernando County, Chapter 5, Policy 4.01A(5) of the Comprehensive Plan states: "All future wastewater collection and treatment systems within Hernando County should be owned and operated by or under contract with Hernando County, the Hernando County Water and Sewer district, or a municipality within Hernando County.".

Also for Hernando County, Chapter 8, Policy 4.13A(4) of the Comprehensive Plan states: "With the exception of cities within Hernando County, the County will be the sole franchiser of water production or supply."

It appears from the foregoing that Hernando County is trying to inhibit private utility development within the County. Chapter 5, which discusses wastewater systems, states that the County should own all future systems. This implies that it is a goal of the County and they are certainly within their right to state that as a goal. Chapter 8, which discusses potable water systems, sends a much stronger message stating that the County or a city will be the sole franchiser of water production or supply. The notion that a County can make this type of broad pronouncement in effect stating that they are the only possible provider of utility service in unincorporated areas has been adjudicated and found to be overly broad in scope. It is not the Utility's desire to adjudicate this issue but rather to work with the County in insuring that the level of service as prescribed in the Comprehensive Plan is provided by the Utility in provision of water and wastewater services within its proposed service area. The proposed territory has a land use element designation of rural use (RUR) with one small area have a designation of conservation. Chapter 1, Policy 1.01B(2) of the Comprehensive Plan discusses the allowed land use density of the RUR land use element. The allowed

density is one dwelling unit per 10 acre tract of land. The conceptual plan of utility services set forth in this application is consistent with the foregoing density.
While Hernando County's Comprehensive Plan appears to discourage private utility companies, the granting of a utility service area is under the jurisdiction of the Florida Public Service Commission because Skyland provides service traversing county boundaries (F.S. 367.171(7)). Besides the questionable ability of Hernando County to impede new private utility companies from operating within the County, it is the Utility's intent to provide water and wastewater service within the proposed service area in a manner consistent with the goals and objectives of the Comprehensive Plan.

Chapter 10, page 9 of the Pasco County Comprehensive Plan contains Policy WAT 2.1.1 which prohibits expansion of potable water service for lands designated with the Future Land Use Element AG (Agriculture) or AG/R (Agriculture/Rural) unless the area is designated as a Conservation Subdivision. Chapter 2, page 37 contains Policy FLU 2.2.4 which gives the specifics of what constitutes a Conservation Subdivision. Chapter 10, page 18 of the Comprehensive Plan contains Policy SEW. 3.2.6 regarding the provision of central sewer in rural areas. Basically, Pasco County is prohibiting the building of a central sewer system unless the area is designated as a Conservation Subdivision. It is the Utility's understanding that the developer will work with the County to receive the Conservation Subdivision designation for the applicable lands within the proposed service area. The land in the proposed service area has Future Land Use Element designations of MU, AG and AG/R. The allowed density of these designations is 32 units per acre, 1 unit per 10 (ten) acres and 1 unit per 5 (five) acres, respectively. These densities can be found in Chapter 2, Appendix A of the Comprehensive plan beginning on page 16. The conceptual plan of utility services set forth in this application is consistent with the foregoing density. The pertinent sections from the referenced Comprehensive Plans for Hernando and Pasco Counties are included in **Appendix II.**

Exhibit C

EXHIBIT C

Skyland plans to provide potable and non-potable water and wastewater service to exempt and non-exempt bulk customers, various existing structures including a maintenance shop and residence, intensified agribusiness, and new development throughout the proposed service territory, which traverses the boundaries between Hernando and Pasco Counties. The water will be chlorinated and will meet all Florida Department of Environmental Protection (FDEP) requirements for public drinking water. In Hernando County, Phase I utility services are planned for ID 2 that can serve the equivalent of developing the approximately 349 acres with an allowed density of 1 dwelling unit per 10 acres or approximately 35 ERCs. Potable water service will be provided by modifying an existing well. The existing structures will continue to utilize on-site septic systems while the remaining 33 ERCs' wastewater service will be provided by the use of a low-pressure wastewater collection system and a 10,000 gallon per day (gpd) wastewater package treatment plant utilizing Extended Aeration (EA)/Modified Ludzack-Ettinger (MLE) treatment for nitrogen removal. In Pasco County, Phase I utility services for ID 1 are planned that can serve the equivalent of developing the approximately 122 acres with an allowed density of 1 dwelling unit per 5 acres or approximately 24 ERCs. Potable water service will be provided by an existing 10" well. Wastewater service will be provided by the use of a low-pressure wastewater collection system and a 7,500 gallon per day (gpd) utility owned septic tank. Pasco County ID 4 utility services are planned can serve the equivalent of developing the approximately 77 acres with a density of 1 dwelling unit per 4 acres or approximately 16 ERCs. This area is designated as mixed use and has an allowed density of 32 dwelling units per acre but the intent is to treat this similar to the agriculture zoning of the other Evan's properties in this filing. Wastewater service will be provided by the use of a low-pressure wastewater collection system and a 5,000 gallon per day (gpd) utility owned septic tank. Pasco County ID 3 utility services are planned can serve the equivalent of developing the approximately 795 acres with a density of 1 dwelling unit per 10 acres or approximately 80 ERCs. Wastewater treatment will be provided by a 22,500 wastewater package treatment plant utilizing Extended Aeration (EA)/Modified Ludzack-Ettinger (MLE)

treatment for nitrogen removal. There will be several interconnected sites throughout the proposed service area once all phases are developed to insure efficient utility service. The Utility's system will be managed from one centrally located office. Personnel responsible for the management, maintenance, customer service, and administrative support will be the same the Utility's operation in both counties. Staffing, planning, and budgeting will be done on a system-wide basis, rather than county-by-county. Operation costs will not vary materially from county to county and rates will be uniform throughout the Utility's service area. Physical interconnections will occur that traverse county lines during future phases.

Exhibit D

EXHIBIT D

Measurement of utility service need is typically stated as an equivalent residential connection (ERC). **Exhibit D** describes the number of ERCs proposed to be served by meter size and customer class, by utility service development phase for the water system. The utility service development in the proposed service area is planned to be in 5 phases. **Exhibit D** also discusses the types of customers anticipated, type of water treatment, the proposed facilities, and the capacity of the facilities in ERCs and gallons per day (gpd).

ERCs and Projected Annual Demand

The Utility proposes to provide potable and non-potable water and wastewater service to exempt and non-exempt bulk customers, various existing structures including a maintenance shop and several residences, intensified agribusiness, and new development throughout the proposed service territory which transverses the boundaries between Hernando and Pasco Counties. It is anticipated that all customers other than bulk will be served by a 5/8" x 3/4"meter. The need for Phase I utility services are anticipated to occur from 2010 to 2015, with 80% capacity reached in 2015. For this filing, 2015 will be the Test Year. The future phases will begin upon the completion of Phase I. It is anticipated that Phase I will have approximately 1 general service ERC to service an existing shop. Phases II through V have not been conceptually designed at this time and; therefore, the ERCs and gallons per day shown are for the maximum allowable by future land use element density.

Table D-1

Meter Size, Maximum Number of Meters, and Demand

Per Utility Service Demand Phase

Phase	Meter Size	Maximum # of Meters	Maximum # of ERCs	Gallons Per Day	Total Gallons
I	5/8"	155	155	350	54,250
II	5/8"	255	255	350	89,250
III	5/8"	69	69	350	24,150
IV	5/8"	110	110	350	38,500
V	5/8"	35	35	350	12,250
Total		624	624		218,400

It is anticipated that these ERCs will connect equally throughout each of the years of the phase. Given this assumption, **Table D-2** below presents, for Phase I, the annual ERCs, average ERCs, and end of year ERCs as well as the anticipated annual gallonage (based on average ERCs) for Years 1 through 6 (Year 6 is the Test Year).

Table D-2

Annual ERCs, Average ERCs, and Annual Flow Projections

Potable Water Supply

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Annual ERCs	20	20	24	27	31	33
Average ERCs	10	30	52	78	107	139
Total ERCs	20	40	64	91	122	155
Flow (1,000 Gallons) 1/	2,800	8,400	14,560	21,840	29,960	38,920

1/ Based on average ERCs utilizing 350 gallons per day and active 80% of the time throughout the year.

Type of Treatment and Capacity of Facilities

The potable water facilities will provide chlorination via a hypochlorinator for disinfection purposes. For Phase I there are 4 proposed water facilities that will serve approximately 155 ERCs across the service territory. These facilities will incorporate 3 existing 12" and 1 existing 18" well with a total system capacity of 54,250 gallons per

day to serve the 155 planned ERCs. **Appendix III** contains schematics and conceptual layout of utility facilities for the 4 areas in Phase I. There is 1 area in Hernando County and 3 areas in Pasco County in Phase I. **Appendix I** contains a proposed service territory map with the phases marked by ID numbers. IDs 1, 2, 3 and 4 are part of Phase I. **Figures D-1A, D-2A, D-3A, D-4A, D-1B, D-2B, D-3B and D-4B** in **Appendix III** are the water treatment plant conceptual schematic and conceptual water distribution system layout including plant sites for ID 1 through 4 respectively. The water treatment process denoted in each is standard utilizing day tanks and hydro tanks.

Exhibit E

EXHIBIT E

Skyland will not own any of the land where the Utility's water facilities will be located. Instead, the Utility will lease the land from the Landowner, Evans Properties, Inc. Attached hereto as **Appendix IV**, is a copy of the proposed lease agreement, which provides for the use of the land owned by the Utility's related party, Evans Properties, Inc., and from whom the Utility will lease the property.

Exhibit F

EXHIBIT F

Measurement of utility service need is typically stated as an equivalent residential connection (ERC). **Exhibit F** describes the number of ERCs proposed to be served by meter size and customer class, by utility service development phase for the wastewater system. The utility service development in the proposed service area is planned to be in 5 phases. **Exhibit F** also discusses the types of customers anticipated, type of wastewater treatment, the proposed facilities, and the capacity of the facilities in ERCs and gallons per day (gpd).

ERCs and Projected Annual Demand

The Utility proposes to provide potable and non-potable water and wastewater service to exempt and non-exempt bulk customers, various existing structures including a maintenance shop and residence, intensified agribusiness, and new development throughout the proposed service territory which transverses the boundaries between Hernando and Pasco Counties. All customers other than bulk are anticipated to be served by a 5/8" x 3/4" water meter from which wastewater consumption will be billed. Central wastewater service will not be provided to the existing structures. The existing structures will continue to use on-site septic systems. Utility service needs for Phase I are anticipated to occur from 2010 to 2015, with 80% capacity reached in 2015. For this Filing, 2015 will be the Test Year. The future phases will begin upon the completion of Phase I. It is anticipated that Phase I will be a mixture of intensified agribusiness, residential and general service customers. Phases II through V have not been conceptually designed at this time and therefore the ERCs and gallons per day shown are for the maximum allowable by future land use element density.

Table F-1

Meter Size, Maximum Number of Meters, and Demand

Per Development Phase

Phase	Meter Size	Maximum # of Meters	Maximum # of ERCs	Gallons Per Day	Total Treated Gallons
I	5/8"	153	153	270	41,320
II	5/8"	255	255	270	68,850
III	5/8"	69	69	270	18,630
IV	5/8"	110	110	270	29,700
V	5/8"	35	35	270	9,450
Total		622	622		167,950

It is anticipated that these ERCs will connect equally throughout each of the years of the phase. Given this assumption, **Table F-2** below presents, for Phase I, the annual ERCs, average ERCs, and end of year ERCs as well as the anticipated annual gallonage (based on average ERCs) for Years 1 through 6 (Year 6 is the Test Year).

Table F-2

Annual ERCs, Average ERCs, and Annual Flow Projections

Wastewater System

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Annual ERCs	18	20	24	27	31	33
Average ERCs	9	28	50	76	105	137
Total ERCs	18	38	62	89	120	153
Flow (1,000 Gallons) 1/	2,520	6,048	10,800	16,416	22,680	29,592

1/ Flows based on average ERCs using 270 gpd active 80% of the time.

Type of Treatment and Capacity of Facilities

There will be 2 separate wastewater treatment plants (WWTPs) 2 utility owned septic tanks. The Hernando County portion of the Utility will utilize a low-pressure wastewater

collection system pumping into a 10,000 gpd pre-engineered secondary wastewater treatment plant utilizing extended aeration with an MLE process with effluent disposal by means of percolation ponds/rapid infiltration basins. For Pasco County, ID 1 will utilize a low-pressure wastewater collection system pumping into a 7,500 gallon utility owned septic tank. Pasco County ID 3 will utilize a low-pressure wastewater collection system pumping into a 22,500 gpd pre-engineered secondary wastewater treatment plant utilizing extended aeration with an MLE process with effluent disposal by means of percolation ponds/rapid infiltration basins. Pasco County, ID 4 will utilize a low-pressure wastewater collection system pumping into a 5,000 gallon utility owned septic tank. For Phase I, the aforementioned WWTPs will serve approximately 153 equivalent residential connections (ERCs) across the service territory. The existing 2 ERCs will utilize their existing on-site systems. These facilities will have a total system capacity of approximately 45,000 gpd to serve the 153 planned wastewater ERCs. **Appendix V** contains schematics and conceptual layout of utility facilities for all of the areas in Phase I. There is 1 area in Hernando and 3 in Pasco County. As described above, **Appendix I** contains a proposed service territory map with the phases marked by ID numbers. IDs 1 through 4 are part of Phase I. **Figures F-1A**, **F-2A**, **F-3A**, **F-4A**, **F-1B**, **F-2B**, **F-3B** and **F-4B** in **Appendix V** are the wastewater treatment plant conceptual schematic and conceptual wastewater collection system layout including plant sites for IDs 1 through 4 respectively.

Exhibit G

EXHIBIT G

Skyland is proposing to not use reuse as a means of effluent disposal during Phase I. The provision of reuse would not be financially feasible for Phase I customers. Reuse disposal will be considered for future phases.

Exhibit H

EXHIBIT H

Skyland will not own any of the land where the Utility's wastewater facilities will be located. Instead, the Utility will lease the land from the Landowner, Evans Properties, Inc. Attached hereto as **Appendix VI**, is a copy of the proposed lease agreement, which provides for the use of the land owned by the Utility's related party, Evans Properties, Inc., and from whom the Utility will lease the property.

Exhibit I

EXHIBIT I

Exhibit I is a statement regarding the financial and technical ability of the Applicant to provide reasonably sufficient and efficient service. Skyland Utilities, LLC (Utility System) is a wholly owned subsidiary of Evans Utilities, Company (Utility), a Florida corporation. Evans Utilities, Inc. is a wholly-owned subsidiary of Evans Properties, Inc. (Evans). Evans is a privately held corporation and has been doing significant business in Florida for over 50 years.

Financial Ability of Skyland Utilities, LLC

The Utility's financial ability to operate is summarized on the proforma financial analysis attached as **Appendix VIII, Schedules 4, 7, 16,** and **19**. Inter-company is the only debt of this corporation. Sixty percent (60%) is anticipated debt and forty percent (40%) is anticipated infusion of cash and/or assets from an affiliate, Evans. A copy of the Funding Agreement between the Utility and Evans whereby Evans agrees to provide the Utility with the funding necessary to build and operate the Utility System is contained in **Appendix VII.** In lieu of an Annual Report, Evans has made provisions to meet with the Florida Public Service Commission staff and will provide all necessary confidential financial information at that point.

Technical Ability of Skyland Utilities, LLC

The related landowner, Evans, owns all of the land and has overseen all of the water resources within the proposed service territory. Evans has vast experience in water management through its agricultural oversight and has been a leader in water conservation measures and innovative resource management techniques for use of non-potable water. Evans has won awards and recognition for their environmental stewardship. A news release dated November 20, 2000 from the Florida Department of Agriculture and Consumer Services highlights some of the innovations of Evans with regards to their agricultural efforts. "Precision Agriculture" allows Evans to have more

information about their land and uses than ever before thus allowing them to make the best decisions possible regarding their agricultural business. Choosing the best possible root stock, precision application of pesticides, use of reservoirs, microjets and drip irrigation to conserve water all help Evans achieve environmental stewardship. Metering pump stations and the use of tension meters and surface wells to indicate the water levels in the groves allows Evans to water the appropriate amount which in turn helps conserve water. In recognition of Evans' environmental stewardship Florida Farm Bureau CARES program honored Evans at the Indian River Citrus Seminar held on March 10, 2009 for their outstanding efforts in implementing Best Management Practices. CARES stands for County Alliance for Responsible Environmental Stewardship. The CARES program works in conjunction with University of Florida/IFAS and the Florida Department of Agriculture and Consumer Services. Evans will contract the day-to-day operations of the Utility System to a qualified company. GAI Consultants, Inc. (GAI) will provide regulatory and technical expertise necessary to comply with all local, state and federal rules and to construct and maintain the Utility's water and wastewater system. Dean Mead will provide legal advice related to utility operations. Additional qualified consultants will be retained as necessary to insure the successful operation of the Utility. **Appendix VII** also includes information on the Utility's consultant, GAI Consultants, Inc. and Dean Mead, the Utility's attorneys.

Exhibit J

EXHIBIT J

Skyland has not yet begun operation and thus does not have a detailed balance sheet, a statement of financial condition, or an operating statement. However, **Appendix VIII, Schedules 4, 7, 16,** and **19** include information concerning all of the assets of Skyland to be utilized in the provision of potable and non-potable water and wastewater service and the operation and maintenance expenses anticipated to be incurred in such operation. These lists of assets and O&M expenses are prepared in accordance with the provisions of Rule 25-30.115, Florida Administrative Code and comply with the requirements of Rule 25-30.032 (1) (r) and (s).

Exhibit K

EXHIBIT K

As described in **Exhibit I**, the Utility's affiliate – Evans Properties, Inc. (Evans) is the entity that has agreed to provide funding the Utility as and when needed to insure that all needs for capital improvement are met in a timely manner and to insure the provision of safe and efficient potable and non-potable water and wastewater treatment systems in the future within the proposed service territory. The Funding Agreement Evans entered into with the Utility is found in **Appendix VII**.

Exhibit L

EXHIBIT L

Appendix VIII, Schedules 4, 11, 16, and **23** show the projected cost of the proposed water and wastewater systems by uniform system of accounts (USOA) account numbers pursuant to Rule 25-30.115, F.A.C. In addition, the capacity of the system in Equivalent Residential Connections is provided.

Exhibit M

EXHIBIT M

Appendix VIII, Schedules 7 and **19** shows the projected typical operating expenses of the proposed water and wastewater systems by USOA account numbers when approximately 80% of the design capacity of the system is being utilized.

Exhibit N

EXHIBIT N

Appendix VIII, Schedules 8 and **20** show the projected capital structure, including the methods of financing construction and operation of the Utility until the Utility reaches approximately 80% of the design capacity of the water and wastewater systems. Please note that this schedule presents the anticipated capital structure at the end of Year 6, the Test Year.

Exhibit O

EXHIBIT O

Exhibit O includes the cost study, which supports the proposed rates, miscellaneous service charges, customer deposits, and service availability charges. The cost of service for potable water service and wastewater service including revenue requirements and rate design was developed using Florida Public Service Commission Standards. The cost study is included in **Appendix VIII**.

Exhibit P

EXHIBIT P

Exhibit P provides the territory descriptions, using township, range and section references as specified in Rule 25-30.030(2), F.A.C. The water and wastewater service territories are the same.

DESCRIPTION ID Parcel 1
Section 4, Township 24 South, Range 20 East, Pasco County

NE 1/4 of the NW 1/4 AND the North 1/2 of the NE 1/4, LESS, Road Right Of Ways, all in Section 4 Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 2
Section 29, Township 23 South, Range 20 East, Hernando County

SW 1/4 AND the South 1/2 of the NW 1/4 lying East and South of State Road 420 TOGETHER WITH the North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 LESS State Road 420 Right of Way, all in Section 29 Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 3,7A,7B,7C,9 & 11
Sections 20, 21, 28, 29, 31,32 and 33 Township 23 South, Range 21 East Township 24 South, Range 21 East, Pasco County

All of Section 20 TOGETHER WITH the NW 1/4 of Section 21 AND the NW 1/4 of the SW 1/4 lying South and West of Bonnett Pond in Section 28, AND all of Section 29, AND that part of the East 1/2 of the NE and SE 1/4 of Section 31, lying East of State Road 575, LESS AND EXCEPT the North 611.00 of the West 700.0 feet of said SE 1/4 AND the North 1/2 AND that part of the South 1/2 in Section 32, lying West of the former Seaboard Coastline Railroad Right of Way TOGETHER WITH The North 1/2 AND the North 1/2 of the SW 1/4 AND the SE 1/4 of the SW 1/4 of Section 33 ALL in Township 23 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 4
Section 3, Township 24 South, Range 20 East, Pasco County

North 1/2 of the SW ¼, LESS road Right of Way, in Section 3, Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 5
Section 30, Township 23 South, Range 20 East, Hernando County

NW 1/4 of the SE 1/4 LESS one Acre in the Southwest corner thereof AND the NE 1/4 of the SW1/4, all lying North of State Road 420, TOGETHER WITH the West 1/2 of the SW 1/4 of the NE 1/4 AND the South 1/2 of the NW1/4 all in Section 30, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 6
Section 1, Township 24 South, Range 20 East and Section 6, Township 24 South, Range 21 East, Pasco County

North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 AND the SW 1/4 of the NE 1/4 AND the North 1/2 of the SE 1/4 of the NW 1/4 AND the SE 1/4 of the SE 1/4 of the NW 1/4 AND all land lying North & West of a branch or stream running through the NW corner of SE 1/4 of the NE 1/4 all in Section 1 Township 24 South, Range 20 East TOGETHER WITH that portion of the NW 1/4 of Section 6 more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 6; thence East 677 feet; thence North to a point situated 663 feet East of the Northwest corner of the said NW 1/4, thence West to the Northwest corner of aforesaid NW 1/4; thence South to the Point of Beginning LESS AND EXCEPT that portion lying in Dowling Lake, all in Township 24 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 8
Section 30, Township 23 South, Range 20 East, Hernando County

The SW 1/4 of the SW ¼ in Section 30, lying South of State Road 420 and West of Road Right of Way all in Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 10A & 10B
Section 36, Township 23 South, Range 20 East, Hernando County

SW 1/2 of the SE 1/4, AND the E 1/2 of the SW 1/4 lying South and West of Flag Pond AND the SW 1/4 of the SW 1/4 in Section 36 TOGETHER WITH the following described land: Begin at the Southeast corner of Section 36, thence Northwesterly 570.65 feet along the east line of the SW 1/2 of the SE 1/4; thence East 700 feet; thence South 700 feet to the Point of Beginning, all in Section 36, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 12A&12B
Sections 4 and 5, Township 24 South, Range 21 East, Pasco County

The West 1/2 of the NW 1/4 of Section 4 AND the NE 1/4 of Section 5 TOGETHER WITH that portion of the NW 1/4 of said Section 5 that lies East of the Railroad all in Township 24 Range 21 East, Pasco County, Florida

Exhibit Q

EXHIBIT Q

Attached hereto as **Appendix IX** is a copy of a map showing section, township and range references with the proposed service territory plotted thereon. This series of 23 maps (**Maps Q1 – Q5**) utilizes a scale of 1" = 400 feet as proposed under Subsection (n) of Rule 25-30.033, F.A.C. In addition, attached is a map (**Map Q**) utilizing a much smaller scale (1" = 6,000 feet), which is more readily usable for the Commission in evaluating this Application.

Exhibit R

EXHIBIT R

Attached as **Appendix IX** are water and wastewater system maps showing proposed water and wastewater lines and facilities. These maps are larger versions of the conceptual plan maps provided in response to **Exhibits D** and **F**. **Figures D-1B, D-2B, D-3B** and **D-4B** represent the conceptual water system design for land areas designated ID 1 through 4. **Figures F-1B, F-2B, F-3B** and **F-4B** represent the conceptual wastewater system design for land areas designated ID 1 through 4.

Exhibit S

EXHIBIT S

Exhibit S will be a late-filed exhibit consisting of an affidavit that the Notice of Actual Application ("Notice") was given in accordance with Sections 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:

1. The governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;
2. The privately-owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and that are located within the county in which the utility or territory proposed to be served is located;
3. If any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificated granted by the Commission;
4. The regional planning council;
5. The Office of Public Counsel;
6. The Public Service Commission's Director of the Division of the Commission Clerk and Administrative Services;
7. The appropriate regional office of the Department of Environmental Protection; and
8. The appropriate water management district.

Copies of the Notice and a list of entities identified by the Florida Public Service Commission staff to receive notice are appended to the draft affidavit, which is attached hereto.

DEAN MEAD

Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
P.O. Box 2757 (ZIP 34954)
Fort Pierce, Florida 34947

772-464-7700
772-464-7877 Fax
www.deanmead.com

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COMMISSION
CLERK

Orlando
Fort Pierce
Viera

DENNIS G. CORRICK
772-464-7700 x. 6703
dcorrick@deanmead.com

October 28, 2009

VIA FEDEX

Office of Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Supplemental Filing: Docket No. 090478-WS (Skyland Utilities, LLC)

Dear Clerk:

Enclosed for Filing in this matter, please find a Supplemental Filing to Application for Original Certificates for Proposed Water and Wastewater System and Request for Initial Rates and Charges. If there are any problems with this supplemental filing, please contact Michael Minton or myself at (772) 464-7700.

Sincerely,

Dennis G. Corrick

DGC/lmb
Enclosures

cc: Michael D. Minton, Esq. (via e-mail)
Ronald Edwards (via e-mail)
Tony Isaacs (via e-mail) (w/enclosures)
Gerald Hartman (via e-mail)

DOCUMENT NUMBER-DATE
10967 OCT 29 09
FPSC-COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Skyland Utilities, LLC to operate a Water and Wastewater Utility In Hernando and Pasco Counties, Florida.	Docket No. 090478-WS Filed: October 16, 2009

/

SUPPLEMENTAL FILING TO APPLICATION FOR ORIGINAL CERTIFICATES FOR PROPOSED WATER AND WASTEWATER SYSTEM AND REQUEST FOR INITIAL RATES AND CHARGES

Skyland Utilities, LLC (the "Utility"), by and through its undersigned attorney and pursuant to Section 367.045, Florida Statutes, and Rule 25-30.030, Florida Administrative Code, files this Supplemental Filing (this "Supplemental Filing").

1. Pursuant to Rule 25-30.030(2), Florida Administrative Code, the Utility obtained from the Commission a list of names and addresses of the entities entitled to receive notice of its application ("Notice List"). Within seven (7) days of filing its application, the Utility provided notice of Utilities application to the entities on the Notice List.

2. Within seven (7) days of filing its application, the Utility provided a copy of the notice of the application to the prospective customers of the system to be certificated.

3. Within seven (7) days of filing its application, the Utility published notice of its application once in a newspaper of general circulation in the territory proposed to be served.

4. The Utility hereby submits affidavits to the Commission verifying that it has provided notice of its application, along with a copy of the notice and list of entities receiving the notice pursuant to Florida Administrative Code Rule 25-30.030.

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DOCUMENT NUMBER-DATE
10967 OCT 29 8
FPSC-COMMISSION CLERK

5. Pursuant to the foregoing, attached are the following late-filed exhibits:

a. **Exhibit S**: Affidavit of Mailing and a list of entities identified by the Florida Public Service Commission staff to receive notice, and to whom notice was actually provided;

b. **Exhibit T**: Affidavit of Notice to Customer and a list naming the single potential customer of the Utility; and

c. **Exhibit U**: Affidavits of Publication, accompanied by proof of publication, for publication in a newspaper of general circulation in each of the two (2) counties in which the Utility will operate.

Respectfully submitted this 28th day of October, 2009.

DEAN, MEAD, MINTON & ZWEMER

Michael D. Minton
Dennis G. Corrick
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
Phone: (772) 464-7700
Fax: (772) 464-7877

Attorney for Skyland Utilities, LLC

EXHIBIT "S"

DOCUMENT NUMBER-DATE
10967 OCT 29 98
FPSC-COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Skyland Utilities, LLC
to operate a water and wastewater utility
in Hernando and Pasco Counties, Florida

AFFIDAVIT OF MAILING

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Ronald Edwards, who, after being sworn on oath, did depose on oath that say that he is Manager of Skyland Utilities, LLC, that on October 16, 2009, he caused to be sent by regular U.S. mail, a copy of the Notice attached hereto to each of the utilities, governmental bodies, agencies, and municipalities, listed in Exhibit S, pursuant to and above and beyond the requirements of the Florida Public Service Commission Rule 25-30.030.

FURTHER AFFIANT SAYETH NOT.

Ronald Edwards

Ronald Edwards, Manager

Sworn to and subscribed before me this 20th day of October, 2009, by Ronald L Edwards who is personally known to me.

Debra Turner Bunnell
Print Name: DEBRA TURNER BUNNELL
NOTARY PUBLIC: DD749397
My Commission Expires: 1/16/2012

Notary Public State of Florida
Debra Turner-Bunnell
My Commission DD749397
Expires 01/16/2012

DOCUMENT NUMBER-DATE
10967 OCT 26
FPSC-COMMISSION CLERK

F0102473v1

LIST OF WATER AND WASTEWATER UTILITIES IN HERNANDO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME — MANAGER

GOVERNMENTAL AGENCIES

CLERK, BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY
COUNTY ATTORNEY
20 NORTH MAIN STREET, ROOM 130
BROOKSVILLE, FL 34601-2893

DEP SOUTHWEST DISTRICT
13051 N. TELECOM PARKWAY
TEMPLE TERRACE, FL 33637-0926

MAYOR, CITY OF BROOKSVILLE
201 HOWELL AVENUE
BROOKSVILLE, FL 34601-2041

MAYOR, CITY OF WEEKI WACHEE
6131 COMMERICAL WAY
SPRING HILL, FL 34606-1121

S.W. FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34609-6899

WITHLACOOCHEE REG. PLANNING COUNCIL
1241 S.W. 10TH STREET
OCALA, FL 32674-2798

LIST OF WATER AND WASTEWATER UTILITIES IN HERNANDO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER

STATE OFFICIALS

OFFICE OF PUBLIC COUNSEL
111 WEST MADISON STREET
SUITE 812
TALLAHASSEE, FL 32399-1400

OFFICE OF COMMISSION CLERK
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER
PASCO COUNTY	
ALLEN LAFORTUNE AND OTIS FONDER (WU556) 36645 SUNSHINE ROAD ZEPHYRHILLS, FL 33541-1182	ALLEN LAFORTUNE (813) 782-6929
AQUA UTILITIES FLORIDA, INC. (WS883) 2228 CAPITAL CIRCLE N.E., SUITE 2A TALLAHASSEE, FL 32308-4306	TROY RENDELL (850) 575-8500
C. S. WATER COMPANY, INC. (WU030) P. O. BOX 40 CRYSTAL SPRINGS, FL 33524-0040	CLYDE A. BISTON (813) 783-2984 (OFFICE)
COLONIAL MANOR UTILITY COMPANY (WU894) P. O. BOX 398 NEW PORT RICHEY, FL 34656-0398	GARY DEREMER (727) 848-8292 EXT 202
CRESTRIDGE UTILITY CORPORATION (WU049) 4804 MILE STRETCH DRIVE HOLIDAY, FL 34690-4358	JUDY RIVETTE (727) 937-6275
JB GROVES UTILITY COMPANY, A DIVISION OF COMMUNITY UTILI (WU865) P. O. BOX 398 NEW PORT RICHEY, FL 34656-0398	GARY DEREMER (727) 848-8292 EXT 202
HOLIDAY GARDENS UTILITIES, INC. (WU109) 4804 MILE STRETCH DRIVE HOLIDAY, FL 34690-4358	JUDY RIVETTE (727) 937-6275
HOLIDAY UTILITY COMPANY, INC. (WU111) P. O. BOX 398 NEW PORT RICHEY, FL 34656-0398	GARY DEREMER (727) 848-8292 EXT 202
HV UTILITY SYSTEMS, L.L.C. (SU866) % EQUITY LIFESTYLE PROPERTIES, INC. TWO NORTH RIVERSIDE PLAZA, SUITE 800 CHICAGO, IL 60606-2682	KENNETH KROOT (312) 279-1652
KEMPLE WATER COMPANY (WU132) 37502 MARCLIFF TERRACE ZEPHYRHILLS, FL 33541-8451	RICHARD KEMPLE (813) 782-2972
L W V UTILITIES, INC. (WU135) 7552 CONGRESS STREET, SUITE 4 NEW PORT RICHEY, FL 34653-1106	JAMES C. WEEKS (727) 849-9389

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER
PASCO COUNTY	
LABRADOR UTILITIES, INC. (WS851) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	PATRICK C. FLYNN (407) 869-1919
LINDRICK SERVICE CORPORATION (WS149) 5245 U.S. HIGHWAY 19 NORTH NEW PORT RICHEY, FL 34652-3967	HELEN L. MCNEIL (727) 848-1165
MAD HATTER UTILITY, INC. (WS155) 2348 RADEN DRIVE LAND O' LAKES, FL 34639-5136	LARRY G. DELUCENAY (813) 949-2167 OR -5977
NI FLORIDA, LLC (SU915) 10913 METRONOME HOUSTON, TX 77043-2201	KENNETH A. HOFFMAN (850) 681-6788
ORANGELAND WATER SUPPLY (WU179) 2109 OVERVIEW DRIVE NEW PORT RICHEY, FL 34655-4131	FRED J. SNELL (727)-372-8330
NGEWOOD LAKES SERVICES, INC. (WS180) 7004 CONGRESS STREET, SUITE 4 NEW PORT RICHEY, FL 34653-1107	ALFRED G. HEILER (727) 849-9555
PARADISE LAKES UTILITY, L.L.C. (WS446) 2348 RADEN DRIVE LAND O' LAKES, FL 34639-5136	JANICE L. DELUCENAY (813) 949-2167
PASCO UTILITIES, INC. (WU190) % U.S. WATER SERVICES CORPORATION 4939 CROSS BAYOU BLVD. NEW PORT RICHEY, FL 34652-3434	GARY DEREMER (727)-919-0408
SILVER FOX UTILITY COMPANY LLC D/B/A TIMBERWOOD UTILITIES (WS896) 4436 BRYNWOOD DRIVE NAPLES, FL 34119-8412	DAVID BOLLINGER (239) 593-6749
UTILITIES, INC. OF FLORIDA (WU372) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	PATRICK C. FLYNN (407) 869-1919
UTILITIES, INC. OF FLORIDA (SU640) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	PATRICK C. FLYNN (407) 869-1919

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER
PASCO COUNTY	
VIRGINIA CITY UTILITY COMPANY A DIVISION OF COMMUNITY UTIL (WU864) P. O. BOX 398 NEW PORT RICHEY, FL 34656-0398	GARY DEREMER (727) 848-8292 EXT 202

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME — MANAGER

GOVERNMENTAL AGENCIES

CLERK, BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY
38053 LIVE OAK AVENUE
DADE CITY, FL 33525

DEP SOUTHWEST DISTRICT
13051 N. TELECOM PARKWAY
TEMPLE TERRACE, FL 33637-0926

MAYOR, CITY OF DADE CITY
P. O. BOX 1355
DADE CITY, FL 33526-1355

MAYOR, CITY OF NEW PORT RICHEY
5919 MAIN STREET
NEW PORT RICHEY, FL 34652

MAYOR, CITY OF PORT RICHEY
ATTN: CITY CLERK
6333 RIDGE ROAD
PORT RICHEY, FL 33668-6746

MAYOR, CITY OF SAN ANTONIO
32819 PENNSYLVANIA AVENUE
P. O. BOX 75
SAN ANTONIO, FL 33576-0075

MAYOR, CITY OF ST. LEO
P. O. BOX 2479
ST. LEO, FL 33574-2479

MAYOR, CITY OF ZEPHYRHILLS
5335 8TH STREET
ZEPHYRHILLS, FL 33540-5133

MIKE WELLS, PASCO COUNTY PROPERTY APPRAISER
14236 6TH STREET, SUITE 101
P. O. BOX 401
DADE CITY, FL 33526-0401

PASCO COUNTY ADMIN., 7530 LITTLE ROAD
PUBLIC WORKS UTILITY BUILDING
NEW PORT RICHEY, FL 34654

S.W. FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34609-6899

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER

GOVERNMENTAL AGENCIES

TAMPA BAY REGIONAL PLANNING COUNCIL
4000 GATEWAY CENTRE BLVD., SUITE 100
PINELLAS PARK, FL 33782

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER
STATE OFFICIALS	
OFFICE OF PUBLIC COUNSEL 111 WEST MADISON STREET SUITE 812 TALLAHASSEE, FL 32399-1400	
OFFICE OF COMMISSION CLERK FLORIDA PUBLIC SERVICE COMMISSION 2540 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-0850	

LIST OF WATER AND WASTEWATER UTILITIES IN HERNANDO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME — MANAGER

GOVERNMENTAL AGENCIES

CLERK, BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY
COUNTY ATTORNEY
20 NORTH MAIN STREET, ROOM 130
BROOKSVILLE, FL 34601-2893

DEP SOUTHWEST DISTRICT
13051 N. TELECOM PARKWAY
TEMPLE TERRACE, FL 33637-0926

MAYOR, CITY OF BROOKSVILLE
201 HOWELL AVENUE
BROOKSVILLE, FL 34601-2041

MAYOR, CITY OF WEEKI WACHEE
6131 COMMERICAL WAY
SPRING HILL, FL 34606-1121

S.W. FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34609-6899

WITHLACOOCHEE REG. PLANNING COUNCIL
1241 S.W. 10TH STREET
OCALA, FL 32674-2798

LIST OF WATER AND WASTEWATER UTILITIES IN HERNANDO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER

STATE OFFICIALS

OFFICE OF PUBLIC COUNSEL
111 WEST MADISON STREET
SUITE 812
TALLAHASSEE, FL 32399-1400

OFFICE OF COMMISSION CLERK
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER
PASCO COUNTY	
ALLEN LAFORTUNE AND OTIS FONDER (WU556) 36645 SUNSHINE ROAD ZEPHYRHILLS, FL 33541-1182	ALLEN LAFORTUNE (813) 782-6929
AQUA UTILITIES FLORIDA, INC. (WS883) 2228 CAPITAL CIRCLE N.E., SUITE 2A TALLAHASSEE, FL 32308-4306	TROY RENDELL (850) 575-8500
C. S. WATER COMPANY, INC. (WU030) P. O. BOX 40 CRYSTAL SPRINGS, FL 33524-0040	CLYDE A. BISTON (813) 783-2984 (OFFICE)
COLONIAL MANOR UTILITY COMPANY (WU894) P. O. BOX 398 NEW PORT RICHEY, FL 34656-0398	GARY DEREMER (727) 848-8292 EXT 202
CRESTRIDGE UTILITY CORPORATION (WU049) 4804 MILE STRETCH DRIVE HOLIDAY, FL 34690-4358	JUDY RIVETTE (727) 937-6275
IE GROVES UTILITY COMPANY A DIVISION OF COMMUNITY UTILI (WU865) . BOX 398 NEW PORT RICHEY, FL 34656-0398	GARY DEREMER (727) 848-8292 EXT 202
HOLIDAY GARDENS UTILITIES, INC. (WU109) 4804 MILE STRETCH DRIVE HOLIDAY, FL 34690-4358	JUDY RIVETTE (727) 937-6275
HOLIDAY UTILITY COMPANY, INC. (WU111) P. O. BOX 398 NEW PORT RICHEY, FL 34656-0398	GARY DEREMER (727) 848-8292 EXT 202
HV UTILITY SYSTEMS, L.L.C. (SU866) % EQUITY LIFESTYLE PROPERTIES, INC. TWO NORTH RIVERSIDE PLAZA, SUITE 800 CHICAGO, IL 60606-2682	KENNETH KROOT (312) 279-1652
KEMPLE WATER COMPANY (WU132) 37502 MARCLIFF TERRACE ZEPHYRHILLS, FL 33541-8451	RICHARD KEMPLE (813) 782-2972
L W V UTILITIES, INC. (WU135) 7552 CONGRESS STREET, SUITE 4 NEW PORT RICHEY, FL 34653-1106	JAMES C. WEEKS (727) 849-9389

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER
PASCO COUNTY	
LABRADOR UTILITIES, INC. (WS851) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	PATRICK C. FLYNN (407) 869-1919
LINDRICK SERVICE CORPORATION (WS149) 5245 U.S. HIGHWAY 19 NORTH NEW PORT RICHEY, FL 34652-3967	HELEN L. MCNEIL (727) 848-1165
MAD HATTER UTILITY, INC. (WS155) 2348 RADEN DRIVE LAND O' LAKES, FL 34639-5136	LARRY G. DELUCENAY (813) 949-2167 OR -5977
NI FLORIDA, LLC (SU915) 10913 METRONOME HOUSTON, TX 77043-2201	KENNETH A. HOFFMAN (850) 681-6788
ORANGELAND WATER SUPPLY (WU179) 2109 OVERVIEW DRIVE NEW PORT RICHEY, FL 34655-4131	FRED J. SNELL (727) 372-8330
ANGEWOOD LAKES SERVICES, INC. (WS180) CONGRESS STREET, SUITE 4 NEW PORT RICHEY, FL 34653-1107	ALFRED G. HEILER (727) 849-9555
PARADISE LAKES UTILITY, L.L.C. (WS446) 2348 RADEN DRIVE LAND O' LAKES, FL 34639-5136	JANICE L. DELUCENAY (813) 949-2167
PASCO UTILITIES, INC. (WU190) % U.S. WATER SERVICES CORPORATION 4939 CROSS BAYOU BLVD. NEW PORT RICHEY, FL 34652-3434	GARY DEREMER (727) 919-0408
SILVER FOX UTILITY COMPANY LLC D/B/A TIMBERWOOD UTILITIES (WS896) 4436 BRYNWOOD DRIVE NAPLES, FL 34119-8412	DAVID BOLLINGER (239) 593-6749
UTILITIES, INC. OF FLORIDA (WU372) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	PATRICK C. FLYNN (407) 869-1919
UTILITIES, INC. OF FLORIDA (SU640) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	PATRICK C. FLYNN (407) 869-1919

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER
PASCO COUNTY	
VIRGINIA CITY UTILITY COMPANY A DIVISION OF COMMUNITY UTIL (WU864) P. O. BOX 398 NEW PORT RICHEY, FL 34656-0398	GARY DEREMER (727) 848-8292 EXT 202

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER

GOVERNMENTAL AGENCIES

TAMPA BAY REGIONAL PLANNING COUNCIL
4000 GATEWAY CENTRE BLVD., SUITE 100
PINELLAS PARK, FL 33782

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY
(VALID FOR 60 DAYS)
10/07/2009 - 12/05/2009

UTILITY NAME	MANAGER

STATE OFFICIALS

OFFICE OF PUBLIC COUNSEL
111 WEST MADISON STREET
SUITE 812
TALLAHASSEE, FL 32399-1400

OFFICE OF COMMISSION CLERK
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Skyland Utilities, LLC
to operate a water and wastewater utility
in Hernando and Pasco Counties, Florida

AFFIDAVIT OF MAILING

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Ronald Edwards, who, after being sworn on oath, did depose on oath that say that he is Manager, of Skyland Utilities, LLC, that on October__, 2009 he caused to be sent by regular U.S. mail, a copy of the Notice attached hereto to each of the utilities, governmental bodies, agencies, and municipalities, listed in Exhibit S, pursuant to and above and beyond the requirements of the Florida Public Service Commission Rule 25-30.030.

FURTHER AFFIANT SAYETH NOT.

_____

Ronald Edwards, Manager

Sworn to and subscribed before me this __ day of October, 2009, by _____, who is personally known to me.

_____

Print Name:
NOTARY PUBLIC:
My Commission Expires:

NOTICE OF APPLICATION FOR AN INITIAL CERTIFICATE OF AUTHORIZATION

FOR WATER AND WASTEWATER CERTIFICATE

LEGAL NOTICE

Notice is hereby given on October 7, 2009, pursuant to Section 367.045, Florida Statutes, of the application of Skyland Utilities, LLC to operate a water and wastewater utility to provide service to the following described territory in Hernando and Pasco Counties, Florida:

DESCRIPTION ID Parcel 1
Section 4, Township 24 South, Range 20 East, Pasco County

NE 1/4 of the NW 1/4 AND the North 1/2 of the NE 1/4, LESS, Road Right Of Ways, all in Section 4 Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 2
Section 29, Township 23 South, Range 20 East, Hernando County

SW 1/4 AND the South 1/2 of the NW 1/4 lying East and South of State Road 420 TOGETHER WITH the North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 LESS State Road 420 Right of Way, all in Section 29 Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 3,7A,7B,7C,9 & 11
Sections 20, 21, 28, 29, 31,32 and 33 Township 23 South, Range 21 East Township 24 South, Range 21 East, Pasco County

All of Section 20 TOGETHER WITH the NW 1/4 of Section 21 AND the NW 1/4 of the SW 1/4 lying South and West of Bonnett Pond in Section 28, AND all of Section 29, AND that part of the East 1/2 of the NE and SE 1/4 of Section 31, lying East of State Road 575, LESS AND EXCEPT the North 611.00 of the West 700.0 feet of said SE 1/4 AND the North 1/2 AND that part of the South 1/2 in Section 32, lying West of the former Seaboard Coastline Railroad Right of Way TOGETHER WITH The North 1/2

AND the North 1/2 of the SW 1/4 AND the SE 1/4 of the SW 1/4 of Section 33 ALL in Township 23 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 4
Section 3, Township 24 South, Range 20 East, Pasco County

North 1/2 of the SW ¼, LESS road Right of Way, in Section 3, Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 5
Section 30, Township 23 South, Range 20 East, Hernando County

NW 1/4 of the SE 1/4 LESS one Acre in the Southwest corner thereof AND the NE 1/4 of the SW1/4, all lying North of State Road 420, TOGETHER WITH the West 1/2 of the SW 1/4 of the NE 1/4 AND the South 1/2 of the NW1/4 all in Section 30, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 6
Section 1, Township 24 South, Range 20 East and Section 6, Township 24 South, Range 21 East, Pasco County

North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 AND the SW 1/4 of the NE 1/4 AND the North 1/2 of the SE 1/4 of the NW 1/4 AND the SE 1/4 of the SE 1/4 of the NW 1/4 AND all land lying North & West of a branch or stream running through the NW corner of SE 1/4 of the NE 1/4 all in Section 1 Township 24 South, Range 20 East
TOGETHER WITH that portion of the NW 1/4 of Section 6 more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 6; thence East 677 feet; thence North to a point situated 663 feet East of the Northwest corner of the said NW 1/4, thence West to the Northwest corner of aforesaid NW 1/4; thence South to the Point of Beginning LESS AND EXCEPT that portion lying in Dowling Lake, all in Township 24 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 8
Section 30, Township 23 South, Range 20 East, Hernando County

The SW 1/4 of the SW ¼ in Section 30, lying South of State Road 420 and West of Road Right of Way all in Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 10A & 10B
Section 36, Township 23 South, Range 20 East, Hernando County

SW 1/2 of the SE 1/4, AND the E 1/2 of the SW 1/4 lying South and West of Flag Pond AND the SW 1/4 of the SW 1/4 in Section 36 TOGETHER WITH the following described land: Begin at the Southeast corner of Section 36, thence Northwesterly 570.65 feet along the east line of the SW 1/2 of the SE 1/4; thence East 700 feet; thence South 700 feet to the Point of Beginning, all in Section 36, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 12A&12B
Sections 4 and 5, Township 24 South, Range 21 East, Pasco County

The West 1/2 of the NW 1/4 of Section 4 AND the NE 1/4 of Section 5 TOGETHER WITH that portion of the NW 1/4 of said Section 5 that lies East of the Railroad all in Township 24 Range 21 East, Pasco County, Florida

Any objection to the said application must be made in writing and filed with the Office of Commision Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Skyland Utilities, LLC

660 Beachland Blvd., Suite 301

Vero Beach, FL 32963

Exhibit T

EXHIBIT T

Exhibit T will be a late-filed exhibit consisting of an affidavit that the Notice of Actual Application ("Notice") was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each potential customer of the system

A copy of the draft Notice is attached hereto.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Skyland Utilities, LLC
to operate a water and wastewater utility
in Hernando and Pasco Counties, Florida

AFFIDAVIT OF NOTICE TO CUSTOMERS

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Ronald Edwards, who, after being sworn on oath, did depose on oath that he is Manager of Skyland Utilities, LLC, that on October 16, 2009, he had given a copy of the Notice to all potential customers of Skyland Utilities, LLC. Currently the only potential customer is Evans Properties, Inc., which owns all of the land within Skyland's proposed service territory.

FURTHER AFFIANT SAYETH NOT.

Ronald Edwards

Ronald Edwards, Manager

Sworn to and subscribed before me this 20th day of October, 2009, by Ronald L. Edwards who is personally known to me.

Debra Turner-Bunnell

Print Name: DEBRA TURNER-BUNNELL
NOTARY PUBLIC: DD 749397
My Commission Expires: 1/16/2012

Notary Public State of Florida
Debra Turner-Bunnell
My Commission DD749397
Expires 01/16/2012

F0102475v1

Mailing List For Notice To Customers

Evans Properties, Inc.
660 Beachland Boulevard
Vero Beach, FL 32963

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Skyland Utilities, LLC
to operate a water and wastewater utility
in Hernando and Pasco Counties, Florida

AFFIDAVIT OF NOTICE TO CUSTOMERS

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Ronald Edwards, who, after being sworn on oath, did depose on oath that he is Manager, of Skyland Utilities, LLC, that on October __, 2009 he had given a copy of the Notice to all potential customers of Skyland Utilities, LLC. Currently the only potential customer is Evans Properties, Inc. which owns all of the land within Skyland's proposed service territory.

FURTHER AFFIANT SAYETH NOT.

_____

Ronald Edwards, Manager

Sworn to and subscribed before me this __ day of October, 2009, by _____, who is personally known to me.

_____

Print Name:
NOTARY PUBLIC:
My Commission Expires:

NOTICE OF APPLICATION FOR AN INITIAL CERTIFICATE OF AUTHORIZATION

FOR WATER AND WASTEWATER CERTIFICATE

LEGAL NOTICE

Notice is hereby given on October 7, 2009, pursuant to Section 367.045, Florida Statutes, of the application of Skyland Utilities, LLC to operate a water and wastewater utility to provide service to the following described territory in Hernando and Pasco Counties, Florida:

DESCRIPTION ID Parcel 1
Section 4, Township 24 South, Range 20 East, Pasco County

NE 1/4 of the NW 1/4 AND the North 1/2 of the NE 1/4; LESS, Road Right Of Ways, all in Section 4 Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 2
Section 29, Township 23 South, Range 20 East, Hernando County

SW 1/4 AND the South 1/2 of the NW 1/4 lying East and South of State Road 420 TOGETHER WITH the North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 LESS State Road 420 Right of Way, all in Section 29 Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 3,7A,7B,7C,9 & 11
Sections 20, 21, 28, 29, 31,32 and 33 Township 23 South, Range 21 East Township 24 South, Range 21 East, Pasco County

All of Section 20 TOGETHER WITH the NW 1/4 of Section 21 AND the NW 1/4 of the SW 1/4 lying South and West of Bonnett Pond in Section 28, AND all of Section 29, AND that part of the East 1/2 of the NE and SE 1/4 of Section 31, lying East of State Road 575, LESS AND EXCEPT the North 611.00 of the West 700.0 feet of said SE 1/4 AND the North 1/2 AND that part of the South 1/2 in Section 32, lying West of the former Seaboard Coastline Railroad Right of Way TOGETHER WITH The North 1/2

AND the North 1/2 of the SW 1/4 AND the SE 1/4 of the SW 1/4 of Section 33 ALL in Township 23 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 4
Section 3, Township 24 South, Range 20 East, Pasco County

North 1/2 of the SW ¼, LESS road Right of Way, in Section 3, Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 5
Section 30, Township 23 South, Range 20 East, Hernando County

NW 1/4 of the SE 1/4 LESS one Acre in the Southwest corner thereof AND the NE 1/4 of the SW1/4, all lying North of State Road 420, TOGETHER WITH the West 1/2 of the SW 1/4 of the NE 1/4 AND the South 1/2 of the NW1/4 all in Section 30, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 6
Section 1, Township 24 South, Range 20 East and Section 6, Township 24 South, Range 21 East, Pasco County

North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 AND the SW 1/4 of the NE 1/4 AND the North 1/2 of the SE 1/4 of the NW 1/4 AND the SE 1/4 of the SE 1/4 of the NW 1/4 AND all land lying North & West of a branch or stream running through the NW corner of SE 1/4 of the NE 1/4 all in Section 1 Township 24 South, Range 20 East TOGETHER WITH that portion of the NW 1/4 of Section 6 more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 6; thence East 677 feet; thence North to a point situated 663 feet East of the Northwest corner of the said NW 1/4, thence West to the Northwest corner of aforesaid NW 1/4; thence South to the Point of Beginning LESS AND EXCEPT that portion lying in Dowling Lake, all in Township 24 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 8
Section 30, Township 23 South, Range 20 East, Hernando County

The SW 1/4 of the SW ¼ in Section 30, lying South of State Road 420 and West of Road Right of Way all in Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 10A & 10B
Section 36, Township 23 South, Range 20 East, Hernando County

SW 1/2 of the SE 1/4, AND the E 1/2 of the SW 1/4 lying South and West of Flag Pond AND the SW 1/4 of the SW 1/4 in Section 36 TOGETHER WITH the following described land: Begin at the Southeast corner of Section 36, thence Northwesterly 570.65 feet along the east line of the SW 1/2 of the SE 1/4; thence East 700 feet; thence South 700 feet to the Point of Beginning, all in Section 36, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 12A&12B
Sections 4 and 5, Township 24 South, Range 21 East, Pasco County

The West 1/2 of the NW 1/4 of Section 4 AND the NE 1/4 of Section 5 TOGETHER WITH that portion of the NW 1/4 of said Section 5 that lies East of the Railroad all in Township 24 Range 21 East, Pasco County, Florida

Any objection to the said application must be made in writing and filed with the Office of Commision Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Skyland Utilities, LLC

660 Beachland Blvd., Suite 301

Vero Beach, FL 32963

Exhibit U

EXHIBIT U

Exhibit U will be a late-filed exhibit consisting of an affidavit that the Notice of Actual Application ("Notice") was published once in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit.

A copy of the draft Notice is attached hereto.

0003122389

PASCO TIMES

An Edition of the St. Petersburg Times

Published Daily
Port Richey, Pasco County, Florida

STATE OF FLORIDA
COUNTY OF PASCO:

Before the undersigned authority personally appeared Jessica Attard who on oath says that she is Legal Clerk of the Pasco Times a daily newspaper published at Port Richey, in Pasco County, Florida: that the attached copy of advertisement, being a Legal Notice in the matter of RE: Notice of Application

in the Court was published in said newspaper in the issues of October 16, 2009

Affiant further says the said Pasco Times is a newspaper published at Port Richey, in said Pasco County, Florida, and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as second class mail matter at the post office in Port Richey in said Pasco County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 16th day of October, 2009.

NOTARY PUBLIC STATE OF FLORIDA
LORI A. SHOWEN
MY COMMISSION # DD 891166
EXPIRES: June 9, 2013
Bonded Thru Budget Notary Services

Signature of Notary Public

Personally known X or produced identification ____

Type of identification produced ____

NOTICE OF APPLICATION FOR AN INITIAL CERTIFICATE OF AUTHORIZATION FOR WATER AND WASTEWATER CERTIFICATE

LEGAL NOTICE

Notice is hereby given on October 16, 2009, pursuant to Section 367.045, Florida Statutes, of the application of Skyland Utilities, LLC to operate a water and wastewater utility to provide service to the following described territory in Hernando and Pasco Counties, Florida:

DESCRIPTION ID Parcel 1
Section 4, Township 24 South, Range 20 East, Pasco County

NE 1/4 of the NW 1/4 AND the North 1/2 of the NE 1/4, LESS, Road Right Of Ways, all in Section 4 Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 2
Section 29, Township 23 South, Range 20 East, Hernando County

SW 1/4 AND the South 1/2 of the NW 1/4 lying East and South of State Road 420 TOGETHER WITH the North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 LESS State Road 420 Right of Way, all in Section 29 Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 3,7A,7B,7C,9 & 11
Sections 20, 21, 28, 29, 31,32 and 33 Township 23 South, Range 21 East Township 24 South, Range 21 East, Pasco County

All of Section 20 TOGETHER WITH the NW 1/4 of Section 21 AND the NW 1/4 of the SW 1/4 lying South and West of Bonnett Pond in Section 28, AND all of Section 29, AND that part of the East 1/2 of the NE and SE 1/4 of Section 31, lying East of State Road 575, LESS AND EXCEPT the North 611.00 of the West 700.0 feet of said SE 1/4 AND the North 1/2 AND that part of the South 1/2 in Section 32, lying West of the former Seaboard Coastline Railroad Right of Way TOGETHER WITH The North 1/2 AND the North 1/2 of the SW 1/4 AND the SE 1/4 of the SW 1/4 of Section 33 ALL in Township 23 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 4
Section 3, Township 24 South, Range 20 East, Pasco County

North 1/2 of the SW ¼, LESS road Right of Way, in Section 3, Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 5
Section 30, Township 23 South, Range 20 East, Hernando County

NW 1/4 of the SE 1/4 LESS one Acre in the Southwest corner thereof AND the NE 1/4 of the SW1/4, all lying North of State Road 420, TOGETHER WITH the West 1/2 of the SW 1/4 of the NE 1/4 AND the South 1/2 of the NW1/4 all in Section 30, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 6
Section 1, Township 24 South, Range 20 East and Section 6, Township 24 South, Range 21 East, Pasco County

North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 AND the SW 1/4 of the NE 1/4 AND the North 1/2 of the SE 1/4 of the NW 1/4 AND the SE 1/4 of the SE 1/4 of the NW 1/4 AND all land lying North & West of a branch or stream running through the NW corner of SE 1/4 of the NE 1/4 all in Section 1 Township 24 South, Range 20 East TOGETHER WITH that portion of the NW 1/4 of Section 6 more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 6; thence East 677 feet; thence North to a point situated 663 feet East of the Northwest corner of the said NW 1/4, thence West to the Northwest corner of aforesaid NW 1/4; thence South to the Point of Beginning LESS AND EXCEPT that portion lying in Dowling Lake, all in Township 24 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 8
Section 30, Township 23 South, Range 20 East, Hernando County

The SW 1/4 of the SW ¼ in Section 30, lying South of State Road 420 and West of Road Right of Way all in Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 10A & 10B
Section 36, Township 23 South, Range 20 East, Hernando County

SW 1/2 of the SE 1/4, AND the E 1/2 of the SW 1/4 lying South and West of Flag Pond AND the SW 1/4 of the SW 1/4 in Section 36 TOGETHER WITH the following described land: Begin at the Southeast corner of Section 36, thence Northwesterly 570.65 feet along the east line of the SW 1/2 of the SE 1/4; thence East 700 feet; thence South 700 feet to the Point of Beginning, all in Section 36, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 12A&12B
Sections 4 and 5, Township 24 South, Range 21 East, Pasco County

The West 1/2 of the NW 1/4 of Section 4 AND the NE 1/4 of Section 5 TOGETHER WITH that portion of the NW 1/4 of said Section 5 that lies East of the Railroad all in Township 24 Range 21 East, Pasco County, Florida

Any objection to the said application must be made in writing and filed with the Office of Commision Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Skyland Utilities, LLC
660 Beachland Blvd., Suite 301
Vero Beach, FL 32963
(003122389) 10/16/09

003122389

HERNANDO TIMES

An Edition of the St. Petersburg Times
Published Daily
Brooksville, Hernando County, Florida

STATE OF FLORIDA
COUNTY OF HERNANDO:

Before the undersigned authority personally appeared Jessica Attard who on oath says that she is Legal Clerk of the Hernando Times a daily newspaper published at Brooksville, in Hernando County, Florida: that the attached copy of advertisement, being a Legal Notice in the matter of RE: Notice of Application

in the Court was published in said newspaper in the issues of October 16, 2009

Affiant further says the said Hernando Times is a newspaper published at Brooksville, in said Hernando County, Florida, and that the said newspaper has heretofore been continuously published in said Hernando County, Florida, each day and has been entered as second class mail matter at the post office in Brooksville, in said Hernando County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm, or corporation any discount, rebate commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jessica Attard
Signature of Affiant

Sworn to and subscribed before me this 23rd day of October, 2009.

LORI A. SHOWEN
MY COMMISSION # DD 891166
EXPIRES: June 9, 2013
Bonded Thru Budget Notary Services

Signature of Notary Public

Personally known x or produced identification ____

Type of identification produced ____

NOTICE OF APPLICATION FOR AN INITIAL CERTIFICATE OF AUTHORIZATION FOR WATER AND WASTEWATER CERTIFICATE

LEGAL NOTICE

Notice is hereby given on October 16, 2009, pursuant to Section 367.045, Florida Statutes, of the application of Skyland Utilities, LLC to operate a water and wastewater utility to provide service to the following described territory in Hernando and Pasco Counties, Florida:

DESCRIPTION ID Parcel 1
Section 4, Township 24 South, Range 20 East, Pasco County

NE 1/4 of the NW 1/4 AND the North 1/2 of the NE 1/4, LESS, Road Right Of Ways, all in Section 4 Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 2
Section 29, Township 23 South, Range 20 East, Hernando County

SW 1/4 AND the South 1/2 of the NW 1/4 lying East and South of State Road 420 TOGETHER WITH the North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 LESS State Road 420 Right of Way, all in Section 29 Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 3,7A,7B,7C,9 & 11
Sections 20, 21, 28, 29, 31,32 and 33 Township 23 South, Range 21 East Township 24 South, Range 21 East, Pasco County

All of Section 20 TOGETHER WITH the NW 1/4 of Section 21 AND the NW 1/4 of the SW 1/4 lying South and West of Bonnett Pond in Section 28, AND all of Section 29, AND that part of the East 1/2 of the NE and SE 1/4 of Section 31, lying East of State Road 575, LESS AND EXCEPT the North 611.00 of the West 700.0 feet of said SE 1/4 AND the North 1/2 AND that part of the South 1/2 in Section 32, lying West of the former Seaboard Coastline Railroad Right of Way TOGETHER WITH The North 1/2 AND the North 1/2 of the SW 1/4 AND the SE 1/4 of the SW 1/4 of Section 33 ALL in Township 23 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 4
Section 3, Township 24 South, Range 20 East, Pasco County

North 1/2 of the SW ¼, LESS road Right of Way, in Section 3, Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 5
Section 30, Township 23 South, Range 20 East, Hernando County

NW 1/4 of the SE 1/4 LESS one Acre in the Southwest corner thereof AND the NE 1/4 of the SW1/4, all lying North of State Road 420, TOGETHER WITH the West 1/2 of the SW 1/4 of the NE 1/4 AND the South 1/2 of the NW1/4 all in Section 30, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 6
Section 1, Township 24 South, Range 20 East and Section 6, Township 24 South, Range 21 East, Pasco County

North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 AND the SW 1/4 of the NE 1/4 AND the North 1/2 of the SE 1/4 of the NW 1/4 AND the SE 1/4 of the SE 1/4 of the NW 1/4 AND all land lying North & West of a branch or stream running through the NW corner of SE 1/4 of the NE 1/4 all in Section 1 Township 24 South, Range 20 East TOGETHER WITH that portion of the NW 1/4 of Section 6 more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 6; thence East 677 feet; thence North to a point situated 663 feet East of the Northwest corner of the said NW 1/4, thence West to the Northwest corner of aforesaid NW 1/4; thence South to the Point of Beginning LESS AND EXCEPT that portion lying in Dowling Lake, all in Township 24 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 8
Section 30, Township 23 South, Range 20 East, Hernando County

The SW 1/4 of the SW ¼ in Section 30, lying South of State Road 420 and West of Road Right of Way all in Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 10A & 10B
Section 36, Township 23 South, Range 20 East, Hernando County

SW 1/2 of the SE 1/4, AND the E 1/2 of the SW 1/4 lying South and West of Flag Pond AND the SW 1/4 of the SW 1/4 in Section 36 TOGETHER WITH the following described land: Begin at the Southeast corner of Section 36, thence Northwesterly 570.65 feet along the east line of the SW 1/2 of the SE 1/4; thence East 700 feet; thence South 700 feet to the Point of Beginning, all in Section 36, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 12A&12B
Sections 4 and 5, Township 24 South, Range 21 East, Pasco County

The West 1/2 of the NW 1/4 of Section 4 AND the NE 1/4 of Section 5 TOGETHER WITH that portion of the NW 1/4 of said Section 5 that lies East of the Railroad all in Township 24 Range 21 East, Pasco County, Florida

Any objection to the said application must be made in writing and filed with the Office of Commision Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Skyland Utilities, LLC
660 Beachland Blvd., Suite 301
Vero Beach, FL 32963
(003122389) 10/16/09

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Skyland Utilities, LLC
to operate a water and wastewater utility
in Hernando and Pasco Counties, Florida

AFFIDAVIT OF PUBLICATION

_____ being first sworn, deposes and says: That he/she is a legal clerk for _____, daily issued and regularly circulated in the counties of Hernando and Pasco, and that the advertisement, a true copy of which is attached was published in the _____, for a period of _____ insertions, from the period of _____ to _____.

FURTHER AFFIANT SAYETH NOT.

_____

_____

Sworn to and subscribed before me this __ day of October, 2009, by _____, who is personally known to me.

_____
Print Name:
NOTARY PUBLIC:
My Commission Expires:

NOTICE OF APPLICATION FOR AN INITIAL CERTIFICATE OF AUTHORIZATION

FOR WATER AND WASTEWATER CERTIFICATE

LEGAL NOTICE

Notice is hereby given on October 7, 2009, pursuant to Section 367.045, Florida Statutes, of the application of Skyland Utilities, LLC to operate a water and wastewater utility to provide service to the following described territory in Hernando and Pasco Counties, Florida:

DESCRIPTION ID Parcel 1
Section 4, Township 24 South, Range 20 East, Pasco County

NE 1/4 of the NW 1/4 AND the North 1/2 of the NE 1/4, LESS, Road Right Of Ways, all in Section 4 Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 2
Section 29, Township 23 South, Range 20 East, Hernando County

SW 1/4 AND the South 1/2 of the NW 1/4 lying East and South of State Road 420 TOGETHER WITH the North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 LESS State Road 420 Right of Way, all in Section 29 Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 3,7A,7B,7C,9 & 11
Sections 20, 21, 28, 29, 31,32 and 33 Township 23 South, Range 21 East Township 24 South, Range 21 East, Pasco County

All of Section 20 TOGETHER WITH the NW 1/4 of Section 21 AND the NW 1/4 of the SW 1/4 lying South and West of Bonnett Pond in Section 28, AND all of Section 29, AND that part of the East 1/2 of the NE and SE 1/4 of Section 31, lying East of State Road 575, LESS AND EXCEPT the North 611.00 of the West 700.0 feet of said SE 1/4 AND the North 1/2 AND that part of the South 1/2 in Section 32, lying West of the former Seaboard Coastline Railroad Right of Way TOGETHER WITH The North 1/2

AND the North 1/2 of the SW 1/4 AND the SE 1/4 of the SW 1/4 of Section 33 ALL in Township 23 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 4
Section 3, Township 24 South, Range 20 East, Pasco County

North 1/2 of the SW ¼, LESS road Right of Way, in Section 3, Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 5
Section 30, Township 23 South, Range 20 East, Hernando County

NW 1/4 of the SE 1/4 LESS one Acre in the Southwest corner thereof AND the NE 1/4 of the SW1/4, all lying North of State Road 420, TOGETHER WITH the West 1/2 of the SW 1/4 of the NE 1/4 AND the South 1/2 of the NW1/4 all in Section 30, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 6
Section 1, Township 24 South, Range 20 East and Section 6, Township 24 South, Range 21 East, Pasco County

North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 AND the SW 1/4 of the NE 1/4 AND the North 1/2 of the SE 1/4 of the NW 1/4 AND the SE 1/4 of the SE 1/4 of the NW 1/4 AND all land lying North & West of a branch or stream running through the NW corner of SE 1/4 of the NE 1/4 all in Section 1 Township 24 South, Range 20 East
TOGETHER WITH that portion of the NW 1/4 of Section 6 more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 6; thence East 677 feet; thence North to a point situated 663 feet East of the Northwest corner of the said NW 1/4, thence West to the Northwest corner of aforesaid NW 1/4; thence South to the Point of Beginning LESS AND EXCEPT that portion lying in Dowling Lake, all in Township 24 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 8
Section 30, Township 23 South, Range 20 East, Hernando County

The SW 1/4 of the SW ¼ in Section 30, lying South of State Road 420 and West of Road Right of Way all in Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 10A & 10B
Section 36, Township 23 South, Range 20 East, Hernando County

SW 1/2 of the SE 1/4, AND the E 1/2 of the SW 1/4 lying South and West of Flag Pond AND the SW 1/4 of the SW 1/4 in Section 36 TOGETHER WITH the following described land: Begin at the Southeast corner of Section 36, thence Northwesterly 570.65 feet along the east line of the SW 1/2 of the SE 1/4; thence East 700 feet; thence South 700 feet to the Point of Beginning, all in Section 36, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 12A&12B
Sections 4 and 5, Township 24 South, Range 21 East, Pasco County

The West 1/2 of the NW 1/4 of Section 4 AND the NE 1/4 of Section 5 TOGETHER WITH that portion of the NW 1/4 of said Section 5 that lies East of the Railroad all in Township 24 Range 21 East, Pasco County, Florida

Any objection to the said application must be made in writing and filed with the Office of Commision Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Skyland Utilities, LLC

660 Beachland Blvd., Suite 301

Vero Beach, FL 32963

Exhibit V

EXHIBIT V

Exhibit V contains the original water and wastewater tariffs containing all rates, classifications, charges, rules and regulations (See **Appendix X**).

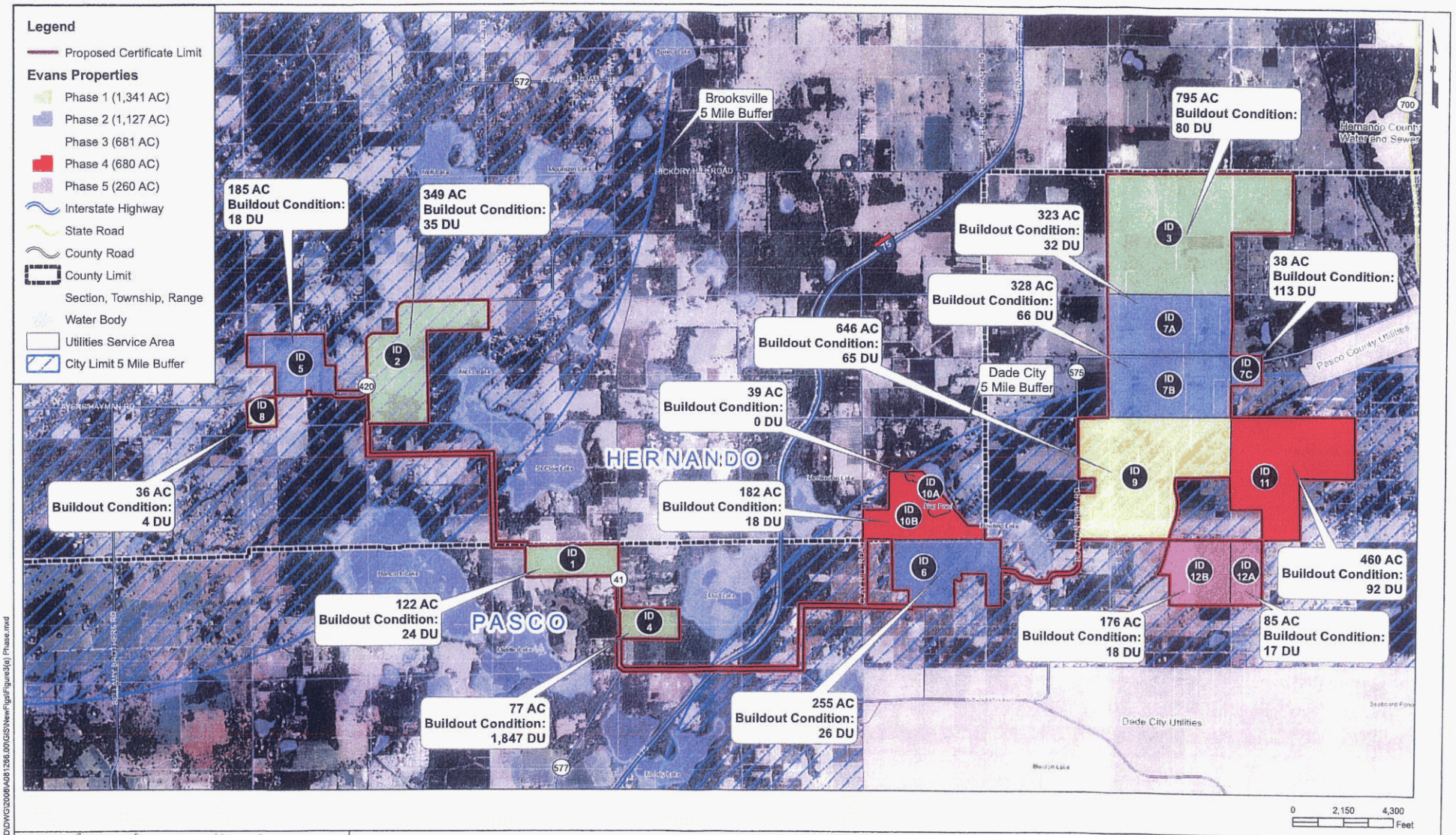
Appendices

TABLE OF CONTENTS

APPENDICES

Appendix I:	Attachments to Exhibit A: Letters Requesting Service and Phased Development Map
Appendix II:	Attachments to Exhibit B: Comprehensive Plan Research
Appendix III:	Attachments to Exhibit D: Schematics and Conceptual Layout of Utility Facilities, Water Treatment Plant Conceptual Schematic and Conceptual Water Distribution System Layout
Appendix IV	Attachments to Exhibit E: Water Lease Agreement Between Evans and Skyland Utilities
Appendix V:	Attachments to Exhibit F: Schematics and Conceptual Layout of Utility Facilities, Water Treatment Plant Conceptual Schematic and Conceptual Water Distribution System Layout
Appendix VI:	Attachments to Exhibit H: Wastewater Lease Agreement Between Evans and Skyland Utilities
Appendix VII:	Attachments to Exhibit I: Funding Agreement between Evans and Skyland Utilites; Dean Mead and GAI Consultants Inc. Information
Appendix VIII:	Attachments to Exhibit O: Cost Study and Rate Design
Appendix IX:	Attachments to Exhibit Q: Proposed Service Territory, Legal Description and Map
Appendix X:	Attachments to Exhibit V: Water and Wastewater Tariffs

Appendix I



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gai consultants
301 E. Pine St, Suite 1020, Orlando, FL 32801
P 407.423.8398 - F 407.843.1070

DEVELOPMENT PHASES - DRAFT
SKYLAND UTILITIES, INC.
EVANS PROPERTIES, INC. (PO #675380)

FIGURE 3(a)

06/05/2009

Evans
PROPERTIES, INC

660 Beachland Blvd. Suite 301 Vero Beach, FL 32963

Telephone: (772) 234-2410
Fax: (772) 234-3690

October 9, 2009

Mr. Ronald Edwards, President
Skyland Utilities, LLC
660 Beachland Blvd., Suite 301
Vero Beach, Florida 32963

RE: Request for Potable Water Service

Dear Mr. Edwards:

Please consider this letter as a request from Evans Properties, Inc. to Skyland Utilities, LLC to provide potable water to the following facilities on Evans land:

1. Trilby property one employee house, office barn

Evans Properties, Inc. understands it will be required to pay a reasonable connection fee and monthly charges for the potable water service, and that such fees and charges would be determined by the Florida Public Service Commission.

Let me know as soon as such services can be made available.

Sincerely,

J. Emmett Evans III
Vice President

JE/smc

October 2, 2009

Ms. Ann Cole, Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Request for Utility Services from Evans Properties, Inc.

Dear Ms. Cole:

Evans Properties, Inc., (Evans) is writing in support of the Original Certificate Application filed by Skyland Utilities, LLC (Skyland). Evans plans on utilizing utility services to be provided by Skyland in Hernando and Pasco Counties, Florida. Evans owns all the land inside the proposed service boundaries of the utility. In addition to existing houses and a shop that have a need for central service, the need for higher intensity agricultural uses is evident as well as service for future planned development. Skyland plans to expand its utility in phases to coincide with the increasing need for utility services of Evans so that the utility services required are provided. The most immediate need for water and wastewater services for Evans is in the existing facilities and the first phase of higher intensity agricultural use and retail use. The entire project is planned to be completed in five phases. The first phase of the project will occur in Hernando and Pasco Counties. Accordingly, Evans hereby requests service from Skyland Utilities, LLC.

Sincerely yours,

Ronald Edwards

Ronald Edwards, President
Evans Properties, Inc.
660 Beachland Blvd., Suite 301
Vero Beach, FL 32963

Appendix II

CHAPTER 2: FUTURE LAND USE



CHAPTER 2
FUTURE LAND USE ELEMENT
TABLE OF CONTENTS

Future Land Use Goals, Objectives, and Policies		2-1
Goal 1:	Foundation for Growth Management	2-1
FLU 1.1	Principles for Growth Management	2-1
FLU 1.2	Natural, Historic, Archaeological, and Cultural Resources	2-3
FLU 1.3	Protection of Coastal High Hazard Area	2-12
FLU 1.4	Protection of Residential Neighborhoods	2-14
FLU 1.5	Reduction of Nonconforming Uses, Conflicting Zonings, and Antiquated Plats	2-16
FLU 1.6	Nonresidential Development	2-18
FLU 1.7	Redevelopment and Renewal of Blighted Areas	2-22
FLU 1.8	Growth Management Policies for Innovative Planning Strategies to Reduce Urban Sprawl	2-24
FLU 1.9	Protection of Private Property Rights	2-27
Goal 2:	Protection of Rural Areas	2-29
FLU 2.1	Preserve Rural Lifestyles in the Northeast Pasco County Rural Area	2-29
FLU 2.2	Maintain the Economic Viability of Agricultural Production and Uses	2-38
FLU 2.3	Protect Existing Rural Neighborhoods	2-40
Goal 3:	Intergovernmental Coordination	2-43
FLU 3.1	Coordination of Development Activities	2-43
FLU 3.2	Coordination of Utility Services	2-44
Goal 4:	Design	2-45
FLU 4.1	Community Area Plans	2-45
FLU 4.2	Land O' Lakes Community Area Plan	2-46
FLU 4.3	Wesley Chapel Community Area Plan	2-47
FLU 4.4	Suncoast Parkway-Scenic Road Designation	2-48
FLU 4.5	Specific Area Plans	2-48
FLU 4.6	Corridor Design Standards	2-49
FLU 4.7	SR 54/56 Corridor Design Standards	2-52
Goal 5:	Connerton New Town	2-55
FLU 5.1	Connerton New Town Classification	2-55
FLU 5.2	Balance Residential and Nonresidential Land Uses	2-55
FLU 5.3	Connerton New Town Classification: Alternate Transportation Modes	2-56
FLU 5.4	Connerton New Town Classification: Environmental Design	2-56
FLU 5.5	Connerton New Town Classification: Guiding Development Policies	2-59

FLU 5.6 Connerton New Town Classification: Development Standards 2-64
FLU 5.7 Connerton New Town Classification: Approval Process 2-70

Goal 6: Future Land Use Subareas 2-72
FLU 6.1 Establishment of Subareas 2-72

FUTURE LAND USE
GOALS, OBJECTIVES AND POLICIES

GOAL 1: FOUNDATION FOR GROWTH MANAGEMENT

Implement the County's Future Land Use Plan to achieve an appropriate balance between public and private interests in the:

- **Protection of the environment;**
- **Creation of favorable economic conditions;**
- **Provision of affordable housing;**
- **Provision of adequate services and facilities;**
- **Maintenance of established residential neighborhoods;**
- **Protection of rural and agricultural areas;**
- **Provision of high quality, aesthetically designed roadways; and**
- **Protection of private property rights.**

OBJECTIVE FLU 1.1 PRINCIPLES FOR GROWTH MANAGEMENT

To pursue a vision for the future growth and development of the County that both preserves and enhances the quality and value of its communities. This vision relies upon a solid foundation for future planning which is reflected in its adopted future land use map and capital improvements program and which:

- Protects rural neighborhoods and effectively limits urban sprawl;
- Relies upon a lands acquisition program that is designed to preserve key ecosystems and protect wildlife, water resources, and natural areas;
- Includes an economic incentives program to attract targeted business industries and create new high paying jobs; and
- Provides a solid infrastructure support system.

Policy FLU 1.1.1 Adopted Future Land Use Map Series

The Future Land Use Map series embodies strategies designed to build long term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner. Pasco County provides appropriate future land use planning for a planning horizon through the year 2025 and adopts the Future Land Use Map Series as depicted in the following exhibits in the Map Appendix:

Map 2-1: Wells, Wellfields, and Wellhead Protection Areas,
Map 2-2: Coastal High Hazard Areas and Evacuation Routes,
Map 2-3: Rivers and Lakes,

Map 2-4: Flood Plains,
Map 2-5: Wetlands (Southwest Florida Water Management District), Map 2-6: Mineral Resources,
Map 2-7: Soils (Southwest Florida Water Management District),
Map 2-8: Topography,
Map 2-9: Future Land Use Sub-Areas,
Map 2-9a: FLU Subareas – Curley Road/S.R. 54
Map 2-9b: FLU Subareas – Cypress Creek Town Center
Map 2-9c: FLU Subareas – King Ranch
Map 2-9d: FLU Subareas – Long Lake Ranch
Map 2-11: Existing and Future Park and Conservation Areas,
Map 2-12: Archaeological and Historic Areas,
Map 2-13: Rural Areas, and
Map 2-15: 2025 Future Land Use Map.

Additional maps are adopted and referenced as a part of the Future Land Use Element that are not a part of the required Future Land Use Map Series.

Policy FLU 1.1.2 Concentration of Urban Densities
Pasco County shall optimize public investment in supporting infrastructure by concentrating land uses in locations where public facilities that are necessary to support a future land use designation or future land use map amendment are available as established in *Exhibit 2-1: Services and Facilities by Classification.*

Policy FLU 1.1.3 Principles for Limiting Sprawl Development
Pasco County shall limit the proliferation of a large lot sprawl development pattern over large expanses of land by evaluating plan amendments to RES-1 (Residential - 1 du/ga) land use designation to require that such amendments are either:

a. Less than 300 acres in size;
b. Developed as a Master Planned Unit Development (MPUD);
c. Developed as a Conservation Subdivision; or
d. Developed at a gross residential density not exceeding one unit per five acres of land.

Policy FLU 1.1.4 Residential-1 Land Use MPUD/Conservation Subdivision Requirement
Rezoning requests that increase the density within the RES-1 (Residential – 1 du/ga) land use category for all properties that are 100 acres or greater must meet the following criteria:
a. Be developed as a Master Planned Unit Development (MPUD); or
b. Be developed as a conservation subdivision.

Policy FLU 1.1.5 Transportation Corridor Management

Ensure that all new development supports the appropriate development of roads needed for county growth by requiring all development to comply with the Right-of-Way Preservation Ordinance.

Policy FLU 1.1.6 Water and Sewer Service Expansion

Pasco County shall encourage compact development and ensure that expansion of urban development occurs in a contiguous fashion through the detailed requirements of various policies within the Potable Water and Sanitary Sewer Sub-Elements which:

a. Ensure adequate service to residents within the established service area prior to expanding service areas;

b. Restrict the use of package plants;

c. Require mandatory hook-up to the County utility system; and

d. Require new development to fund the cost of utility line extension and the expansion of plant capacity.

OBJECTIVE FLU 1.2 NATURAL, HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES

Pursuant to Article II, Section 7 of the Constitution of the State of Florida, the County shall ensure that natural, historic, archaeological and cultural resources are protected for the enjoyment of all citizens through provisions of the Pasco County Land Development Code and the Pasco County Comprehensive Plan policies. These resources shall expressly include, but not necessarily be limited to, those resources that meet one or more of the following standards:

a. Water bodies which qualify as Outstanding Florida Waters and other significant natural resources.

b. Districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association: and:
   a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
   b. that are associated with the lives of persons significant in our past; or:
   c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or:
   d. that have yielded, or may be likely to yield, information important in prehistory or history.

c. Formally designated historic communities which have been identified as having a special character.

a. Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants within the Northeast Pasco County Rural Area;

b. Continue to rely primarily upon individual septic tank systems as the method of disposal of wastewater within the Northeast Pasco County Rural Area;

c. Require that new development within the Northeast Pasco County Rural Area shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems shall be, if paid for by the landowner/developer, permitted in the future if:

   1. The development form is a Conservation Subdivision; or
   2. The development form is an MPUD in RES-1; or
   3. It is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but un-served area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an area wide administrative land use update;.or
   4. It is a part of the implementation strategies for the Comprehensive Redevelopment Plan for Trilby, Lacochee and Trilacoochee. This exception permits the extension of utilities along US 301 to serve the Business District uses as described in Policy FLU 1.7.4.
   5. It is within the I-75/41 interchange mixed use/employment center/RES-9 designated properties.

Policy FLU 2.1.14 Methods of Collecting and Disposing of Solid Wastes

Consistent with the provision of services and facilities within the Northeast Pasco County Rural Area, Pasco County shall continue to use the solid and hazardous waste collection and disposal systems provided throughout the County to serve the Northeast Pasco County Rural Area.

Policy FLU 2.1.15 Protection of Natural Resources

Pasco County shall:

a. Protect wetland and flood prone areas in the Northeast Pasco County Rural Area consistent with the provisions of the Future Land Use, Public Facilities, and Conservation Elements of this Plan.

b. Protect groundwater systems in the Northeast Pasco County Rural Area by:

   1. Continuing to permit residential development at rural densities in the Northeast Pasco County Rural Area to minimize water consumption and maximize aquifer recharge due to small impervious surface areas;

2. Relying primarily on a system of small individual residential wells for the provision of potable water that disperse the potentially adverse effects of groundwater drawdown associated with excessive pumping of the aquifer; and
3. Relying primarily on properly installed and periodically inspected septic tanks in conformance with applicable law on large lots that return water to the aquifer to be the primary system of wastewater disposal.

Policy FLU 2.1.16 Facilities Improvements Consistent with the Rural Character

Improvements to public facilities shall be accomplished whenever possible and practical in a manner so as to preserve or enhance the rural character of the Northeast Pasco County Rural Area. This criteria shall apply to level of service standards, location, design standards, materials, and any other items impacting the final result.

Policy FLU 2.1.17 Joint Planning/Annexation Agreements

Coordinate with the municipalities of Dade City, St. Leo, and San Antonio in the development of 20-year annexation plans that define future annexation boundaries, future land uses; providers of and enhancements to public facilities/services and other infrastructure. The plans shall assess financial feasibility and the availability/capacity of service providers to serve the areas proposed for annexation and shall also address the following, where applicable:

a. Protection of the Northeast Pasco County Rural Area

   Recognition that the Northeast Pasco County Rural Area is an area with specific rural character rather than an area anticipated to be urbanized.

b. Planning principles and characteristics for the Northeast Pasco County Rural Area

   Inclusion of specific planning principles and standards for development within the Northeast Pasco County Rural Area:

   1. The Northeast Pasco County Rural Area includes special scenic roadway design standards for Rural Scenic Roads and includes SR 52 (from Scharber Road extended to the Dade City limits), St. Joe Road, Blanton Road, Bellamy Brothers Road, and Trilby Road to the extent that they are located in the Northeast Pasco County Rural Area.
   2. Individual wells and septic tanks shall be accepted as the primary method of providing potable water and sanitary sewer to the residents and other occupants within the Northeast Pasco County Rural Area. New developments within the Northeast Pasco

County Rural Area shall not be designed nor constructed with central water and/or sewer systems, except as provided in Policy FLU 2.1.14.

c. Criteria and Standards for the Review of Amendments to the Northeast Pasco County Rural Area Boundary

d. Criteria and Standards for Dade City Transition Area

1. Rezoning actions that occur within the Dade City Transition Area will be evaluated consistent with the standards established pursuant to Policy FLU 2.1.7 and will address the issues of compatibility adjacent to the Northeast Pasco Rural Area Boundary where compatibility is measured based upon the harmonious and appropriate transitioning of residential land uses relative to density, intensity, lot sizes, product types and setbacks among various residential zoning classifications and additional buffer or transition requirements that are necessary to develop or achieve compatibility where necessary..

2. Plan Amendments to increase the residential density within Dade City Transition Areas shall be held to the same standards of ensuring compatibility with the Northeast Pasco County Rural Area as those amendments would be evaluated under the plan amendment review criteria of the Pasco County Comprehensive Plan.

Policy FLU 2.1.18 Intergovernmental Agreements with Hernando County, Sumter County and Polk County

Update and maintain intergovernmental agreements with Hernando County, Sumter County and Polk County that provide for the following: a) coordination of land use density and intensity and transportation facilities along the Northeast Pasco County Rural Area boundary; b) the opportunity to review and comment upon all proposed Developments of Regional Impacts, Comprehensive Plan Amendments, Planned Unit Developments, Master Planned Unit Developments, preliminary plan/preliminary site plans and capital projects occurring within one mile of its mutual borders with adjacent counties, c) the sharing of planning, development and capital improvement data, d) the exchange of plans, studies, ordinances and land development regulations that would affect either party, and, e) the distribution of information concerning the level of service standards for public facilities/services.

OBJECTIVE FLU 2.2 MAINTAIN THE ECONOMIC VIABILITY OF AGRICULTURAL PRODUCTION AND USES

Encourage the preservation of agriculture as a viable long- and short- term use of land and an asset of Pasco County's economy.

Policy FLU 2.2.1 Agricultural Primacy

Establish agriculture as the primary use in the AG (Agricultural) and AG/R(Agricultural/Rural) Land Use Classifications (see Land Use Classification System) subject to the General Range of Potential Uses as described in the Appendix to this Comprehensive Plan.

Policy FLU 2.2.2 Agricultural/Rural Land Use Open Space Requirement

Require development consisting of more than twenty (20) residential units within the AG/R (Agricultural/Rural) Land Use Classification to preserve fifty (50%) percent of the project site as open space.

Policy FLU 2.2.3 Agricultural/Rural Land Use MPUD/Clustering Requirement

Prohibit the rezoning of property in the AG/R (Agricultural/Rural) Land Use Classification which is zoned A-C or AC-1 Agricultural (one unit per ten acres) unless the property owner can demonstrate that a rezoning is:

a. Necessary to support the continuation or expansion of the agricultural use of the property;
b. Part of a proposed MPUD (Master Planned Unit Development District) designed to accomplish clustering and open-space requirements so as to limit or prevent urban sprawl which might otherwise occur from a nonagricultural use of the property and to ensure perpetuation of agricultural uses;
c. A conservation subdivision;
d. Necessary as a result of changed conditions which deprive the owner of any reasonable use of the property under existing zoning;
e. Necessary to prevent inconsistency with other requirements of this Comprehensive Plan; or
f. Necessary to allow an agricultural support, nonresidential use.

This policy shall not be applicable to future amendments to the Land Use Plan which would change the AG/R (Agricultural/Rural) Land Use Classification to another classification.

Policy FLU 2.2.4 Conservation Subdivisions

The County shall permit the contiguous clustering of residential development within all AG (Agriculture) and AG/R (Agriculture/Rural)through the creation of a Conservation Subdivision in conformance with the guidelines provided herein through the Comprehensive Plan and shall amend the Land Development Code by December 2007 to establish specific requirements for the creation of Conservation Subdivisions. This alternative development option which would allow for the clustering of housing units in rural and agricultural areas to create permanently protected Open Spaces that can be added to an interconnected network of agricultural areas, conservation lands, greenways and Open Space.

Conservation Subdivisions shall be designed based on the following guidelines:

a. A minimum of fifty percent (50%) of the gross acreage of the parcel shall be designated as Conservation Subdivision Open Space, exclusive of individual lots. Conservation Subdivision Open Space is not required to be owned, held, managed or maintained through one single owner or through one common ownership mechanism such as a homeowners association or other common interest development;;
b. Conservation Subdivision Open Space shall be preserved in perpetuity through the use of an irrevocable open space or conservation easement that transfers all development rights to the residential development portion of the Conservation Subdivision and extinguishes all development rights on the Conservation Subdivision Open Space;
c. Conservation Subdivision Open Space shall be configured to create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, and shall address opportunities for restoring native habitats;
d. Conservation Subdivision Open Space shall be configured to create internal connectedness through connected and integrated Open Space within the subdivision parcel and shall be based upon the context sensitive site design standards;
e. A plan for the use and maintenance of the Open Space shall be submitted, as a part of the approval process and compliance with said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval and a condition of the perpetual open space conservation easement.
f. The location of residential development lots shall be arranged in a context sensitive manner such that they form a contiguous pattern and shall be clustered in such a way as to preserve the function, purpose and integrity of the on-site natural resources and environmental systems to the maximum extent practicable; to minimize disturbance to woodlands, wetlands, and other natural features; to protect and preserve the rural appearance of land when viewed from public roads and from abutting properties; and
g. The maximum density of a Conservation Subdivision shall be no more than the maximum density allowed by the land use designation of the land on the Comprehensive Plan's Future Land Use Map in which the Conservation Subdivision is located.

Policy FLU 2.2.5 Agricultural Protection Strategies

Pasco County shall encourage the continuation of productive agricultural uses through an integrated program of strategies, including innovative land use regulations in conjunction with incentives for clustering residential development and support for the use of local, State and Federal incentives including pursuit of funds from state and federal program for the purchase of agricultural conservation easements and the purchase of development rights.

Policy FLU 2.2.6 Agricultural Buffers

Pasco County shall require adequate buffering and/or setbacks between agriculture and residential uses and non-residential uses to protect such agricultural uses from adverse impacts associated with encroachment of residential areas or creation of nuisances by agricultural operations.

OBJECTIVE FLU 2.3 PROTECT EXISTING RURAL NEIGHBORHOODS

To protect the existing rural character in established, existing large lot residential neighborhoods within specified "Rural Character Areas" and "Rural Neighborhood Protection Areas" as defined in *Map 2-13: Rural Areas* of the Future Land Use Map Series.

Policy FLU 2.3.1 Rural Character Areas

Pasco County shall recognize "Rural Character Areas" as defined in *Map 2-13: Rural Areas,* as rural communities and neighborhoods whereby the existing rural development pattern represents the final form of development that deserves and requires special protection from the intrusion of urban uses, densities and intensities. These areas shall not be treated as "areas in transition" that have the potential for future urbanization.

Policy FLU 2.3.2 Establishment of Rural Neighborhood Protection Areas

Pasco County shall recognize "Rural Neighborhood Protection Areas" as defined in *Map 2-13: Rural Areas*, as areas that include existing rural neighborhoods that deserve and require special protection from the intrusion of urban uses, densities and intensities which shall be minimized through the use of the standards and options for "stepping down" development densities and transitioning of land uses (e.g., gradual reduction of intensities and uses) as well as additional buffer and setback standards in order to minimize visual and noise impacts on adjacent rural residential developments.

Policy FLU 2.3.3 Standards for Review of Rezoning Requests: Rural Character Areas and Rural Neighborhood Protection Areas for the Protection of Existing Rural Neighborhoods

By December 2007 the County shall amend the Land Development Code to include specific review criteria for the protection of existing rural

neighborhoods. These standards shall be based upon a review process that requires, at a minimum, the following:

a. Specific review criteria for rezoning actions to address compatibility with adjacent rural neighborhoods. These criteria shall specifically include a method for 1) determining compatibility between residential zoning classifications and 2) additional buffer or transition requirements that are necessary to develop or achieve compatibility where necessary. The purpose of such criteria is to provide standard and predictable measures for establishing and creating compatibility through landscapes, buffers, natural areas or transitional development practices in an effort to lessen impacts and integrate development along the edges of properties where different zoning districts are present, screen undesirable views, preserve tree canopy and vegetation and facilitate the safe movement of traffic and pedestrians in vehicle use areas.

b. Methods of protecting rural neighborhoods from the sensory intrusions of adjacent non-residential uses that may affect the long-term viability of those neighborhoods. Sensory intrusions include unwanted light, noise, physical access, odor and other sources of disruptions. These criteria shall include provisions that:
   1. Prevent uses that generate obnoxious sensory intrusion from being developed in certain areas;
   2. Eliminate or reduce the sensory intrusions of proposed development; and
   3. Intercept or prevent the sensory intrusion from affecting the adjacent rural neighborhood.

c. Methods of protecting the entrances to rural neighborhoods by protecting rural residential roadways. Access for development proposals that are limited only to rural residential roadways shall be considered unacceptable for uses of urban density or intensity.

d. A requirement for a development plan submitted with the rezoning request which includes:
   1. A narrative describing how the proposed development will maintain and/or protect the existing rural neighborhood;
   2. An inventory of adjacent built and proposed development which illustrates the current edge condition; and
   3. Transportation information describing the existing roadway network and the conditions of the road(s).
   4. A graphic illustration of the existing development conditions in proximity to the proposed site.

   Rezoning requests that create less than 15 dwelling units shall be exempt from this requirement.

e. The applicant shall conduct one Neighborhood Meeting prior to the Development Review Committee Meeting or the planning commission hearing, whichever occurs first, for citizen input on the proposed petition. The Land Development Code shall establish specific standards for the notification of affected residents, which

standards shall be designed to solicit broad participation by affected property owners, residents and neighborhoods.

Policy FLU 2.3.4 Lighting Standards

In order to preserve the character of existing rural neighborhoods, Pasco County shall amend the Land Development Code by December 2007 to include lighting standards that address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to on-coming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and character of rural neighborhoods.

Policy FLU 2.3.5 Rural Neighborhood Protection Area Roads

The County shall continue to require rural road cross-sections for roadways within the Rural Neighborhood Protection Area.

GOAL 3: INTERGOVERNMENTAL COORDINATION

Coordinate growth and development with surrounding municipalities, counties, and other governmental agencies.

OBJECTIVE 3.1 COORDINATION OF DEVELOPMENT ACTIVITIES

Continue to coordinate with the cities and other agencies to facilitate consistent facility and land use plans, provide cost-effective services, maintain compatible land uses, and ensure coordination of resource planning and management plans. The County shall coordinate with responsible local, regional and State authorities and private utility companies, as appropriate, in the establishment of level of service standards for public facilities. Upon adoption of the County and adjacent governments' comprehensive plans, the County shall initiate further coordination efforts, if necessary, to ensure consistency with adopted level of service standards.

Policy FLU 3.1.1 Interlocal Agreement with Dade City

Pasco County shall continue to implement the Interlocal Agreement between Pasco County and the City of Dade City adopted by the Board of County Commissioners on May 10, 2005, and as may be amended from time to time.

Policy FLU 3.1.2 Joint Planning Agreements

Pasco County shall pursue Joint Planning Agreements with each of the cities in Pasco County to address, at a minimum, future annexations, provision of services and facilities and land use compatibility.

Policy FLU 3.1.3 Regional Coordination

Pasco County shall continue to coordinate with the Department of Environmental Protection, the Southwest Florida Water Management District, the Tampa Bay Water Authority and the Tampa Bay Regional

Planning Council in the development and implementation of resource management plans through the following:

a. Forwarding development proposals to State agencies and the Tampa Bay Water Authority for review and comment on projects located adjacent to land owned by the State or by the Tampa Bay Water Authority prior to final action; and

b. Continuing to coordinate with the Southwest Florida Water Management District in identifying high priority acquisition areas.

OBJECTIVE FLU 3.2 COORDINATION OF UTILITY SERVICES

To ensure the availability of suitable land for utility facilities to support new development.

Policy FLU 3.2.1 County Utilities

Pasco County utilities (i.e., water, sewer and solid waste) needed to support growth in the unincorporated area should, when possible be protected from encroachment of incompatible uses through one or more of the following actions:

a. County purchase of adjacent property for buffer purposes;

b. Adequate buffers on development plans; or

c. Amendment of adjacent land uses to a compatible Future Land Use Designation.

Policy FLU 3.2.2 Private Utilities

Private electric public utilities needed to support growth may be permitted in all land use designations subject to the following:

a. All electrical service to new subdivisions shall be installed underground;

b. All feeder service shall be installed underground where the County has designated this requirement in the Land Development Code. The County shall evaluate and revise, if necessary, the County's right-of-way utilization permit form and Land Development Code provisions relating to utility permitting activities and consider the viability and possibility of receiving compensation for the use of County right-of-way by utility companies; and

c. All new power plants and transmission lines shall be subject to applicable State and Federal siting regulations and shall be consistent with the goals, objectives and policies of this Plan:

    a. The County shall encourage electrical transmission lines and related facility sitings to be located outside sensitive lands areas and areas of special concern.

b. The County shall encourage service providers to use existing corridors for expansions whenever possible and otherwise consistent with the provisions of this Plan.

c. The County shall encourage repowering (increasing voltage) of existing transmission lines whenever possible to reduce the need for securing additional right-of-way corridors and the resulting impacts to the public relating thereto.

d. All new substations installed after the adoption of these amendments adjacent to single family neighborhoods or visible from a public roadway shall be reviewed by the County and required to provide landscaping and buffering to minimize visual and noise impacts.

GOAL 4: DESIGN

Preserve and enhance the aesthetic quality, value and livability of the County's neighborhoods, development corridors, Town Centers, Employment Centers, and rural lands and promote well-designed private and public development through effective community design standards, codes, programs and practices.

OBJECTIVE FLU 4.1 COMMUNITY AREA PLANS

To protect the identity and insure the long-term viability of the County's many diverse communities and neighborhoods, the County shall support community level planning.

Policy FLU 4.1.1 Identification of Community Areas

The designation of areas for participation in the Community Area Planning program shall be made by the County Commission.

An applicant for the designation of a "Community Area" under this program shall submit the following information to the County for consideration:

a. The community or area boundaries;
b. A discussion of the special and unique characteristics of the area that warrant a Community Area Plan; and
c. A plan for citizen participation and involvement.

Policy FLU 4.1.2 Community Area Planning Process

Pasco County shall assist the community in the development of a Community Area Plan for each Community Area designated by the County Commission consistent with the Comprehensive Plan and which specifically:

a. Protects, maintains, and enhances the community's defined character; and
b. Protects and maintains the area's existing natural resources and features, including but not limited to lakes, streams and vegetation.

Policy FLU 4.1.3 Community Area Plans

Community Area Plans shall be developed to further the Comprehensive Plan and shall include, at a minimum, the following components:

a. A discussion of the special and unique characteristics of the area under study, an examination of the issues and problems facing the area and strategies for solutions;
b. Comprehensive plan amendment(s) to incorporate the appropriate sections of the study(s) into the adopted comprehensive plan;
c. Land development code revisions to address the special and unique development issues identified; and

d. A capital improvements program including cost estimates and potential funding sources to address the necessary infrastructure issues identified.

The required components may be developed over time and as such are not required to be completed all at one time; Community Area Plans may be conducted in phases.

OBJECTIVE FLU 4.2 LAND O'LAKES COMMUNITY AREA PLAN

To protect, preserve and enhance the Land O' Lakes community through protecting existing centers and promoting locations for new Town Centers, establishing an identity for the area, promoting quality, planned growth that creates a pedestrian-friendly community, and implementing design standards for designated corridors that include landscaping/buffering, fencing and lighting.

Policy FLU 4.2.1 **Land O' Lakes Community Plan**
Pasco County shall continue to shall continue to coordinate with the Land O' Lakes Community in their community planning efforts that began with the *Land O' Lakes Community Plan*, updated in 2005.

Policy FLU 4.2.2 **Existing Centers/ Future Town Centers**
Pasco County shall continue to coordinate with the citizens of Land O' Lakes to preserve and improve existing residential and commercial centers in the community while also promoting appropriate locations for future Town Center development in the area that are conducive to social interaction among community members and economic development. Future Town Center development shall be in the form of Traditional Neighborhood Design (TND) or Transit Oriented Design (TOD), as required in this Comprehensive Plan, which fosters compatible development and unified design and promotes a pedestrian friendly environment. Town Center developments shall also include gateway features that reinforce the community identity and encourage orientation to lakes/water bodies, while protecting lake vistas.

Policy FLU 4.2.3 **Community Character/Identity**
Pasco County shall promote the community character/identity of the Land O' Lakes community by promoting water-based recreational opportunities consistent with the Recreation and Open Space element of this plan,, permitting the community to produce and install gateway features in a design approved by the County, pending the execution of a maintenance and license agreement and Right of Way Use Permit if the feature is to be installed within County Right of Way, and promoting signage and landscaping that clearly defines the entrances into the community and enhances transportation corridors and are consistent with the neighborhood protection policies

included in Objective 2.3 Protect Rural Neighborhoods contained in this plan..

Policy FLU 4.2.4 **Quality Planned Growth**
Pasco County shall manage growth concurrent with the infrastructure necessary to protect, maintain and enhance the community's rural/small-town character; protect, preserve and maintain natural features including lakes, wetlands and natural vegetation; promote "clean" industrial and commercial development along the railway in order to broaden the community's tax base; continue to provide revenue sources for current and future infrastructure needs; and preserve and enhance recreation and open space areas in the community.

Policy FLU 4.2.5 **Beautification of Major Roadways/Gateways**
Pasco County shall support the beautification of the major collector corridors in Land O' Lakes that serve as gateways and "windows" to the community through implementing corridor design standards as specified in this Comprehensive Plan.

OBJECTIVE FLU 4.3 WESLEY CHAPEL COMMUNITY AREA PLAN

To protect, preserve and enhance the Wesley Chapel community through providing design standards that reflect the preferred form of commercial development in the Town Center Land Use category, establishing an identity for the area, transportation and mobility enhancements, historic and cultural resources protection, preserving rural character and continued economic development programs.

Policy FLU 4.3.1 **Wesley Chapel Community Area Plan**
Pasco County shall continue to coordinate with the Wesley Chapel Community in their community planning efforts that began with creation of the Wesley Chapel Community Vision Statement (June 2005)

Policy FLU 4.3.2 **Wesley Chapel Land Use/Growth Management**
Pasco County shall manage growth concurrent with the infrastructure necessary to protect, maintain and enhance the Wesley Chapel community's unique character; protect, preserve and maintain natural features including lakes, wetlands and natural vegetation; promote land uses consistent with the Community's goals in order to broaden the community's tax base; continue to provide revenue sources for current and future infrastructure needs; and preserve and enhance recreation and open space areas in the community.

Policy FLU 4.3.3 **Wesley Chapel Main Street Vision Principles**
Pasco County shall continue to coordinate with the citizens of Wesley Chapel to promote appropriate locations for future Town Center development in the area that are conducive to social interaction among community members and economic development. Future Town Center development shall be in the form of Traditional Neighborhood Design (TND) or Transit Oriented Design (TOD), as required in this Comprehensive Plan, which fosters compatible development and unified design and promotes a pedestrian friendly environment.

Policy FLU 4.3.4 **Rural Neighborhood Protection**
Pasco County shall continue to implement **Objective 2.3 Protect Rural Neighborhoods** and its associated policies.

Policy FLU 4.3.5 **Beautification of Major Roadways/Gateways**
Pasco County shall support the beautification of the major collector corridors in Wesley Chapel that serve as gateways and "windows" to the community through implementing corridor design standards as specified in this Comprehensive Plan.

OBJECTIVE FLU 4.4 SUNCOAST PARKWAY – SCENIC ROAD DESIGNATION

To recognize the Suncoast Parkway as a Scenic Parkway Corridor.

Policy FLU 4.4.1 **Designation of Suncoast Parkway as a Scenic Corridor**
Pasco County recognizes the Suncoast Parkway as a significant inter- and intra-regional transportation corridor that provides a safe and convenient multi-modal travel alternative, with a number of intrinsic assets that are well worth preserving and supports the Vision Statement submitted as a part of the application for the FDOT Scenic Corridor Designation.

OBJECTIVE FLU 4.5 SPECIFIC AREA PLANS

To develop, when necessary, specific area plans to provide direction for Plan and Land Development Code updates and in the review and approval of development proposals.

Policy FLU 4.5.1 **US 301 Corridor**
Pasco County will coordinate with the Florida Department of Transportation, the Pasco County MPO, Dade City, and Zephyrhills to facilitate further study of the US 301 corridor. Further study will include a land use evaluation along this corridor, particularly between US 301 and the proposed reverse frontage roads and a refinement of the design for future improvements reflected in the existing US 301 Corridor Study. Emphasis will be placed on the consideration of frontage roads along selected sections of US 301.

Policy FLU 4.5.2 SR 52 Corridor – Dade City Entranceway

Pasco County will coordinate with Dade City and the Florida Department of Transportation to prepare a redevelopment study of the SR 52 corridor for the purposes of preserving and enhancing this important entranceway into Dade City, neighborhood revitalization, neighborhood support uses, coordinating land development activity, and enhanced transportation.

OBJECTIVE FLU 4.6 CORRIDOR DESIGN STANDARDS

In recognition that public streets serve a recreational purpose, the County shall evaluate the development of design standards to establish a vision for the street network and enhance its visual quality, protect its scenic and environmental resources, provide a framework of ideal standards and classification for its roadways, and promote interconnectivity of its neighborhoods, parks, schools, and other civic uses.

Policy FLU 4.6.1 Design Principles

The visual and functional characteristics of streets are important in the design of the community. The design principles are:

a. Streets should be designed as a part of the public realm with amenities;
b. Streets should be designed to accommodate a mix of travel modes including vehicles, bikes, transit and pedestrians;
c. Streets should be designed holistically considering the pavement, curbing, bikeways, pedestrian-ways, lighting, signs, front yard setback areas, and building facades; and
d. Neighborhoods may connect to adjacent activities, subdivisions, and neighborhood-serving businesses through the design of a street and pedestrian system that provides context sensitive design and traffic calming measures where appropriate.

Policy FLU 4.6.2 Landscaping and Maintenance of Public Roadways

Pasco County shall amend the Land Development Code by December 2008 to include, at minimum, provisions implementing each of the following policies:

a. Evaluate buffer widths and landscaping including irrigation standards for buffers adjacent to roadways to ensure the viability of new landscaping;
b. Enhance landscaping regulations to regulate the size of wells (planting area) where new trees are planted to ensure that the well is of adequate size to allow sufficient root growth and to ensure that wells are free of construction debris when trees are planted;
c. Consider retention/detention facilities that are designed without fencing and that include proper landscaping as lands contributing to open space and landscape requirements;

d. Require the use of hedges, walls and landscaping at intersections and development entryways along arterial and collector roadways, consistent with line-of-sight safety standards, to identify community areas to the traveling public; and
e. Include additional landscaping and design techniques between commercial areas and highway frontage in conjunction with sign controls to enhance community aesthetics and maintain neighborhood viability.

Policy FLU 4.6.3 Coordination with Other Organizations on Roadway Beautification
To ensure implementation of improved landscaping and beautification techniques, Pasco County will consider entering into joint participation agreements with FDOT, to enhance the aesthetics of roadways within the County.

Policy FLU 4.6.4 Scenic Roadways Protection
Pasco County shall protect scenic and canopy roadways by restricting development activity within rights-of-way to ensure preservation of canopy trees and native vegetation.

Policy FLU 4.6.5 Scenic Corridor Protection Program
Pasco County shall develop a Scenic Corridor Protection program that protects roadways including but not limited to roadways with existing, heavy vegetation and natural canopy trees on designated roads. Designated Scenic Corridors include the Suncoast Parkway and Strauber Memorial Highway and other corridors as designated in the future. County staff or a public or private entity may make a request to the BOCC for the scenic corridor designation of the roadway. The future designation of sections or entire roadways as scenic roadways will be based upon road characteristics, in accordance with the Florida Scenic Highways Program criteria and other relevant criteria that include, but are not limited to, the following:

a. Amount of existing vegetation cover, especially canopy trees along the roadway;
b. Amount and character of development on the roadway;
c. Number of curbcuts, traffic signals and other visual impacts;
d. Future land use designations along the roadway;
e. Resource(s) must be visible and/or accessible from the roadway;
f. Roadway (publicly maintained) generally should be more than one mile in length; and
g. A majority of the corridor must exhibit intrinsic resources such as Scenic Resources (natural and manmade features that give remarkable character to the visual landscape); Natural Resources (wetlands, marshes, geological features, forests, land forms or topography, as well as water bodies and vegetation); Cultural Resources (portions of the human environment that express

aesthetics, traditions, values and customs); Historical Resources (distinctive physical elements in the landscape, either natural or manmade, that reflect human actions in relation to past events, sites, or structures); Archeological Resources (physical evidence or remains of known historic or prehistoric human life, activity or culture); and/or Recreational Resources (active or passive outdoor recreational activities). These resources must be as continuous as possible throughout the corridor.

Policy FLU 4.6.6 Scenic Corridor Protection Ordinance

Pasco County shall prepare a Scenic Corridor Protection Ordinance by December 2008 to identify a process for designation of the roadways and establish standards for the protection of identified scenic roads and State highways. The ordinance shall incorporate standards for scenic corridors based on relevant criteria as identified in Policy FLU 4.6.5.

Policy FLU 4.6.7 Scenic Corridor Design Standards

Pasco County shall amend the Land Development Code by December 2008 to include Scenic Corridor Design Standards that preserve the intrinsic resources and quality of scenic roadways with visual and noise buffers by developing standards for future development along designated scenic roadways, which include at a minimum:

a. Building setbacks and heights;
b. Signage and lighting;
c. Curb cuts and utilities in the right-of-way;
d. Fences and walls and other structures within the setback; and
e. Minimum tree size, arbor, and supplemental landscaping requirements.

Policy FLU 4.6.8 Joint Projects

Pasco County shall pursue interlocal agreements and joint projects with municipalities, private agencies, and the Florida Department of Transportation for the implementation and funding of roadway programs for greenways, scenic corridors and/or other enhancements where appropriate.

Policy FLU 4.6.9 Joint Funding

Pasco County shall identify and determine the feasibility of alternative revenue sources for the implementation of roadway programs for greenways, scenic roadways, and/or other enhancements, and may budget funding for these programs as appropriate.

OBJECTIVE FLU 4.7 SR 54/56 CORRIDOR DESIGN STANDARDS

To create an attractive roadway corridor along SR 54/56 that enhances property values and quality of life and preserves the viability and function of the facility through the implementation of the SR 54/56 Corridor Study dated October 2001.

Policy FLU 4.7.1 Urban Roadway Section

Pasco County asserts that the SR 54/56 Corridor from the Mitchell By-Pass to US 301 should be developed as an urban roadway cross-section to provide consistency with the emerging development patterns and improve visual character through corridor enhancements such as sidewalks, trees, street lighting and other amenities. The County shall coordinate with the Florida Department of Transportation (FDOT) to review long range plans and maintenance efforts for the corridor, and work with the FDOT to adopt an urban cross-section that is consistent with the County, Regional and stakeholder vision for the corridor.

Policy FLU 4.7.2 Public Realm: Streetscape Program

Pasco County shall create a long-term streetscape program for the SR 54/56 Corridor. The streetscape program shall include the following provisions:

a. Public landscaping and buffer improvements to protect existing neighborhoods when existing collector or arterial roads are expanded;
b. Encourage community groups to help fund beautification improvements above the County's base-line level; and
c. Pursue long-range funding options with public and private partners, such as joint funding for beautification efforts through a joint planning agreement, or some other form of partnering mechanism.

Policy FLU 4.7.3 Public Realm: Utilities

By December 2008, Pasco County shall evaluate the feasibility of a variety of options to overhead power and telecommunication lines along the SR54/56 corridor. Alternative solutions to the full burial of overhead power and telecommunications lines may include "spot burials" of overhead lines (at critical locations) and the simplification of existing facilities.

Policy FLU 4.7.4 Public Realm: Special Features

By December 2008, Pasco County shall evaluate the feasibility of incorporating the use of special features to enhance the SR 54/56 corridor and provide a sense of place. Special features should be consistent in color and materials between both the public sector and private sector improvements and should include the following components:

a. Gateway monuments at corridor edges, municipality limits, and neighborhood entries;
b. Special paving at intersections, crosswalks, and development entries;
c. Enhanced amenities targeted specifically for pedestrians and/or bicyclists at key locations; and
d. Civic enhancements such as public art, civic plazas, and fountains at appropriate locations.

Policy FLU 4.7.5 SR 54 Corridor Zoning Overlay

Pasco County shall amend the Land Development Code by December 2008 to create a corridor zoning overlay along SR 54/56 including Seven Springs Blvd. (from the County line to Mitchell Blvd.); Mitchell Blvd (from Seven Springs Blvd. to Little Road); Trinity Blvd. (from the County line to SR 54); Little Road (from Trinity Blvd. to SR 54) and extending to US 301. The corridor zoning overlay shall encompass a depth of at least 300 feet along each side of the roadways and impose higher design standards for future development, including provisions for mandatory retrofitting, as identified in these policies.

Policy FLU 4.7.6 Site Planning and Design Standards

Pasco County shall amend the Land Development Code by December 2008 with enhanced site planning and design standards to enhance the appearance of newly developed and planned properties adjacent to the SR 54/56 corridor. These standards should address the following items, as further described herein:

a. Pedestrian/bicycle improvements;
b. Landscape Enhancement Buffers/Foundation Plantings;
c. Signage Enhancements, including height, size, color and design;
d. Lighting;
e. Site Planning; and
f. Access and Connectivity.

Policy FLU 4.7.7 Signage Enhancements

Pasco County shall amend the Land Development Code by December 2008 to require signage enhancements with specific standards for individual commercial, office or light industrial uses. Roadway signage should satisfy the functional requirements of their intended purpose in a legible manner; be generally compatible with their surroundings and corridor objectives; allow for flexibility in design, within general parameters, to express a desired theme and individuality; and be required to always be maintained in good repair.

Policy FLU 4.7.8 Lighting

Pasco County shall amend the Land Development Code by December 2008 with special lighting design standards for the SR 54/56 Corridor to provide for aesthetics, crime prevention, and the comfort and safety of pedestrians that consider the following issues:

a. Roadway and streetscape lighting options should be considered early in the development process to avoid costly retrofits and reduce costs;
b. Lighting standards;
c. Light sources should avoid glare, provide a white or near white light, and not overly illuminate the roadway surface or sidewalk; and
d. Full cut-off light fixtures.

Policy FLU 4.7.9 Fences and Walls

Pasco County shall amend the Land Development Code by December 2008 for the SR 54/56 Corridor to address
Fences and walls. Any fence or wall, which is visible from the SR 54/56 right-of-way, should be designed as an integral feature of the architectural design of the principal structure.

Policy FLU 4.7.10 Access and Connectivity

Pasco County shall amend the Land Development Code by December 2008 to incorporate access and connectivity standards for developments along the SR 54/56 Corridor with the following provisions:

a. Development should approach the internal street network with a "additional smaller streets" ideal rather than "fewer larger streets;"
b. Collectors and arterials should be spaced in accordance with the County's adopted arterial/collector spacing standards to provide diversity in the network and minimize pressure on SR 54/56;
c. Balance access management standards along SR 54/56 with the access needs of adjacent development;
d. Require joint access for new developments between the allowable driveway openings and parking lots between developments to increase internal circulation and connectivity;
e. Incorporate a restricted FDOT Access Classification of "Five" that includes the following standards:
    1. 440 feet between driveway connections;
    2. 660 feet between directional median openings;
    3. 2,640 feet between full median openings; and
    4. 2,640 feet between signalized intersections.
f. Provide frontage roads/reverse frontage roads as required.

GOAL 5: CONNERTON NEW TOWN

To create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density, development pattern.

OBJECTIVE 5.1 CONNERTON NEW TOWN CLASSIFICATION

Direct 20 percent of the growth which will occur in Pasco County between 2000 and 2015 into a centrally located urban center.

It shall be the policy of Pasco County to:

Policy FLU 5.1.1 **Establish Connerton New Town Classification**
Adopt an NT (Connerton New Town) Future Land Use Classification which will facilitate the development of an urban center.

Policy FLU 5.1.2 **Infrastructure Priority**
Prioritize the provision of infrastructure necessary to support the NT (Connerton New Town) through amendments to the Transportation, Infrastructure, and Capital Improvements Elements. Prioritization shall be coordinated with the Pasco County local government, Pasco County Metropolitan Planning Organization, Florida Department of Transportation, and other State agencies.

Policy FLU 5.1.3 **Central Pasco Government**
Develop, by the Year 2010, a Central Pasco Government Center.

OBJECTIVE FLU 5.2 BALANCE RESIDENTIAL AND NONRESIDENTIAL LAND USES

Encourage economic development while creating a functional balance between residential and nonresidential land uses as quantified in Policy 5.2.1.

Policy FLU 5.2.1 **Employment Mix**
Require that the NT (Connerton New Town) provide a minimum of 1.3 jobs per household within a five-mile radius at build out.

Policy FLU 5.2.2 **Phasing of Residential Development**
Require the phasing of residential development within the NT (Connerton New Town) to ensure the coordination of jobs and housing.

OBJECTIVE FLU 5.3 CONNERTON NEW TOWN CLASSIFICATION: ALTERNATE TRANSPORTATION MODES

Reduce reliance on the automobile as the primary mode of transportation for NT (Connerton New Town) residents.

Policy FLU 5.3.1 **Mix of Uses/Proximity**
Require a mix of land uses within close proximity to work and home as specified in Policy 5.5.2.

Policy FLU 5.3.2 **Central Pasco Government Center**
Develop, by the Year 2010, a Central Pasco Government Center to meet the needs of NT (Connerton New Town) residents.

Policy FLU 5.3.3 **Network for Alternative Transportation Modes**
Provide a network of pedestrian trails and bicycle paths which are as good as the network for motorists.

Policy FLU 5.3.4 **Pedestrian/Bicycle Alternatives**
Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Policy FLU 5.3.5 **Transit Oriented Development**
Incorporate transit-oriented, design features, such as:

- Mix of land uses vertically as well as horizontally.
- Inclusion of civic uses.
- Placement of higher density and senior housing near commercial centers and civic uses.
- Design of street networks with multiple connections and relatively direct routes.

Policy FLU 5.3.6 **Transportation Demand Management**
Require, as appropriate, new nonresidential development within the NT (Connerton New Town) to provide Transportation Demand Management programs for local employees which may include such programs as:

- Car and van pools.
- Ride sharing.
- Staggered work hours.
- Telecommuting.

OBJECTIVE FLU 5.4 CONNERTON NEW TOWN CLASSIFICATION: ENVIRONMENTAL DESIGN

Require a system's approach to environmental planning and design within the NT (Connerton New Town).

Policy FLU 5.4.1 **Site Design**
Channel development into areas that are already disturbed.

Policy FLU 5.4.2 **Habitat Preservation**
Preserve high-quality habitat connected by wildlife corridors of an average 100 feet in width.

Policy FLU 5.4.3 **Wetland Avoidance**
Design around significant wetlands, preserving the wetlands on-site consistent with the following policies:

a. Category I conservation areas shall mean those wetland areas which meet at least one of the following criteria:

(1) Any wetland of any size that has a hydrological connection to natural surface, water bodies or the Florida aquifer.

(2) Any wetland of any size that is within a lake littoral zone.

(3) Any large, isolated, uninterrupted wetlands 100 acres or larger.

(4) Any wetland of any size that provides critical habitat for Federal- and/or State-listed, threatened or endangered species.

Category II conservation areas shall mean those wetland areas which meet any of the following criteria:

(1) Consist of isolated wetlands or formerly isolated wetlands which, by way of man's activities, have been directly connected to other surface-water drainage and are greater or equal to five acres.

(2) Are less than 100 acres and do not otherwise qualify as a Category I conservation area.

Category III conservation areas shall mean those wetland areas which meet all of the following criteria:

(1) Isolated wetlands less than five acres.

(2) Do not otherwise qualify as a Category I or Category II conservation area.

b. Limit the removal, alteration, and encroachment within Category I conservation areas to cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land.

The protection, preservation, and continuing viability of Category I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas. Removal, encroachment, and alteration for Category II conservation areas should be presumed to be allowed unless removal, encroachment, or alteration is contrary to the public interest. Removal, encroachment, and alteration may be allowed in Category III conservation areas.

c. Wetlands shall be identified on any proposed development site prior to the issuance of development orders which permit site alteration.

d. When Category I wetlands, which provide critical habitats for listed species, are proposed for alteration, the proposal shall be submitted to the Florida Fish and Wildlife Conservation Commission for review and recommendations.

e. No development shall occur in a Category I, II, or III wetland or wetland setback except as follows:

(1) Clearing and/or construction of walking trails.

(2) Construction of timber boardwalks/catwalks for direct access to water bodies, construction of wildlife management shelters, footbridges, observation decks, and similar structures not requiring dredging and/or filling for their placement.

(3) Dredging and filling within wetlands if:

i. Such activity is consistent with Paragraph 5.2. above; and,

ii. Such activity complies with requirements of all Federal, State, and regional agencies claiming jurisdiction over wetland alteration; and,

iii. Appropriate justification for alterations is provided to the County.

f. Maximum gross residential-density calculations shall be based on predevelopment upland and wetland acreages. Where proposed residential acreage contains wetlands and water bodies, except natural lakes, density credit will be allowed for those wetlands and water bodies, except natural lakes, provided that the areas so classified do not exceed ten percent of the developable residential acreage.

g. Maximum gross nonresidential-intensity calculations shall be based on predevelopment upland and wetland acreages. Where proposed nonresidential acreage contains wetlands and water bodies, except natural lakes, intensity credit for Floor Area Ratio calculations will be allowed for those wetlands and water bodies, except natural lakes, provided that the areas so classified do not exceed ten percent of the developable nonresidential acreage.

Policy FLU 5.4.4 **Upland Buffers**
Require upland buffers around post-development wetlands consistent with Conservation Element policies.

Policy FLU 5.4.5 **Preserve Upland Habitat**
Preserve significant upland habitat consistent with policies contained in the Conservation Element the amount and location of which will be determined through on-site surveys of wildlife and wildlife habitat.

Policy FLU 5.4.6 **Ecological Function**
Encourage restoration and enhancement of ecological functions damaged by prior activities.

Policy FLU 5.4.7 **Clustering**
Minimize run-off by clustering development and using infiltration facilities.

Policy FLU 5.4.8 **Drainage System Design**
Detain run-off with open, natural-drainage systems.

Policy FLU 5.4.9 **Drainage System Design**
Design manmade lakes and stormwater ponds for maximum environmental value.

Policy FLU 5.4.10 **Reclaimed Water**
Use reclaimed water and integrated pest management on large landscaped areas.

Policy FLU 5.4.11 **Xeriscape**
Use and require the use of xeriscape landscaping.

OBJECTIVE FLU 5.5 CONNERTON NEW TOWN CLASSIFICATION: GUIDING DEVELOPMENT POLICIES

Implement policies which ensure that development within the NT (Connerton New Town) will be:

- Compact, discouraging urban sprawl, and building a sense of place and community.
- Mixed use, providing a greater variety of uses closer to home and work.

- Pedestrian oriented, reducing reliance on the automobile.
- Environmentally sensitive, providing wildlife corridors and upland habitat preservation.
- Able to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Able to provide a reasonable balance between jobs and housing.

Policy FLU 5.5.1 **Connerton New Town Components**
Require the NT (Connerton New Town) to utilize neighborhoods, villages, and village centers as building blocks around a central town center.

Policy FLU 5.5.2 **Town Center Principles and Standards**
Require the implementation of the following principles and standards:

a. Town Center Principles and Standards

(1) A town center shall be developed in support of the villages in the NT (Connerton New Town). The purpose of the town center will be to provide a place for civic, public, residential, office, retail, and business land uses with a more communitywide market base; the scale and intensity of which shall not be permitted in the villages. The town center shall be planned and located so that it has access to the major road network. The town center must be designed to be integrated with the collector streets and pedestrian and bike path systems provided in individual villages.

(2) The following standards shall be used in designing the town center:

Minimum Size	171 net developable acres
Minimum Density	2.0 units/gross residential acre and 8.0 units/net residential acre
Minimum Floor Area Ratio	3.0

Land Use Mix	Minimum Land Area Required**
Residential*	15 Percent
Retail and Personal Services	20 Percent
Regional Office	20 Percent
Regional Office	20 Percent

Land Use Mix	Minimum Land Area Required**
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above the ground-floor commercial uses.

** Vertical integration of uses is encouraged. Where more than one use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

b. Village Principles and Standards

Each village must adhere to the following planning principles:

(1) Each village shall be designed so that it includes no less than 300 and no greater than 1,000 acres of gross land area. Village gross land area refers to the total land area encompassing the neighborhoods and village centers.

(2) The minimum average gross density within the village shall be 2.0 units/acre. Gross density refers to the total number of dwelling units divided by the village gross land area. The minimum average net density for all residential development within the New Town shall be four units per net residential acre.

(3) The village shall be composed of five or more residential neighborhoods of approximately 25 to 100 acres of developable area each. Developable area refers to the gross land area less conservation areas, natural water bodies, public open space, and institutional uses.

(4) Planning for the village shall be in the form of complete and integrated neighborhoods and a village center containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the village residents.

(5) Village size shall be such that housing is generally within a one-mile radius of the village center (shops, services, and other activities). The radius may be relaxed where natural or community facilities and services interrupt the design.

(6) Each village must contain a central, public focal point consisting of an elementary school (if village demographics require school facilities) and any, all, or a combination of parks, public facilities, such as churches or community centers and neighborhood commercial uses as described below.

(7) The village shall contain useable open space in the form of squares, greens, and parks whose use is encouraged through placement and design.

(8) Each village shall have a well defined, designated edge, which will be established through greenbelts or natural areas permanently protected from development or other physical separation.

(9) Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of fully connected routes from individual neighborhoods to the village center and to other villages.

(10) The natural terrain, drainage, and vegetation of the area shall be preserved with examples contained within parks or greenbelts.

c. Village Center Principles and Standards

(1) Commercial development shall be permitted in conjunction with a village center. The village center shall function as a community of compatible uses in a compact setting serving the adjoining neighborhoods, The village center shall provide for a mix of residential and nonresidential uses. Nonresidential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of the adjoining neighborhoods.

(2) The following standards shall be used in designing the village center:

Maximum Size	60 net developable acres
Minimum Density	2.0 units/gross acre and 6.0 units/net acre
Minimum Floor Area Ratio	2.0

Land Use Mix	Minimum Land Area Required**
Residential*	30 Percent
Retail and Personal Services	20 Percent
Office	5 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above ground-floor commercial uses.

** Vertical integration of uses is encouraged. Where more than one use occurs within a structure, the acreage associated with that structure may be counted toward the minimum land requirement for each use.

(3) The village center shall be located on a road which functions as a collector serving the village or at the junction of two such collector roads. The collector road may not split the village center unless the posted speed is reduced to 25 miles per hour.

(4) The village center may not be consolidated into a larger commercial complex serving more than one village.

(5) The village center shall maintain a separation of approximately 3,960 feet (three-quarters mile) from another village center.

(6) School sites, if required, shall not be included in the computation for maximum size of the village center.

d. Employment Center Principles and Standards

(1) In order to further ensure that the NT (Connerton New Town) achieves a functional balance between jobs and housing as specified in Policy No. 5.2.1, a designated employment center will be established. The employment center shall have good access to the major road network

while providing internal access to the villages and town center. NT (Connerton New Town) residents shall be able to make the trip from home to the employment center without leaving the NT (Connerton New Town).

(2) The following standards and criteria shall be used in designing the employment center:

- Local and collector streets, pedestrian paths, and bike paths which contribute to a system of fully connected routes between villages, village centers, and the town center.
- Useable open space for employees and visitors.
- Preservation of the natural terrain, drainage, and vegetation with examples contained within parks, open space, or greenbelts.

(3) Uses permitted for consideration within the employment center include retail, office, service, light industrial, warehouse/distribution, and public.

(4) The maximum Floor Area Ratio in the employment center shall be .75.

OBJECTIVE FLU 5.6 CONNERTON NEW TOWN CLASSIFICATION: DEVELOPMENT STANDARDS

Replace piecemeal planning which reacts to development on a project-by-project basis with a long-range vision.

Policy FLU 5.6.1 Village Area Plan

Require the preparation, submission, and approval of detailed area plans for each village, the town center, and the employment center prior to the initiation of construction within individual villages, the town center, or the employment center. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with Policy No. 5.7.1 below.

Policy FLU 5.6.2 Village Area Plan: Minimum Requirements

a. Detailed village boundaries must be established through the adoption of Village Area Plans. No development shall be permitted within a neighborhood or village center until Village Area Plans for the entire village has been approved by the Pasco County Board of County Commissioners. Village Area Plans must be developed in sufficient detail to allow evaluation of the

interrelationship of its parts and establish consistency with the policies in this section.

b. Village Area Plans must include at a minimum, the following information:

(1) Identification of preliminary, Village Area Plans boundaries.

Preliminary boundaries will be based on the criteria contained in Policy Nos. 5.5.1 and 5.5.2 of the NT (Connerton New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site Analysis

(a) Identification of the extent and location of natural features in the Village Area Plans area. The preparation of any Village Area Plans shall utilize, but not be limited to, the baseline environmental mapping prepared for the NT (Connerton New Town) Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

(d) Identification of the preliminary areas suitable to address stormwater management requirements.

(e) Identification of public facilities and services available to the area: capacity available and any deficiencies.

(3) Master Development Plan

A Village Master Development Plan must be prepared and include the following elements:

(a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of the net and gross density shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the village center, a computation of net and gross density shall be provided, as well as the area and

percentage of land use mix in conjunction with the categories found in Policy No. 5.5.2(3).

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in Village Area Plans, design criteria shall be included addressing:

- Right-of-way width.
- On-street parking (if applicable).
- Design cross section.
- Streetscape.

c. The proposed location, size, or capacity of major infrastructure components, including wastewater, effluent reuse, water, stormwater, and solid waste.

d. Preliminary design criteria for each land use proposed for the village including, but not limited to:

- Minimum lot size.
- Setbacks.
- Height.
- Density.
- Floor Area Ratio.
- Signage.

Policy FLU 5.6.3 **Town Center Plan Minimum Requirements**

The Town Center Area Plan must meet the following criteria:

a. Detailed town center boundaries must be established through the adoption of the Town Center Area Plan. No development shall be permitted within the town center until the Town Center Area Plan has been approved by the Pasco County Board of County Commissioners. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with Policy No. 5.7.1 below. The Town Center Area Plan must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The Town Center Area Plan must include at a minimum the following information:

(1) Identification of the preliminary Town Center Area Plan boundaries.

Preliminary boundaries will be based on the criteria contained in Policy No. 5.5.2(1) of the NT (Connerton New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site Analysis.

(a) Identification of the extent and location of natural features in the Town Center Area Plan area. The preparation of any Town Center Area Plan shall utilize, but not be limited to, the baseline environmental mapping prepared for the NT (Connerton New Town) Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

iv. Identification of the preliminary areas suitable to address stormwater management requirements.

v. Identification of public facilities and services available to the area, capacity available, and any deficiencies.

(3) Master Development Plan.

A Town Center Master Development Plan must be prepared and include the following elements:

(a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of residential density and nonresidential intensity shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the town center, a computation of net and gross residential density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy No. 5.5.2(1).

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the Town Center Area Plan, design criteria shall be included addressing:

- Right-of-way width.
- On-street parking (if applicable).
- Design cross section.
- Streetscape.

c. The proposed location, size, or capacity of major infrastructure components, including wastewater, effluent reuse, water, stormwater, and solid waste.

d. Preliminary design criteria for each land use proposed for the town center including, but not limited to:

- Minimum lot size.
- Setbacks.
- Height.
- Density.
- Floor Area Ratio.
- Signage.

Policy FLU 5.6.4 **Employment Center Plan Minimum Requirements**

The Employment Center Area Plan must meet the following criteria:

a. Detailed employment center boundaries must be established through the adoption of the Employment Center Area Plan. No development shall be permitted within the employment center until the Employment Center Area Plan has been approved by the Pasco County Board of County Commissioners. The Employment Center Area Plan must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The Employment Center Area Plan must include at a minimum the following information:

(1) Identification of preliminary Employment Center Area Plan boundaries.

Preliminary boundaries will be based on the criteria contained in Policy No. 5.5.2(4) of the NT (Connerton New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site Analysis.

(a) Identification of the extent and location of natural features in the Employment Center Area Plan area. The preparation of any Employment Center Area Plan shall utilize, but not be limited to, the baseline

environmental mapping prepared for the New Town Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

(d) Identification of the preliminary areas suitable to address stormwater-management requirements.

(e) Identification of public facilities and services available to the area, capacity available, and any deficiencies.

(3) Master Development Plan.

An Employment Center Master Development Plan must be prepared and include the following elements:

(a) A computation of nonresidential intensity shall be provided along with permitted uses and the character of proposed uses.

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the Employment Center Area Plan, design criteria shall be included addressing:

- Right-of-way width.
- On-street parking (if applicable).
- Design cross section.
- Streetscape

c. The proposed location, size, or capacity of major infrastructure components, including; wastewater, effluent reuse, water, stormwater, and solid waste.

d. Preliminary design criteria for each land use proposed for the employment center including, but not limited to:

- Minimum lot size.
- Setbacks.
- Height.
- Density.
- Floor Area Ratio.
- Signage.

OBJECTIVE FLU.5.7 CONNERTON NEW TOWN CLASSIFICATION: APPROVAL PROCESS

To ensure that development within the NT (Connerton New Town) is in conformance with the objectives, policies, principles, standards, and criteria contained herein.

Policy FLU 5.7.1 **Connerton New Town Review Procedures**
Require review and approval of NT (Connerton New Town) development as follows:

a. The NT (Connerton New Town) must receive approval as a Development of Regional Impact as specified in Chapter 380, *Florida Statutes*.

b. Subsequent to approval of the Development of the Regional Impact/Development Order, the NT (Connerton New Town) must be rezoned to an MPUD Master Planned Unit Development as specified in the Pasco County Land Development Code.

c. No development or land alteration is permitted within villages, the town center, or the employment center until the Village Area Plan, Town Center Area Plan, or Employment Center Area Plan is completed and approved. Each Village Area Plan, Town Center Area Plan, and Employment Center Area Plan must be approved as an amendment to the master development plan and will be subject to additional agency review through the submittal of a notification of proposed change, pursuant to Section 380.06, Florida Statutes. The Section 380.06, Florida Statutes, review of said plans shall be limited to a consideration of wetland boundaries for the area; additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area; and an archaeological and historical resources survey of the area, including coordination with the Department of State, Division of Historical Resources, and shall take into consideration the Map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan and a modification to Map H, provided, identifying general development land uses, preservation, and wetland areas within the area plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan, provided the limited review described above for wetlands, listed species, and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, Florida Statutes. Village Area Plans, Town Center Area Plans, and Employment Center Area

Plans will be submitted with the Development of Regional Impact Annual Report for the reporting period in which they were approved. Annual reports will also monitor and report on development within approved area plans and compliance with applicable policies.

GOAL 6: FUTURE LAND USE SUB-AREAS

The County may identify subarea policies that are accompanied by a Development of Regional Impact Applications for Development Approval where: 1) the maximum density and intensity of certain Future Land Use classifications would enable development for which there is inadequate public facilities, services, or infrastructure to serve the maximum development potential of the land use classification; or 2) the subarea otherwise requires additional constraints or conditions to a) ensure consistency with the Comprehensive Plan, or b) compatibility with surrounding land uses.

OBJECTIVE 6.1 ESTABLISHMENT OF SUB-AREAS

Consider the conditional and limited approval of development activity in delineated project subareas, to ensure adequate public facilities, services and infrastructure are available; development is consistent with the Goals, Objectives, and Policies in the Comprehensive Plan and compatible with surrounding land uses.

LONG LAKE RANCH SUBAREA POLICIES

Policy FLU 6.1.1 **Long Lake Ranch**

Identify the Long Lake Ranch subarea on Future Land Use Subarea Map 2-9 and Map 2-9d. The subarea shall be zoned Master Planned Unit Development (MPUD), and shall be governed by the terms and conditions of the LONG LAKE RANCH Development of Regional Impact (DRI) /Development Order (DO). Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 6.1.1, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall also be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The *following levels of development within the Long Lake Ranch subarea*, if in compliance with the MPUD and DRI/DO conditions, are supported by adequate public facilities, services and infrastructure:

Land Use	Square Footage/Dwelling Units
Office	304,000 square feet
Retail	302,000 square feet
Multifamily	400 dwelling units
Single-Family	1,116 dwelling units

a. The development within Phase 1 of the DRI shall not exceed 304,000 square feet of office, 302,000 square feet of retail, 400 multifamily units, and 1,116 single-family units until such time that

a north-south road (known as Sunlake Boulevard in Pasco County) has been constructed at a minimum of two lanes with a right-of-way of 200 feet in width within Pasco County and a minimum of 124 feet in width within Hillsborough County from S.R. 54 to the connection at the existing terminus of Sunlake Boulevard or an alternative alignment as approved by Pasco and Hillsborough Counties that connects to North Dale Mabry Highway. If Hillsborough County cannot provide the alternative alignment at the time of the initial construction plan approval for Long Lake Ranch, then the alignment connecting to the existing Sunlake Boulevard in Hillsborough County shall be allowed.

b. The 304,000 square feet of office permitted in Phase 1 of the DRI and the land area necessary to construct such office entitlements (not less than 30 buildable acres), shall not be reduced, exchanged, or traded off for retail or residential land uses.

CYPRESS CREEK TOWN CENTER SUBAREA POLICIES

Policy FLU 6.1.2 **Cypress Creek Town Center**

Identify the Cypress Creek Town Center DRI Subarea on Future Land Use Subarea Map 9 and Map 2-9b. This Subarea shall be zoned Master Planned Unit Development (MPUD) and shall be governed by the terms and conditions of the CYPRESS CREEK TOWN CENTER Development of Regional Impact (DRI) Development Order (DO) and Development Agreement (DA). Any development that would exceed the level of development allowed under this Subarea policy shall require an amendment to Policy 6.1.2., and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure area available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Cypress Creek Town Center DRI Subarea, if in compliance with the MPUD and DRI/DO conditions are supported by adequate public facilities, services and infrastructure.

Land Use	Square footage/Dwelling Units/Hotel Rooms
Regional Mall	1,300,000 square feet
Retail Center	600,000 square feet
Office	120,000 square feet
Highway Commercial	96,000 square feet
Multifamily Residential	230 dwelling units
Hotel	350 rooms

a. Construction of the entitlements identified above shall be contingent upon the developer's mitigation of transportation impacts as provided in the DRI/DO and the DA.
b. Office entitlements within the Cypress Creek Town Center Subarea may not be reduced, exchanged, utilized or traded off for retail, highway commercial, multifamily residential or hotel entitlements.
c. Retail entitlements with the Cypress Creek Town Center Subarea may be reduced, exchanged, utilized, and traded off for office entitlements, pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
d. Multifamily residential entitlements within the Cypress Creek Town Center Subarea may be reduced, exchanged, utilized, and traded off for retail and office land uses, pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
e. The land areas shown as CON (Conservation Lands) within the Subarea boundaries shall not be altered or reduced in size. Enhancements that improve or restore the function of the natural ecosystem in these conservation lands shall not be prohibited. The areas designated as CON (Conservation Lands) shall be identified as conservation easements in the development review process.
f. Any land areas within the Cypress Creek Town Center identified as preservation/conservation prior to or during preliminary plan/preliminary site plan development, that are not designated as CON (Conservation Lands) on the Future Land Use Map, shall be amended to CON (Conservation Lands) through the Biannual Comprehensive Plan amendment process.

CURLEY ROAD/S.R. 54 SUBAREA POLICIES

Policy FLU 6.1.3 Curley Road/SR 54 Sub-area Policies

Identify the Curley Road/S.R. 54 subarea on Subarea Map 2-9 and Map 2-9a. Any property located in this subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions thereof. The subarea shall consist of not more than two MPUD Master Planned Unit Developments, and all MPUD Master Planned Unit Development applications shall be submitted simultaneously. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 6.1.3, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J 5, Florida

Administrative Code; and Chapter 163, Florida Statutes. The maximum levels of development within the Curley Road/S.R. 54 subarea shall be limited to the following:

Land Use	Square Footage/Dwelling Units
Office	280,000 square feet
Retail	699,000 square feet
Multifamily Residential	1,945 dwelling units

The general range of potential uses for the office, retail, and multifamily residential land uses shall be established as a condition of the MPUD Master Planned Unit Development zoning approval and be consistent with the Comprehensive Plan.

The minimum upland acres for the office land uses shall be 18 acres. The location of the required office acreage shall be shown on the MPUD Master Planned Unit Development zoning master plans for any property located in the subarea.

The minimum upland acres for the multifamily residential land uses shall be 55 acres. The location of the required multifamily residential acreage shall be shown on the MPUD Master Planned Unit Development zoning master plans for any property located in the subarea.

The office entitlements and the 18 acres of land necessary to construct the entitlements within the Curley Road/S.R. 54 subarea may not be reduced, exchanged, utilized, or traded off for retail or residential entitlements, except that multifamily residential uses vertically integrated with office uses and accessory retail located within office buildings may be located in the office land area.

The 55 acres of land necessary to construct the multifamily residential entitlements may not be reduced, exchanged, utilized, or traded off for retail entitlements.

Retail entitlements within the Curley Road/S.R. 54 subarea may be reduced, exchanged, utilized, and traded off for office and multifamily

entitlements pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

Multifamily residential entitlements within the Curley Road/S.R. 54 subarea may be reduced, exchanged, utilized, and traded off for office land uses pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

In order to ensure consistency with the Economic Element of the Comprehensive Plan, the County may, upon approval of the Board of County Commissioners, waive or delay any subarea policy, or Development of Regional Impact, MPUD Master Planned Unit Development, or Preliminary Development Agreement condition for a primary target industry.

If any MPUD Master Planned Unit Development zoning master plan prepared in accordance with the subarea policies exceeds applicable Development of Regional Impact thresholds, then the MPUD Master Planned Unit Development must obtain Board of County Commissioners and Florida Department of Community Affairs approval of the MPUD Master Planned Unit Development as a Development of Regional Impact in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code. Such approval may require additional amendment(s) of the Comprehensive Plan. However, any MPUD Master Planned Unit Development master plan may include entitlements that are below the Development of Regional Impact threshold. Notwithstanding the foregoing, the County and/or Florida Department of Community Affairs are under no obligation to approve the subarea or any MPUD Master Planned Unit Development as a Development of Regional Impact.

Construction of the entitlements identified above shall be contingent upon the developer's submittal and County's approval of the required Traffic Impact Study prior to rezoning approval and mitigation of transportation impacts as provided in the MPUD Master Planned Unit Development conditions of approval.

In the event the landowner(s) or developer(s) seek, pursuant to Section 319.9 of the Right-of-Way Preservation Ordinance, a waiver from, or compensation for, the required right-of-way dedications for the Zephyrhills Bypass, the Curley Road Extension, S.R. 54, or any

other right-of-way or land areas required to be dedicated by Pasco County for roads, or in the event the landowner(s) or developers seek transportation impact fee credits for such right-of-way or land, the value of such right-of-way or land shall be determined based on the land use classification and land values existing prior to the adoption of this subarea and the ROR (Retail/Office/Residential) Land Use Classification.

KING RANCH SUBAREA POLICIES

Policy FLU 6.1.4 King Ranch

Identify the King Ranch subarea on Subarea Map 2-9 and Map 2-9c. This subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions thereof. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 6.1.4, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J 5, Florida Administrative Code; and Chapter 163, Florida Statutes. The maximum levels of development within the King Ranch subarea shall be limited to the following:

Land Use	Square Footage/Dwelling Units
Employment Center	600,000 square feet
Themed Specialty Retail	223,000 square feet
Retail	130,000 square feet
Office	52,200 square feet
Residential:	
Multifamily	548
Single Family	3551 dwelling units

The general range of potential uses for the Employment Center land use shall be established as a condition of the MPUD Master Planned Unit Development zoning approval and be consistent with the Comprehensive Plan.

The general range of potential uses for office land use shall be established as a condition of the MPUD zoning approval and be consistent with the Comprehensive Plan.

The minimum upland acres for the Employment Center land use shall be 55 acres, and the minimum upland acres for office shall be six acres.

Construction of the entitlements identified above shall be contingent upon the developer's submittal and County's approval of the required Traffic Impact Study prior to rezoning approval and mitigation of transportation impacts as provided in the MPUD Master Planned Unit Development conditions of approval.

Office and employment center entitlements and the 61 acres of land necessary to construct the entitlements within the King Ranch subarea may not be reduced, exchanged, utilized, or traded off for themed specialty retail, retail, or residential entitlements.

Retail entitlements within the King Ranch subarea may be reduced, exchanged, utilized, and traded off for office and employment center, and multifamily entitlements, pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

Multifamily residential entitlements within the King Ranch subarea may be reduced, exchanged, utilized, and traded off for employment center and office land uses, pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

The land areas designated as CON (Conservation Lands) land use within the King Ranch subarea are based upon aerial photography and field observations and shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies. The applicant or their successor in interest shall provide Pasco County with a sealed survey of the agency-approved jurisdictional line by a licensed public land surveyor. Pasco County shall amend the Future Land Use Map during the next occurring Biannual Map Amendment to designate all jurisdictional wetlands as CON (Conservation Lands) land use, with the exception of the wetlands, if approved by the legislated regulatory agencies to be impacted for one access to the themed specialty commercial, for one

access if necessary to the King Ranch Homestead and to accommodate a themed specialty retailer (approximately three acres) all as generally shown on the revised conceptual plan dated August 1, 2005, as submitted with the King Ranch Biannual Comprehensive Plan Amendment Application. The land areas designated as CON (Conservation Lands) land use shall not be impacted, altered, or reduced in size.

Unless the County-approved Traffic Impact Study submitted in connection with the MPUD Master Planned Unit Development and applicable County transportation concurrency and access-management requirements demonstrate that some portion of the entitlements set forth above can be constructed without the extension of C.R. 54, construction in King Ranch shall not commence until the proposed C.R. 54 Extension is built or committed to be built at a minimum as a two-lane road with a minimum of 142 feet of right-of-way from S.R. 54/S.R. 56 to County Line Road (Hillsborough County).

In order to ensure consistency with the Economic Element of the Comprehensive Plan, the County may upon approval of the Board of County Commissioners, waive or delay any subarea policy, or Development of Regional Impact, MPUD Master Planned Unit Development, or Preliminary Development Agreement condition for a primary target industry.

The project's stormwater-management system shall be designed, constructed, and maintained to meet or exceed Section 40D-4, Florida Administrative Code, and Pasco County ordinances as provided in the MPUD Master Planned Unit Development conditions of approval.

If the MPUD Master Planned Unit Development zoning master plan prepared in accordance with the subarea policy exceeds applicable Development of Regional Impact thresholds, then the King Ranch subarea must obtain either Board of County Commissioners and Florida Department of Community Affairs approval of the King Ranch subarea as a Regional Activity Center in accordance with the requirements of Rule 28-24.014(10), Florida Administrative Code, or a Development of Regional Impact in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code. Such approvals may require additional amendment(s) of the Comprehensive Plan. However, the MPUD Master Plan may include

entitlements that are below the Development of Regional Impact threshold. Notwithstanding the foregoing, the County and/or Florida Department of Community Affairs are under no obligation to approve the subarea as a Regional Activity Center or Development of Regional Impact.

In accordance with the County's interlocal agreement with Hillsborough County, comments and recommended conditions regarding the rezoning may be included in the MPUD Master Planned Unit Development conditions of approval.

FUTURE LAND USE ELEMENT APPENDIX
SECTION FLU A-1: PLAN AMENDMENT STANDARDS OF REVIEW

The Pasco County Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services and the protection of natural resources. These purposes are accomplished by the legislative establishment of goals, objectives, and policies that are designed to guide the future growth and development of lands within the unincorporated portions of Pasco County.

All applications for a Plan amendment relating to the development patterns described and supported within the Plan including, but not limited to, site specific applications for changes in land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public facility considerations detailed or inferred in the policies of the Plan. Each application for an amendment to the *Map 2-15: 2025 Future Land Use Map* by changing the land use designation assigned to a parcel of property shall also be reviewed to determine and assess any Countywide impacts or any significant area wide impacts of the proposed amendment including, but not limited to, the affect of the land use change on either the internal consistency or fiscal structure of the Plan.

This Plan amendment application review and evaluation process will be prepared and presented in a format consistent with the four (4) major categories of Plan policies as follows:

A General Public Facilities/Services: Since the Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction, each application for a land use designation amendment shall include a description and evaluation of any Plan programs (such as the affect on the timing/financing of these programs) that will be affected by the amendment if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

B Natural Resources/Natural Features: The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Specifically each amendment will be evaluated to 1) determine the existence of natural resources features subject to coastal flooding, coastal areas, groundwater recharge areas, marine resources, water wells, wetlands, and wildlife habitat; 2) the existence of any historical or archaeological sites; 3) the location of flood zones and the demonstration that the land uses proposed in flood-prone areas are suitable to the continued natural functioning of flood plains; and 4) the suitability of the soil and topography to the development proposed.

C Comprehensive Plan Review: Additional criteria and standards are also included in the Plan that describes when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

D Transportation: Each application for a land use designation amendment will be required to demonstrate that the Level of Services standards are met or will be met concurrent with the impacts of development, for both a short-range (5-Year) and long-range (minimum 20-year) planning horizon. In addition the application must disclose the fiscal implications of the existing deficiencies and future needs. Specifically, the analysis shall identify the following:

1. Short-range and long-term roadway improvements (scope, timing and cost) necessary to accommodate the proposed Future Land Use Map Amendment.
2. Roadway improvements necessary to ensure consistency with the currently adopted Pasco County Comprehensive Plan.
3. Suggested amendments to the currently adopted Pasco County Comprehensive Plan.

Amendments to Existing Planned Development Sites (Planned Development Future Land Use Designation)

The following standards apply when determining whether a Plan amendment is required for new development proposals on sites that were previously approved under the Planned Development future land use designation:

A A Plan amendment is required if the proposal shows uses or land areas not previously approved. The only exception to this criteria is public and quasi-public uses (e.g., libraries, schools, recreation, roads) which provide an area wide benefit to the community.

B A Plan amendment is required if the proposal shows a change in intensity or density of a previously approved use which results in a cumulative increase of 10 percent (10 %) or more in the number of average daily trips as defined by Institute of Transportation Engineers trip generation standards of the original approved use.

C Any reduction in the amount of approved Open Space.

Standards for Amending the Northeast Pasco County Rural Area Boundary

Any and all Future Land Use Map amendment applications within the Northeast Pasco County Rural Area that submit a petition for any residential or mixed use future land use designation that permits more density than permitted by the Residential-1 future land use designation or any other future land use designation that requires the installation of central water and sewer services as per *Exhibit 2-1: Services and Facilities by Classification* shall be required to be accompanied by an associated and concurrent amendment request to the Rural Area Boundary in order to permit the extension of urban uses consistent with the policies of this Plan and Objective FLU 2.1 to include the parcel(s) under consideration.

Standards for Review of increased density within the Northeast Pasco County Rural Area and the Rural Character Area

Requests for amendments to the Future Land Use Map within the Northeast Pasco County Rural Area for any future land use designation that permits more density than permitted by the Residential-1 future land use designation or any other future land use designation that requires the installation of central water and sewer services as per Exhibit 2-1: Services and Facilities by Classification or amendments within the "Rural Character Area" for any future land use designation that permits three (3) or more dwelling units per developable residential acre shall be held to the following standard of review and may be considered only if all of the following standards are affirmatively met:

A. Demonstration of Need

An applicant shall demonstrate that additional lands are required to accommodate the population, housing or employment needs of the county projected over the horizon of the Comprehensive Plan. This analysis shall be performed consistent with the requirements of Rule 9J-5.006(2)(c), FAC that establish the standards for an analysis of the amount of land needed to accommodate the projected population.

B. Compatibility

1. An applicant shall demonstrate that the proposed amendment shall create and/or provide an appropriate transition of land uses adjacent to existing rural residential development within either the Northeast Pasco County Rural Area or the Rural Character Area.
2. An applicant shall demonstrate how the proposed amendment shall protect existing rural neighborhoods consistent with FLU 2.1.7 or FLU 2.3.3, as applicable.
3. An applicant shall perform a soil suitability analysis and shall demonstrate that the soils can support the proposed amendment.

C. Contiguity to existing urban development patterns.

An applicant shall demonstrate that the proposed development is contiguous to existing urban patterns of development.

D. Consistency with Goals, Objectives and Policies of the Comprehensive Plan.

An applicant shall demonstrate that the proposed amendment is consistent with applicable goals, objectives and policies of the Comprehensive Plan.

THE ABOVE STANDARDS SHALL BE EVALUATED BY MEANS OF THE PREPARATION OF NEEDS ANALYSIS STATEMENTS AND LAND USE COMPATIBILTIY ANALYSES. IF AN AMENDMENT TO THE NORTHEAST PASCO COUNTY RURAL AREA BOUNDARY OR THE RURAL CHARACTER AREA BOUNDARY ARE ADOPTED, THE ABOVE REFERENCED DOCUMENTATION SHALL ALSO BE SUBMITTED AS SUPPORT DOCUMENTS

SECTION FLU A-2: ADDITIONAL STANDARDS OF REVIEW FOR PLAN AMENDMENTS AND REZONINGS

Land Use Densities/Intensities and Allowable Zoning Classifications

All land use designations, zoning classifications and resulting development shall be consistent with the standards set forth in this Plan.

Quasi-Judicial Application Standards of Review

A landowner seeking to rezone property or seeking quasi-judicial approval of an individual site through special exceptions, conditional uses, variances, site plan approval and/or other quasi-judicial applications has the burden of proving that the proposal is consistent with the comprehensive plan and complies with all procedural requirements of the Land Development Code. At this point, the burden shifts to the governmental board to demonstrate that maintaining the existing zoning classification with respect to the property, or denial of the quasi-judicial application accomplishes a legitimate public purpose. In effect, the landowners' traditional remedies will be subsumed within this rule, and the board will now have the burden of showing that the refusal to rezone the property, or denial of the application, is not arbitrary, discriminatory, or unreasonable. If the board carries its burden, the application should be denied.

For purposes of this standard of review, legitimate public purposes include:

1. Protecting the integrity of the Goals, Objectives and Policies of the Comprehensive Plan;
2. Public reliance upon an approved plan of development;
3. Other legitimate public purposes as determined by applicable law.

Optional Land Use Designations

The Board of County Commissioners may determine that a land use designation other than the designation requested by the applicant is appropriate.

State/Federal Agency Review

Proposed amendments shall be forwarded to appropriate State agencies (and Federal agencies when appropriate) for review and comment on projects located adjacent to State or Federally owned lands, within any area subject to special provisions of law or upon request of the State or Federal agency.

SECTION FLU A-3: INTERPRETATION OF COMPREHENSIVE PLAN BOUNDARIES

1. Whenever possible, Comprehensive Plan boundaries shall be interpreted as coinciding with manmade boundaries, such as rights-of-way lines, property lines, section lines, or with natural boundaries such as water bodies. In the event that any Comprehensive Plan boundary shown on the Official Land Use Map (See policy FLU 1.1.1 for a full listing of this series) cannot be determined to coincide with any such boundary, the affected party may request an official interpretation from the Pasco County Administrator, or his/her designee. Decisions of the Pasco County Administrator, or his/her designee may be appealed to the Board of County Commissioners whose decision shall be final.

2. Plan boundaries shall be interpreted as fixed boundaries in all cases except in the limited circumstance where the blending of densities in Residential Land Use Categories may be considered for a Residential Master Planned Unit Development where an applicant can demonstrate by site plan within Residential Land Use Categories an equivalency of development rights, improvement in the overall master plan, and consistency with the Goals, Objectives and Policies in the Comprehensive Plan.

   The blending of densities within Rural Land Use Categories may be considered within a Residential Master Planned Unit Development where an applicant can demonstrate by site plan, an equivalency of development rights, improvement in the overall master plan, and consistency with the Goals, Objectives and Policies in the Comprehensive Plan. In addition, the location of residential development lots shall be arranged in a context sensitive manner such that they preserve the integrity of the rural community; and protect and preserve the rural appearance of land when viewed from public roads and from abutting properties.

SECTION FLU A-4: CALCULATION OF RESIDENTIAL DENSITIES

1. The density of each development proposal shall be considered separately. In applying densities to acreages, certain nonresidential, land use types that lie within a project's boundaries, such as office, commercial, and industrial uses, are excluded from the calculations. Except where the Comprehensive Plan or and the Land Development Code allow for density transfers from another site to a project, only those lands specifically within a project's boundaries may be used for calculating any density incentives. Along coastal areas, only land above the mean high tide line may be used in determining acreage size.

2. In general, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project plus any density incentives as provided herein. Proposed developable residential acreage means that portion of the total site area which will be developed for residential use inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Proposed developable residential acreage does not include any lands within the project which are classified as wetlands, CON (Conservation Lands) or water bodies. The Future Land Use Designations set forth the long range potential uses of property in the context of the lawful planning horizon and provides for a wide array of potential zoning classifications within each land use designation. A property owner is not entitled to all zoning classifications or the most potentially dense or intense zoning classification within a land use designation. Thus, in some cases, the application of zoning, subdivision, environmental, and other regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.

3. In those cases where proposed residential acreage contains lands which are classified as Category 1 Wetlands (except naturally occurring water bodies), a 25% density incentive will be allowed provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.

4. In those cases where proposed residential acreage contains lands which are classified as Critical Linkages, 100% of the base density of the upland portion of the Critical Linkage may be transferred to the developed portion of the property as well as an additional 25% density incentive provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.

5. In those cases where proposed residential acreage contains lands which are classified as Category 2 or Category 3 Wetlands a 10% density incentive will be allowed provided that the areas so classified are not impacted by the development

and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.

6. For the purpose of group homes and similar facilities, the density computation shall be as provided by the zoning code. Congregate living facilities and group homes shall be permitted within any residential classification provided that the density limitations of this Element and the provisions of the Land Development Code and the location guidelines of the Housing Element are complied with.

EXHIBIT 2A-1
DENSITY INCENTIVE EXAMPLES FOR CATEGORY I WETLANDS

(Developable Residential Acreage + Density Incentive [Maximum of Twenty-five Percent of Preserved Conservation Area]) x Future Land Use Designation (Dwelling Units/Gross Acre) = Maximum Residential Units Allowable

EXAMPLE 1

Total Residential Acreage:	100 Acres
Wetlands:	-10 Acres
Developable Residential Acreage:	90 Acres
Wetlands	10 Acres
Density Incentive:	X .25
	2.5 Acres

Future Land Use Designation: RES-3 (Residential - 3 du/ga)

(90 Acres [Developable Residential Acres] x 3.0 (Dwelling Units/Gross Acre) = 270 Units

+ Density Incentive of 2.5 Acres [Density Incentive]) x 3.0 (Dwelling Units/Gross Acre) = 7.5 Additional Units

277.5 Maximum Residential Units Allowable*

* Partial units > .5 will be rounded up.
Partial units ≤ .5 will be rounded down.

EXHIBIT 2A-2
DENSITY INCENTIVE EXAMPLES FOR CRITICAL LINKAGES (UPLANDS ONLY)

(Developable Residential Acreage + Density Incentive [Maximum of Twenty-five Percent of Preserved Conservation Area]) x Future Land Use Designation (Dwelling Units/Gross Acre) = Maximum Residential Units Allowable

Total Residential Acreage	100 acres
Critical Linkage (Upland Area)	- 10 acres
Developable Residential Acreage	90 acres
Base Density (RES-3)	X 3.0 = **270** units
Critical Linkage (Upland Area)	10 acres
Base Density (RES-3)	X 3.0 = **30** units
Density Incentive	(.25 * 10 acres) = **7.5** units
Maximum Residential Units	**307 units***

* Partial units > .5 will be rounded up.
Partial units ≤ .5 will be rounded down.

EDITOR'S NOTE: Example

100 Acre Site RES-3	
Current Development Potential – Prior Comprehensive Plan *(3 dwelling units/1 acres)*	*Development Potential - Adopted Comprehensive Plan* *(3 dwelling units/1 acres)*
Wetland Credit – Category 1 Wetlands	
100 Acres *10 acres wetlands* *90 Developable residential acres* ***Base Density*** *90 x 3.0 =* *270 units* ***Wetland Credit*** *90 x .10 = 9 x 3.0 =* *27 units* ***297 Total Units***	*100 Acres* *10 acres wetlands* *90 Developable residential acres* ***Base Density*** *90 x 3.0 =* *270 units* ***Wetland Credit*** *10 x .25 = 2.5 x 3.0 =* *7.5 units* ***277 Total Units***
Critical Linkage Credit	
100 Acres *10 acres wetlands* *90 Developable residential acres* ***Base Density*** *90 x 3.0 =* *270 units* ***Wetland Credit*** *90 x .10 = 9 x 3.0 =* *27 units* ***297 Total Units***	*100 Acres* *20 acres Critical Linkage* *10 acres wetlands* *10 acres uplands* *90 Developable residential acres* ***Base Density*** *80 x 3.0 =* *240 units* ***Wetland Credit*** *10 x .25 = 2.5 x 3.0 =* *7.5 units* ***Critical Linkage Base Credit*** *10 x 3 =* *30 units* ***Critical Linkage Bonus Credit*** *10 x .25 = 2.5 x 3.0 =* *7.5 units* ***285 Total Units***

SECTION FLU A-5: CALCULATION OF FLOOR AREA RATIOS

1. For nonresidential projects, the maximum gross building square footage shall be the sum of the developable nonresidential project acreage multiplied by the maximum Floor Area Ratio permitted by the applicable land use classification.

2. Only those lands specifically within a project's boundaries may be used for calculating the maximum permitted gross building square footage. The above notwithstanding, no nonresidential intensity may be transferred from one parcel of land to another when the parcels are physically separated from each other, except as by roadways, streams, rivers, or lakes. Along coastal areas, only land above mean high tide may be used in determining acreage size.

The foregoing limitations shall not apply where the Comprehensive Plan or Land Development Code specifically allow for density transfers from another site to a project.

SECTION FLU A-6: THE OFFICIAL FUTURE LAND USE MAP

General Application

1. The Pasco County Future Land Use Element contains an Official Future Land Use Map. This map depicts a land use classification system which defines the location and range of permitted uses in each classification, the range of permitted densities and/or intensities of use, and other data necessary to comply with minimum State requirements.

2. The Official Future Land Use Map depicts the following land use classifications and map symbols. Such symbols shall be used to implement the Future Land Use concept subject to the projections of future population and employment as described in the Future Land Use Technical Support Document.

TABLE 2-1

Resource Protection Land Use Categories	
Coastal Lands	C/L
Conservation Lands	CON
Major Recreation/Open Space	R/OS
Wetlands/Lakes Overlay	WLO
Rural Land Use Categories	
Agricultural	AG
Agricultural/Rural	AG/R
Residential – 1	RES-1
Residential Land Use Categories	
Residential – 1	RES-1
Residential – 3	RES-3
Residential – 6	RES-6
Residential – 9	RES-9
Residential – 12	RES-12
Residential – 24	RES-24
Non-Residential Land Use Categories	
Commercial	COM
Office	OFF
Industrial - Light	IL
Industrial – Heavy	IH
Mixed Use Land Use Categories	
Employment Center	EC
Town Center	TC
Planned Development	PD
Connerton New Town	NT
Other	
Public/Semipublic	P/SP

INACTIVE Land Use Categories	
Activity Center	AC
Major Attractors	AT
Retail/Office/Residential	ROR
Mixed Use	MU

3. Within the Northeast Pasco Rural Area, Residential-1 future land use designation is deemed to be a Rural Land Use Category. Within the Rural Transition Area, Residential-1 may be developed as either a Conservation Subdivision or as an MPUD (Master Planned Unit Development).

4. The land use classifications shown on the Official Future Land Use Map are identified according to the predominant use or maximum level of intensity intended for that classification. Other uses, such as, but not limited to, recreational, public, and semipublic uses, may be permitted in any land use category consistent with the applicable goals, objectives, and policies of the Future Land Use Element. Specific locations for other uses are not shown on the map because they are predicated on conditions and events which cannot be predicted at this time.

   The character of each land use category is defined by development intensity, residential density, functional use, and the physical characteristics of the land. Each classification has a range of potentially permissible uses which, although not exhaustive, illustrate the character of uses permitted within the land use classification. Not all of the potential uses are acceptable anywhere within the classification. Each potential use must be evaluated in accordance with the goals, objectives, and policies of the Future Land Use Element.

   For example, although a residential development must comply with the maximum gross density requirements, it is not ensured of the maximum density allowed for that classification. The application of Comprehensive Plan policies dealing with the natural environment, public facilities, transportation, and/or surrounding land use compatibilities may preclude the development of maximum density on any particular site.

5. The development of a single-family, detached home when the individual Lot of Record does not meet the maximum density requirement of the Future Land Use Element shall be permitted. Development, as described above, shall be subject to all State and local development regulations including, but not limited to, those regulations designed to effectuate its intent.

6. All land use categories shall permit the consideration of churches, schools, and sites for compatible public facilities, when in compliance with the goals, objectives, and policies of the Future Land Use Element and applicable development regulations.

7. In general, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project plus any density incentives as provided in Section FLU A-4.

8. For nonresidential projects, the maximum gross building square footage shall be the sum of the nonresidential project acreage multiplied by the maximum Floor Area Ratio permitted by the applicable land use classification.

9. Schools shall be permitted in all Future Land Use categories except CL (Costal Lands), CON (Conservation Lands), EC (Employment Centers), and I (Industrial) proximate to urban residential areas consistent with the School Siting Standards, as set forth in the Public School Facilities Element to the extent practicable. Pasco shall permit the location of schools within the AG (Agricultural) and AG/R (Agricultural/Rural) Future Land Use categories only upon demonstrated need consistent with the following criteria. In the planning, siting, land acquisition, and development of the facility, evaluation shall include consideration of;

    1. The student population density of the area, such as sufficient student population of the existing rural communities;

    2. Require where feasible the location of new elementary and middle schools, internal or adjacent to residential neighborhoods; and

    3. Public safety.

DEFINITIONS OF FUTURE LAND USE DESIGNATIONS (OR CLASSIFICATIONS)

The definitions and uses provided for in each of the following future land use designations are descriptive definitions only. A comprehensive listing of permitted and special exception uses are provided in the Pasco County Land Development Code, as may be amended from time to time, which uses are hereby incorporated herein by this reference thereto as if fully set forth herein verbatim.

The special provisions provided for in certain future land use designation represent conditions to be complied with in approving land use designation amendments, rezonings, development orders, permits, and agreements.

CONSERVATION LANDS (CON)

Intent: To recognize public or private lands held for conservation.

General Range of Potential Uses:
Open space, passive nature parks, selected agricultural activities, accessory structures.

Density Restrictions: Dwelling Units/Developable Residential Area
0.00

Maximum Nonresidential Intensity: Floor Area Ratio
0.00

AGRICULTURAL (AG)

Intent: To maintain agricultural character in appropriate areas and to minimize infrastructure needed in those areas to accommodate future development.

Mining and agri-industrial uses are exempt from maximum Floor Area Ratio.

Mining activities which require ancillary processing are permitted only with special approval, as applicable, by the Board of County Commissioners.

General Range of Potential Uses:
Agricultural, rural residential uses, mining, agro-industrial uses, small commercial uses related to the agricultural use of the property, recreation facilities.

Density Restrictions:

Agricultural (AG)

Maximum Base Density Dwelling Units/Developable Residential Acre (No Open Space Requirement)	1 dwelling unit/ 10 acres

		CS – Rural Area	CS - Other
Density Incentives for Clustering as a Conservation Subdivision or AG MPUD: Dwelling Units/ Gross Acre			
Up to 10 % Open Space			
11% - 20%			
21% - 40%			
41% - 50%		1 du/ 4.5 acres	1 du/ 4.5 acres
50% - 60% This density incentive permits more than a 100% increase in density (more than double) if ½ the property is preserved as open space or agricultural uses.		1 du/ 4.5 acres	1 du/ 4.5 acres
61% - 80%		1du/ 3.9 acres	1du/ 3.9 acres
More than 80%		1 du/ 3.3 acres	1 du/ 3.3 acres

CS – Conservation Subdivision
Rural Area – Northeast Pasco Rural Area
Other – All Lands outside of the Northeast Pasco Rural Area

SUMMARY OF POTABLE WATER ISSUES

Conservation and Protection of the Resource

The majority of Pasco County's potable water supply needs are met by Tampa Bay Water, a regional water supply authority. TBW is contractually obligated to meet Pasco County's demand and is Pasco County's exclusive water supplier, except for limited, isolated areas where the County provides its own supply. Under conditions of normal rainfall and average water demand, the supply of potable water for Pasco County should be adequate to meet the needs of future residents through the Year 2025 and beyond. Proper planning and water resource management require, however, that dry conditions and peak demands be anticipated in order to minimize the occurrence and discomfort of temporary; water shortages. For this reason, the conservation and protection of water resources are issues in Pasco County.

In addition to the supply of raw water, equal consideration must be given to the quality of water being supplied. Care must be taken to guard against contamination in high-volume, aquifer-recharge areas; in coastal-recharge areas; and wellfield areas.

Service Delivery

Throughout the planning period, service-delivery issues will likely be raised with respect to:

I. Interconnecting the water-distribution system.

II. Expansion of the water-service area to developing areas.

III. Maintaining adequate pressure for fire flows.

IV. Level and quality of water treatment.

V. Programming and funding the maintenance, repair, replacement, and extension of the system.

These issues will be addressed in conjunction with standards for level of service, concurrency, and budgetary constraints.

PUBLIC FACILITIES ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: ENSURE AN ADEQUATE PUBLIC SUPPLY AND TREATMENT OF POTABLE WATER FOR PASCO COUNTY.

OBJECTIVE WAT 1.1 LEVEL OF SERVICE STANDARDS
Establish the following minimum level of service standards for planning capital improvements and reviewing applications for development approval.

Policy WAT 1.1.1 **Infrastructure Standards**
Pasco County shall maintain an infrastructure standard providing for an annual, average-daily volume of 215 gallons of potable water per equivalent residential unit.

Policy WAT 1.1.2 **Required Capacity**
Pasco County shall establish a peak day, domestic demand factor of 1.67 (average-daily flow) to determine the required capacity for public potable-water systems.

Policy WAT 1.1.3 **Fire-Flow Rates**
Pasco County shall require, as a condition of development approval, the following minimum fire-flow rates at the time of application for connection to the public potable-water system:

TABLE 10-1
FIRE-FLOW STANDARDS

Land Uses	Gallons Per Minute
Single-Family	500
Multifamily	750
Commercial	1,000
Industrial	1,200

Note: For projects with multiple uses, the largest fire-flow standard will be applied.

Policy WAT 1.1.4 **Service Application**
Pasco County shall require a connection to the public potable-water system when available, as set forth in the guidelines of the Availability Determination Matrix, Table 10-1A.

TABLE 10-1A
AVAILABILITY DETERMINATION
ALL LAND USE CALSSIFICATIONS EXCEPT FOR
RES-1 OR LOWER DENSITY

CATEGORY I

1-3 ERUs AND 600 GPD FLOW
MUST CONNECT TO GRAVITY SEWER MAIN AND/OR CENTRAL WATER SYSTEM IF MAINS ARE AVAILABLE AS FOLLOWS:

GRAVITY SEWER.....100' OF PROPERTY BOUNDARY
WATER.....600' OF PROPERTY BOUNDARY

CATEGORY II

4-24 ERUs
MUST CONNECT TO FORCE MAIN OR GRAVITY SEWER MAIN AND/OR WATER SYSTEM IF MAINS ARE AVAILABLE AS FOLLOWS:

FORCE MAIN OR GRAVITY MAIN..600' OF PROPERTY BOUNDARY
WATER.....1320' OF PROPERTY BOUNDARY

CATEGORY III

25-49 ERUs
MUST CONNECT TO GRAVITY OR FORCE MAIN AND/OR WATER MAIN IF MAINS ARE AVAILABLE AS FOLLOWS:

GRAVITY OR FORCE MAIN.....¼ MILE OF PROPERTY BOUNDARY
WATER.....½ MILE OF PROPERTY BOUNDARY

CATEGORY IV

50-99 ERUs
MUST CONNECT TO GRAVITY OR FORCE MAIN AND/OR WATER MAIN IF MAINS ARE AVAILABLE AS FOLLOWS:

GRAVITY OR FORCE MAIN.....½ MILE OF PROPERTY BOUNDARY
WATER.....1 (ONE) MILE OF PROPERTY BOUNDARY

CATEGORY V

100 OR GREATER ERUs
MUST CONNECT TO GRAVITY OR FORCE MAIN AND/OR WATER MAIN IF MAINS ARE AVAILABLE AS FOLLOWS:

GRAVITY OR FORCE MAIN.....1 MILE OF PROPERTY BOUNDARY
WATER.....1-½ MILE OF PROPERTY BOUNDARY

ERU = Equivalent Residential Unit

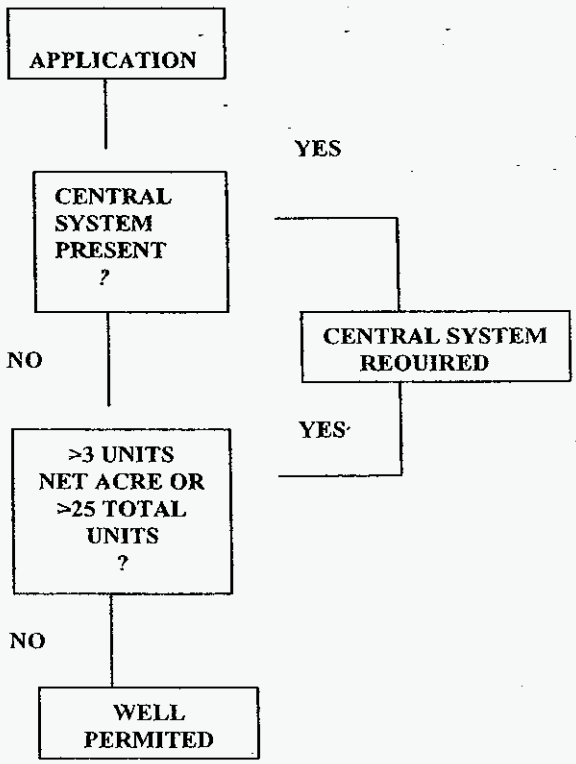
Policy WAT 1.1.5 **Installation of Public Water System**

Pasco County shall require the installation of a public water system for domestic supply and fire protection where connection to an existing public water system is not available and the development is located in an area designated by the Future Land Use Map as RES-3 (Residential – 3 du/ga) or higher and:

a. The development consists of more than 25 residential units; or,

b. The net residential density is more than three units per net acre (see Table 10-2).

TABLE 10-2
WATER APPLICATION PROCESS



Policy WAT 1.1.6 **Provision and Dedication of Public Water Distribution**
Pasco County shall require the developer to provide and dedicate to the appropriate utility the public-water-distribution network within any new development. The design criteria and construction standards for any addition to the water system shall be supplied by appropriate utility.

OBJECTIVE WAT.1.2 EXISTING DEFICIENCIES
Continue to identify specific locations within the County where the public-water-distribution networks are deficient with respect to volume, pressure, quality, or fire-flow capacity.

Policy WAT 1.2.1 **Identification and Correction of Existing Deficiencies**
Pasco County shall annually designate a portion of its operational and capital improvements budgets to be used for the identification and correction of existing deficiencies in its potable-water-distribution network as determined by the application of fire-flow, performance standards contained in Table 10-1 and the maintenance schedule developed pursuant to Goal 2, Objective 2-4.

Policy WAT 1.2.2 **Compliance of Other Public Systems**
Pasco County shall require other public systems to certify compliance with the performance standards contained in Table 10-1 as a condition for granting development approval to any project within its service area.

OBJECTIVE WAT 1.3 POTABLE WATER SOURCES
Provide adequate (meeting the level of service standard) public-potable-water sources supplied by Tampa Bay Water to service the needs of Pasco County through the Year 2025.

Policy WAT 1.3.1 **Required Potable Water**
Pasco County shall provide the capability to access, through 2033, water supplies of sufficient yield to provide all required potable water.

Policy WAT 1.3.2 **10-Year Regional Water Supply Work Plan**
Pasco County shall coordinate with the Southwest Florida Water Management District in the preparation of the 10-Year Regional Water Supply Work Plan within the timeframe as required by Section 163.3177(6)(c), F.S. and update the Plan as required by law.

Upon completion of the 10-year Regional Water Supply Plan, Pasco County shall amend the Comprehensive Plan by the next available amendment cycle to:

1. Incorporate the data and support documentation into the Comprehensive Plan and

2. Amend the appropriate Comprehensive Plan Policy to include a work plan covering at least a 10-year planning period for building any water supply facilities that are identified in the element as necessary to serve existing and new development.

OBJECTIVE WAT 1.4 TREATMENT CAPACITY
Expand the treatment capacity of Pasco County Commensurate with the growth of the service base.

Policy WAT 1.4.1 **Water Treatment Capacity**
Pasco County shall develop water-treatment capacity to process sufficient quantities of potable water to meet the projected long-range (2025) needs of the Pasco County Master Water Supply Plan.

Policy WAT 1.4.2 **Quality Standards**
Pasco County shall treat its water supply in accordance with the Florida Department of Environmental Proection and the United States Environmental Protection Agency standards of quality.

OBJECTIVE WAT 1.5 CONSERVATION
Continue implementation of water-conservation measures throughout Pasco County.

Policy WAT 1.5.1 **Installation of Shallow Wells**
Pasco County shall allow, subject to specific regulations of the Land Development Code which Pasco County shall prescribe, the installation of individual shallow wells for landscape irrigation.

Policy WAT 1.5.2 **Pricing Structure for Water**
Pasco County shall maintain, subject to specific regulations of the Land Development Code which Pasco County shall prescribe, a progressive pricing structure such that the unit cost of water increases with increased usage.

Policy WAT 1.5.3 **Water Conserving Fixtures**
Pasco County shall require, in accordance with specific regulations of the Land Development Code which the County may prescribe, the use of water-conserving fixtures in all new development.

Policy WAT 1.5.4 **Reclaimed Water for Landscape Irrigation**
Pasco County shall require the use of reclaimed water for landscape irrigation where and when available, with a priority for use of reclaimed water to new residential users or other users determined to provide an adequate offset of potable water usage.

Policy WAT 1.5.5 **Recovered Wastewater for Agricultural Purposes**
Pasco County shall encourage the use of reclaimed water for agricultural purposes where Pasco County supplies it.

Policy WAT 1.5.6 **Water Conservation Plan**
Pasco County will coordinate with Tampa Bay Water, University of Florida, Institute of Food and Agricultural Services and the Southwest Florida Water Management District in the implementation of a water conservation plan that focuses on reclaimed water projects for residential irrigation users or other users determined to provide an adequate offset of potable water usage.

Policy WAT 1.5.7 **Leak Detection Program**
Pasco County shall maintain an ongoing leak-detection program to reduce losses of water in the transmission and distribution system.

OBJECTIVE WAT 1.6 ENVIRONMENTAL IMPACT
Minimize detrimental, environmental effects caused by groundwater development.

Policy WAT 1.6.1 **Groundwater Withdrawal**
Pasco County will monitor groundwater conditions for withdrawal rates on the basis of reports by the Southwest Florida Water Management District and Tampa Bay Water. Furthermore, Pasco County shall periodically review the adequacy of the Southwest Florida Water Management District and Tampa Bay Water procedures. The Board of County Commissioners shall request the Southwest Florida Water Management District or Tampa Bay Water, as appropriate, to:

a. Provide mitigation for environmental degradation caused by excessive groundwater withdrawal. Pasco County shall request the Southwest Florida Water Management District to identify all large wells to monitor the amounts of groundwater withdrawal.

b. Discourage major, groundwater-source development adjacent to environmentally sensitive or wetland areas, such as swamps, cypress heads, shallow ponds, or lakes.

c. Discourage additional groundwater development within those portions of coastal Pasco County which are known to contain groundwater of subpotable quality at a depth of less than 100 feet.

d. Assist Tampa Bay Water in its well-monitoring program to document evidence of saltwater intrusion and develop remedial strategies as necessary.

e. Permit regional wellfields under their jurisdiction to serve a multipurpose function as public-recreational facilities.

f. Comply with all rules of the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency.

g. Require the Developer/Owner in the event of a Production Failure or Shortfall by Tampa Bay Water to transfer to Pasco County any and all water use permits or water use rights the Developer/Owner may have to use or consume surface or groundwater within Pasco County. Prior to the Developer/Owner selling water or water use permits or water use rights, Developer/Owner shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water us permits or water use rights.

Policy WAT 1.6.2 **Protection of Wellhead and Wellfield Protection Areas**
Pasco County shall enforce regulations adopted in the Land Development Code and Future Land Use Element Policies FLU 1.2.16 and FLU 1.2.17, which restrict activities and land uses for the protection of wellhead- and wellfield-protection areas.

GOAL 2: PROVIDE AN ADEQUATE POTABLE-WATER-DISTRIBUTION SYSTEM THROUGHOUT URBANIZED AREAS OF PASCO COUNTY.

OBJECTIVE WAT 2.1 SYSTEM PRIORITIES

Limit urban sprawl by providing specific standards and guidelines for the provision of Public Water Service in rural and low density residential areas including AG (Agricultural)/(AG/R (Agricultural Rural), RES-1 (Residential – 1 du/ga) and RES-3 (Residential - 3 du/ga) designated areas.

Policy WAT 2.1.1 **Prohibition on Expansion of Public Potable Water Service**
Pasco County shall not provide, nor permit the expansion of, public potable-water service to lands designated on the Future Land Use Map as AG (Agricultural) or AG/R (Agricultural/Rural) within the Rural Area where the use of individual wells may be permitted, except to provide and permit the expansion of public potable-water service to areas designated as Conservation Subdivisions and Rural Character Areas.

Policy WAT 2.1.2 **Provision of Public Potable Water Service in RES-1**
Pasco County shall permit or require the provision of public potable-water service to lands designated on the Future Land Use Map as RES-1 (Residential - 1 du/ga) only when the proposed service is consistent with the approved Pasco County Utilities Capital Improvement Plan and for areas designated as Conservation Subdivisions.

Policy WAT 2.1.3 **Provision of Public Potable Water Service in RES-3**
Pasco County shall provide or require provision of public-water service to lands designated on the Future Land Use Map as RES-3 (Residential- 3 du/ga) or higher in accordance with Policy WAT 1.1.5, of this Element.

Policy WAT 2.1.4 **Provision of Potable Water – Rural Area**
Consistent with the provision of services and facilities within the Northeast Pasco County Rural Area, Pasco County shall:

A Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants within the Rural Area; and

B Require that new development within the Rural Area shall not be designed nor constructed with central water systems. Public and private central systems shall be, if paid for by the landowner/developer, permitted in the future if:

1. The development form is a Conservation Subdivision; or
2. The development form is an MPUD in RES-1; or

3. It is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but un-served area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an area wide administrative land use update; or
4. It is a part of the implementation strategies for the Comprehensive Redevelopment Plan for Trilby, Lacochee and Trilacoochee. This exception permits the extension of utilities along US 301 to serve the Business District uses as described in Policy FLU 1.7.4; or
5. It is within the I-75/41 interchange mixed use/employment center/RES-9 designated properties.

Policy WAT 2.1.5 **Extension of Central Potable Water Service – Well Replacement**

The County will continue to evaluate the replacement of individual wells with a central water system on a case by case basis within those areas where there is a finding by the Department of Health or the Southwest Florida Water Management District that a public health, safety and welfare issue exists by and where the cost of performing the initial evaluation to determine the reasonable expectation of cost and the cost of all required improvements is borne by the benefiting properties.

OBJECTIVE WAT 2.2 DISTRIBUTION SYSTEM

Develop a potable-water-distribution system plan on the basis of projected water needs to the Year 2025 and the level of service standards contained in this Element.

Policy WAT 2.2.1 **Water Supply and Distribution System**

Pasco County shall continue to implement a water supply and distribution system to accommodate growth in accordance with the population and employment projections of the Pasco County Comprehensive Plan.

Policy WAT 2.2.2 **Strategies for Water Demand, Supply, and Fire Flow**

Pasco County shall continue to implement strategies, as needed, to balance fluctuation in water demand, safeguard continuance of supply in case of plant or water main breakdown and to provide required fire flow as contained in Table 10-1, Fire Flow Standards.

Policy WAT 2.2.3 **Impact Fees**
Pasco County shall collect and use impact fees to offset the cost of capacity necessitated by the impact of new users.

Policy WAT 2.2.4 **Public Acquisition of Private Utilities**
Pasco County shall continue to assess the public acquisition of individual private utilities as a part of its utilities service programs.

OBJECTIVE 2.3 SYSTEM MAINTENANCE
Maintain, repair, and replace water-system components on a regularly scheduled basis.

Policy WAT 2.3.1 **Records and Procedures for Repairs**
Pasco County shall maintain records and procedures for identifying needed repairs, their cost, and subsequent implementation.

Policy WAT 2.3.2 **Meter for Billing Purposes**
Pasco County shall meter all existing and future water customers for billing purposes.

Policy WAT 2.3.3 **Rate Schedule for Service**
Pasco County shall maintain a rate schedule based upon the cost of providing service and adjust rates and fees periodically to ensure that water revenues are sufficient to finance future expansion, repair, and replacement.

OBJECTIVE WAT 2.4 EMPLOYMENT CENTERS
To support and reinforce the County's economic development objectives related to the creation of employment centers through the provision of public utilities.

Policy WAT 2.4.1 **Provision of Potable Water Services for Industrial and Employment Center Land Uses**
Pasco County shall evaluate whether potable water services are available or whether additional potable water improvements are necessary in order to support the desired location of Industrial Land Uses and Employment Center land uses. As a part of this evaluation, the County shall identify and discretely map Industrial and Employment Center Land Uses on the future land use map.

Policy WAT 2.4.2 **Central Water in Employment Center Areas**
The County shall place a high priority on providing central water improvements to Employment Center future land use areas.

OBJECTIVE WAT 2.5 INTERGOVERNMENTAL COORDINATION
Coordinate all utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing utility lines, roads, and water lines.

Policy WAT 2.5.1 **Coordination of Water Line Construction with Transportation Plans**
Pasco County shall coordinate water line construction priorities with the County's transportation plans to ensure that all pipes designed for subsurface, road placement are installed prior to road construction.

Policy WAT 2.5.2 **Use of Rights-of-Way and Unused Easements**
Pasco County shall use rights-of-way and unused easements for utilities, drainage, open space, or other related purposes.

WASTEWATER

SUMMARY OF WASTEWATER ISSUES

Regionalization of the Wastewater-Disposal System

The wastewater-disposal system of Pasco County has been consolidated from 100 small package plants into approximately 10 sub-regional treatment plants and consists of approximately 60,000 septic tank systems.

Future Wastewater Demand

The permitted, wastewater-disposal capacity within Pasco County is approximately 26.75 million gallons per day. Based upon the assumption that per-dwelling-unit demand is approximately 193 million gallons per day, peak-month, average, daily flow (inclusive of inflow and infiltration), the present capacity could adequately accommodate growth likely to be achieved through the Year 2010. By the Year 2010, additional permitted capacity will be needed. By continuing to assess the growth within the County, the treatment systems can be programmed for expansion to meet the increasing wastewater demand throughout the planning period. Additionally, by working toward achieving the conservation target of an equivalent residential unit of 200 gallons per day, the expansion of facilities can potentially be delayed or eliminated.

Level of Service

Presently, 40 percent of the permitted-disposal capacity is publicly owned and operated. As the system grows, decisions will need to be made regarding whether or not septic systems shall be relied upon to fulfill future needs, whether or not Pasco County wishes to expand its use of private and municipal systems, and whether or not Pasco County wishes to consolidate and regionalize the wastewater-disposal system under its own control.

GOAL 3: PROVIDE AN ACCEPTABLE, SANITARY-SEWER SYSTEM FOR PASCO COUNTY.

OBJECTIVE SEW 3.1 LEVEL OF SERVICE STANDARDS

Establish the following minimum level of service standards for planning capital improvements and for reviewing application for development approval.

Policy SEW 3.1.1 **Secondary Wastewater Treatment**
Pasco County shall require advanced-secondary treatment of wastewater at all new or expanded, sewage-treatment plants within Pasco County.

Policy SEW 3.1.2 **Infrastructure Standard**
Pasco County shall maintain an infrastructure standard of 200 gallons of wastewater-treatment capacity and disposal per day (annual average daily flow) for each equivalent residential unit within Pasco County.

Policy SEW 3.1.3 **Capacity for Peak Hydraulic Flows**
Pasco County shall require all wastewater-treatment facilities to provide adequate capacity for peak hydraulic flows.

Policy SEW 3.1.4 **Service Application for connection to Central, Sanitary Sewer**
Pasco County shall require connection to a central, sanitary-sewer system for all proposed projects within Pasco County when available, as set forth in the guidelines of the Availability Determination Matrix, Table 10-1A.

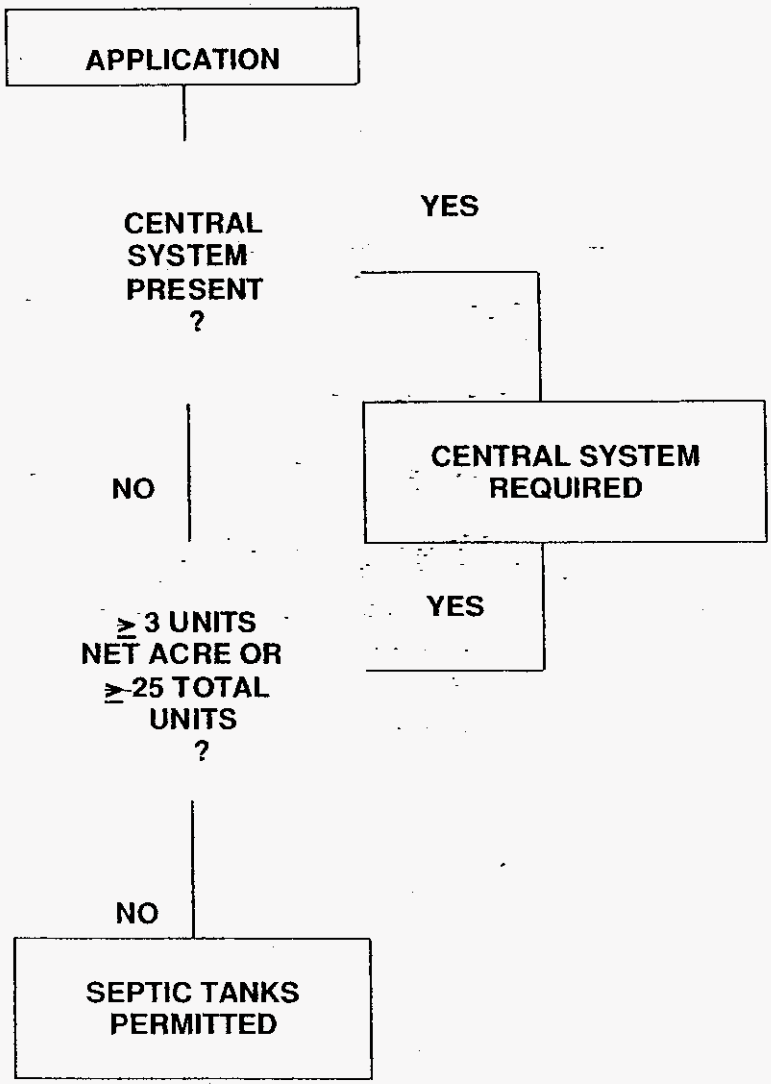
Policy SEW 3.1.5 **Location of Central Sanitary Sewer System**
Where connection to a central system is available a central-sanitary sewer system shall be used unless the proposed project is located entirely within the AG (Agricultural) or AG/R (Agricultural/Rural) category of the Future Land Use Map and the net residential density is not more than three dwelling units/net acre.

Policy SEW 3.1.6 **Installation of a Central, Wastewater-Treatment Plant**
Pasco County shall require the installation of a central, wastewater-treatment plant (in accordance with the County Sewer Use Ordinance) where connection to an existing central, sanitary-sewer system is not available and the development is located in an area designated by the Future Land Use Map as RES-3 (Residential - 3 du/ga) or higher; and:

a. The development consists of more than 25 residential units; or,

b. The net residential density is more than three units per net acre (see Table 10-3 below).

TABLE 10-3
SEWER APPLICATION PROCESS



Policy SEW 3.1.7 **Expansion of Existing Interim Wastewater Treatment Plants**
Pasco County shall permit the expansion of existing, interim, wastewater-treatment plants if necessary to meet the level of service standards contained in Policies 3.1.1 through 3.1.3 above. This policy is intended to provide relief for facilities which may become deficient prior to replacement by a regional system. In areas designated as RES-1 (Residential - 1 du/ga), permit the installation of a central wastewater treatment plant only when the proposed service is consistent with the approved Pasco County Utilities Capital Improvement Plan.

Policy SEW 3.1.8 **Provision for Septic Tank Location**
Pasco County shall allow individual (septic tanks) wastewater-disposal systems where central systems are neither required nor available provided that soil conditions are acceptable and environmental impacts are negligible.

Policy SEW 3.1.9 **Location and Construction of Sewage Treatment and Disposal Systems**
Pasco County shall require all sewage treatment and disposal systems be located and constructed in a manner consistent with all applicable local, State, and Federal regulations, including the applicable goals, objectives, policies, and level of service standards contained in this Comprehensive Plan.

Policy SEW 3.1.10 **Requirement for Treatment of Effluent**
Pasco County shall require all uses that generate wastewater which exceeds effluent standards set forth in Chapter 110 of the County Code of Ordinances to pretreat the effluent to Pasco County standards and dispose of via a public sewer system.

Policy SEW 3.1.11 **Connection of Central Sewer Facilities to Subregional Systems**
Pasco County shall require connection of all central sewer facilities to regional systems.

OBJECTIVE SEW 3.2 SUBREGIONALIZATION
Continue development of a Countywide network of regional wastewater treatment plants to include other municipal and local governments principally servicing areas designated on the Future Land Use Map as RES-3 (Residential - 3 du/ga) or higher and selected areas within other land use classifications.

Policy SEW 3.2.1 **Regional Sewage Treatment Plants**
Pasco County shall replace smaller package plants with regional sewage treatment plants (or enlarge existing plants) by 2025.

Policy SEW 3.2.2 **Interlocal Agreements: Municipal Boundaries for Sanitary Sewer Service**
Pasco County shall maintain and update interlocal agreements recognizing the municipal service area for sanitary sewer service.

Policy SEW 3.2.3 **Provision of Subregional Wastewater Facilities**
Pasco County shall participate in agreements with developers to provide regional wastewater facilities in accordance with the Capital Improvements Element for the Future Land Use Classifications listed in this objective.

Policy SEW 3.2.4 **Update to the Utilities Capital Improvement Plan**

Pasco County shall annually update the Utilities Capital Improvement Plan to indicate the general location of, and determine estimated design capacity of, all trunk mains, interceptors, and pump stations for which a need is projected in the Future Land Use Classifications listed in this objective.

Policy SEW 3.2.5 **Service to Areas in the AG/R Land Use Classification**

Pasco County may service selected areas within the AG/R (Agricultural/Rural) Land Use Classification that are located outside the Rural Area when it is cost effective to do so.

Policy SEW 3.2.6 **Provision of Central Sewer – Rural Area**

Consistent with the provision of services and facilities within the Northeast Pasco County Rural Area, Pasco County shall:

A Continue to rely primarily upon individual septic tank systems as the method of disposal of wastewater within the Rural Area and;

B Require that new development within the Rural Area shall not be designed nor constructed with central sewer systems. Public and private central systems shall be, if paid for by the landowner/developer, permitted in the future if:

1. The development form is a Conservation Subdivision; or
2. The development form is an MPUD in RES-1; or
3. It is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but un-served area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an area wide administrative land use update.; or
4. It is a part of the implementation strategies for the Comprehensive Redevelopment Plan for Trilby, Lacochee and Trilacoochee. This exception permits the extension of utilities along US 301 to serve the Business District uses as described in Policy FLU 1.7.4.
5. It is within the I-75/41 interchange mixed use/employment center/RES-9 designated properties.

OBJECTIVE SEW 3.3 EFFLUENT DISPOSAL
Continue to implement the effluent reuse and disposal program where permissible to conserve the potable-water resources of the County.

Policy SEW 3.3.1 **Use of Reclaimed Water for Landscape Irrigation and Nonpotable Use**
Pasco County shall require use of reclaimed water for landscape irrigation and nonpotable use where available and permitted by the Florida Department of Environmental Protection and required by the County Code of Ordinances, with a priority for use of reclaimed water to new residential users or other users determined to provide an adequate offset of potable water usage.

Policy SEW 3.3.2 **Enforcement of State Regulations for Water Quality**
Pasco County shall monitor enforcement of State regulations for water quality, especially with respect to wastewater plant operations and effluent disposal and, if necessary, develop an appropriate alternative-management strategy.

Policy SEW 3.3.3 **Agreements for Reclaimed Water for Irrigation**
Pasco County shall participate in long-term agreements with land owners to accept reclaimed water for irrigation of horticultural or agricultural uses.

Policy SEW 3.3.4 **Reclaimed Water System**
Pasco County shall develop a reclaimed-water system for irrigation of parks; golf courses; cemeteries; large agricultural, commercial, or governmental complexes; and other potential, reclaimed-water customers.

Policy SEW 3.3.5 **Residential Connection to Reclaimed Water Systems**
The County shall promote an increase in reclaimed water system connections to residential users.

OBJECTIVE SEW 3.4 SLUDGE DISPOSAL
Dispose of septic tank and wastewater-treatment-plant sludge in an environmentally acceptable manner.

Policy SEW 3.4.1 **Disposal of Sludge**
Pasco County shall prohibit the disposal of unprocessed liquid sludge, unprocessed dewatered sludge, and septage on land in accordance with the County Code of Ordinances. Ensure that an appropriate disposal alternative, which meets the Florida Department of Environmental Protection's regulations, is available for disposal of unprocessed, liquid sludge; unprocessed, dewatered sludge; and septage generated within Pasco County.

Policy SEW 3.4.2 **Sludge Disposal Alternatives**

Pasco County shall encourage sludge disposal alternatives, such as selling the sludge product (residuals/biosolids) for agricultural purposes and improving the soil amendment capabilities of the product in order to maximize the cost-effective and beneficial use of sludge product (residuals/biosolids) in Pasco County.

Policy SEW 3.4.3 **Sludge Management Program**
Pasco County shall maintain a comprehensive, sludge-management program.

OBJECTIVE SEW 3.5 SYSTEM PRIORITIES
Inhibit urban sprawl by regulating the provision of Public Wastewater Service in rural and low density residential areas including AG (Agricultural)/(AG/R (Agricultural Rural), RES-1 (Residential – 1 du/ga) and RES-3 (Residential - 3 du/ga) designated areas.

Policy SEW 3.5.1 **Prohibition on Provision of Public Wastewater Service in AG and AG/R Future Land Use Categories**
Pasco County shall not provide, nor permit the expansion of public-wastewater service to lands designated on the Future Land Use Map as AG (Agricultural) or AG/R (Agricultural/Rural) that are located within the Rural Area where the use of individual septic tanks may be permitted, except to provide and permit the expansion of public potable-water service to areas designated as Conservation Subdivisions and Rural Character Areas.

Policy SEW 3.5.2 **Provision of Public Wastewater Service in RES-1 Future Land Use Category**
Pasco County shall permit or require the provision of public-wastewater service to lands designated on the Future Land Use Map as RES-1 (Residential – 1 du/ga) only when the proposed service is consistent with the approved Pasco County Utilities Capital improvement Plan and for areas designated as Conservation Subdivisions and Rural Character Areas.

Policy SEW 3.5.3 **Provision of Public Wastewater Service in RES-3 Future Land Use Category**
Pasco County shall provide or require public-wastewater service to lands designated on the Future Land Use Map as RES-3 (Residential – 3du/ga) or higher in accordance with Policy SEW 3.1.6, of this Element.

Policy SEW 3.5.4 **Wastewater Extension Provisions**
Pasco County will evaluate extending wastewater treatment facilities to areas within close proximity of existing County utilities. Special attention shall be paid to areas that are determined to have a high concentration of septic systems. Connection to the County system will be based upon the County Health Department's evaluation of

septic system problems for those areas that are related to siting, inspection and maintenance considerations and based upon available funding provided by the individual applicant.

OBJECTIVE SEW 3.6 ADDITIONAL TREATMENT CAPACITY
Maintain an ongoing program for wastewater-treatment, capacity expansion necessary to accommodate projected future, wastewater flows through 2025.

Policy SEW 3.6.1 **Wastewater Facilities Expansion**
Pasco County shall plan for wastewater facilities expansion, including design, permitting, and construction, in compliance with capacity planning requirements as set forth in 62-600.405, Florida Administrative Code.

Policy SEW 3.6.3 **Identification and Correction of Existing Deficiencies**
Pasco County shall annually designate a portion of its operational and capital improvements budgets for the identification and correction of existing deficiencies in its wastewater disposal system as determined by the application of the standards contained in this Element.

Policy SEW 3.6.4 **Use of Impact Fees**
Pasco County shall collect and use impact fees to offset the cost of capacity necessitated by the impact of new users.

OBJECTIVE SEW 3.7 INTERGOVERNMENTAL COORDINATION
Coordinate all utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing utility lines, roads, and sewers.

Policy SEW 3.7.1 **Coordination of Sewer Construction with Transportation Plans**
Pasco County shall coordinate sewer-construction priorities with the County's transportation plans to ensure that all pipes designed for subsurface, road placement are installed prior to road construction.

Policy SEW 3.7.2 **Use of Rights-of-Way and Unused Easements**
Pasco County shall use rights-of-way and unused easements for utilities, drainage, open space, or other related purposes.

OBJECTIVE SEW 3.8 EXISTING DEFICIENCIES
Reduce existing deficiencies in sanitary sewer service by five percent each year until the deficiencies are eliminated.

Policy SEW 3.8.1 **Identification and Correction of Existing Deficiencies in Sewage Collection and Transmission System**
Pasco County shall annually designate a portion of its operation and capital improvements budgets to be used for the identification and

correction of existing deficiencies in its sewage collection and transmission system as determined by regular inspections.

OBJECTIVE SEW 3.9 EMPLOYMENT CENTERS
To support and reinforce the County's economic development objectives related to the creation of employment centers through the provision of public utilities.

Policy SEW 3.9.1 **Provision of Sanitary Sewer Services for Industrial and Employment Center Land Uses**
The County will evaluate whether sanitary sewer services are available or whether additional sanitary sewer improvements are necessary in order to support the desired location of Industrial Land Uses and Employment Center land uses. As a part of this evaluation, the County shall identify and discretely map Industrial and Employment Center Land Uses on the future land use map.

Policy SEW 3.9.2 **Central Sewer in Employment Center Areas**
The County shall place a high priority on providing central sewer improvements to Employment Center future land use areas.

SOLID WASTE

SUMMARY OF SOLID WASTE ISSUES

Collection

There are six private and two municipal, refuse haulers operating in Pasco County. Since there are no formal agreements regulating service areas, service is not provided in some rural areas, and service is being duplicated in some areas.

Disposal

The management system is comprised of the East Pasco Class I Sanitary Landfill, the East Pasco Solid Waste Transfer Station, the West Pasco Class I and Class III Sanitary Landfills, and the Pasco County Solid Waste Resource Recovery Facility. Additional facilities include hazardous-waste, drop-off locations and recycling centers located throughout the County.

GOAL 4: Dispose of Pasco County's solid waste in an economically efficient and environmentally sound manner.

OBJECTIVE SWT 4.1 LEVEL OF SERVICE STANDARDS
Establish the following level of service standards for planning capital improvements and reviewing applications for development approval.

Policy SWT 4.1.1 **Environmentally Sound Methods for Solid Waste Management Systems**
Pasco County shall continue to monitor environmentally sound methods of solid waste management adequate to address the needs of Pasco County through 2025. Needs shall be determined on the basis of a per capita, solid-waste-generation rate of 4.5 pounds per day.

Policy SWT 4.1.2 **County-Owned Solid Waste Management Systems**
Pasco County shall operate County-owned, solid-waste-management systems as economically self-sufficient enterprises.

OBJECTIVE SWT 4.2 CAPACITY
Coordinate the increase in disposal capacity to meet future needs such that levels of service standards are maintained.

Policy SWT 4.2.1 **Expansion of Resource Recovery Plant**
Pasco County shall plan for expansion of the resource recovery plant when the disposal volume reaches 80 percent of daily capacity.

Policy SWT 4.2.2 **Landfill/Ashfill Expansion**
Pasco County shall plan landfill/ashfill expansion when the disposal capacity reaches 80 percent full.

Policy SWT 4.2.3 **Expansion of East Pasco Transfer Station**
Pasco County shall plan for expansion of the East Pasco Transfer Station when it reaches 80 percent of daily capacity.

Policy SWT 4.2.4 **Expansion Alternatives Analysis**
The County has undertaken a study to analyze the most cost effective options for the expansion or construction of a new waste-to energy facility. The County shall select the most cost effective option and begin expansion or construction of a new waste-to-energy facility by 2007.

OBJECTIVE SWT 4.3 COLLECTION
Maintain licensing and regulation of private solid waste haulers in Pasco County.

Policy SWT 4.3.1 **Location of Transfer**
Pasco County shall locate transfer station(s) in a manner which minimizes transportation costs subject to land use and environmental constraints.

Policy SWT 4.3.2 **Licensing with Private Haulers**
Pasco County shall maintain licensing with private haulers requiring disposal at the Pasco County solid waste disposal and resource recovery system.

Objective SWT 4.4 HAZARDOUS WASTE
Ensure that hazardous and infectious wastes are identified and disposed of properly.

Policy SWT 4.4.1 **Prohibition on Untreated, Infectious Waste**
Pasco County shall prohibit untreated, infectious waste to be deposited in any sanitary landfill or waste-to-energy facility.

Policy SWT 4.4.2 **Requirements for Industrial and Hazardous Wastes**
Pasco County shall require industrial and other hazardous wastes to be rendered inert before acceptance at any sanitary landfill or waste-to-energy facility.

Policy SWT 4.4.3 **Septage Disposal Permits**
Pasco County shall require Septage Disposal Permits which would identify method of disposal, quantity, and handling procedures in accordance with Chapter 10D-6.052, Florida Administrative Code. The accepted method of disposal is at designated and permitted treatment plants.

Policy SWT 4.4.4 **Septage Disposal**
Pasco County shall require disposal of septage at designated County treatment plants.

Policy SWT 4.4.5 **Location of Landfills**
Pasco County shall prohibit landfills near wellfields, in high volume aquifer recharge areas, wellhead protection areas, and wetlands consistent with other Elements of this Comprehensive Plan.

Policy SWT 4.4.6 **Management Strategies**
Pasco County shall monitor the enforcement of the Florida Department of Environmental Protection and the Environmental Protection Agency regulations by these agencies and, if necessary, formulate an appropriate alternative management strategy.

Policy SWT 4.4.7 **Amnesty Programs**
Pasco County shall maintain an ongoing household hazardous waste collection facility .

Policy SWT 4.4.8 **Water Analyses on Monitor Wells**
Pasco County shall require performance of periodic water analyses on all monitor wells at all landfill sites. Copies of the analytical report should identify permitted water quality requirements and sampling results and shall be submitted to the appropriate regulatory agency as required by a site specific permit.

OBJECTIVE SWT 4.5 LANDFILLS
Reduce the use of landfilling as a solid-waste-disposal technique in favor of resource recovery and recycling.

Policy SWT 4.5.1 **Limitation on Location of Landfills**
Pasco County shall limit, in accordance with the Florida Department of Environmental Protection regulations and the Groundwater Protection Ordinance, the location of landfills within cones of influence of wellfields and conversely, new wellfields which would be adversely affected by an existing landfill.

Policy SWT 4.5.2 **Uses for Landfill Sites**
Pasco County shall evaluate the reclamations of closed landfill sites for recreational, industrial, or agricultural use.

Policy SWT 4.5.3 **Illegal Dumping on Private and Public Properties**
Pasco County shall enforce penalties against any illegal dumping on private or public properties, in accordance with State statutes and the County Code of Ordinances, and promote education and public awareness of the problem.

OBJECTIVE SWT 4.6 RECYCLING
Develop and promote recycling initiatives in accordance with State policies and requirements.

Policy SWT 4.6.1 **Recycling and Reuse Technology**
The County shall continue to study the feasibility of recycling and reuse technology.

Policy SWT 4.6.2 **Recycling Programs**

The County shall have a program designed to achieve a recycling rate in accordance with State policies and goals through the continued establishment of collection centers in conjunction with private industry and through the maintenance of the following recycling programs:

a. Governmental office paper recycling.

b. Waste tire recycling.

c. Recovered materials (white goods).

d. Lead acid and household batteries recycling.

e. Composting of yard trash.

f. Curbside separation and collection of recyclables.

g. Other materials which may become recyclable in the future.

Policy SWT 4.6.3 **Annual Monitoring/Evaluation**
The County will annually monitor and evaluate the success of the County's recycling programs and results in meeting or exceeding the 30% State recycling and reduction rate goals.

Policy SWT 4.6.4 **Public Education Programs**
The County shall continue a public education program for recycling sites that educates citizens on site locations, access, and other pertinent information.

DRAINAGE AND GROUNDWATER RECHARGE

SUMMARY OF DRAINAGE AND GROUNDWATER RECHARGE ISSUES

Data Base

With the exception of drainage systems for selected streets and highways, Pasco County does not maintain a data base for storm-drainage information. Pasco County has begun the development of a data base for stormwater-drainage information which will include stormwater structures and County-maintained retention/detention ponds. Pasco County has initiated a Countywide stormwater needs assessment addressing flooding and water quality problems and basin-specific studies in priority watersheds.

Drainage Standards

Pasco County has adopted, for its own, the drainage, level of service standards of the Florida Department of Transportation. Although these standards are applied to all roads and highways, the County itself does not operate and maintain a public-drainage system. Moreover, there is no apparent control over stormwater quality for discharges from areas developed prior to the Southwest Florida Water Management District regulations. The need for a public drainage system can best be documented when a data base has been established.

Priorities and Funding

When the data has been collected and analyzed and the stormwater needs assessment is completed, level of service standards can be applied. When the standards are applied, priorities must be established which will address existing as well as future needs. These priorities will require preliminary planning and design from which preliminary costs may be derived. Since Pasco County does not levy a utility fee for drainage improvements, sources must be found to implement drainage improvements.

Water Quality

As required by Federal regulations implemented by the United States Environmental Protection Agency, the County has applied for and received a National Pollution Discharge Elimination System Permit for a Municipal Separate Storm Sewer System which discharges to waters of the United States. This permit requires Pasco County to address three areas pertaining to water quality: legal, technical, and financial.

GOAL 5: REDUCE EXISTING AND AVOID FUTURE FLOODING PROBLEMS AND IMPROVE SURFACE-WATER QUALITY IN PASCO COUNTY.

OBJECTIVE DGR 5.1 LEVEL OF SERVICE STANDARDS

Establish the following quantity and quality level of service standards for planning capital improvements and reviewing applications for development approval.

Water Quantity Standards

Policy DGR 5.1.1 **Stormwater Discharge from New Developments and Redevelopment Projects**

Pasco County shall limit the rate of stormwater discharge from new developments and redevelopment activities to amounts which are equal to, or less than, the rate of discharge which existed prior to development in accordance with the rules of Chapters 40D-4 and 40D-40 administered in the Southwest Florida Water Management District, except where new developments are located within Basins of Special Concern where the County may apply additional and more stringent stormwater discharge regulations.

Policy DGR 5.1.2 **Regulation on Volume of Stormwater**

Pasco County shall regulate the volume of stormwater discharge in accordance with Chapters 40 D-4 and 40 D-40 administered by the Southwest Florida Water Management District and local regulations, whichever is more restrictive, except where new developments are located within Basins of Special Concern where the County may apply additional and more stringent stormwater discharge regulations.

Policy DGR 5.1.3 **On-Site Drainage Facilities**

Pasco County shall require, at minimum that on-site drainage facilities for any new project attenuate the stormwater run-off resulting from a 100-year storm.

Policy DGR 5.1.4 **Project Standards Countywide**

Pasco County shall require all projects be designed and constructed to the Florida Department of Environmental Protection standards contained in Chapter 62-25, Florida Administrative Code and Pasco County Stormwater Management Practices Manual. All new (to include retrofit and redevelopment) buildings, roads and sites shall meet the design criteria in Table 10-4.

Table 10.4

Development Quantity Level of Service Standards

SURFACE WATER MANAGEMENT STANDARDS
DESIGN CRITERIA

Buildings

a. Emergency shelters and essential services shall be designed to accommodate a minimum 100+1-year storm event/24-hour peak duration.
b. All habitable structures shall be designed to accommodate a minimum 100+1-year storm event/24-hour duration.
c. Finished floor elevations shall be at least one foot above 100-year flood elevation.
d. Employment/Service Centers shall be designed to accommodate a minimum 100+1 year storm event/24-hour peak duration.

Roads

a. Evacuation routes shall be designed to accommodate a minimum 100-year storm event/24-hour duration.
b. Arterial roadways shall be designed to accommodate a minimum 100-year storm event/24-hour duration.
c. Neighborhood and Collector shall be designed to accommodate a minimum 25-year storm event/24-hour duration. No ponding of water on the roadway is permissible at anytime.
d. Roads shall be passable during flooding. Roadway flooding < or equal to 6" in depth at the outside edge of pavement is considered passable. No ponding shall occur on roadways.

Sites

Flooding refers to standing water in agricultural land, developed open or green space (yards and parking lots etc.) and undeveloped lands designated for future development. This does not include areas incorporated into the stormwater or Basin Master Plan as flowways, flood plain, or flood storage areas.

Policy DGR 5.1.5 **Project Standards for Drainage Basins of Special Concern**
Pasco County shall require the following standards for Drainage Basins of Special Concern; unless the Board of County Commissioners adopts basin-specific standards pursuant to Policy DRG 5.1.6:

1. Open Drainage basin

   a. The maximum peak rate of stormwater runoff discharge for a 2, 10, 25, and 100 year return frequency storm event for a duration of 24 hours.

   b. Runoff volume shall be limited to pre-development conditions such that there shall be no increase in the volume of runoff

resulting from development activity for a 100-year return frequency, 24 hour duration storm event.

c. There shall be no net loss storage of volume from the most restrictive of:
   (1) Federal Emergency Management Agency (FEMA) established floodplain storage.
   (2) Storage volume below the elevation of a recorded County observed flooding.
   (3) Calculated ponding based upon a 100 year return frequency 24 hour storm event.
   (4) A more critical event standard defined in a County or SWFWMD approved study for the applicable drainage basin.

d. The minimum habitable finished floor elevation shall be above the highest elevation established by the following criteria:
   (1) LDC Section 701, Flood Damage Prevention.
   (2) Recorded County observed high water elevation plus one foot.
   (3) Calculated ponding elevation based upon a 100-year return frequency, 24-hour duration storm event, plus one foot.
   (4) A more critical event standard defined in a County or SWFWMD approved study for the applicable drainage basin plus one foot.

e. Permit applicants may present for consideration off-site mitigation plans in accordance with the procedures contained in LDC, Section 306. The County is not obligated to accept off-site mitigation.

2. Closed Drainage Basin

   a. The maximum peak rate of stormwater runoff discharge from any development activity shall not exceed the prior existing maximum peak rate of stormwater runoff discharge for a 2, 10, 25 and 100 year return frequency storm event for a duration of 24 hours.

   b. Runoff volume shall be limited to pre-development conditions; there shall be no increase in the volume of runoff resulting from development activity for a 100-year return frequency, 10-day duration storm event.

   c. There shall be no net loss of storage volume from the most restrictive of:

      (1) FEMA established floodplain storage volume.

(2) Storage volume below the elevation of a recorded County observed flooding.
(3) Calculated ponding based upon a 100 year return frequency 10 day storm event.
(4) A more critical event standard defined in a County or SWFWMD approved study for the applicable drainage basin.

d. The minimum habitable finished floor elevation shall be the highest elevation established by the following criteria:

(1) LDC, Section 701, Flood Damage Prevention.
(2) Recorded County observed flooding elevation, plus one foot.
(3) Calculated ponding elevation based upon a 100-year return frequency, 10-day duration storm event plus one foot.
(4) A more critical event standard defined in a County or SWFWMD approved study for the applicable drainage basin, plus one foot.

e. Permit applicants may present off-site mitigation plans to the County Administrator or his designee for consideration. The County is not obligated to accept off-site mitigation.

Policy DGR 5.1.6 **Application of Project Standards for Drainage Basins of Special Concern**

Drainage Basins of Special Concern are those drainage basins or sub-basins identified by the Board of County Commissioners as having either inadequate conveyance capacity or excessive ponding requiring more stringent regulation to protect the health, safety and welfare of the public. The Board of County Commissioners may designate Drainage Basins of Special Concern after receiving a scientific analysis of the basin that documents the need for more stringent regulatory protection. The Board of County Commissioners may establish basin specific design standards applicable to any development activity within a specific Drainage Basin of Special Concern. Special design standards may include, but are not limited to, the following:

- Maximum allowable peak rate of discharge per acre.
- Minimum required retention volume required per acre.

If the Board chooses not to adopt basin specific design standards for Drainage Basins of Special Concern, the regulations under Policy DGR 5.1.5 Project Standards for Drainage Basins of Special Concern will apply.

Policy DGR 5.1.7 **Watershed Basin Level of Service Standards**
Pasco County shall study watershed basin Level of Service Standards in accordance with the Memorandum of Understanding executed between the County and the Southwest Florida Water Management District in February 2005.

Water Quality Standards

Policy DGR 5.1.8 **Water Quality Standards**
Pasco County shall require the application of Class III water quality standards as provided in Chapter 62-302, Florida Administrative Code and local regulations, to maintain water bodies for recreation and the propagation and maintenance of a healthy, well-balanced population of fish and wildlife.

Policy DGR 5.1.9 **Stormwater Quality Discharge from Developments/ Redevelopment**
All stormwater systems for new development and re-development shall include features to minimize pollution from oil, suspended solids, and other pollutants. Such features shall be designed to treat the runoff resulting from the first one (1") inch of rainfall. Stormwater systems shall include additional measures designed to reduce floating and suspended solids. Higher design criteria for water treatment shall apply if such criteria are necessary to meet and maintain the adopted level of service or to protect Class 1 water bodies (such as potable surface waters or Florida Outstanding Waters) which require higher levels of protection. The higher design criteria shall be based on a treatment system which treats 1.5 times the volume required by the Southwest Florida Water Management District.

Policy DGR 5.1.10 **Additional Water Quality Standards**
Pasco County shall, in accordance with the provisions of the National Pollution Discharge Elimination System Permit issued to the County by the Department of Environmental Protection, develop water quality specific LOS criteria as required.

Policy DGR 5.1.11 **Compensating Storage for Net Encroachment in the Same Basin**
Pasco County shall require that net encroachment within the same basin containing the development and the 100-year flood plain be compensated by creation of storage for an equal or greater volume elsewhere within the 100-year flood plain. Any required compensating storage shall be provided above the seasonal high water level and below the 100-year flood stage. The 100-year flood plain areas within and immediately adjacent to a tidally influenced water body (Velocity Zone) shall not be subject to this level of service performance standard.

Policy DGR 5.1.12 **Regulation on Use of Flood Plains**
Pasco County shall regulate the use of flood plains in accordance with the County Land Development Code and to comply with Federal requirements under the National Flood Insurance Program.

Policy DGR 5.1.13 **Elevations for Buildings in the 100-Year Flood Plain**
Pasco County shall require that all proposed buildings within the 100-year flood plain shall be constructed so that finished floor elevations shall be at least one-foot above the elevation of the 100-year flood, as indicated by the Federal Insurance Rate Map in effect at the time of Building Permit application or as established by site survey.

Policy DGR 5.1.14 **Education Program on Stormwater Management**
Pasco County shall continue to implement a public-participation, education program on stormwater-management policies, procedures, and practices.

Policy DGR 5.1.15 **Regulation on Mining, Excavation, and Filling of Flood Plains**
Pasco County shall regulate mining, excavation, and filling of flood plains in accordance with appropriate State, Federal, and local regulations. Mitigation measures and best management practices relating to drainage shall be taken during construction activities to ensure that water quality is not degraded during the land clearing and construction of development. No cutting, clearing, grading or filling shall be conducted on any site under development unless appropriate devices have been installed to minimize pollution to control erosion, and to remove sediment from surface water runoff. Appropriate techniques shall also be utilized to stabilize and revegetate disturbed areas as soon as possible.

Policy DGR 5.1.16 **Amendment to Level of Service Standards**
Pasco County shall amend the level of service standards of this section, if desired, at such time as the Southwest Florida Water Management District standards change or other standards are established, or if the County determines other standards are warranted based upon an appropriate study.

Policy DGR 5.1.17 **Solutions for Flood Prone Areas**
The County will evaluate the purchase of flood plain areas and the retrofit of stormwater systems into older developed areas to identify potential solutions to flood prone areas.

Policy DGR 5.1.18 **Coordination with the South West Florida Water Management District**
The County shall continue and enhance coordination with the South West Florida Water Management District to re-assess flood plain areas in the County.

Policy DGR 5.1.19 **Cumulative Impacts Analysis**
By 2009, the County shall assess the effectiveness of a cumulative impacts analysis for stormwater management within the development review process.

OBJECTIVE DGR 5.2 MAJOR FACILITIES DESIGN AND MAINTENANCE STANDARDS
Establish criteria to identify, construct, or reconstruct major drainage facilities which will be maintained by Pasco County according to a regular schedule.

Policy DGR 5.2.1 **Swailed Cross Sections for New Drainageways**
Pasco County shall require all new drainageways to use swaled, rather than steep-sided cross sections where possible.

Policy DGR 5.2.2 **Requirements for Detention/Retention Basins**
Pasco County shall construct or require to be constructed detention/retention basins in accordance with local regulations.

Policy DGR 5.2.3 **On-site Detention and Treatment of Stormwater Run-Off**
Pasco County shall require all new developments to provide on-site detention and treatment of stormwater run-off to remove oils, floatables, silt, sediment, nutrients, and heavy metals.

Policy DGR 5.2.4 **Ownership and Maintenance of Drainage Systems**
Pasco County shall require community associations, homeowner associations, developers, and other third parties to retain ownership and maintenance of drainage systems.

Policy DGR 5.2.5 **Excavation Requirements for Retention/Detention Basins**
Pasco County shall prohibit excavation of any retention/detention basin to a depth which adversely affects the Floridan aquifer.

Policy DGR 5.2.6 **Stormwater System Design Requirements**
Pasco County shall require stormwater systems to be designed to decrease velocity, enhance percolation, and allow suspended solids to settle out. This policy shall not be construed to prohibit certain components, such as bridge or culvert crossings, which may increase velocity with no adverse impact on properties upstream.

Policy DGR 5.2.7 **Dedication of Drainage Easements for Maintenance**
Pasco County shall require dedication of drainage easements by developers in order for the County to have access for maintenance.

OBJECTIVE DGR 5.3 HYDROLOGIC IMPACTS
Regulate development in a manner that will minimize adverse hydrological impacts.

Policy DGR 5.3.1 **Requirements to Minimize Adverse Impacts to Wetlands**
Pasco County shall require development in any area adjacent to environmentally significant wetlands to be situated, designed, and constructed so as to minimize the adverse impacts on the beneficial characteristics and functions of wetlands and Critical Linkages.

Policy DGR 5.3.2 **Restoration of Wetlands**

Pasco County shall require the restoration of altered and disturbed wetlands.

OBJECTIVE DGR 5.4 MASTER DRAINAGE PLAN
By 2015, implement 50 percent of the priority recommendations contained in the Pasco County stormwater management master plan to be updated by 2007, which provide for improvements to the primary drainage system.

Policy DGR 5.4.1 **Priorities for Stormwater Improvements**
Pasco County shall establish the following general priorities among stormwater improvements as recommended in the Pasco County stormwater management plan:

a. Correction of existing deficiencies which cause flooding on roadways designated as County evacuation routes.

b. Correction of existing deficiencies in urbanized areas.

c. Correction of existing deficiencies in rural areas.

d. New facilities to be provided concurrently with new development.

Policy DGR 5.4.2 **Utilization of Rights-of-Way and Easements for Drainage**
Pasco County shall address drainage problems in a systematic and cost-effective manner, and may, upon their discretion, utilize existing rights-of-way and easements supplemented by acquisition.

Policy DGR 5.4.3 **Maintenance of Erosion and Sedimentation-Control Devices**
Pasco County shall require regular maintenance of erosion and sedimentation-control devices of all public-and private-drainage systems.

Policy DGR 5.4.4 **Maintenance of Major Drainageways**
Pasco County shall continue to provide routine maintenance of major drainageways whether natural or manmade.

Policy DGR 5.4.5 **Expansion of County's Aquatic Weed Control Program**
Pasco County shall expand the County's Aquatic Weed Control Program Countywide.

Policy DGR 5.4.6 **Water-Quality Monitoring Through Federal Regulations**
Pasco County shall fund water-quality monitoring as required by Federal regulations.

OBJECTIVE 5.5 STORMWATER MANAGEMENT
Pursue stormwater-management techniques which minimize the need for pipes, concrete culverts, or other facilities designed to increase conveyance.

Policy DGR 5.5.1 **Use of Natural, Water Storage Areas for Stormwater Management**
Pasco County shall use natural, water-storage areas for retention, infiltration, and evapotranspiration of stormwater where consistent with other applicable local, State, and Federal regulations.

Policy DGR 5.5.2 **Protection of Natural Drainage Features for Stormwater Management**
Pasco County shall protect natural-drainage features, such as streams, lakes, wetlands, and estuaries, and the natural function of these features for conveyance, storage, and treatment of stormwater run-off.

Policy DGR 5.5.3 **Use of Existing Natural Water-Storage Systems for Run-off**
Pasco County shall use existing natural water-storage systems for run-off, such as bayheads and cypress domes, wherever possible, to minimize the need for artificial drainage facilities.

OBJECTIVE DGR 5.6 INTERGOVERNMENTAL COORDINATION
Develop interlocal agreements and other appropriate arrangements with cities, counties, and the Southwest Florida Water Management District to ensure coordination on a drainage-basin basis.

Policy DGR 5.6.1 **Maintenance Schedule**
Pasco County shall develop a maintenance schedule in accordance with elements of the Pasco County stormwater management plan so that other governmental entities can organize their maintenance efforts.

OBJECTIVE DGR 5.7 STORMWATER UTILITY
Develop a stormwater-funding program to address storm-drainage improvements in Pasco County.

Policy DGR 5.7.1 **Correction of Existing Deficiencies in Public Drainage Facilities**
Pasco County shall conduct studies to identify potential solutions to drainage deficiencies and seek funding sources to correct existing deficiencies.

Policy DGR 5.7.2 **Allocation of Revenues to Fund Water Quality Monitoring**
Pasco County shall fund water-quality monitoring using revenues. Additional water-quality monitoring may be required and funded by specific development projects, as deemed appropriate for development order approval.

Policy DGR 5.7.3 **Allocation of Funds for Public Drainage Projects**
Pasco County shall allocate funds for public-drainage projects in areas that have had a detailed, stormwater study prepared. Drainage studies shall define the flooding and water-quality problems, provide a prioritized list of solutions to the problems, and estimate the cost of the necessary improvements.

Policy DGR 5.7.4 **Stormwater Utility Evaluation**
By 2007, the County will initiate the evaluation of a countywide program for stormwater management, which shall include the evaluation of the use of a stormwater utility.

GOAL 6: **PROTECT THE FUNCTIONS OF NATURAL-DRAINAGE FEATURES AND SURFICIAL-AQUIFER RECHARGE.**

OBJECTIVE DGR 6.1 GROUNDWATER RECHARGE
Provide protections for high, aquifer-recharge areas.

Policy DGR 6.1.1 **Regulations for Lot Coverage and Impervious Surface of Land Uses in High Aquifer-Recharge Areas**
Pasco County shall limit the lot coverage and/or the amount of impervious surface of land uses located in high, aquifer-recharge areas.

Policy DGR 6.1.2 **Prohibition on Landfills, Hazardous Waste Disposal, and Other Incompatible Uses in High Aquifer-Recharge Areas**
Pasco County shall prohibit sanitary (Class I and Class II) landfills, hazardous waste disposal, and other incompatible uses within the high, aquifer-recharge areas.

Policy DGR 6.1.3 **Establishment of Aquifer Recharge Provisions**
Pasco County will protect the High Aquifer Recharge Areas within the Northeast Pasco County Rural Area through the development policies of the Future Land Use Element as provided in Objective FLU 1.2. In addition, Pasco County shall protect High Aquifer Recharge Areas in other portions of the County through an amendment to the Land Development Code by 2007 to create site design based standards that help to protect the function of the natural ground water Aquifer Recharge Areas through the limitation of impervious surfaces, the appropriate management of stormwater runoff, and regulation of septic tank uses.

OBJECTIVE DGR 6.2 STORMWATER MANAGEMENT REGULATIONS
Develop and adopt, by 2007, a comprehensive stormwater management ordinance, including Best Management Practices.

Policy DGR 6.2.1 **Drainage and Stormwater Management Practices**
Pasco County shall implement drainage and stormwater management practices which:

a. Regulate stormwater quality, quantity, and recharge.

b. Require the use of a detention/retention basin or natural wetland systems as a means of compliance with postdevelopment and predevelopment, stormwater-discharge rates.

c. Establish specific criteria for shoreline management.

d. Prevent deprivation of adequate water and nutrients to natural systems.

e. Establish a program to assign maintenance responsibilities for all stormwater pipe, swale, retention, detention, and management facilities.

f. Develop criteria for retention/detention facilities and water bodies to ensure mosquito control techniques are employed.

g. Require the use of retention-basin designs that address soil conditions (percolation capacity), groundwater elevations, and the temporal distribution of rainwater events.

h. Require that side slopes on all retention/detention basins be stabilized by grass or other means that are acceptable to the County.

I. Encourage the use of minimum side slopes along the perimeter of wet detention areas such as manmade lakes.

j. Expand the County's water quality testing capability to include the monitoring of surface waters, the evaluation of stormwater pollution abatement practices, and the provision of vital background data for analysis and detection of water quality problems.

k. Provide funding for operation and maintenance of County stormwater management facilities.

l. Discourage the removal of shoreline vegetation and the establishment of bulkheads.

OBJECTIVE DGR 6.3 DRAINAGE BASINS
Protect the quality of lakes, rivers, streams, marine and freshwater wetlands, other watercourses, and natural drainageways and drainage basins in Pasco County.

Policy DGR 6.3.1 **Design of Drainage Systems to Prevent Channelization of Stormwater**
Pasco County shall design drainage systems which do not alter the natural function of natural surface water bodies.

Policy DGR 6.3.2 **Protection of Natural Water Bodies, Watercourses, and Wetlands**
Pasco County shall encourage the appropriate use of natural, water bodies; watercourses; and wetlands for water-quality improvement with all necessary environmental and design controls. Adequate erosion and sedimentation-control practices shall be used to protect natural, water bodies; watercourses; and wetlands from siltation and run-off from development and agricultural activities.

Policy DGR 6.3.3 **Prohibition on Drainage of Wetlands**
Pasco County shall prohibit the drainage of wetlands and submerged lands unless permitted by the appropriate agencies (i.e., the Southwest Florida Water Management District, and the Florida Department of Environmental Protection).

Policy DGR 6.3.4 **Preservation of Wetland and Transitional Vegetation**
Pasco County shall preserve wetland and transitional vegetation located in flood plain, buffer zones, Critical Linkages and native habitat areas as defined by the Conservation and Coastal Zone Elements.

Policy DGR 6.3.5 **Prohibition on Altering Natural Watercourses**
Pasco County shall prohibit the widening, straightening, stabilizing, or otherwise altering of natural watercourses except in cases of overriding public interest.

Policy DGR 6.3.6 **Stormwater Basin Evaluation**
By 2007, Pasco County will initiate the evaluation of a countywide program for stormwater management, which shall include the evaluation of basin and sub-basin impacts of stormwater runoff.

Exhibit 1: Facility LOS- All Facilities

Plan Element	Facility Type	Service Area	Adopted Level of Service
Drainage	Drainage Structures	By Basin/Countywide	See Exhibit CIE: Facility LOS Drainage
	Water Quality		Class III water quality standards, except for those water bodies located within drainage basins of special concern.
Potable Water	County Water Treatment Plants	Service to portions of unincorporated areas and cities.	215 gallons/residential unit/day
	Fire Flow		Single-Family - 500 gpm Multifamily - 750 gpm Commercial - 1,000 gpm Industrial - 1,200 gpm
Recreation and Open Space	Community Parks, District Park, and Regional Parks	Countywide	
	Community Parks		0.5 acres per 1,000 persons
	District Parks		0.5 acres per 1,000 persons
	Regional Parks		11.0 acres per 1,000 persons
Sanitary Sewer	County Wastewater Treatment Plants	Countywide	200 gallons/residential unit/day
Solid Waste	County Landfills and Transfer Stations	Countywide	7 lbs/resident/day
Transportation	County Arterial and Collector Roads	Arterial Roadways – Countywide Collector Roadways – Collector Districts	Minimum LOS requirement: D Minimum LOS requirement: D
	State Roads	Countywide	Minimum LOS requirement: D *Unless otherwise specified in Goal 2, Objective 2.4., Policy 2.4.1, Transportation Element.
Mass Transit	Bus Routes	Transit Service Area	Maximum headway: 60 minutes

Facility LOS - Drainage

Development Quantity Level of Service Standards

Exhibit 2: SURFACE WATER MANAGEMENT STANDARDS DESIGN CRITERIA

Note: See the Public Facilities Element: Drainage Sub-Element for additional policies relating to standards and new development.

Facility	Standard
Buildings	• Emergency shelters and essential services shall be designed to accommodate a minimum 100+1-year storm event/24-hour peak duration. • All habitable structures shall be designed to accommodate a minimum 100+1-year storm event/24-hour duration. • Finished floor elevations shall be one foot above 100-year flood elevation. • Employment/Service Centers shall be designed to accommodate a minimum 100+1 year storm event/24-hour peak duration.
Roads	• Evacuation routes shall be designed to accommodate a minimum 100-year storm event/24-hour duration. • Arterial roadways shall be designed to accommodate a minimum 100-year storm event/24-hour duration. • Neighborhood and Collector shall be designed to accommodate a minimum 25-year storm event/24-hour duration. No ponding of water on the roadway is permissible at anytime. • Roads shall be passable during flooding. Roadway flooding < or equal to 6" in depth at the outside edge of pavement is considered passable. No ponding shall occur on roadways.
Sites	Flooding refers to standing water in agricultural land, developed open or green space (yards and parking lots etc.) and undeveloped lands designated for future development. This does not include areas incorporated into the stormwater or Basin Master Plan as flowways, flood plain, or flood storage areas.

Facility LOS - Drainage

Exhibit 3: PROJECT STANDARDS FOR DRAINAGE BASINS OF SPECIAL CONCERN

Note: These special LOS Standards apply only to Drainage Basins of Special Concern that have been designated by the Pasco County Board of County Commissioners. The Board may establish basin specific design standards applicable to any development activity within a specific Drainage Basin of Special Concern. Special design standards may include, but are not limited to, the following:

- Maximum allowable peak rate of discharge per acre
- Minimum required retention volume required per acre

If the Board chooses not to adopt basin specific design standards for Drainage Basins of Special Concern, the regulations under Policy DGR 5.1.5 Project Standards for Drainage Basins of Special Concern (included in the table below) will apply.

Facility Type	Standard
Open Drainage basin	• The maximum peak rate of stormwater runoff discharge for a 2, 10, 25, and 100 year return frequency storm event for a duration of 24 hours. • Runoff volume shall be limited to pre-development conditions such that there shall be no increase in the volume of runoff resulting from development activity for a 100-year return frequency, 24 hour duration storm event. • There shall be no net loss storage of volume from: (1) FEMA established floodplain storage volume, (2) storage volume below the elevation of a recorded County observed flooding, (3) calculated ponding based upon a 100 year return frequency 24 hour storm event, nor (4) a more critical event standard defined in a County or SWFWMD approved study for the applicable drainage basin. • The minimum habitable finished floor elevation shall be above the highest elevation established by the following criteria: (1) LDC Section 701, Flood Damage Prevention (2) Recorded County observed high water elevation plus one foot (3) Calculated ponding elevation based upon a 100-year return frequency, 24-hour duration storm event, or (4) a more critical event standard defined in a County or SWFWMD approved study for the applicable drainage basin plus one foot. • Permit applicants may present for consideration off-site mitigation plans in accordance with the procedures contained in LDC section 306. The County is not obligated to accept off-site mitigation.

Closed Drainage Basin	• The maximum peak rate of stormwater runoff discharge from any development activity shall not exceed the prior existing maximum peak rate of stormwater runoff discharge for a 2, 10, 25 and 100 year return frequency storm event for a duration of 24 hours. • Runoff volume shall be limited to pre-development conditions that there shall be no increase in the volume of runoff resulting from development activity for a 100-year return frequency, 10-day duration storm event. • There shall be no net loss of storage volume from: (1) FEMA established floodplain storage volume, (2) storage volume below the elevation of a recorded County observed flooding, (3) calculated ponding based upon a 100 year return frequency 10 day-storm event, or (4) a more critical event standard defined in a County or SWFWMD approved study for the applicable drainage basin • The minimum habitable finished floor elevation shall be the highest elevation established by the following criteria: (1) LDC section 701, Flood Damage Prevention (2) Recorded County observed flooding elevation, plus one foot (3) Calculated ponding elevation based upon a 100-year return frequency, 10-day duration storm event plus one foot, or (4) a more critical event standard defined in a County or SWFWMD approved study for the applicable drainage basin plus one foot. • Permit applicants may present off-site mitigation plans to the County Administrator or his designee for consideration. The County is not obligated to accept off-site mitigation.

Exhibit 4: Facility Program - Drainage

Scheduled Cost Impacts for 10/1/2005 – 9/30/2010	
Drainage-General ▪ Duck Lake Stormwater Management Master Plan ▪ East Zephyrhills Stormwater Management Master Plan ▪ Hammock Creek Stormwater Management Master Plan ▪ National Pollutant Discharge Elimination System Permitting Mandate ▪ New River Stormwater Management Master Plan ▪ Sierra Pines ▪ Trout Creek Stormwater Management ▪ Master Plan	
Total Cost	**$7,670,000**
FUNDING OPTIONS:	

Potential Additional Cost Impacts – Over the Planning Horizon
▪ Implementation of water quality programs, deficiency corrections, and monitoring based on current NPDES permit ▪ Initiation of remaining basin studies ▪ Future right-of-way acquisitions ▪ Further operating and management programs/costs ▪ Funding of Total Maximum Daily Load (TMDL) program for Pasco County
FUNDING OPTIONS: Major sources of revenue available to the Board of County Commissioners (either existing or available without voter approval) to fund all or portions of the Drainage Capital Improvement Element are: General Fund, the Guaranteed Entitlement CIP Fund, and the Half Cent Sales Tax CIP Fund. Some projects may qualify for funding under the Community Development Block Grant Fund.

Exhibit 5: Five Year Improvement Plan – Drainage

CAPITAL PROJECTS	2006 Budget	2007 Budget	2008 Budget	2009 Budget	2010 Budget
Drainage:					
Cypress Creek/South Lakes Stormwater Management Master Plan	615,000				
Drainage-General	500,000	500,000	500,000	500,000	500,000
Duck Lake Stormwater Management Master Plan	375,000	300,000	300,000	300,000	
East Zephyrhills Stormwater Management Master Plan	125,000	150,000	150,000		
Hammock Creek Stormwater Management Master Plan	150,000	150,000	150,000	150,000	
National Pollutant Discharge Elimination System Permitting Mandate	225,000	225,000	225,000	225,000	225,000
New River Stormwater Management Master Plan	150,000	150,000	150,000	150,000	
Sierra Pines	100,000				
Trout Creek Stormwater Management Master Plan	430,000				
	2,670,000	1,475,000	1,475,000	1,325,000	725,000
Stormwater Assessments:					
Cypress Creek/South Lakes Implementation			1,000,000	1,000,000	1,000,000
Lake Zephyr Watershed Improvements		600,000	600,000	600,000	600,000
Rocky Sink Construction	1,293,406	500,000	500,000	500,000	
Trout Creek Implementation			500,000	500,000	500,000
	1,293,406	1,100,000	2,600,000	2,600,000	2,100,000

Exhibit 6: Facility Program-Potable Water/Sanitary Sewer

Scheduled Cost Impacts for 10/1/2005 – 9/30/2010	
Summary –The Capital Projects list for Pasco County's Potable Water/Sanitary Sewer utilities are summarized in four categories: • Sewer Projects • Reclaimed Water Projects • Water Projects • Utility Line Relocation	
Total Cost	**$272,185,556**
FUNDING OPTIONS: The Utilities Capital Improvement Plan represents the expenditures for Pasco County's wafer and wastewater system capacity expansions. In addition to providing adequate capacity in advance of projected future demands, it is also necessary to avoid constructing excess capacity which will go unused. The Utilities Services Branch expects to fund capital improvements through water and sewer impact fees, grant funding, developer-dedicated funds, and available excess operating revenues.	

Potential Additional Cost Impacts – Over the Planning Horizon	
The focus of the extended horizon will include rate studies for water and sewer, actions as outcomes of the studies, and potential expansions of facilities, including treatment facilities.	
AVAILABLE FUNDING OPTIONS: Water and sewer impact fees represent an assessment to provide sufficient water and sewer capacity to meet the additional demand for service resulting from development. Impact fees may not be expended to correct existing deficiencies or renewal and replacement. Developer-dedicated funding results from either impact fee credits or cash payments to developers. In return for the impact fee credits or cash reimbursement, the developer agrees to fund construction of oversized capacity of additional facilities which meet County specifications. Agreements with developers specify the location and type of facility to be constructed. County development codes also require the construction and extension of facilities that are dedicated to the water and wastewater system. The excess of operating revenues over operating and maintenance expenditures, after meeting the requirements of all bond covenants, can be expended for any enterprise fund purpose including new construction and renewal and replacement of existing water and sewer.	

Exhibit 7: Five Year Improvements Summary: Water and Sewer

	Prior Years	2006 Budget	2007 Budget	2008 Budget	2009 Budget	2010 Budget	Estimated Cost
SEWER PROJECTS							
Boyette Road/SR 54 to Overpass Force Main Extension					170,064	1,488,060	1,658,1
Cannon Ranch to Overpass Road Force Main		134,400	1,176,000				1,310,4
Chancey Road Master Pump Station		32,160	281,400				313,5
Collier Parkway/Parkway Boulevard to Ehren Cutoff Force Main Extension			103,872	908,880			1,012,7
Connerton East Master Pump Station and Force Main		211,200	1,848,000				2,059,2
County Line Road Force Main		417,456					417,4
Cow Path Pump Station Upgrade		30,000	262,500				292,5
CR 581/SR 56 to Ancient Oaks Force Main Extension		432,810					432,8
Deer Park and Decommission Plant Master Pump Station						444,792	444,7
Deer Park Interconnect Force Main - Decubellis Road to Starkey Boulevard						301,050	301,0
Deer Park Reuse Pump Station Upgrade		525,000					525,0
Food Establishment Sludge Treatment Facility			120,000	1,050,000			
Forest Hills Force Main		621,972					,9
Hudson and Decommission Plant Master Pump Station		4,336,722					4,336,7
Hudson Master Pump Station Replacement		787,500					787,5
Land O' Lakes Subregional WWTP Expansion			2,100,000	18,375,000			20,475,0
Moog Road Force Main	36,182		381,150				417,3
Moon Lake Road Collection System Improvements Force Main			405,624	3,549,210			3,954,8
New Port Richey Belt Filter Press		210,000					210,0
Odessa and Decommission Plant Master Pump Station						228,264	228,2
Odessa to Tower Road Construct Force Main						201,240	201,2
Old Pasco Road Force Main - Magnolia Boulevard to Quail Hollow Boulevard				84,000	735,000		819,0
Old Pasco Road Force Main - SR 52 to Wesley WWTP		2,111,340					2,111,3
Overpass Rd/I-75 to Curley Road Force Main Extension		127,872	1,118,880				1,246,7
Pasco Plaza Master Pump Station Upgrade		44,400	388,500				432,9
Peace Boulevard/Hays Road Force Main		7,560,540					7,560,5
Pine Ridge Pump Station	1,440,882					90,000	1,530,8
Power Line Corridor - SR 52 to Shady Hills - Force Main			299,160	2,617,650			2,916,8
Pump Station Replacements - Wastewater		1,170,000	1,170,000	1,170,000	1,170,000	2,300,000	6,980,0
Residuals Treatment & Disposal Expansion					360,000	3,150,000	3,510,0
Southeast Subregional WWTP Expansion	8,201,346			1,800,000	15,750,000		25,751,3
Southwest Collection System Modifications		1,016,820					1,016,8
SR 52 Force Main, Pine Ridge Pump Station to Power Corridor		1,901,870					
US 301 Intermediate Master Pump Station and Force Main to Dade City			292,848	2,562,420			2,855,

Utilities Administration Building (Construction)		3,360,000					3,360
Utilities Warehouse and Field Office (Construction)		24,000	210,000				234
Wells Road/Boyette Road Force Main	168,703				24,480	214,200	407
	Prior Years	2006 Budget	2007 Budget	2008 Budget	2009 Budget	2010 Budget	Estimate Cost
SEWER PROJECTS - (Continued)							
Zephyrhills Bypass West/Curley Road Master Pump Station		190,560	1,667,400				1,857
Miscellaneous Collection System Renewal		630,782	630,782	630,782	630,782	630,782	3,153
Miscellaneous Sewer System Improvements		509,000	509,000	509,000	509,000	509,000	2,545
Subtotal-Sewer Projects	9,847,113	26,386,404	12,965,116	33,256,942	19,349,326	9,557,388	111,362
RECLAIMED WATER PROJECTS							
Boyette Road Reclaimed Water Storage Reservoir Facility		2,060,000	13,650,000				15,710
Boyette Road/SR 54 to Overpass Reclaimed Water Main						114,048	114
Central/East Interconnect Reclaimed Water Main -							
Ehren Cutoff to Wesley Center WWTP			583,200	5,103,000			5,686
Connerton/Pasco Reclaimed Water Storage Reservoir						600,000	600
CR 581/Meadow Pointe to Power Line Road & West to I-75							
Reclaimed Water Main			306,000	2,677,500			2,983
Park High Service Pump Station Rebuild						120,000	120
er Park/Seranova/Odessa Interconnect						263,520	263
Disposal/Storage Site Due Diligence and Land Acquisition			5,000,000				5,000
Ehren Cutoff/Tower Road to Pump Station Road							
Reclaimed Water Main Extension			75,168	657,720			732
Handcart Road/Cannon Ranch Transmission Main		3,969,000					3,969
Handcart Road High Service Pump Rebuild		180,000	1,575,000				1,755
Handcart Road Reclaimed Water Storage Reservoir Facility			1,200,000	10,500,000			11,700
Hudson Avenue/Denton Avenue/Shady Hills Road							
Reclaimed Water Main Improvements						322,560	322
Lake Bernadette Golf Course Pond and Pump Station			60,000	525,000			585
Land O' Lakes Reclaimed Water Storage Reservoir Facility	265,499	5,250,000					5,515
Odessa High Service Pump Expansion		30,000	262,500				292
Shady Hills WWTP Storage/High Service Pump Expansion			360,000	3,150,000			3,510
Silver Oaks Golf Course Pond and Pump Station				60,000	525,000		585
SR 52/Power Line Road Reclaimed Water to Suncoast							
Parkway Reclaimed Water Main				75,168	657,720		732
SR 52/Suncoast Parkway to US 41 Reclaimed Water Main					220,320	1,927,800	2,148
SR 54/Zephyrhills Bypass West/Curley Road Reclaimed							
Water Main		1,748,250					1,748
SR 56/CR 581 to Wesley Chapel Lakes Boulevard							
Reclaimed Water Main						177,600	177
Tampa/Pasco Central Regional Reuse Interconnect		36,000	315,000				351
Road to Land O' Lakes WWTP Transmission Main -							
Reclaimed Water Main		1,684,800					1,684

Trinity Reclaimed Water Main - Heritage Springs to SR 54		21,600	189,000				210,6
US 41 Reclaimed Water Main Extension - Ridge Road to SR 52			164,592	1,440,180			1,604,7
US 41 Reclaimed Water Main - Tower Road to Connerton		2,541,672					2,541,6
Utilities Administration Building (Construction)		460,000					460,0
Utilities Warehouse and Field Office (Construction)		2,500	26,250				28,7
	Prior Years	2006 Budget	2007 Budget	2008 Budget	2009 Budget	2010 Budget	Estimated Cost
RECLAIMED WATER PROJECTS - (Continued)							
Wesley Chapel Lakes Reuse Transmission Main	906,924	252,000	2,205,000				3,363,9
Wesley Chapel Reclaimed Storage and Pump Station		5,250,000					5,250,0
Subtotal-Reclaimed Water Projects	1,172,423	23,485,822	25,971,710	24,188,568	1,403,040	3,525,528	79,747,0
WATER PROJECTS							
Anclote Boulevard Water Main Extension		481,488					481,4
Boyette Road Tank and High Service Pump		248,083	2,170,729				2,418,8
Centennial Road Water Main Extension					66,830	584,766	651,5
Chancey Road Water Main			72,518	634,536			7,0
Collier Parkway Water Main Extension - Hale Road to Parkway Boulevard		300,510					300,5
County Line Road Water Main Extension		1,103,544					1,103,5
County Line Road Water Main, Lake Bridge Pump Station to CR 581		680,400					680,4
CR 577 (Curley Road) Water Main Extension					69,120	604,800	673,9
CR 581 Boyette Connector Transmission Main		547,440	4,790,100				5,337,5
CR 581 Transmission Main, County Line Road to SR 56		982,800					982,8
CR 581 Transmission Main - SR 56 to SR 54		3,984,750					3,984,7
Cypress Creek Road Water Main Extension		576,576					576,5
Denton Avenue Water Main Extension				137,376	1,202,040		1,339,4
East Road Water Main			103,032	901,530			1,004,5
Ehren Cutoff Water Main Extension				147,744	1,292,760		1,440,5
Fairview Heights Water Main Extension					88,128	771,120	859,2
Fort King Road Water Main Extension				128,549	1,124,802		1,253,3
Handcart Road Water Main					38,880	340,200	379,0
Hudson Avenue Water Main Extension				101,760	1,045,920	1,360,800	2,508,4
Hydropneumatic Tank Replacement Program		180,000	180,000				360,0
Lake Padgett East Water Main Replacement - Collier Parkway to Shining Star Drive		244,200					244,2
Lake Patience Water Main Extension		116,640	1,020,600				1,137,2
Little Road/Decubellis Road Raw Water Line Conversion		12,000	105,000				117,0
Little Road Upgrade High Service Pump Station					90,000	787,500	877,5
Mile Stretch Drive Water Main Extension - US 19 to Forest Hills		672,000					672,0
Moog Road Water Main		26,460					26,4
New Road 24" Water Main - SR 54 to Southeast WTP		100,800	882,000				982,8

Northwest Booster Pump Station		460,000	4,040,000			4,50(
Odessa - Tampa Bay Water Delivery System Expansion	60,000	525,000				58!
Overpass Road Water Main Extension				189,950	1,662,066	1,85:
Shady Hills Road to Suncoast Parkway Water Main Extension		228,480	1,999,200			2,22:
Small Diameter Water Pipeline Replacements	1,400,000	1,400,000				2,80(
Southeast Connection of Isolated Systems				205,646	1,799,406	2,00!

	Prior Years	2006 Budget	2007 Budget	2008 Budget	2009 Budget	2010 Budget	Estimate Cost
WATER PROJECTS - (Continued)							
Southeast Interconnect, CR 35A - Otis Allen Road to US 98 Main Extension					94,853	829,962	92-
Southeast Interconnect, Eiland Boulevard - Simons Road to Fort King Road Main Extension				54,029	472,752		52!
SR 52 Bypass Water Main Extension				214,358	1,875,636		2,08!
SR 52 Water Main Extension Ehren Cutoff to Bellamy Brothers Boulevard					171,072	1,496,880	1,66:
SR 54/Zephyrhills Bypass Southeast Connector Transmission Main			531,360	4,649,400			5,18(
Starkey Boulevard/Decubellis Road 12" Water Main, [illegible]er Crossing Boulevard to Crestview Lane		441,000					441,
[illegible] Road/Ehren Cutoff Water Main Extension		298,080	2,608,200				2,90!
[illegible]41 Transmission Main from SR 52 to Northwest WTP					520,416	4,553,640	5,07-
US 41 Water Main Extension				134,784	1,312,416	1,164,240	2,61:
Utilities Administration Building (Construction)		4,620,000					4,62(
Utilities Warehouse and Field Office (Construction)		33,000	288,750				321
Water Distribution Main Extensions		179,000	179,000	179,000	179,000	179,000	89!
Wesley Chapel Lakes Dual Water Main Extensions				160,704	1,406,160		1,56!
Miscellaneous Water System Improvements		509,000	509,000	509,000	509,000	509,000	2,54!
Subtotal-Water Projects		17,797,771	16,053,769	13,991,970	11,955,381	16,643,380	76,44:
UTILITY LINE RELOCATIONS							
Sewer Lines							
Miscellaneous Force Main Relocations		148,781	148,781	148,781	148,781	148,781	74:
Reclaimed Water Lines							
System-Wide Reclaimed Water Main Relocations		308,000	308,000	308,000	308,000	308,000	1,54(
Water Lines							
[illegible]aneous Water Main Relocations		470,000	470,000	470,000	470,000	470,000	2,35(

Subtotal-Utility Line Relocations		926,781	926,781	926,781	926,781	926,781	4,633,90
TOTAL UTILITIES CAPITAL	11,019,536	68,596,778	55,917,376	72,364,261	33,634,528	30,653,077	272,185,55

Exhibit 8: Parks and Recreation/ Improvements Capacity

Park Type	LOS (Acres Per 1,000 Persons)	Current Acreage[a]	2005		2010	
			Acreage Needed	Surplus/ (Deficiency)	Acreage Needed	Surplus/ (Deficiency)
Community	0.50	554	177	377	189	365
District	0.50	167	177	(10)	189	(22)
Regional	11.0	8,689	3,888	4,801	4,162	4,527
Unincorporated Population[b]			**353,419**		**378,400**	

[a] *Current Acreage calculated from 2001 Pasco County Parks and Recreation Master Plan. Updated by Parks and Recreation Department January 2005*
[b] *Population taken from Future Land Use Element Technical Support Document*

Exhibit 9: 5-Year Capital Improvement Program: FY 2006 to FY 2010
Parks and Recreation

Expenditures	FY 2006	FY 2007	FY 2008	FY 2009	FY2010	Funding Sources
Wesley Chapel District Park (Phase I 2006 - Phase II 2010)	$5,186,897		$7,163,498			Impact Fees
Trinity Odessa District Park	$13,116,696					1/2 Cent Sales Tax CIP Fund, Impact Fees
Land O' Lakes Recreation Complex Expansion	$4,441,656					1/2 Cent Sales Tax CIP Fund, Impact Fees, Parks Trust Fund
Strauber Memorial Highway Park	$550,000					Impact Fees
Meadow Pointe Park	$412,500					Impact Fees, Parks Trust Fund
Lake Lisa Park	$515,888					General Fund, Fees and Charges
Anclote River Park 2 Boat Ramps and Parking Expansion	$550,000					Florida Boat Improvemer
John S. Burks Park Expansion				$5,000,000		Impact Fees
Connerton District Park					$19,700,000	Impact Fees
Total Expenditures	**$24,773,637**	**$0**	**$7,163,498**	**$5,000,000**	**$19,700,000**	**$56,637,135**

Other Projects Under Consideration for Future Consideration: Expansion of Land O' Lakes Community Center Park, Expansion of Veterans Park, Expansion of Engle Pa

Expenditures Only Identify Those Needs to Address LOS Concerns and Other Areas of Significant Concern Identified in the Parks and Recreation Element.

Revenues	FY 2006	FY 2007	FY 2008	FY 2009	FY2010	Total
General Fund	$417,768					$417,768
1/2 Cent Sales Tax CIP Fund	$8,314,404					$8,314,404
Parks and Recreation Impact Fees	$14,989,345		$7,163,498	$5,000,000	$19,700,000	$46,852,843
Fees and Charges	$98,120					$98,120
Florida Boating Improvement Fund	$550,000					$550,000
Parks Trust Fund	$404,000					$404,000
Total Revenues	**$24,773,637**	**$0**	**$7,163,498**	**$5,000,000**	**$19,700,000**	**$56,637,135**

Notes:

FY 2006 Data from the Adopted Pasco County FY 2005-06 Annual Budget

FY 2007 through FY 2010 Estimated Based on Needs From LOS Analysis and Cost/Revenue Data from the Pasco County Parks and Recreation Department.

Exhibit 10: Five Year Improvements Summary: Solid Waste

Fiscal Year	2005	2006	2007	2008	2009	2010	Total
Total Project Costs	1,795,838	2,666,495	41,151,255	118,006,000	30,650	106,000	163,756,238
SOLID WASTE							
RIDGE ROAD	35,554	130,500	3,227,500	0	10,000	0	3,403,554
WEST PASCO - CLASS III	62,600	260,000	2,457,000	0	0	0	2,779,600
RESOURCE RECOVERY	196,545	42,500	22,310,000	118,000,000	0	0	140,549,045
WEST PASCO LANDFILL - CLASS I	345,475	113,895	13,074,105	0	8,000	0	13,541,475
EAST PASCO TRANSFER STATION	287,868	1,511,900	70,000	0	0	0	1,869,768
EAST PASCO SANITARY LANDFILL	70,000	0	0	0	0	100,000	170,000
OTHER LANDFILL PROJECTS	96,946	301,700	0	0	0	0	398,646
SOLID WASTE EQUIPMENT	700,850	306,000	12,650	6,000	12,650	6,000	1,044,150

TABLE OF CONTENTS

Section A: Comprehensive Plan Elements

Chapter	Element
1	Future Land Use
2	Mining
3	Transportation
4	Housing
5	Sanitary Sewer
6	Solid Waste
7	Drainage & Natural Groundwater Aquifer Recharge
8	Potable Water
9	Coastal Management
10	Conservation
11	Recreation & Open Space
12	Intergovernmental Coordination
13	Capital Improvements
14	Economic Development
15	Public School Facilities

Section B: Capital Improvements Implementation

Section C: Procedures for Monitoring and Evaluation

Section D: Future Land Use Map - Mapping Criteria & Land Uses Allowed

Section E: Special Features Maps of Hernando County, Florida

HERNANDO COUNTY
COMPREHENSIVE PLAN

CHAPTER 1
FUTURE LAND USE

Table of Contents

GOAL 1.01

TO REQUIRE COMPATIBLE AND COORDINATED DISTRIBUTIONS AND INTENSITIES OF LAND USES WHICH WILL PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS OF HERNANDO COUNTY AND DISCOURAGE THE PROLIFERATION OF URBAN SPRAWL. ..... Goal 1.01 - Page 1

Planned Development Project 1
Rural Land Use Regulation & Density Standards 2
Standards for Increasing Density in the Rural Land Use Category 7
Agricultural Preservation 8
Residential Land Use Regulation & Density 9
Location of Multi-Family Residential Land Uses 12
Residential Protection & Redevelopment of Platted Lands 13
Educational Land Use Regulation & Density Standards 14
Noise Regulation & Standards by Receiving Land Use 18
Mobile Home Standards 19
Commercial Land Use Regulation & Density Standards 20
Commercial Nodes .....
Specialty Commercial 25
Strip Commercial Development 26
Recreational Vehicle Standards 27
Location of Single Family Residential Land Uses 28
Land Development Regulations 29
Buffers 30
Location of Public Facilities 31
Public Facility Regulations 33
Rural Cluster Overlay 34

GOAL 1.02

TO PROVIDE FOR A DIVERSE, BALANCED, AND STABLE LOCAL ECONOMY. ..... Goal 1.02 - Page 1

Industrial Land Use Regulations & Intensities Standards 1
Industrial Land Use Categories 2

GOAL 1.03

TO DIRECT DEVELOPMENT TO THOSE AREAS OF THE COUNTY WHICH HAVE ADEQUATE PUBLIC FACILITIES OR HAVE ASSURANCE OF ADEQUATE PUBLIC FACILITIES IN ORDER TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE AND FISCALLY

RESPONSIBLE MANNER. ..... Goal 1.03 - Page 1
Orderly Transfer & Subdivision of Land 1
Floodplains, Flood Prone Areas and Coastal High Hazard Areas 2
Levels of Service for Floodplains and Flood Prone Areas 2

GOAL 1.04

TO REQUIRE NEW DEVELOPMENT TO PAY A FAIR, EQUITABLE AND PROPORTIONATE SHARE OF THE COSTS REQUIRED TO PROVIDE ADEQUATE PUBLIC FACILITIES TO THAT NEW DEVELOPMENT. ..... Goal 1.04 - Page 1
Land Use & Public Facilities Levels of Service (LOS) Standards 1
Land Use & Public Facilities Impact Fees 2
Availability of Facilities & Services Concurrent with Impacts of Development 3

GOAL 1.05

TO PROTECT PRIVATE PROPERTY RIGHTS AND RECOGNIZE THE EXISTENCE OF LEGITIMATE AND OFTEN COMPETING PUBLIC INTERESTS AND PRIVATE INTERESTS IN LAND USE REGULATIONS AND OTHER GOVERNMENT ACTION ..... Goal 1.05 - Page 1
Alternative Methods of Preserving Properties 1
Development Regulations Consistent with Judicial Interpretations 1
Non-Conforming Zoning 1
Vested Rights 3

GOAL 1.06

TO PROVIDE FOR THE PROTECTION OF NATURAL COASTAL, RIVERINE, AND WETLAND ECOSYSTEMS, AND VALUABLE HABITATS, IN ORDER TO PRESERVE THE EXISTING HIGH ENVIRONMENTAL QUALITY IN HERNANDO COUNTY. ..... Goal 1.06 - Page 1
Topography & Soil Conditions 1

GOAL 1.07

TO HAVE COMPREHENSIVE PLANNING OF CERTAIN AREAS WITHIN THE COUNTY IN WHICH MIXED LAND USES ARE ENVISIONED AND MORE PLANNING CONTROL IS DETERMINED TO BE NECESSARY TO BEST UTILIZE A LIMITED RESOURCE. ..... Goal 1.07 - Page 1
I-75/SR 50 Planned Development District 1
Airport Planned Development District 2

World Woods Planned Development District 4
Hickory Hill Planned Development District 6
Brooksville Regional Medical Center Planned Development District 16

NOTE: FOR GOALS 1.08, 1.09, and 1.10 - SEE CHAPTER 2 - MINING

GOAL 1.11

HERNANDO COUNTY SHALL GROW AND DEVELOP SO AS TO BE FISCALLY SUSTAINABLE IN BOTH THE SHORT TERM OF THE FIVE YEAR CAPITAL IMPROVEMENTS PLAN AND LONGER TERM OF THE TWENTY YEAR PLANNING HORIZON ..... Goal 1.11 - Page 1
Analyzing Fiscal Impacts 1

GOAL 1.12

PROVIDE FOR AN ORDERLY TRANSITION OF MINING LANDS TO OTHER LAND USES WHEN MINING IS COMPLETED WHILE MAINTAINING THE ENVIRONMENTAL AND FISCAL BENEFITS REALIZED FROM MINING LAND USES ..... Goal 1.12 - Page 1
Transition of Mining Lands to Other Land Uses Upon Completion of Mining .....

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GOAL 1.01

TO REQUIRE COMPATIBLE AND COORDINATED DISTRIBUTIONS AND INTENSITIES OF LAND USES WHICH WILL PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS OF HERNANDO COUNTY AND DISCOURAGE THE PROLIFERATION OF URBAN SPRAWL.

PLANNED DEVELOPMENT PROJECT

OBJECTIVE 1.01A: LAND DEVELOPMENT REGULATIONS SHALL BE DEVELOPED WHICH INCLUDE PROVISIONS FOR PLANNED DEVELOPMENT PROJECTS AND OTHER INNOVATIVE LAND USE DEVELOPMENT TECHNIQUES.

POLICY 1.01A(1): A Planned Development Project (PDP) shall be developed as an integral unit with one or more land uses.

POLICY 1.01A(2): PDP categories shall be established by land development regulations for the following uses: complementary and compatible commercial or industrial uses or both; planned commercial centers with complementary and compatible residential or industrial uses or b... planned industrial parks with complementary and compatible residential or commercial uses or both; and public and quasi-public facilities developed in accordance with an approved Development Plan.

POLICY 1.01A(3): Land Development Regulations shall be adopted which establish PDP criteria for diversification of uses, structures, and open spaces in a manner compatible with existing and permitted land uses on abutting properties.

POLICY 1.01A(4): Development within a PDP shall occur according to limitations of use, design, density, coverage, and phasing stipulated on an approved Development Plan.

POLICY 1.01A(5): Land Development Regulations shall be adopted which establish PDP criteria to preserve the natural amenities and environmental assets of the land.

POLICY 1.01A(6): Land Development Regulations shall be adopted which establish PDP criteria for the amount and use of open space areas and the concentration of building areas.

POLICY 1.01A(7): Delineation of the allowable intensity of development shall be contingent upon the ability to provide the adopted level of service of public services and facilities.

POLICY 1.01A(8): PDP criteria shall be established through land development regulations which provide definitions of different levels of deviations from the approved development plan and provide for appropriate levels of review for such deviations. The relocation of land uses within a Planned Development Project) PDP shall not in itself be considered a deviation significant enough to require a comprehensive plan amendment.

POLICY 1.01A(9): The Land Development Regulations shall establish a Planned Development Project (PDP) district which can be used for single use or mixed use projects, with flexibility in standards allowed if projects provide environmental protection, landscaping, increased open space, public facilities, innovative planning design or other appropriate public benefits.

POLICY 1.01A(10): Provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing and natural system preserving living, shopping, and working environments on properties of adequate size, shape and location.

RURAL LAND USE REGULATION AND DENSITY STANDARDS

OBJECTIVE 1.01B: **PROVIDE FOR A COMPATIBLE AND COORDINATED LAND USE ARRANGEMENT WHICH WILL PROMOTE RETENTION OF AGRICULTURAL ACTIVITIES, PRESERVE NATURAL RESOURCES AND MAINTAIN OPEN SPACE.**

POLICY 1.01B(1): Establish a Rural Land Use Category on the Future Land Use Map within which agricultural activities can be retained and expanded. Potential uses include farms, ranches, agri-industrial uses, agricultura commercial, farm worker housing, residential uses, neighborhood commercial uses, recreation, and public and semi-public uses.

POLICY 1.01B(2): Land Development Regulations (LDRs) shall provide criteria and standards for determining appropriate locations for very low density residential development. These regulations will provide for separation of uses, appropriate buffering, and protection of open space and natural resources, particularly groundwater quality.

Density within the Rural Land Use Category shall be one unit per ten acres maximum.

POLICY 1.01B(3): The range of residential density allowed within the 1320 foot transition zone where the Residential Land Use Category abuts the Rural Land Use Category will maintain an orderly progression of intensity from development areas to rural areas.

POLICY 1.01B(4): Require developments locating adjacent to existing agricultural operations to provide necessary buffering that would mitigate any potential nuisance caused by the agricultural operation.

POLICY 1.01B(5): During the planning period all future development within the Rural Land Use Category will be required to preserve open space according to the following criteria:

a. Tracts over 100 acres must retain 50% open space;

b. Tracts over 20 and up to 100 acres must retain 30% open space;

c. Tracts 20 acres or less are not required to retain open spac...

NOTE: This policy will not supersede other policies in the plan that provide for development requiring a special approval process. These developments will provide for open space as defined in the Land Development Regulations. (Example Policy 1.01B(15)).

POLICY 1.01B(6): Allow new development within the Rural Land Use Category which is compatible with the level of public services provided. The County will not provide water, sewer, transportation, or other infrastructure to support urban development in the Rural Land Use Category so that urban development can be directed into those areas which are planned to receive such services.

POLICY 1.01B(7): The County shall establish a procedure to evaluate the potential conversion of agricultural lands to non-agricultural uses which incorporate a site assessment process that considers the following:

a. Adjacent land uses;

b. Viability of adjacent parcels for continued or future agricultural use;

c. Compatibility of proposed use with existing land characteristics;

d. Comprehensive development plans;

e. Available infrastructure;

f. Viability of the subject site including soils

POLICY 1.01B(8): Limit land uses which adversely affect highly erodible soils as defined by the USDA Natural Resources Conservation Service (NRCS).

POLICY 1.01B(9): During the development review process the character of land including topography, soil types, natural resources, and/or relationship to other land use areas, should be carefully reviewed and evaluated for potential preservation.

POLICY 1.01B(10): Residential land uses consistent with those uses allowed in the Residential Land Use Category are allowable up to 1,320 feet into the Rural Land Use Category without a comprehensive plan amendment only where it lies contiguous to a Residential Land Use Category, it does not have a detrimental impact on the established nature of the area, the needed infrastructure is available or planned to support the density and intensity of development, and, a transition of density and intensity from urban to rural is created in accordance with Policy 1.01B(3) so that the boundary between Residential and Rural is established by the transition in density and intensity.

POLICY 1.01B(11): During this planning period the County shall not approve development orders which would allow the development of residential uses at a density in excess of 0.1 dwelling units per gross acre (0.1 du/ga), or the development of any residential lot less than 1 acre in size using clustering, except for:

a. development orders for residential development in the following pre-existing rural communities: Spring Lake, Nobleton, Lake Lindsey, Aripeka and Istachatta where consistent with other goals, objectives, and policies in this Comprehensive Plan, and with other applicable development regulations. These communities will be permitted to develop at densities that currently exist. The geographical boundary for each community established on the Future Land Use Map shall be the demarcation line between standard Rural Land

Use Category density limits and those categories allowed by this policy. The number of building permits issued for new dwelling units per year for these "pre-existing rural communities" shall not exceed a total of 200 for all of the areas. A mechanism shall be developed in the Land Development Regulations (LDRs) for distribution of the 200 units across the pre-existing rural communities.

b. development orders for the development of lots already existing, but which do not meet the above stated density requirements, and for which a plat or deed was recorded prior to March 1, 1990, where such lots are developed consistent with the other applicable development regulations.

c. small parcels of property, 40 acres or less, in single ownership as of January 1, 1990, in the Rural Land-Use Category, which may be developed at a maximum density of 0.4 dwelling units per acre for the first four dwelling units on the parcel, including existing dwelling units.

POLICY 1.01B(12): Development orders for residential development in the pre-exist[illegible] rural communities of Aripeka, Istachatta, and Nobleton as desig[illegible]el on the Future Land Use Map Series, may be issued at densities that currently exist provided that the overall gross density of development of upland areas does not exceed 2 dwelling units per gross upland acre.

POLICY 1.01B(13): Development orders for residential development in the pre-existing rural communities of Spring Lake and Lake Lindsey as designated on the Future Land Use Map Series, may be issued at densities that currently exist provided that the overall gross density of development does not exceed 2 dwelling units per acre.

POLICY 1.01B(14): Any non-residential or non-agricultural related project exceeding 30,000 square feet of gross building area shall require special approval.

POLICY 1.01B(15): All mixed and multiple use projects shall be functionally related and will require special approval as defined in the Land Development Regulations developed pursuant to Florida Statutes.

POLICY 1.01B(16): Future Land Use Map amendments to create a Rural Infill Overlay designation for residential development of parcels in the Rural Category may be approved provided the following criteria are met:

a. The parcel requesting the increase in density may be a single parcel no greater than 40 acres in size and must have existed as of January 1, 1990.

b. The parcel requesting the increase in density must be bordered on at least two sides by subdivisions containing lots one acre in size or less.

c. Fifty percent of the lots described in B above, bordering the parcel must have been developed with residential structures.

d. The density approved for the parcel requesting the increase in density may not exceed the density of the surrounding adjacent development.

e. Adequate infrastructure must exist or be provided for the density being requested.

f. The Development rules for development at the requested density must be met.

g. An environmental assessment will conducted to determine the suitability of the site for the proposed density and intensity of use.

POLICY 1.01B(17): Properties to be considered for increased density shall be required to seek a "Rural Infill Overlay District" designation via amendment to the Future Land Use Map and must file an application for a comprehensive plan amendment (CPAM) and address the standards contained in Policy 1.01B(16).

When a determination has been approved as part of a Rural Infill Overlay District through the approval of a comprehensive plan amendment, that information will be placed in Section D: Future Land Use Map Mapping Criteria & Land Uses Allowed and will be referenced by the Comprehensive Plan Amendment (CPAM) number assigned to the case. Additional criteria may be added to further define approved conditions. This information will be used in the determination of a zoning approval on the parcel.

POLICY 1.01B(18): Properties under consideration for the Rural Infill Overlay District designation shall have or create access to a paved, county-maintained roadway. All roads within the clustered portions of the project shall be paved to County standards.

STANDARDS FOR INCREASING DENSITY IN THE RURAL LAND USE CATEGORY

OBJECTIVE 1.01C: **PROVIDE STANDARDS FOR THE DEVELOPMENT OF PROPERTY AT A MAXIMUM DENSITY OF 1 DWELLING UNIT PER 5 ACRES WHERE ADEQUATE INFRASTRUCTURE EXISTS AND THE SURROUNDING LAND USES ARE COMPATIBLE.**

POLICY 1.01C(1): Densities up to one (1) unit per five (5) acres will be permitted in the rural land use category provided the minimum criteria for infrastructure services and land use compatibility are addressed.

POLICY 1.01C(2): The minimum criteria for infrastructure services are as follows:

a. The property must have an ISO rating of 8 or better; and,

b. The development activity must have direct access to a county paved road; and,

c. The property must be located within 3 miles of a public school; and,

d. The property must be located within a 3-mile radius of a commercial node.

POLICY 1.01C(3): The minimum criteria for land use compatibility are as follows:

a. The property is located within one (1) mile of a residential land use category or a designated pre-existing rural community; and,

b. The density of 1 dwelling unit per 5 acres is compatible with the surrounding land uses.

POLICY 1.01C(4): The minimum parcel size for consideration of densities up to one (1) dwelling unit per five (5) acres within the Rural Land Use Category is 40 acres.

POLICY 1.01C(5): Development of one (1) dwelling unit per five (5) acres within the Rural Land Use Category will be treated as a Planned Development Project. Development shall achieve the minimum requirements of clustering, open space, and buffering referred to in the Land Development Regulations (LDRs).

AGRICULTURAL PRESERVATION

OBJECTIVE 1.01D: PROVIDE AN ENVIRONMENT CONDUCIVE TO THE RETENTION OF AGRICULTURE IN HERNANDO COUNTY.

POLICY 1.01D(1): Within the Rural Land Use Category, as designated on the FLUM, the approval of residential development shall acknowledge the preservation of agricultural lands as one of the primary functions of the Rural Land Use Category. Preservation of successful operations on agricultural lands and the continuation of such activities shall take precedence.

POLICY 1.01D(2): The County should establish development standards whereby landowners of parcels in agricultural use would be able to establish limited internal development areas for agricultural owners and employees without complying with subdivision standards.

POLICY 1.01D(3): The County shall evaluate and revise the Land Development Regulations to ensure that agricultural structures and practices are not unduly restricted in agricultural areas.

POLICY 1.01D(4): A Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) method shall be reviewed for use in the preservation of agricultural lands.

POLICY 1.01D(5): Prior to the issuing of development orders for proposed development, development plans will be reviewed to consider the area's topography, soil conditions, and unique natural features (criteria to be developed).

POLICY 1.01D(6): It is not the intent of Hernando County to mandate the preservation of agriculture through government regulation, but to provide areas of the County where agriculture and rural land uses can exist.

POLICY 1.01D(7): The County shall support strategies to promote agriculture and encourage local consumption of local agricultural products.

OBJECTIVE 1.01E: SECTION RESERVED

RESIDENTIAL LAND USE REGULATION AND DENSITY

OBJECTIVE 1.01F: TO PROVIDE FOR MODERATE TO HIGH DENSITY RESIDENTIAL DEVELOPMENT IN SUITABLE AREAS.

POLICY 1.01F(1): Establish a Residential Land Use Category where the land uses allowed are: Single family residential densities up to 5.4 units/acre, resort residential, and ancillary land uses such as recreation, churches, and community centers. Land uses which can be located in this category with performance standards being met include multi-family housing up to 16 units/acre, rural residential, neighborhood commercial, commercial extending from commercial nodes with a functioning frontage road, unless it is determined that wetlands or existing development make frontage road extension unfeasible, offices and professional, schools, hospitals and minor public facilities.

POLICY 1.01F(2): Low density zoning districts shall be established to encourage and promote single family development at densities not to exceed 2.5 units per acre.

POLICY 1.01F(3): Medium high density zoning districts shall be directed to areas within or adjacent to urbanizing sectors within the County at densities not to exceed 4.0 units per acre.

POLICY 1.01F(4): High density single-family zoning districts shall be limited to the continuation of existing single family residential development a densities not to exceed 5.4 units per acre in designated areas and wi not be utilized extensively for future development.

POLICY 1.01F(5): Any single family density of greater than 4.0 units per acre, other than described in Policy 1.01F(4), above, should be considered as a Planned Development Project.

POLICY 1.01F(6): Development with less than .2 dwelling units per acre will be allowed in this category without a comprehensive plan amendment. Greater restrictions may be placed on any agricultural activities or animal maintenance in these areas.

POLICY 1.01F(7): Land Development Regulations, which allow residential development in suitable areas, shall provide criteria and standards for determining residential densities for land included in the Residential land use category. The criteria and standards used in the determination of appropriate locations of higher residential densities greater than 4.0 dwelling units per acre shall consider:

Proximity to existing or designated commercial areas or corridors or major employment centers;

Direct access to arterial or collector roadways or access to arterial or collector roadways via limited use of local roadways;

Provision of appropriate police, fire and EMS services;

Service by existing or planned expansion of County water supply facilities;

Service by existing or planned expansion of County sewer facilities;

Suitability of the land for septic tank sewage disposal;

The character and density of existing or approved residential developments of close proximity;

Availability of appropriate public primary and secondary school facilities;

Provision of open space beyond minimum County standards;

Preservation, conservation or enhancement of high quality, ecologically viable environmentally sensitive areas;

Preservation, conservation or restoration of historic or archaeologically significant features;

Aesthetic or architectural quality;

Other applicable goals, objectives or policies contained in this Comprehensive Plan.

POLICY 1.01F(8): Residential development which proposes to develop above or below planned gross densities utilized in planning infrastructure and services to serve the Residential Land Use Category areas shall address and mitigate where necessary the impacts of the proposed additional or unrealized population upon planned infrastructure and services.

POLICY 1.01F(9): New residential development in the County will occur within the areas designated in the Residential Category on the Future Land Use Map. These will be the areas utilized for residential densities provided for in Policies 1.01F(1 through 5) and Policies 1.01G(1 through 4) until and unless these areas are predominantly developed and occupied, population projections indicate a need for additional urban development areas, and additional areas for urban development

in the County can be established without adversely affecting natural resources, particularly groundwater, or producing adverse fiscal impacts on local government entities.

POLICY 1.01F(10): Comprehensive plan amendments may be considered for residential development adjacent to existing developed urban areas. Such amendments may be approved where all of the following conditions are met:

A) Infrastructure and service capacity is available to serve the additional dwelling units (potable water, sewer, transportation, fire protection and emergency services, law enforcement, schools, parks and open space, solid waste, public buildings, and proximate commercial services);

B) Environmental resources will not be adversely impacted and environmental constraints will be avoided consistent with policies in other parts of the comprehensive plan and the land development regulations. Aquifer recharge and groundwater quality shall not be adversely impacted. Standards for floodplain protection shall be met. Critical wildlife habitats shall be protected and any planned wil corridors shall be accommodated;

C) Objectives in the comprehensive plan which promote retention of agricultural activities and agricultural preservation shall be met, and proximate Rural areas will not be adversely impacted or subjected to additional development pressure as a result of the residential development;

D) The subject property comprises a logical addition to established urban areas and will be efficiently served by infrastructure and services; and,

E) New residential development provides additional dwelling units where additional housing is needed and available housing supplies in the market area have been predominantly utilized.

LOCATION OF MULTI-FAMILY RESIDENTIAL LAND USES

OBJECTIVE 1.01G: **ESTABLISH A MULTI-FAMILY SUB-CATEGORY WITHIN THE RESIDENTIAL LAND USE CATEGORY, AND ESTABLISH APPROPRIATE DENSITY AND LOCATIO' L CRITERIA.**

POLICY 1.01G(1): Establish a Multi-Family Land Use Sub-Category in which land uses allowed are: multi-family housing up to 16 units/acre, resort residential housing, single family attached housing, neighborhood commercial, office professional, recreation and minor public facilities. The Multi-Family Sub-Category will not be mapped on the Future Land Use Map but is a Sub-Category of the Residential Category.

POLICY 1.01G(2): Establish a low density multi-family zoning district to permit residential development consisting of densities not to exceed 7.5 units per acre.

POLICY 1.01G(3): Establish a medium density multi-family zoning district to permit residential development consisting of densities not to exceed 9.6 units per acre.

POLICY 1.01G(4): Establish a high density multi-family zoning district to permit residential development consisting of multi-family dwellings at densities not to exceed 16 units per acre.

POLICY 1.01G(5): High density multi-family residential development in other than multi-use PDPs should be located in close proximity to commercial or employment clusters.

POLICY 1.01G(6): Multi-family developments should not be located where access to the arterial or collector roadway system is through established single family neighborhoods.

POLICY 1.01G(7): Multi-family development shall be encouraged as "step-down" in intensity of use between single family residential and intensive uses such as commercial and industrial.

POLICY 1.01G(8): Encourage coordination of access and facilities by utilizing a Planned Development Project designation where multi-family housing is located in mixed use areas.

POLICY 1.01G(9): Require high density and medium density multi-family residential development to have appropriate open space, buffering, landscaping, and recreation areas suited to their density and design.

POLICY 1.01G(10): Clustering multi-family residential development should be encouraged as a means of providing more open space.

POLICY 1.01G(11): Multi-family developments shall be designed to accommodate public transit systems access.

POLICY 1.01G(12): Multi-family developments shall be designed to provide safe and functional pedestrian access to transportation facilities and adjacent land uses and functional bicycle access to transportation facilities and adjacent land uses where adjacent to proposed bike routes on the adopted Long Range Bicycle Facilities Plan.

POLICY 1.01G(13): Multi-family residential development shall be located in the Residential Land Use Category areas on the Future Land use map in accordance with Policy 1.01F(8).

RESIDENTIAL PROTECTION AND REDEVELOPMENT OF PLATTED LANDS

OBJECTIVE 1.01H: **PROTECT ESTABLISHED RESIDENTIAL AREAS AND PROVIDE FOR REDEVELOPMENT OF HISTORICALLY PLATTED LANDS.**

POLICY 1.01H(1): Accommodate a diverse choice of housing types, densities and prices within the County.

POLICY 1.01H(2): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment.

POLICY 1.01H(3): Provide incentives for and encourage the reassembly, redesign, and replatting of vacant platted residential lots that are not suitable for timely, safe, efficient, and healthy development.

EDUCATIONAL LAND USE REGULATION AND DENSITY STANDARDS

OBJECTIVE 1.01I: ESTABLISH STANDARDS FOR THE LOCATION OF FUTURE SCHOOL SITES.

POLICY 1.01I(1): Establish an Educational Land Use Category in which the land uses allowed are: schools and ancillary activities such as recreation facilities; offices and housing for security purposes.

POLICY 1.01I(2): The School Board shall submit to the County a General Educational Facilities Report and educational plan survey as established in Florida Statutes.

POLICY 1.01I(3): School siting decisions shall be consistent with the standards established in Florida Statutes.

POLICY 1.01I(4): School siting approvals shall be consistent with appropriate service standards.

POLICY 1.01I(5): Aside from the Education land use category, public educational facilities of the School Board (elementary schools, middle schools, and high schools) are an allowable use in the Residential and Rural land use categories.

POLICY 1.01I(6): The location of new public educational facilities, or the expansion of an existing site, within one of the future land use categories listed above, shall only be allowed upon determination by Hernando Count in accordance with the Comprehensive Plan, that the proposed site is consistent with the Plan or the site qualifies for or has received a Comprehensive Plan Amendment.

POLICY 1.01I(7): The Hernando County School Board and the Hernando County shall cooperate to review and consider the proposed location of a new and/or materially expanded educational facility within one of the future land use categories listed above, in utilizing the following general criteria, in addition to consistency with the County's Comprehensive Plan:

a) Compatible with existing and projected uses of adjacent properties.

b) The site area of the proposed location provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.

c) There will be adequate public services and facilities to support the public educational facility based on the Capital Improvement Program of the School Board and the County's Comprehensive Plan.

d) No significant environmental constraints that would preclude development of a public educational facility on the site.

e) There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.

f) The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.

g) Not in conflict with the County's Stormwater Management Plan and any watershed management plans adopted by the County, if applicable.

h) Not in a velocity zone or a floodway.

i) Can accommodate the required parking and anticipated queuing of vehicles onsite.

j) Lies outside the area regulated by Section 333.03(3), F.S., regarding the construction of public educational facilities in the vicinity of an airport.

POLICY 1.01I(8): Location of schools shall be permitted up to two (2) miles from a Residential land use category or existing schools into a Rural land use category, and only upon demonstrated need consistent with the following criteria:

In the planning, siting, land acquisition and development of the facility, evaluation shall include consideration of the student population density of the area (such as sufficient student population of the existing rural communities); the criteria contained in Policy 1.01I(7), and public safety. In addition, such school facilities located

within the Rural Future Land Use Category shall be serviced by central water and sewer facilities.

POLICY 1.01I(9): The Hernando County School Board and Hernando County shall cooperate to evaluate whether proposed locations of specific types of schools are consistent with the County's Comprehensive Plan including the following criteria:

Elementary Schools

a) The proposed location shall have direct access to at least a minor collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

Middle Schools

a) The proposed location shall have direct access to at least a minor collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

b) Outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

High Schools

a) The proposed location shall have direct access to at least a major collector road, or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

b) Stadiums, outdoor recreational facilities, and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

Neighborhood Schools

a) Neighborhood schools shall have direct access to two or more local streets which provide functional access to the school from within the residential neighborhood, or direct access to a major local or higher class road, or as otherwise approved by

the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

POLICY 1.01I(10): Proposed locations that are less than the standard site acreage as prescribed in the Florida Department of Education State Requirements of Educational Facilities may be determined to be consistent with the County's Comprehensive Plan provided the requirements of Florida Statutes, are met and off-site impacts can be adequately mitigated.

POLICY 1.01I(11): If a site is consistent for some educational uses but not others, a consistency determination for a proposed new site or substantial additional property with the County's Comprehensive Plan may be conditioned with references to specific types of public educational facilities.

POLICY 1.01I(12): If a site is determined to be inconsistent with the County's Comprehensive Plan in order to achieve consistency with the Plan, Hernando County may impose reasonable conditions for development of the site at the time of special exception determination. Conditions may not be imposed which conflict with those established in Flc Statutes unless mutually agreed.

POLICY 1.01I(13): The Hernando County and School Board shall cooperate to accomplish a review of the facility's onsite and offsite impacts before a significant and material change of facility use at a public facility is implemented. The County and the School Board will work cooperatively to mitigate onsite and offsite impacts, including impacts to public facilities, identified through the review.

POLICY 1.01I(14): Hernando County and the School Board shall annually coordinate the development of their respective capital improvement programs.

POLICY 1.01I(15): The County supports the concept of neighborhood schools in order to promote community identity and character and reduce vehicle trips on the functionally classified road network. For the purposes of comprehensive planning, neighborhood schools are defined as schools suitable in scale for compatible location in residential communities, subdivisions, developments, areas, or neighborhoods. For the purposes of this section, compatible means design student capacity does not exceed 400 student stations, that adequate infrastructure and services are in place or programmed in the Capital Improvements Plan to provide sewer, potable water, roads, police protection, fi emergency medical services, and drainage facilities to the school and

surrounding residential uses in conformance with applicable Level of Service standards and within capacities of local streets. Neighborhood schools shall have design student capacities suitable for serving the residential communities, subdivisions, developments, areas, or neighborhoods in which they are located. Neighborhood schools should have joint-use recreation facilities or, be co-located within one-quarter mile of a neighborhood, community or district park. Neighborhood schools will usually be singular facilities to serve as neighborhood focal points, and usually not part of a larger school complex.

NOISE REGULATION AND STANDARDS BY RECEIVING LAND USE

OBJECTIVE 1.01J: TO REGULATE SOURCES OF SOUNDS WHICH EXCEED ESTABLISHED NOISE LIMITS AND TO MINIMIZE ADVERSE NOISE IMPACTS ON RECEIVING LAND USES

POLICY 1.01J(1): Maintain a Noise Control Ordinance which establishes amongst other standards the limits of allowable noise in-receiving land use categories.

POLICY 1.01J(2): Establish and regulate blasting standards, including vibration and air blast overpressure limits, blasting hours, records and reporting procedures, and public safety precautions.

POLICY 1.01J(3): The Noise Ordinance shall provide modified standards for existing noise sources.

POLICY 1.01J(4): These noise standards do not apply to the areas of Hernando County which are within noise contours as outlined in the Hernando County Airport Noise Ordinance.

POLICY 1.01J(5): The following activities should be regulated by the Hernando County Noise Control Ordinance, but not required to meet standards of allowable noise in receiving land uses:

a. Street Sales
b. Animals
c. Stationary Non-emergency Signaling Devices
d. Emergency Signaling Devices
e. Domestic Power Tools
f. Air-Conditioning and Air-Handling Equipment
g. Motor Vehicles operating on public right-of-way

h. Refuse Collection Vehicles
i. The Unamplified Human Voice
j. Railway Locomotives and Cars
k. Non-Stationary Farming Equipment
l. Aircraft Operations
m. Routine Maintenance of Public Service Utilities

POLICY 1.01J(6): Short duration noises of one second or less duration (of the nature of gunshots or other explosive sounds, excluding blasting) should be addressed in the Hernando County Noise Control Ordinance.

POLICY 1.01J(7): Adverse noise impacts of proposed development on conservation areas with noise-sensitive wildlife shall be minimized through the use of buffers, separation of land uses, and regulating land uses and activities. Where conservation lands are acquired or otherwise encumbered to protect wildlife species or populations which are sensitive to noise impacts, the acquisitions or other encumbrances should include adequate buffers for minimizing noise impacts.

MOBILE HOME STANDARDS

OBJECTIVE 1.01K: **TO REGULATE THE LOCATION OF MOBILE HOMES IN HERNANDO COUNTY THROUGH REQUIREMENTS WHICH SHALL ENSURE THE AVAILABILITY OF THE NECESSARY FACILITIES AND SERVICES AND WHICH SHALL ENSURE COMPATIBILITY WITH OTHER ADJACENT LAND USES.**

POLICY 1.01K(1): The location of mobile homes shall be guided by the same criteria and standards as are applied to conventional single family detached housing. The County will establish zoning districts within those areas designated in the Residential Land Use Category on the Future Land Use Map which allow mobile homes.

POLICY 1.01K(2): Minimum design standards shall be developed for mobile home parks and subdivisions which include lot size, access, parking, buffering and screening, open space and recreation, and utilities.

POLICY 1.01K(3): Mobile homes shall be located only in zoning districts which are exclusively established for mobile homes with the exception of existing developed residential areas already containing a mix of dwelling unit types.

POLICY 1.01K(4): Buffers shall be used to maintain the integrity of mobile home developments as separate entities unless bordered by similar developments.

POLICY 1.01K(5): In order to facilitate hurricane evacuation requirements, mobile home developments at a net density of one (1) unit per acre or greater shall have direct access to arterials or major collector roads.

POLICY 1.01K(6): The Land Development Regulations shall establish a zoning district to allow park model trailers and modular manufactured housing 300 to 600 square feet in area. The gross density for park model trailer developments shall not exceed 8.7 units per acre and the park model trailer zoning district will not be used extensively for future development.

POLICY 1.01K(7): Except for mobile home PDP's, mobile homes located in mobile home parks or sub-divisions shall not exceed 5.4 units per acre.

POLICY 1.01K(8): Mobile home developments approved through the planned development project process shall be allowed to cluster lots with a minimum size of 5,000 square feet, provided the gross density does not exceed 6 units per gross acre and that the additional area resulting from clustering be put into open space or recreation.

COMMERCIAL LAND USE REGULATION AND DENSITY STANDARDS

OBJECTIVE 1.01L: **PROVIDE FOR THE DEVELOPMENT OF HIGH QUALITY COMMERCIAL AREAS TO MEET THE CURRENT AND PROJECTED NEEDS OF HERNANDO COUNTY RESIDENTS WHILE ENSURING AN ORDERLY AND EFFICIENT PATTERN OF LAND USES AND PROTECTING THE COUNTY'S TRANSPORTATION NETWORK.**

POLICY 1.01L(1): Establish a Commercial Land Use Category, in which land uses such as commercial, recreation, office and professional, minor public facilities, incidental residential units in commercial buildings, single and multi-family residential dwelling units only when part of an integrated transportation and utilities master plan for the affected commercial node or strip commercial area, and minor institutional are allowed.

POLICY 1.01L(2): The County shall include in its Land Development Regulations specific criteria for neighborhood commercial, general commercial,

community commercial, regional commercial, and any subcategories thereof, addressing permitted uses, bulk regulations, buffer requirements, performance standards, signage, aesthetics, parking requirements and special exceptions or other mechanisms to allow flexibility.

POLICY 1.01L(3): New commercial rezoning shall be initiated within commercial nodes and regional commercial overlay districts, as indicated on the adopted Future Land Use Map Series, except for Specialty Commercial, Neighborhood Commercial, and appropriate infill areas.

POLICY 1.01L(4): The Landscape Ordinance shall require the buffering of the negative visual impacts of commercial development through the use of landscaping, screening, regulation of signs, planting of trees and where possible, the preservation of natural vegetation.

POLICY 1.01L(5): Where commercial development is proximate to residential uses, ordinances and land use approval conditions shall require that anticipated negative impacts shall be mitigated to the extent practicable by the commercial development, including noise, glare, dust, noxious fumes, odors, light, increased traffic, and visual discontinuity.

POLICY 1.01L(6): The Land Development Regulations shall be written to encourage planned development zoning along arterial roads or in multiple land use developments to ensure compatible land uses and maximize coordination of facilities and access.

POLICY 1.01L(7): The County shall establish standards to promote the integration of pedestrian traffic within and between commercial developments and adjacent residential areas.

POLICY 1.01L(8): During the land use approval process for higher intensity commercial uses, appropriate buffering will be considered to maintain a separation from existing or proposed residential uses. The buffering method may include lower intensity commercial or multi-family uses creating a pattern of higher to lower intensity.

COMMERCIAL NODES

OBJECTIVE 1.01M: **HERNANDO COUNTY WILL MANAGE AND DIRECT COMMERCIAL DEVELOPMENT THROUGH THE DESIGNATION OF COMMERCIAL NODES.**

POLICY 1.01M(1): Commercial development shall be managed through a classification into categories of commercial nodes, established primarily by locational factors.

POLICY 1.01M(2): Commercial nodes shall be classified as neighborhood commercial, community commercial, general commercial, and regional commercial, with the following minimum locational criteria:

a. Neighborhood Commercial Nodes

1. May be located in the Residential or Rural Future Land Use categories, but because of size will not require mapping on the Future Land Use Map Series;

2. Will have a maximum node size of 5 acres;

3. Will not be located in Conservation areas or environmentally sensitive areas;

4. Will be located on collector or arterial roads except where proposed as part of an integrated, mixed-use planned unit development;

5. Will not degrade the proper functioning of the adjacent roads below the established levels of service;

6. Will be proximate to population areas to support the proposed use;

7. Will not compromise the integrity of residential areas.

b. Community Commercial Nodes

1. Will be located in areas designated on the Future Land Use Map Series as locations appropriate for nodal commercial development;

2. Will be located proximate to the intersection of two roadways of a status of collector road or greater;

3. Full median cuts will generally not be allowed any closer than 660 feet from the intersection to maintain the proper functioning of the intersection;

4. Will be located on the fringe, not the interior, of residential areas;

5. Will not compromise the integrity of the residential areas;

6. Will generally range from 40-60 acres in size.

c. General Commercial Nodes

1. Will be located in areas designated on the Future Land Use Map Series as appropriate for nodal development;

2. Will be located proximate to the intersection of an arterial highway and a second road of at least collector status;

3. Full median cuts will generally not be any closer than 1,320 feet on arterials and 660 feet on collectors from the intersection to maintain the proper functioning of the intersection;

4. Will generally range from 50 to 100 acres in size;

5. Will be located within three to five miles of population areas to support the size and intensity of the development proposed;

6. Will be of a design which does not compromise the integrity of adjacent uses of close proximity.

d. Regional Commercial Nodes

A Regional Commercial Node shall be an overlay district, may be located on the Future Land Use Map only in association with but not limited to an existing commercial area (either strip commercial or a General Commercial Node), and shall meet the following criteria:

1. Will be located along a multi-lane arterial roadway, within 1.5 miles of an intersecting multi-lane arterial;

2. Will have a minimum node size of 80 acres;

3. Will be of a design which does not compromise the integrity of adjacent uses of close proximity;

4. Full median cuts will generally not be any closer than 1,320 feet from the intersection, in order to maintain the proper functioning of the intersection.

5. Will provide for road, bicycle and pedestrian connectivity to adjoining land uses.

POLICY 1.01M(3): Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways.

POLICY 1.01M(4): In order to encourage compact commercial development and maintain the viability of adjacent roadways, commercial development can only extend outward from commercial nodes where there is a frontage road connected to the commercial node, unless it is determined that wetlands or existing development make frontage road extension unfeasible.

POLICY 1.01M(5): Commercial development in nodes may be required to utilize unified surface drainage plans, unified landscaping plans, unified access management plans, unified transportation plans for vehicles, bicycles and pedestrians, and unified signage criteria.

POLICY 1.01M(6): Median cuts for commercial nodes on U.S. 19 north of S.R. 50 will be limited to one per quadrant unless it can be demonstrated to the Florida Department of Transportation (FDOT) that additional cuts will result in an improved traffic flow.

POLICY 1.01M(7): The access management plan will provide for interconnection between the commercial activities and residential areas.

POLICY 1.01M(8): By the end of 2006, the County shall classify all commercial nodes into the categories described in Policy 1.01M(2).

POLICY 1.01M(9): By the end of 2006, the County shall define the boundaries of the commercial nodes along specific and identifiable boundaries, so that land use decisions regarding the location of commercial properties becomes more predictable for all stakeholders.

POLICY 1.01M(10): Highway commercial components of planned development projects shall be directed into commercial nodes. The planned development

district shall not be utilized for new highway commercial development outside of designated commercial nodes.

POLICY 1.01M(11): By the end of 2006, the County will evaluate the amount of commercial property available to meet the needs of businesses and residents as projected growth occurs through the planning horizon.

SPECIALTY COMMERCIAL

OBJECTIVE 1.01N: **ESTABLISH APPROPRIATE ZONING CATEGORIES AND LAND DEVELOPMENT REGULATIONS TO PROVIDE FOR THE LOCATION OF SPECIALTY COMMERCIAL USES WHICH DO NOT NORMALLY FUNCTION WITHIN COMMERCIAL NODES.**

POLICY 1.01N(1): The County shall adopt Land Development Regulations which establish categories for Agricultural Commercial, Marine Commercial, and Heavy Commercial.

POLICY 1.01N(2): Agricultural Commercial districts can be established in the Rural Land Use Category to serve rural and agricultural communities. must meet the following criteria:

a. Be directly accessible to a roadway classified by the County as collector or greater;

b. Be proximate to agricultural activities;

c. Be no greater than five (5) acres in area;

POLICY 1.01N(3): Marine Commercial districts can be established to accommodate water dependent uses. They must meet the following criteria:

a. Be located proximate to existing waterways, including the Gulf of Mexico, Weeki Wachee River, and Withlacoochee River;

b. Be providing some water dependent service or product;

c. Provide for the minimization of adverse impacts on the waterways they are proximate to.

POLICY 1.01N(4): Separate Marine Commercial districts may be established which distinguish between those areas used to accommodate primarily recreational users of water resources and those which accommodate more intense users such as commercial fishing operations.

POLICY 1.01N(5): Heavy Commercial districts can be established to accommodate those commercial uses which have potential impacts which are determined to be too significant to place in standard commercial districts. They must meet the following criteria:

a. Not to be located proximate to residential housing;

b. Be accessible to arterial or major collector roadways without requiring use of residential roads;

c. Meet any performance standards required to accommodate the increased project impacts.

POLICY 1.01N(6): Ancillary Commercial can be established in Future Land Use Map categories such as Recreation, Mining and Industrial, where the commercial activity proposed is considered to be serving those land use categories and it is not detrimental to the purpose of that category

STRIP COMMERCIAL DEVELOPMENT

OBJECTIVE 1.01O: LIMIT AND MANAGE STRIP COMMERCIAL AND INFILL COMMERCIAL AREAS SO AS TO IMPROVE TRAFFIC CIRCULATION AND VISUAL QUALITY.

POLICY 1.01O(1): Strip Commercial will only be allowed along commercial corridors which have significant existing commercial development, remaining parcels are generally zoned commercial and commercial development is expected to continue. These areas are delineated on the Future Land Use map along US 19 south of State Road 50 to the County line and along State Road 50 from Oak Hill Hospital to Colorado Street. The depth and intensity of commercial development in these areas shall be managed through development review processes to allow commercial development which will generate traffic consistent with traffic generation projections utilized in developing the Buildout Thoroughfare Map.

POLICY 1.01O(2): Expansion of the existing strip commercial areas shall not be allowed

POLICY 1.01O(3): The County shall not permit the creation of any new strip commercial areas during the planning period.

POLICY 1.01O(4): Infill commercial development may be approved where existing areas having 300 feet or less frontage on arterial or collector roads lie between commercially zoned parcels on the same side of the road so that commercial use of the intervening property(ies) is the most logical land use. The depth of such infill commercial development shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area. Such approvals shall consider: the traffic impacts of additional commercial development on the affected roadways; the suitability of the property for commercial development while meeting setbacks, parking, drainage, frontage road, access management, and other requirements of the land development regulations; the need for additional commercial development to serve proximate residential populations; environmental constraints; Policy 1.01O(3) prohibiting creation of new strip commercial areas; and compatibility with surrounding land uses.

POLICY 1.01O(5): Where practicable, the County shall encourage the redevelopme existing strip commercial areas through the designation of commercial nodes in locations consistent with the criteria as found in Objective 1.01M.

POLICY 1.01O(6): The County shall encourage the redevelopment of older strip commercial areas in locations consistent with the Future Land Use Map.

POLICY 1.01O(7): Regulations shall be prepared to address the special needs of these corridors such as, setbacks, buffers, landscaping requirements, access limitations, and frontage roads.

RECREATIONAL VEHICLE STANDARDS

OBJECTIVE 1.01P: **ESTABLISH STANDARDS FOR DENSITY, LOCATION, LAND USES AND LENGTH OF STAY IN RECREATIONAL VEHICLE PARKS AS A METHOD OF DISTINGUISHING BETWEEN RECREATIONAL AND RESIDENTIAL LAND USES.**

POLICY 1.01P(1): Recreational vehicle parks shall not allow any recreational vehicle unit to stay at the park (excluding storage areas) longer than 183 days per 365 day period.

POLICY 1.01P(2): Permanent structures in recreational vehicle parks, which are required for the operation of the parks, should be restricted to the following: marinas, clubhouses, bathrooms, recreational halls, laundry facilities, recreational vehicle storage, park store, and living units for the resident manager and permanent employees.

POLICY 1.01P(3): Recreational vehicle parks should be accessed via adequately designed roads, but not through residential streets.

POLICY 1.01P(4): Separate zoning classification(s) shall be established for recreational vehicle parks which are potentially allowable in the residential, planned development, commercial, and rural land use categories in areas where comparable residential services are available.

POLICY 1.01P(5): Recreational vehicle parks should be directed to locate in areas which contain tourist attractions, natural resources or major traffic corridors.

POLICY 1.01P(6): The County shall establish infrastructure standards applicable to recreational vehicle parks.

POLICY 1.01P(7): Flexible standards may be allowed for the location of recreational vehicle sites and tent camping facilities within recreational vehicle parks.

POLICY 1.01P(8): The Hernando County Zoning Ordinance shall be amended to establish standards for recreational vehicle parks densities, buffers, and setbacks.

LOCATION OF SINGLE FAMILY RESIDENTIAL LAND USES

OBJECTIVE 1.01Q: **ESTABLISH APPROPRIATE LOCATIONAL CRITERIA FOR ALL SINGLE FAMILY RESIDENTIAL LAND USE CATEGORIES.**

POLICY 1.01Q(1): Single family housing development of a density greater than .4 dwelling units per acre should be located in proximity to existing development in order to make efficient use of infrastructure and services.

POLICY 1.01Q(2): Single family developments should have points of access onto the arterial or collector road system, but should have no residential driveways connecting directly to that system.

POLICY 1.01Q(3): Where infrastructure exists or is planned, infill development shall be encouraged by allowing greater densities and prioritizing capital infrastructure expenditures.

POLICY 1.01Q(4): Single family density of greater than .2 dwelling units per acre in the major flood areas should not be allowed.

POLICY 1.01Q(5): Single family development which encroaches upon mining, commercial, industrial or other incompatible land uses should only be allowed through a planned development project approval which addresses access, buffers and purchaser notification.

LAND DEVELOPMENT REGULATIONS

OBJECTIVE 1.01R: **ESTABLISH LAND DEVELOPMENT REGULATIONS TO INCORPORATE POLICIES AND PROCEDURES ESTABLISHED IN ELEMENTS OF THE COMPREHENSI PLAN. THE ISSUES ADDRESSED IN POLICIES BELOW ARE MAJOR COMPONENTS OF THE REVISION, BUT DO NOT CONSTITUTE A COMPREHENSIVE LIST.**

POLICY 1.01R(1): A number of zoning categories will be established for each of the following land use categories to allow for clustering of like uses, reduction of encroachment of incompatible uses, and distinction in the infrastructure and services required: Residential, Rural, Commercial, Industrial, and Mining.

POLICY 1.01R(2): In order to promote a harmonious built environment, performance standards to be included in the LDR's may cover such issues as services, access, noise, bulk, height, traffic, buffers, open space, acreage minimums or maximums, landscaping, signage, timing, architectural and aesthetic designs.

POLICY 1.01R(3): Environmental protection shall be considered in zoning evaluation procedures, with reasonable conditions placed upon development approvals. Conditions on approvals may address, but are not limited to the following issues:

a. retention of significant natural habitat;

b. minimization of disturbance to water bodies;

c. protection of threatened or endangered species;

d. avoidance of pollution to the groundwater aquifer;

e. protection of historical and archaeological sites;

f. maintenance of scenic vistas;

g. minimization of air pollution.

POLICY 1.01R(4): The Land Development Regulations shall establish a list of allowable uses for each zoning district, with standards provided for the issuance of special exceptions.

POLICY 1.01R(5): Procedures shall be placed in the Land Development Regulations to provide for conditional plats, variances and conditional use permits, with appropriate standards established.

POLICY 1.01R(6): Any land use approval application process should require sufficient information from the applicant to allow the County to address the issues required under this Comprehensive Plan.

POLICY 1.01R(7): The Land Development Regulations shall include standards for controlling light pollution throughout the County for both residential and nonresidential uses. The purpose of the standards is to minimize artificial light escaping from developed premises, while allowing adequate illumination for security, and encouraging energy conservation.

BUFFERS

OBJECTIVE 1.01S: **ESTABLISH BUFFERS BETWEEN ADJACENT LAND USES, AND BETWEEN LAND USES AND CONSERVATION AREAS, SENSITIVE ENVIRONMENTAL AREAS, OR ARCHAEOLOGICAL FEATURES.**

POLICY 1.01S(1): Incorporate within Land Development Regulations the requirement for buffers as part of the review and approval process.

POLICY 1.01S(2): Promulgate guidelines to be utilized in the establishment of buffers. The guidelines shall allow some flexibility in application, but will address criteria for the following:

a. degree of opacity;
b. type of buffers (open space, hedges, walls, trees, etc.);
c. differing purpose of buffers (visual, noise, etc.);
d. lists of acceptable plants and trees;
e. model standard buffers between land uses.

POLICY 1.01S(3): Vegetative buffers shall consist of appropriate species acceptable for the purpose of the buffer, using native species whenever practical.

POLICY 1.01S(4): Buffers shall be greater (height, width, or opacity) as the extent of incompatibility between land uses increases.

POLICY 1.01S(5): Buffers shall be provided by the encroaching land use, and may be required in the case of a planned land use on adjacent property as designated on the Future Land Use Map or by other land use approvals.

POLICY 1.01S(6): Buffers may be reduced between different land uses within a Planned Development Project.

POLICY 1.01S(7): The County shall establish the types of buffers which may be utilized.

POLICY 1.01S(8): In order to reduce the impact of encroaching land uses, buffers may be required between proposed development and lakes, rivers, wetlands, conservation lands, historical or archaeological sites, eagles' nests, sinkholes or similar significant natural features.

POLICY 1.01S(9): Buffers shall be shown on all conditional plats and construction plans.

POLICY 1.01S(10): Buffers shall be required between proposed development and conservation areas, with particular emphasis on minimizing noise impacts of development on wildlife species and communities which are intolerant of manmade noise.

LOCATION OF PUBLIC FACILITIES

OBJECTIVE 1.01T: **PROVIDE FOR EFFICIENT USE AND PROVISION OF PUBLIC FACILITIES/SERVICES IN A COST-EFFICIENT MANNER.**

POLICY 1.01T(1): Limit the potential for urban sprawl by establishing services in areas adjacent to concentrated growth.

POLICY 1.01T(2): Provide infrastructure for future development within areas of facility availability and investment in accordance with long range plans by the County for providing potable water, sanitary sewer, transportation and other facilities at planned levels of service and timing. Infrastructure for future development will be provided within the Residential, Commercial, Industrial, and Planned Development District Category areas indicated on the Future Land Use Map. The County may manage the timing of infrastructure availability within these areas to influence the timing and location of development.

POLICY 1.01T(3): Provide attractive, functionally related mixed use projects which permit a variety of compatible uses to be located in close proximity to each other.

POLICY 1.01T(4): Hernando County shall discourage the urban sprawl development pattern characterized as functionally unrelated to or integrated with other surrounding development. The following are representative characteristics of the urban sprawl development pattern:

a. Leap frog development which is not contiguous to, or in close proximity to, existing urban infrastructure which requires costly public investments to provide such urban services for development.

b. Linear or strip development that expands along major roadways beyond urban infrastructure causing the degradation of roadway capacity and incompatibility of adjoining land uses.

c. Single dimensional development lacking supportive services.

POLICY 1.01T(5): New infrastructure shall not be constructed to support new development in floodplains, flood prone areas and coastal high hazard areas, except as listed in the Coastal Management Element.

POLICY 1.01T(6): Water and sewer planning conducted by the County will utilize a public participation process.

POLICY 1.01T(7): The County may enter into agreements with private parties to develop water and sewer facilities within the planned service areas. While the County will utilize water and sewer planning and the timely provision

of such services and infrastructure to influence the timing of development, the County is not precluded from entering into agreements with private parties to construct such infrastructure before it would otherwise be constructed based on adopted water and sewer plans.

POLICY 1.01T(8): Planning for water and sewer facilities will be consistent with the areas planned for urban development and designated on the Future Land Use Map.

POLICY 1.01T(9): The County may enter into agreements with private parties to develop transportation facilities within planned growth areas. While the County will utilize the long range transportation plan and the timely provision of transportation facilities and infrastructure to influence the timing of development, the County is not precluded from entering into agreements with private parties to construct such infrastructure before it would otherwise be constructed based on the adopted long range transportation plan.

PUBLIC FACILITY REGULATIONS

OBJECTIVE 1.01U: **PROVIDE FOR THE DEVELOPMENT OF MECHANISMS TO LOCATE PUBLIC FACILITIES IN SUCH A MANNER AS TO EFFECTIVELY AND EFFICIENTLY SERVE EXISTING AND PROJECTED DEVELOPMENT AND MINIMIZE THE FACILITIES' IMPACT ON NEARBY NATURAL RESOURCES AND EXISTING LAND USES.**

POLICY 1.01U(1): The location of major public facilities shall be approved only after adequate opportunity has been provided for public review and comment.

POLICY 1.01U(2): As part of the major public facility locational review process, a statement of impact shall be prepared for new facilities describing the current condition of adjacent natural resources and land uses, the projected impact of the proposed facility on these adjacent areas and how the projected impact will be mitigated or minimized.

POLICY 1.01U(3): Conditions imposed by the public facility locational review process shall be binding for purposes of issuance of development orders and other development permits.

POLICY 1.01U(4): Major public facilities shall be within a separate zoning district which is allowed in any future land use category with performance standards.

RURAL CLUSTER OVERLAY

OBJECTIVE 1.01V: ESTABLISH STANDARDS FOR CLUSTERED DEVELOPMENT OF PROPERTY AT A MAXIMUM DENSITY OF 0.425 DWELLING UNITS PER ACRE WHERE SUCH PROJECTS MEET IDENTIFIED PUBLIC INTEREST CRITERIA.

POLICY 1.01V(1): Parcels of property or assemblages of parcels to be considered must be a total 150 acres or greater, located within the Rural Land Use Category, with proposed residential units clustered on 50% or less of the assembled property and the remaining property placed in permanent conservation/preservation. Parcels in the Coastal High Hazard Zone are not eligible for consideration for a Rural Cluster Overlay District designation. Property may be assembled through different FLUM amendments, so long as the parcels are assembled within 18 months of each other, and the total assemblage meets the requirements of Policy 1.01V(3).

POLICY 1.01V(2): Properties to be considered for increased density shall be required to seek a "Rural Cluster Overlay District" designation via amendment to the Future Land Use Map.

When a determination has been made on how a specific parcel meets the criteria contained in this Objective 1.01V, that information will be placed in Section D: Future Land Use Map Mapping Criteria & Land Uses Allowed and will be referenced by the Comprehensive Plan Amendment (CPAM) number assigned to the case. Additional criteria may be added to further define approved conditions. This information will be used in the determination of a zoning approval on the parcel.

POLICY 1.01V(3): Proposed projects should include design information on the aesthetic nature of the clustered development including types of structures to be developed, including building sizing, elevations and site placement, landscaping, traffic patterns, and pedestrian mobility. Development plans should depict how such features are incorporated. Open space uses may include preservation, conservation, maintaining existing agricultural land uses, passive recreation such as trails, and related accessory uses, and shall be depicted on any proposed site plans. Projects should provide access and connectivity to the associated

open space areas on the site where such areas are designated for passive recreation by residents.

Any path or trail features to be developed within the project shall be maintained by the homeowners association. Proposed sites that contain historical or archeological resources should provide documentation and include plans for the protection and conservation of such resources within their development plans.

POLICY 1.01V(4): Properties under consideration for the Rural Cluster Overlay District designation shall have or create access to a paved, county-maintained roadway. All roads within the clustered portions of the project shall be paved.

POLICY 1.01V(5): Qualification for Consideration of a Rural Cluster Overlay District designation at 0.425 dwelling units per acre. Applicant parcels must meet the following criteria:

(a) A portion of the property to remain in open space creates a connection between public lands or between public lands and lands that have been identified for acquisition by the Sta the Hernando County Environmentally Sensitive Lands Committee. At least part of this connection must be in a natural forested ecosystem;

(b) The site design for the property utilizes open space to preserve rural vistas. Specific measures for preservation of rural vistas on the site, through such means as buffering, development siting or other means, should be included on any proposed development plans;

(c) The site design for the property utilizes open space to preserve natural forested ecosystems, habitat of listed species or other areas of environmental sensitivity and must be primarily uplands; wetlands may not constitute more than 25% of the open space;

(d) At least 50% of the parcel or assembled parcels of land must be left in public open space protected by a conservation easement created and recorded pursuant to the terms of s. 704.06, Florida Statutes;

POLICY 1.01V(6): By 2010, the County shall identify other areas and lands that m appropriate for rural clustered development, based upon

environmental sensitivity, wildlife protection, designated greenway plans, rural vistas and other issues of public interest. A resulting policy cluster shall contain appropriate criteria to accomplish such objective. The additional proposals may contain a range of allowable increased densities, but shall not exceed 0.425 dwelling units per acre. Until the additional policy cluster is adopted, any requests for rural clustering under this objective must meet the criteria established under Policy 1.01V(5).

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GOAL 1.02

TO PROVIDE FOR A DIVERSE, BALANCED, AND STABLE LOCAL ECONOMY.

INDUSTRIAL LAND USE REGULATIONS AND INTENSITIES STANDARDS

OBJECTIVE 1.02A: THE COUNTY SHALL ESTABLISH STANDARDS FOR INDUSTRIAL LAND USES WHICH ALLOW FOR THE EXPANSION OF INDUSTRIAL EMPLOYMENT OPPORTUNITIES WHILE PROTECTING THE NATURAL ENVIRONMENT AND THE INTEGRITY OF ADJOINING LAND USES.

POLICY 1.02A(1): Establish an Industrial Land Use Category in which land uses allowed are: industrial uses, ancillary commercial activities, minor public facilities, and ancillary residential.

POLICY 1.02A(2): Industrial developments should be located along arterial or non-residential collector roadways and have adequate access to major arterials.

POLICY 1.02A(3): The County shall encourage the concentration of industrial uses in planned industrial parks or in appropriately sited and designed mixed developments using the planned development project method.

POLICY 1.02A(4): The County shall amend its Land Development Regulations for industrial uses to address separate classifications for light and heavy industrial uses, internal and external transportation facilities, off stree parking and unloading, landscaping and buffering, access controls, utility sizing and placement, signage, bulk regulations, special exceptions, and compatibility with adjacent developments.

POLICY 1.02A(5): Proposed industrial developments shall be evaluated for their effect on the natural environment, including tree retention, water consumption, habitat destruction, wetland disturbance, threatened an endangered wildlife, potential for the generation of point or non-poin source pollution, the amount, kind, and method of handling hazardou wastes, and the effect on air quality.

POLICY 1.02A(6): Industrial development along major arterials shall provide for extension of the County's frontage road network, where applicable.

INDUSTRIAL LAND USE CATEGORIES

OBJECTIVE 1.02B: **DEFINE AND INCORPORATE ON THE FUTURE LAND USE MAP SERIES, PLANNED DEVELOPMENT, AND INDUSTRIAL LAND USE CATEGORIES.**

POLICY 1.02B(1): The Industrial Land Use category shall incorporate parcels to be used exclusively for industrial uses.

POLICY 1.02B(2): Designation of areas for industrial use shall include consideration of transportation and access standards, level of service standards, availability of sewer and water facilities, proximity to rail or air access, proximity to employment base, minimal potential for environmental degradation, and minimal land use conflicts.

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GOAL 1.03

TO DIRECT DEVELOPMENT TO THOSE AREAS OF THE COUNTY WHICH HAVE ADEQUATE PUBLIC FACILITIES OR HAVE ASSURANCE OF ADEQUATE PUBLIC FACILITIES IN ORDER TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE AND FISCALLY RESPONSIBLE MANNER.

ORDERLY TRANSFER AND SUBDIVISION OF LAND

OBJECTIVE 1.03A: TO PERMIT THE DIVISION OF PARCELS INTO LOTS TO FACILITATE THE ANTICIPATED GROWTH WHILE PROVIDING THAT ADEQUATE PUBLIC AND PRIVATE FACILITIES ARE AVAILABLE OR ENSURED.

POLICY 1.03A(1): A subdivision shall mean the division of a parcel of land into two or more contiguous parcels for the purpose either of transferring ownership thereof or of building development thereon.

POLICY 1.03A(2): The subdivision of land or the transfer of parcels created by such subdivision shall require compliance with subdivision regulatior

POLICY 1.03A(3): Approval procedures shall be established to ensure that each subdivision provides adequate facilities such as streets, roads or other access, sewage disposal, potable water, stormwater drainage, and open space to meet the needs of the users of the individual lots. Specific standards shall be established in the subdivision regulations.

POLICY 1.03A(4): The County shall adopt subdivision regulations which allow the division of property when the division meets reasonable standards related to the size of the smallest parcel created, the levels of service available to said parcel, and the density of the total parcel from which the division was made.

POLICY 1.03A(5): Wherever lots are created that do not front on public right of ways, sufficient easements shall be provided to allow vehicular access and the extension of all available public and private utilities.

FLOODPLAINS, FLOOD PRONE AREAS AND COASTAL HIGH HAZARD AREAS

OBJECTIVE 1.03B: **TO DIRECT DEVELOPMENT TO AREAS THAT DO NOT PLACE PEOPLE , STRUCTURES AND INFRASTRUCTURE AT RISK DUE TO FLOODING.**

POLICY 1.03B(1): New development shall be discouraged in floodplains, flood prone areas and coastal high hazard areas. New development shall be directed to areas that do not present risks of flooding.

POLICY 1.03B(2): Infrastructure in floodplains, flood prone areas and coastal high hazard areas shall be maintained at current levels to support existing vested development. Infrastructure and capital facilities shall not be increased in capacity to support new development. Infrastructure and capital facilities may be increased in capacity only to address environmental issues directly attributed to existing vested development, such as utilizing sanitary sewer to eliminate adverse environmental impacts of septic tanks on water quality.

POLICY 1.03B(3): New infrastructure shall not be constructed to support new development in floodplains, flood prone areas and coastal high hazard areas, except as listed in the Coastal Management Element.

LEVELS OF SERVICE FOR FLOODPLAINS AND FLOOD PRONE AREAS

OBJECTIVE 1.03C: **TO PROVIDE STANDARDS FOR PROVIDING AND MAINTAINING INFRASTRUCTURE IN AREAS PRONE TO FLOODING**

POLICY 1.03C(1): Where new roads are constructed within flood prone areas, local roads shall be elevated above the level calculated for the 25 year frequency flood event, collector roads shall be elevated above the level calculated for the 50 year frequency flood event, and arterial roads shall be elevated above the level calculated for the 100 year frequency flood event.

POLICY 1.03C(2): When roads in flood prone areas are rehabilitated, local roads shall be elevated above the level calculated for a 10 year frequency flood event, collector roads shall be elevated above the level calculated for the 50 year frequency flood event, and arterial roads shall be elevated above the level calculated for the 100 year frequency flood event.

POLICY 1.03C(3): By the end of 2006 special standards shall be developed in the land development regulations to address roads and other infrastructure where small areas of development with lot sizes smaller than five

acres occur in the fringes of flood prone areas or in small isolated flood prone areas.

POLICY 1.03C(4): Where development impacts flood prone areas, surface water management systems shall not cause adverse water quantity impacts to receiving waters and adjacent lands nor cause adverse flooding to offsite property. Storm water conveyances shall not be impacted so that the flow of flood water is restricted, obstructed, diverted, or increased in volume or velocity, so that increased flooding occurs on private or public property, except as part of storm water master plan, an authorized flood protection project, or water quality treatment project.

POLICY 1.03C(5): Where new developments occur within flood prone areas, alterations to flood plains, storm water conveyances, or drainage patterns shall not reduce the net storage of water within the areas inundated by the 100 year storm event.

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GOAL 1.04

TO REQUIRE NEW DEVELOPMENT TO PAY A FAIR, EQUITABLE AND PROPORTIONATE SHARE OF THE COSTS REQUIRED TO PROVIDE ADEQUATE PUBLIC FACILITIES TO THAT NEW DEVELOPMENT.

LAND USE AND PUBLIC FACILITIES LEVELS OF SERVICE (LOS) STANDARDS

OBJECTIVE 1.04A: TO ESTABLISH NEW OR IMPROVE EXISTING FACILITIES IN ORDER TO MAINTAIN THE CURRENT LEVEL OF SERVICE STANDARDS FOR EDUCATIONAL FACILITIES, LIBRARIES, PUBLIC BUILDINGS, LAW ENFORCEMENT, PARKS, ROADS, FIRE AND EMERGENCY MEDICAL SERVICES, AND PUBLIC POTABLE WATER AND SANITARY SEWER FACILITIES.

POLICY 1.04A(1): The Hernando County District Schools must expand its educational facilities in order to maintain current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(2): Hernando County must expand its libraries in order to maintain current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(3): Hernando County must expand its public buildings in order to maintain current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(4): Hernando County must expand its police protection in order to maintain current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(5): Hernando County must expand its parks system in order to maintain current parks standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(6): Hernando County must expand its road system in order to maintain current road standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(7): Hernando County must expand its fire and emergency medical services in order to maintain current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(8): Hernando County must expand its potable water and sanitary sewer facilities and services in order to maintain the current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(9): In lieu of expansion, alternative methods of maintaining current standards required by new development may be utilized.

POLICY 1.04A(10): Methodology shall be established as to how development will pay a fair, equitable and proportionate share of the costs of new solid waste management/disposal facilities and drainage facilities.

LAND USE AND PUBLIC FACILITIES IMPACT FEES

OBJECTIVE 1.04B: **IMPLEMENT IMPACT FEES TO BE USED FOR CAPITAL FACILITIES OR LAND ACQUISITION FOR EDUCATIONAL FACILITIES, LIBRARIES, PUBLIC BUILDINGS, LAW ENFORCEMENT, PARKS, ROADS, FIRE AND EMERGENCY MEDICAL SERVICES, POTABLE WATER, AND SANITARY SEWERAGE IMPROVEMENTS. OTHER FUNDING SOURCES SHOULD BE EVALUATED.**

POLICY 1.04B(1): Implement an Educational Facilities Impact Fee Ordinance to help distribute the cost of new educational facilities that are necessary for future development.

POLICY 1.04B(2): Implement a Public Capital Facilities Impact Fee Ordinance to help distribute the cost of new libraries, public buildings, and police protection capital facilities that are necessary for future development.

POLICY 1.04B(3): Implement a Parks Impact Fee Ordinance to help distribute the cost of new parks capital facilities that are necessary for future development within each impact fee district.

POLICY 1.04B(4): Implement a Roads Impact Fee Ordinance to help distribute the cost of new road capital facilities that are necessary for future development.

POLICY 1.04B(5): Implement a Fire Protection and Emergency Medical Services Capital Facilities Impact Fees Ordinance to help distribute within each impact fee district the cost of new fire protection and emergency medical services capital facilities that are necessary for future development.

POLICY 1.04B(6): Implement a Potable Water and Sanitary Sewer Impact Fee Ordinance to help distribute the cost of new potable water and sanitary sewer capital facilities that are necessary for future development within each district.

AVAILABILITY OF FACILITIES AND SERVICES CONCURRENT WITH IMPACTS OF DEVELOPMENT

OBJECTIVE 1.04C: **LAND DEVELOPMENT SHALL NOT BE PERMITTED UNLESS THE NECESSARY FACILITIES AND SERVICES TO MAINTAIN PUBLIC HEALTH, SAFETY AND GENERAL WELFARE ARE EITHER EXISTING OR ENSURED.**

POLICY 1.04C(1): Facilities and services shall be available to provide the adopted levels of service concurrent with development including roadways, potable water, sewage treatment, drainage, solid waste disposal and par

POLICY 1.04C(2): A level of service standard shall be adopted for facilities and services which includes schools, libraries, public buildings, police protection, and fire protection. These standards shall be used for the purpose of implementing impact fees and for the issuance of development orders and are as follows:

Fire Protection
To maintain or exceed an ISO (Insurance Service Office) rating of Class 5 for Spring Hill Fire and Rescue, Class 6 for Brooksville (Township 22) Fire Department, Class 5/9 for Hernando County Fire District, and Class 5/9 for Hernando Beach Municipal Fire Service Unit.

Law Enforcement
To maintain a ratio of a minimum of 1.32 sworn officers per 1,000 permanent residents (unincorporated population) with accompanying equipment and facilities.

Public Buildings
To maintain the provision of public buildings at a minimum of [illegible]00 square feet per 1,000 (peak) population.

GOAL 1.09

PROVIDE FOR THE REGULATION OF MINING THROUGH PLANS AND PERMITS.

SURFACE MINING PERMITS

OBJECTIVE 1.09A: A PERMIT SHALL BE REQUIRED FOR SURFACE MINING.

POLICY 1.09A(1): Hernando County shall maintain a mining ordinance with a surface mining permit section to implement the policies under Goal 1.09 of the Hernando County Comprehensive Plan.

POLICY 1.09A(2): Each geographically distinct mining site shall require a separate permit application.

POLICY 1.09A(3): Hernando County shall charge a per acre fee for each permit which shall be specified in the County's adopted fee schedule.

POLICY 1.09A(4): In instances where Hernando County determines that a mine operator has failed to adequately comply with the provisions of the Hernando County mining ordinance, Hernando County may require the operator to pay a fine or impose other appropriate penalties.

POLICY 1.09A(5): Mining plans shall be reviewed for issuance at a public hearing which shall be announced with proper, timely, and legal notice. Mining plans shall be issued for a maximum period of 25 years. At least every five (5) years the local governing body shall review each individually permitted geographically distinct mining site and either continue, modify, or revoke each surface mining permit based upon input supplied to it.

MINING PLANS

OBJECTIVE 1.09B: A MINING PLAN SHALL BE PREPARED WHICH SHALL SHOW AREAS TO BE MINED FOR THE NEXT TWENTY-FIVE (25) YEAR PERIOD FOR EACH CURRENTLY PERMITTED GEOGRAPHICALLY DISTINCT MINING SITE.

POLICY 1.09B(1): A Mining Permit shall be a series of maps consisting of boundaries and acreage for existing and proposed mining activities; site plans and cross-sections; methods of compliance with the appropriate mining standards; existing and proposed facilities (structures). All such data shall be specified on the mining plan check list to be submitted every five (5) years.

POLICY 1.09B(2): Original preparations of Mining Plans shall be presented at a public hearing. Mining Plans are approved for a period of 25 years. Mining Permits based on the Mining plans must be approved every five (5) years.

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GOAL 1.10

HERNANDO COUNTY SHALL STRENGTHEN THE EXISTING MINING ORDINANCE THROUGH THE CREATION OF A COUNTY MINING REGULATORY FUNCTION.

BLASTING STANDARDS

OBJECTIVE 1.10A: THE COUNTY SHALL MAINTAIN BLASTING STANDARDS.

POLICY 1.10A(1): Particle velocity and blast overpressure shall be as established in the U.S. Bureau of Mines Blasting Standard of Peak Particle Velocity, R.I. 8507, November 1980, Alternate Curve, as amended. Explosives shall not be detonated in an active mining area in which ground vibrations in any plane exceed the following thresholds:

a. 0.2 inches per second peak particle velocity at one or less Hz measured at the site of a protected structure, or

b. 0.75 inches per second peak particle velocity betwee 12 Hz as measured at the site of a protected structure, or

c. 1.0 inches per second peak particle velocity at 30 Hz or above as measured at the site of a protected structure, or

d. Vibrations resulting from mining operations in excess of the values shown in Figure 1 as published March 8, 1983, in the Federal Register by the U.S. Office of Surface Mining, (as modified by Objective 1.10A(1)© above) when measured at the site of a protected structure shall be considered a violation.

e. The conduct of mining operations and excavations, including the detonation of explosives related thereto, shall not exceed any of the following safe maximum air blast overpressure levels as measured at the site of a protected structure:

Lower Frequency Limit of Measuring System in Hz 3dB	Measurement Level dB
0.1 Hz or lower - Flat Response	134 Peak
2 Hz or lower - Flat Response	133 Peak
6 Hz or lower - Flat Response	129 Peak
C-Weighted - Slow Response	105 Peak dB

Printed by: Federal Register/Vol. 48 No 48/Tuesday, March 8, 1983/Rules and Regulations

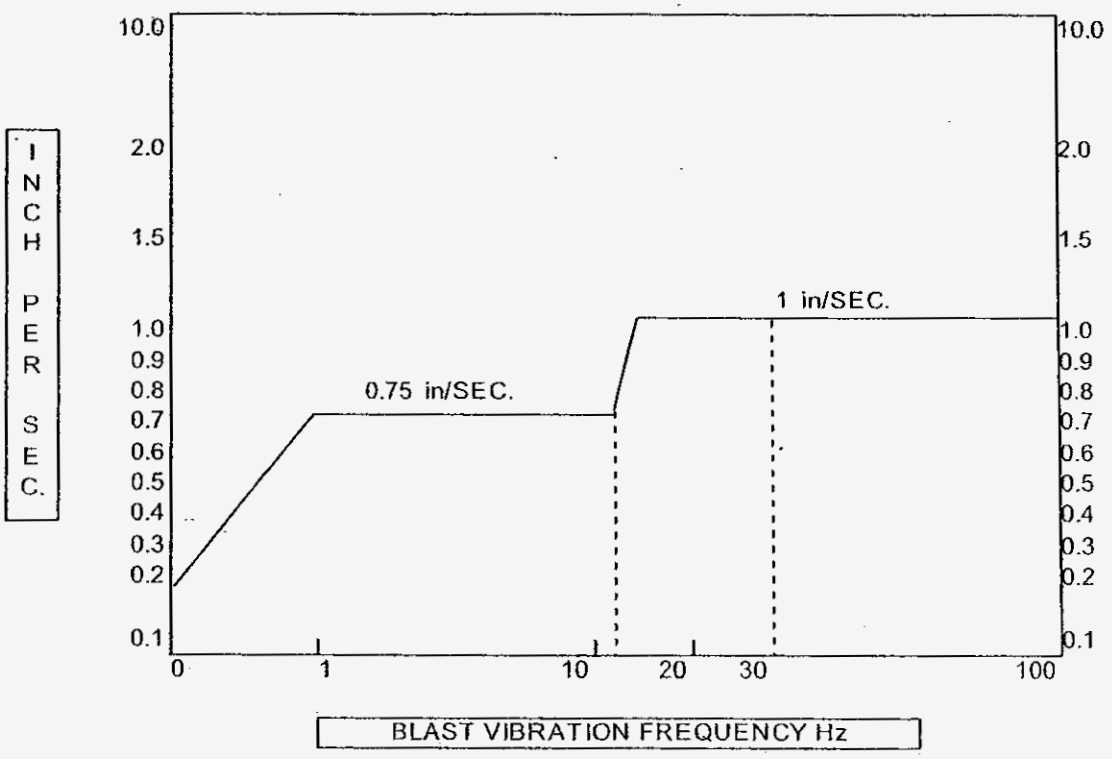


Figure 1. Alternative blasting level criteria (source: Modified from Figure 8.1, Buruea of Mines R18S07)
Amended by the Local Planning Agency (LPA) on May 21, 1987

POLICY 1.10A(2): Blasting shall be conducted only between the hours of 8:00 A.M. and 5:00 P.M. from Monday through Saturday, except that the hourly period may be extended by Hernando County to all daylight hours (sunrise to sunset) for blast sites deemed remote from residential areas. Blasting may occur at any time for a hazardous condition with notice being given to the County on the next business day.

POLICY 1.10A(3): The mine operator shall be responsible for monitoring and recording blasting vibration results, and submitting monthly reports to the County.

POLICY 1.10A(4): The County shall be responsible for obtaining and maintaining for a minimum of five (5) years all blasting vibration records, issuing notices of ordinance violation, and investigating complaints of alleged violations.

POLICY 1.10A(5): The mine operator shall, in instances where the blast site is sufficiently close to a public road so as to constitute a public safety hazard, temporarily control vehicular traffic during blasting operations, shall conspicuously post "Danger! Mine blasting" along the blast area where a public or private road is less than 2[illegible] feet distant and at the junction of access roads leading to the blast site, and shall be prohibited from allowing rock, debris or refuse to be blast propelled from the mine property onto adjacent private property.

POLICY 1.10A(6): The five (5) year mining permit update shall address appropriate modifications in technology to reduce adverse human response.

PROTECTION OF ECOLOGICAL FEATURES AND NATURAL RESOURCES

OBJECTIVE 1.10B **FOR ALL LAND ADDED TO THE MINING CATEGORY, PROTECT ECOLOGICAL FEATURES AND NATURAL RESOURCES FROM THE ADVERSE IMPACTS OF RESOURCE EXTRACTION.**

POLICY 1.10B(1): During the comprehensive plan amendment process to add land to the mining category on the Future Land Use Map, an environmental review shall be conducted of the subject parcel to determine the suitability of the proposed land use category

amendment. This review shall utilize existing source data including but not limited to, soils maps, floodplain maps, Florida Land Use Cover and Classification System (FLUCCS) data, Florida Natural Areas Inventory (FNAI) site occurrence files, Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Area and the Priority Wetland for Listed Species maps, and aerial photography. In addition a pedestrian survey of the parcel shall be conducted to determine the existence and extent of any environmental features.

POLICY 1.10B(2): An Environmental Assessment shall be conducted and evaluated as part of the mining permit process.

POLICY 1.10B(3): Resource extraction shall not be allowed in areas of habitat known to support viable populations of threatened and endangered species.

POLICY 1.10B(4): Resource extraction shall not be allowed in rivers, streams, lakes, o springs which cannot be restored. In addition, resource extraction shall not be allowed in wetlands contiguous to regionally significan rivers, streams, lakes, or springs. "Restoration" is defined as restoring the type, nature, and function of the ecosystem in existence prior to mining.

POLICY 1.10B(5): Resource extraction may not be authorized in "other affected areas' where mitigation or restoration cannot be accomplished "Other affected areas" are defined as wetlands (other than those defined in Policy 1.10B(4) above), floodplains, and habitat of species of special concern. Said mitigation requirements shall be consistent with the mitigation requirements of the water management district, Department of Environmental Protection and the Florida Fish and Wildlife Conservation Commission.

FOR OBJECTIVES 1.11 AND 1.12 PLEASE SEE CHAPTER 1: FUTURE LAND USE

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End of Chapter 2

HERNANDO COUNTY
COMPREHENSIVE PLAN

CHAPTER 3: TRANSPORTATION

CHAPTER 3: TRANSPORTATION

Table of Contents

GOAL 2.01

COORDINATE THE EXPANSION OF EXISTING OR NEW TRANSPORTATION COMPONENTS, SITING OF PORTS, AIRPORTS, OR RELATED FACILITIES WITH FUTURE LAND USE. ..... Goal 2.01 - Page 1

COMPATIBILITY WITH FUTURE LAND USE ELEMENT 1
COMPATIBILITY WITH FUTURE LAND USE MAP 1

GOAL 2.02

COORDINATE WITH THE PLANS OF PUBLIC TRANSPORTATION AUTHORITIES; THE PLANS FOR TRANSPORTATION DISADVANTAGED PEOPLE; AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ADOPTED FIVE-YEAR WORK PROGRAM. ..... Goal 2.02 - Page 1

COORDINATION WITH OTHER PLAN ELEMENTS, FDOT, WRPC, AND ADJACENT COUNTIES 1
SCENIC CORRIDORS 2

GOAL 2.03

PLAN FOR A SAFE, EFFICIENT, AND COST-EFFECTIVE MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM FOR THE MOVEMENT OF PEOPLE AND GOODS WITHIN HERNANDO COUNTY. ..... Goal 2.03 - Page 1

AIR QUALITY 1
SAFETY 1
PROVIDE SIDEWALKS 2
INTEGRATE BICYCLE FACILITIES 3
TRANSPORTATION MOBILITY 3
MULTI-MODAL TRANSPORTATION SYSTEM 4
RAILROADS AND OTHER FIXED GUIDEWAY SYSTEMS 5

GOAL 2.04

TO ASSURE THE ADEQUACY OF TRANSPORTATION CAPACITY IN ORDER TO ACCOMMODATE THE ANTICIPATED GROWTH OF HERNANDO COUNTY. ..... Goal 2.04 - Page 1

ROADS LEVEL OF SERVICE (LOS) STANDARDS AND BACKLOGGED FACILITIES 1
ROADS IMPACT FEES 2
FRONTAGE ROADS 3

FLORIDA INTRA-STATE HIGHWAY SYSTEM (FIHS) ALTERNATIVE ROUTES . . 4
TRANSPORTATION DEMAND MANAGEMENT 4
TRANSPORTATION SYSTEM MANAGEMENT 5

GOAL 2.05

RESTRICT ENCROACHMENT OF EXISTING AND DESIGNATED FUTURE RIGHTS-OF-WAY. . . . . Goal 2.05 - Page 1
RIGHTS-OF-WAY 1
SETBACKS FROM RIGHTS-OF-WAY 1
FUTURE AVAILABILITY OF RIGHTS-OF-WAY 2
MONITORING AND EVALUATION 3

GOAL 2.06

PROVIDE FOR FUTURE MASS TRANSIT SYSTEM FEATURES WHERE THEY ARE DETERMINED TO BE FEASIBLE. . . . . Goal 2.06 - Page 1
TRANSPORTATION DISADVANTAGED 1
MASS TRANSIT PLANNING 1
MASS TRANSIT SYSTEMS FEATURES 2
PUBLIC AND PRIVATE TRANSIT SERVICES 2

GOAL 2.07

TO ENSURE PLANNING OF PORT AUTHORITY ACTIVITIES WHICH CONSIDERS THE RAMIFICATIONS OF IMPROVEMENTS ON BOTH THE MAN-MADE AND NATURAL SYSTEMS. . . . . Goal 2.07 - Page 1
ESTABLISHMENT OF AN ORDERLY PLANNING PROGRAM 1
REVIEW OF PORT AUTHORITY FACILITY IMPROVEMENT AND EXPANSION . . 1

GOAL 2.08

TO PROMOTE THE CONTINUATION AND EXPANSION OF AVIATION, AVIATION RELATED, AND AVIATION COMPATIBLE FACILITIES, CONSISTENT WITH THE GOALS OF OTHER ELEMENTS OF THE COMPREHENSIVE PLAN, INCLUDING, THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, AND CONSERVATION ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT AND THE UTILITIES ELEMENT.. . . . . Goal 2.08 - Page 1
AIRPORT LAND USE REGULATION 1
PLANNING, DEVELOPMENT, AND MANAGEMENT OF SURFACE AND AIR MODES OF TRANSPORTATION 3

GOAL 2.09

HERNANDO COUNTY SHALL WORK WITH REGIONAL, STATE, AND FEDERAL AGENCIES TO ENSURE THAT THE COUNTY AIRPORT IS MAINTAINED AND DEVELOPED TO MEET THE FUTURE NEEDS OF THE RESIDENTS AND BUSINESS COMMUNITY.. ..... Goal 2.09 - Page 1

COORDINATION WITH FAA AND FDOT 1

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GOAL 2.01

COORDINATE THE EXPANSION OF EXISTING OR NEW TRANSPORTATION COMPONENTS, SITING OF PORTS, AIRPORTS, OR RELATED FACILITIES WITH FUTURE LAND USE.

COMPATIBILITY WITH FUTURE LAND USE ELEMENT

OBJECTIVE 2.01A: THE TRANSPORTATION ELEMENT SHALL BE COMPATIBLE WITH THE FUTURE LAND USE ELEMENT.

POLICY 2.01A(1): To require that a transportation plan modeling process be undertaken prior to making any land use plan revisions having more than 100 peak hour trips generated.

POLICY 2.01A(2): To maintain data files indicating numbers of dwelling units as well as employment activity by traffic analysis zone.

POLICY 2.01A(3): To utilize dwelling unit and employment projections obtained f the Future Land Use Plan Element as data assumptions in the transportation models.

COMPATIBILITY WITH FUTURE LAND USE MAP

OBJECTIVE 2.01B: THE TRANSPORTATION SYSTEM SHALL BE CONSISTENT WITH THE FUTURE LAND USE MAP.

POLICY 2.01B(1): To maintain dwelling unit projections consistent with the Future land Use Map.

POLICY 2.01B(2): To develop other socioeconomic data variables in the Long Range Transportation Plan Program consistent with the Future Land Use Element.

POLICY 2.01B(3): The Buildout Thoroughfare Plan Map shall be based on projected total traffic volumes and characteristics when all development planned by the Future Land Use Map along with the goals, objectives and policies of the plan would have been completed.

POLICY 2.01B(4): The Long Range Bicycle Facilities Plan Map shall be coordinated with the Buildout Thoroughfare Plan Map in order to provide safe and functional connectivity for bicycle traffic within residential areas indicated on the Future Land Use Map and between traffic generators and attractors, such as residential areas, schools, parks and other recreation facilities, commercial areas, government offices, libraries, and other significant destinations.

POLICY 2.01B(5): The Long Range Pedestrian Facilities Plan Map shall be coordinated with the Buildout Thoroughfare Plan Map in order to provide safe and functional connectivity for pedestrian traffic within residential areas indicated on the Future Land Use Map and between traffic generators and attractors, such as residential areas, schools, parks and other recreation facilities, commercial areas, government offices, libraries, and other significant destinations.

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GOAL 2.02

COORDINATE WITH THE PLANS OF PUBLIC TRANSPORTATION AUTHORITIES; THE PLANS FOR TRANSPORTATION DISADVANTAGED PEOPLE; AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ADOPTED FIVE-YEAR WORK PROGRAM.

COORDINATION WITH OTHER PLAN ELEMENTS, FDOT, WRPC, AND ADJACENT COUNTIES

OBJECTIVE 2.02A: **ENSURE THAT ALL ASSUMPTIONS AND POLICIES IN THE TRANSPORTATION ELEMENT ARE CONSISTENT OR COORDINATED WITH OTHER PLAN ELEMENTS, THE MPO LONG RANGE TRANSPORTATION PLAN, THE FDOT ADOPTED FIVE YEAR WORK PROGRAM, THE LONG RANGE AND SHORT RANGE ELEMENTS OF THE FLORIDA TRANSPORTATION PLAN, THE WITHLACOOCHEE STRATEGIC REGIONAL POLICY PLAN, THE COMPREHENSIVE PLANS OF BROOKSVILLE, WEEKI WACHEE, AND ADJACENT COUNTIES THROUGH ESTABLISHMENT OF FORMAL COORDINATION MECHANISMS AND OTHER INFORMAL COORDINATION MECHANISMS.**

POLICY 2.02A(1): To utilize data from land use plans to update and maintain a consistent Transportation Element.

POLICY 2.02A(2): To review revised Florida legislation, as well as Florida Department of Transportation (FDOT) Metropolitan Planning Organization (MPO), and Withlacoochee Regional Planning Council (WRPC) actions to identify necessary modifications to the Transportation Element that will be required to ensure consistency.

POLICY 2.02A(3): To include all Florida Department of Transportation plans for major roadway facilities in the analysis.

POLICY 2.02A(4): To include all regionally significant roadways as major facilities to undergo analysis.

POLICY 2.02A(5): To review the plans of the cities of Brooksville and Weeki Wachee for coordination with County transportation plans.

POLICY 2.02A(6): To review the plans of adjacent counties to determine transportation impacts upon Hernando County.

POLICY 2.02A(7): Coordinate with FDOT/District 7 staff through the MPO technical committees.

POLICY 2.02A(8): To require that an analysis of the impact on the existing and future transportation system, as depicted in the Transportation Element, be done prior to adoption of amendments to the Future Land Use Element or the Future Land Use Map.

POLICY 2.02A(9): To ensure Hernando County Staff participation at transportation methodology meetings held in conjunction with regional review of Developments of Regional Impact affecting Hernando County.

SCENIC CORRIDORS

OBJECTIVE 2.02B: **TO COORDINATE WITH PUBLIC TRANSPORTATION AUTHORITIES FOR DESIGNATING AND ESTABLISHING SCENIC CORRIDORS.**

POLICY 2.02B(1): Hernando County supports the designation of the Suncoast Parkway as a scenic corridor (see Limits of Scenic Corridor Map in Section E - Special Features maps of Hernando County, Florida).

POLICY 2.02B(2): Hernando County recognizes and supports the Suncoast Scenic Parkway Corridor Advisory Group's Vision Statement for the Suncoast Scenic Parkway as rich in scenic and recreational resources, widely recognized as one of the world's more environmentally sensitive transportation facilities, and economically sound.

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GOAL 2.03

PLAN FOR A SAFE, EFFICIENT, AND COST-EFFECTIVE MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM FOR THE MOVEMENT OF PEOPLE AND GOODS WITHIN HERNANDO COUNTY.

AIR QUALITY

OBJECTIVE 2.03A: **MAINTAIN AIR QUALITY STANDARDS, ESTABLISHED FOR TRANSPORTATION-RELATED POLLUTANTS, BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), (FLORIDA ADMINISTRATIVE CODE), AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY.**

POLICY 2.03A(1): To evaluate air quality as it relates to the transportation model.

POLICY 2.03A(2): Minimize air quality degradation through intersection design and transportation management systems as developed by the MPO.

SAFETY

OBJECTIVE 2.03B: **CONTINUE TO UTILIZE DESIGN STANDARDS WHICH SERVE TO REDUCE DESIGN-RELATED VEHICLE CRASHES.**

POLICY 2.03B(1): Continue to utilize a minimum sight distance pursuant to the standards of the manual of uniform minimum standards for design construction and maintenance for streets and highways, as published by FDOT.

POLICY 2.03B(2): Maintain driveway spacing of a minimum of 200 feet between driveways accessing County maintained arterial and collector roadways, unless existing development or adjacent design problems necessitate closer spacing.

POLICY 2.03B(3): The County will continue a program to identify high-crash incidence locations through systematic reviews of accident reports. Results of

these analyses shall be considered in the determination of transportation facility improvements for accident reductions.

POLICY 2.03B(4): New development will be required to submit a site plan that provides for adequate parking and safe, convenient on-site traffic flow which does not contradict the provision of safe and convenient off-site flow.

POLICY 2.03B(5): The County shall continue to use access management policies for collector and arterial roadways. On state highways, these policies shall be established in cooperation with the Florida Department of Transportation (FDOT) and be consistent with FDOT standards.

POLICY 2.03B(6): The County will cooperate and assist in the development of corridor management plans for the Florida Intra-state Highway System (FIHS) as deemed necessary by the Florida Department of Transportation (FDOT).

PROVIDE SIDEWALKS

OBJECTIVE 2.03C: **THE COUNTY SHALL CONSIDER SIDEWALKS AND OTHER PEDESTRIAN IMPROVEMENTS IN THE PLANNING, DESIGN, CONSTRUCTION OR RECONSTRUCTION OF URBAN THOROUGHFARES.**

POLICY 2.03C(1): Coordinate with the Metropolitan Planning Organization (MPO) and Florida Department of Transportation (FDOT) on the updates to the Pedestrian Element of the Transportation Plan.

POLICY 2.03C(2): Maintain an annually updated priority list of pedestrian facility projects for the development of the County's and MPO's Transportation Improvement Program (TIP).

POLICY 2.03C(3): Where possible, incorporate pedestrian design features in all new road construction and reconstruction projects on roads identified on the Long Range Pedestrian Facilities Plan Map as having co-located pedestrian facilities.

INTEGRATE BICYCLE FACILITIES

OBJECTIVE 2.03D: PROVIDE FOR BICYCLE FACILITIES AS AN INTEGRAL ELEMENT OF THE PLAN PROCESS.

POLICY 2.03D(1): Maintain County Planning and Engineering Departments representation on the Bicycle/Pedestrian Advisory Committee (BPAC) and coordination with the Metropolitan Planning Organization (MPO) on updates to the multi-modal elements of the Long Range Transportation Plan.

POLICY 2.03D(2): Maintain an annually updated priority list of bicycle facility projects for the development of the County's and MPO's Transportation Improvement Program (TIP).

POLICY 2.03D(3): Coordinate with the MPO and Florida Department of Transportation (FDOT) on the updates to the Bicycle Element of the Transportation Plan.

POLICY 2.03D(4): Where possible, incorporate bicycle design features in all new road and reconstruction projects on roads identified on the Long Ra Bicycle Facilities Plan Map as having co-located bicycle facilities.

TRANSPORTATION MOBILITY

OBJECTIVE 2.03E: MAINTAIN QUANTIFIABLE STANDARDS AND ASSOCIATED DATA FOR MOBILITY THROUGH THE METROPOLITAN PLANNING ORGANIZATION'S (MPO'S) CONGESTION/MOBILITY MANAGEMENT SYSTEM (C/MMS) PROGRAM.

POLICY 2.03E(1): The County will continue to cooperatively participate in the annual update of the MPO's Transit Development Plan (TDP) which documents mobility needs within the urbanized area.

POLICY 2.03E(2): The County will continue to assist the MPO with its annual update of the Congestion/Mobility Management System (C/CMMS) Program and utilize the information in the annual updates of the County's Capital Improvements Program (CIP) and the MPO's Transportation Improvement Program (TIP).

MULTI-MODAL TRANSPORTATION SYSTEM

OBJECTIVE 2.03F **TO PROVIDE A MULTI-MODAL TRANSPORTATION SYSTEM COMPRISED OF A VARIETY OF TRANSPORTATION FACILITIES.**

POLICY 2.03F(1): The transportation network shall consist of facilities designed for motor vehicles, bicycles, mass transit, fixed guideway vehicles (railways) and pedestrians.

POLICY 2.03F(2): The road network shall consist of limited access freeways and tollways, arterial highways, collector roads, frontage roads, major local roads, and local streets.

POLICY 2.03F(3): The functionally classified network shall consist of limited access freeways and tollways, arterial highways, collector roads. These roads collectively provide the capacity of the network to carry traffic.

POLICY 2.03F(4): Major local roads serve primarily to provide access to individual properties. Major local roads are local roads which funnel traffic from local roads to the functionally classified system, or serve to provide local connectivity among local roads or neighborhoods.

POLICY 2.03F(5): Local roads provide access to individual properties, and provide connectivity from individual properties to major local roads and collector roads.

POLICY 2.03F(6): Frontage roads serve primarily to provide access to individual properties along arterial or collector roads. Frontage roads serve to limit access to the functionally classified network, reduce traffic on the functionally classified network, and provide additional capacity in their respective road corridors. Although classified as local roads, their role can be crucial to maintaining Level of Service (LOS) as traffic volumes increase in road corridors.

POLICY 2.03F(7): Bicycle facilities indicated on the Long Range Bicycle Facilities Plan Map are intended to provide safe and functional connectivity for bicycle traffic within residential areas indicated on the Future Land Use Map and between major traffic generators and attractors, such as

residential areas, schools, parks, other recreation facilities, commercial areas, government offices, libraries, and other significant destinations. Bicycle facilities may consist of paved road shoulders, separate dedicated bicycle paths, multi-purpose trails, multi-modal bridges, or signed routes on lesser-used roads as indicated on the Long Range Bicycle Facilities Plan Map.

POLICY 2.03F(8): Pedestrian facilities indicated on the Long Range Pedestrian Facilities Plan Map are intended to provide safe and functional connectivity for pedestrian traffic within residential areas indicated on the Future Land Use Map and between major traffic generators and attractors, such as residential areas, schools, parks and other recreation facilities, commercial areas, government offices, libraries, and other significant destinations. Pedestrian facilities may consist of sidewalks, walking trails, or multi-purpose trails as indicated on the Long Range Pedestrian Facilities Plan Map.

RAILROADS AND OTHER FIXED GUIDEWAY SYSTEMS

POLICY 2.03G(1): Railroads are important heavy cargo transportation facilities in the County. Their significance is recognized with respect to the following:

a. Service to existing land uses, including limerock mines, coal-fired electric power generation facilities, and industrial properties west of Brooksville;

c. Rail access to future industrial areas designated on the Future Land Use Map. Current examples are east of Ridge Manor at the intersection of US 301 and SR 50, west of Brooksville along Cobb Road, and the developing Rail Park on the Hernando County Airport;

c. Potential future commuter passenger transportation service to the Tampa Bay metropolitan area to the south.

POLICY 2.03G(2): A fixed guideway facility provided for in the median of the Suncoast Parkway may provide future passenger transportation service to the Tampa Bay metropolitan area to the south.

POLICY 2.03G(3): When considering proposed land use changes adjacent to or crossing

railroad facilities, the County will ask for comments from the railroad operator and will consider potential impacts on existing and planned railroads and fixed guideway facilities.

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GOAL 2.04

TO ASSURE THE ADEQUACY OF TRANSPORTATION CAPACITY IN ORDER TO ACCOMMODATE THE ANTICIPATED GROWTH OF HERNANDO COUNTY.

ROADS LEVEL OF SERVICE (LOS) STANDARDS AND BACKLOGGED FACILITIES

OBJECTIVE 2.04A: LEVELS OF SERVICE STANDARDS FOR ROADWAYS SHALL BE ADOPTED AS PART OF THIS COMPREHENSIVE PLAN.

POLICY 2.04A(1): For County maintained roadways within the area bordered by U.S. 19 on the west, SR 50 on the north, U.S. 41 on the east and the County line on the south, the level-of-service standard shall be "D" urban for peak-hour traffic volume. For all other County maintained roadways, the level-of-service standard shall be "D" rural, for peak-hour traffic volume. The 2002 Quality/Level of Service Handbook or other methodologies approved by FDOT shall be used in the determination of service levels.

POLICY 2.04A(2): For State-maintained roadways, the level of service standard shall be "LOS C peak hour."

POLICY 2.04A(3): On any backlogged state facilities, in order to prevent significant degradation, all unvested development combined shall not generate traffic in excess of five percent (5%) of the volume of traffic on the facility at the time it became backlogged.

The section of Cortez Blvd. (SR 50) from Highpoint Blvd. to Wiscon Road is a backlogged facility and subject to provisions of the Concurrency Management System. Based on a February 18, 2005 Level of Service Inventory Report, the following links along SR 50 are backlogged with current Bi-directional Peak Hour traffic volumes shown in parenthesis:

Highpoint Blvd. to Mariner Blvd. LOS F (3500)
Mariner Blvd to Sunshine Grove Rd. LOS F (3500)
Sunshine Grove Rd. to Barclay Av. LOS F (3500)
Barclay Av. to Suncoast Corridor LOS F (3500)

Suncoast Corridor to Wiscon Rd. LOS D (2500)

POLICY 2.04A(4): To preserve scenic vistas and environmentally sensitive areas within rights-of-way of County maintained roadways designated in the County's Scenic Road Ordinance. These roads shall have a level of service standard of LOS "E" for peak hour traffic.

POLICY 2.04A(5): By resolution the following listing of scenic roadways has been adopted and is subject to modification in accordance with the County's Scenic Road Ordinance.

a. Fort Dade Avenue from its intersection with Cobb Road west to CR 491 (Citrus Way).

b. Old Trilby Road from its intersection with CR 541 east to Baseball Pond Road.

c. Snow Memorial Highway from its intersection with U.S. 41 north to CR 476 (Lake Lindsey Road).

d. CR 550 from its terminus at Bayport Pier north 0.5 mile

e. Jasmine Drive from SR 50 to Mondon Hill Road.

f. Griffin Road from its intersection with highway 50 (Cortez Boulevard south 1.6 miles).

g. Neff Lake Road from its intersection with Olympia Road south 2.0 miles.

h. Baseball Pond Road from its intersection with Old Trilby Road to Hickory Hill Road.

i. Mountain Lake Road from its intersection with CR 541 west 0.4 miles.

ROADS IMPACT FEES

OBJECTIVE 2.04B: **REQUIRE THE PAYMENT OF AN IMPACT FEE AND/OR DEDICATION OF ADDITIONAL LAND FOR ROAD CAPITAL IMPROVEMENTS, WHICH WILL PROPORTIONATELY**

CONTRIBUTE TO THE COST OF NEW ROAD CAPITAL FACILITIES NEEDED BECAUSE OF THE IMPACT OF NEW DEVELOPMENT ON THE ROADWAY NETWORK. OTHER FUNDING SOURCES SHOULD BE EVALUATED.

POLICY 2.04B(1): Bi-annually pursue the review and update of an impact fee ordinance to help equitably distribute the cost of new road capital facilities that are necessary for future development.

POLICY 2.04B(2): Continue to require land dedication for right-of-way with the use of appropriate credits against impact fees.

POLICY 2.04B(3): Land development shall not be permitted unless adequate road capital facilities exist or are ensured.

POLICY 2.04B(4): Land development shall bear a proportionate share of the cost of the provision of the new or expanded road capital facilities required by such development.

POLICY 2.04B(5): The imposition of impact fees and dedication requirements are two of the preferred methods of regulating land development in order to help ensure that it bears a proportionate share of the cost of road capital facilities necessary to accommodate that development and to promote and protect the public health, safety, and general welfare.

POLICY 2.04B(6): After compensation for administrative expense, all remaining funds collected from roads impact fees shall be used for the purpose of capital improvements to and expansion of transportation facilities associated with the arterial and collector road networks in Hernando County.

POLICY 2.04B(7): Transportation capital improvements which may be funded by impact fees include transportation planning, preliminary engineering, engineering design studies, land surveys, rights-of-way acquisition, engineering, permitting, and construction of all the necessary features for any road construction project of the type made necessary by the new development.

FRONTAGE ROADS

OBJECTIVE 2.04C: **ESTABLISH A SYSTEM OF FRONTAGE ROADS PARALLEL TO COUNTY ARTERIAL NETWORK.**

POLICY 2.04C(1): Require the provision of a frontage road as a condition of development adjacent to the arterial network.

POLICY 2.04C(2): Establish a preferred median cut separation of 1,320 feet for arterial roadways. For US 19 and SR 50 the standard shall be 2,640 feet.

POLICY 2.04C(3): Utilize cluster development to ensure the establishment of viable frontage road links.

POLICY 2.04C(4): Frontage roads shall be the most utilized means of access management to properties that abut the arterial network.

POLICY 2.04C(5): Any new strip commercial and infill commercial must be limited to no more than two full curb cuts to the arterial network, pursuant to the requirements of the FDOT Access Management Connection Spacing Standards for roadways on State Highway System and Administrative Rules, and the County Frontage Road Ordinance unless it is determined that wetlands, existing development, or hazardous road conditions make frontage road extension unfeasible.

FLORIDA INTRA-STATE HIGHWAY SYSTEM (FIHS) ALTERNATIVE ROUTES

OBJECTIVE 2.04D: **FULLY IMPLEMENT A FULLY INTEGRATED FRONTAGE ROAD SYSTEM IN THE URBAN SECTIONS OF THE FLORIDA INTRA-STATE HIGHWAY SYSTEM (FIHS) ARTERIAL NETWORK.**

POLICY 2.04D(1): Continue to require new development adjacent to state arterials to comply with the County's Frontage Road Ordinance.

POLICY 2.04D(2): Provide for the completion of missing links in the frontage road network by incorporating these projects into the Short and Long Range Elements MPO's cost affordable Long Range Transportation Plan.

TRANSPORTATION DEMAND MANAGEMENT

OBJECTIVE 2.04E: **COOPERATE TO THE MAXIMUM EXTENT POSSIBLE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND BAY AREA COMMUTER SERVICES (BACS) ON TRANSPORTATION DEMAND MANAGEMENT.**

POLICY 2.04E(1): Utilize the Congestion/Mobility Management Program to identify Transportation Demand Management (TDM) Strategies to mitigate peak-hour congestion impacts shall include but not be limited to the following: growth management and activity center strategies, telecommuting, transit information systems, alternative work hours, car pooling, van pooling, guaranteed ride home program, parking management, addition of general purpose lanes, channelization, computerized signal systems, intersection or midblock widenings, or Intelligent Transportation System.

TRANSPORTATION SYSTEM MANAGEMENT

OBJECTIVE 2.04F: COOPERATE WITH THE METROPOLITAN PLANNING ORGANIZATION (MPO) ON THE IMPLEMENTATION OF A TRANSPORTATION SYSTEM MANAGEMENT (TSM) STRATEGIES.

POLICY 2.04F(1): Coordinate with the MPO's annual update of the Congestion/Mobility Management System (CMMS) in cooperation with the Florida Department of Transportation to establish TSM strategies.

POLICY 2.04F(2): The County shall coordinate TSM projects through the Short Range Element of the MPO's Long Range Transportation Plan.

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GOAL 2.05

RESTRICT ENCROACHMENT OF EXISTING AND DESIGNATED FUTURE RIGHTS-OF-WAY.

RIGHTS-OF-WAY

OBJECTIVE 2.05A: TO IDENTIFY RIGHTS-OF-WAY NEEDS ACCORDING TO PROJECTED FUTURE TRANSPORTATION DEMANDS.

POLICY 2.05A(1): The Buildout Thoroughfare Plan Map shall depict the road network needed to maintain Roads LOS for projected population and traffic at buildout. This Map shall depict the type and general location of roads and the number of lanes projected as necessary to maintain LOS at buildout.

POLICY 2.05A(2): The road types and number of lanes indicated on the Buildout Thoroughfare Plan Map, in combination with bicycle and pedestrian facility plans and the right of way requirements specified in the Land Development Regulations, shall be utilized in development review processes to determine long range right of way needs.

POLICY 2.05A(3): The Highway Network Map (as updated from time to time by amendment) shall determine the number of lanes planned for functionally classified roadways within the planning time frame of the adopted map. This map is based on the Hernando County Metropolitan Planning Organization's Long Range Transportation Plan (LRTP). The LRTP is currently updated on a three year schedule, which will require the Highway Network Map to be updated on a similar schedule.

POLICY 2.05A(4): The widths of rights-of way shall be determined by the rights-of-way standards for various functional classifications of roadways, which are incorporated into the land development regulations.

SETBACKS FROM RIGHTS-OF-WAY

OBJECTIVE 2.05B: PROVIDE ADEQUATE SETBACKS FROM RIGHTS-OF-WAY.

POLICY 2.05B(1): The setback standards incorporated into the land development regulations shall regulate building setbacks from road rights-of-way.

FUTURE AVAILABILITY OF RIGHTS-OF-WAY

OBJECTIVE 2.05C: **PROVIDE FOR THE FUTURE AVAILABILITY OF RIGHTS-OF-WAY CONSISTENT WITH PLANNED FUNCTIONAL CLASSIFICATIONS.**

POLICY 2.05C(1): The Functionally Classified Roadway Map (as periodically updated and included in this plan by amendment) shall be utilized to determine the functional classification of county roads for determining rights-of-way widths in accordance with the standards included in the land development regulations. This map is based on the Functionally Classified Roadway Network map in the Hernando County Metropolitan Organization's Long Range Transportation Plan (LRTP). The LRTP is currently updated on a three year schedule, which will require updating this map on a similar schedule.

POLICY 2.05C(2): New development impacting functionally classified roadways shall provide its proportionate share of rights-of way, additional lanes, site-related improvements, off-site improvements, and other road improvements necessary to maintain level of service standards and attain the functional classification and rights-of-way width standards provided for by this element and the land development regulations.

POLICY 2.05C(3): The County shall utilize its land development review and related processes to the fullest extent allowed by law to identify and protect for future use those road rights of ways depicted by the Functionally Classified Roadway Map, the Buildout Thoroughfare Map, and/or the MPO's LRTP. During development review and other appropriate processes, the County shall endeavor to identify lands needed for planned future rights of way, and to take measures to ensure their availability when needed by protecting them from conversion to other uses, acquisition, acquiring rights of future purchase at specified value, or other techniques.

POLICY 2.05C(4): Additional right of way may be required at intersections (in addition to normal right of way requirements for functionally classified roads) to provide additional space for turn lanes, bicycle and pedestrian facilities, and/or utilities.

POLICY 2.05C(5): A dedicated source of funding should be considered for acquiring, reserving, or otherwise securing future availability of needed rights of way when favorable opportunities arise.

MONITORING AND EVALUATION

OBJECTIVE 2.05D: **TO PROVIDE GUIDANCE FOR MONITORING EFFECTIVENESS OF RIGHTS-OF-WAY IDENTIFICATION AND ACQUISITION PROGRAMS.**

POLICY 2.05D(1): The effectiveness of Goal 2.05 will be measured by monitoring the number of centerline miles on the MPO's Highway Needs Plan that are not on the MPO's Cost Affordable Plan. A reduction over time of the number of miles needing right of way, but not cost affordable, seems likely to be the best available indicator that the County has been effective in obtaining adequate rights-of-way widths during the application of its land development regulations. The MPO's LRTP is currently updated on a three year schedule, which will allow evaluation of the effectiveness of this Goal on a similar schedule.

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GOAL 2.06

PROVIDE FOR FUTURE MASS TRANSIT SYSTEM FEATURES WHERE THEY ARE DETERMINED TO BE FEASIBLE.

TRANSPORTATION DISADVANTAGED

OBJECTIVE 2.06A: MAINTAIN SUPPORT FOR THE PROVISION OF TRANSPORTATION SERVICES TO THE TRANSPORTATION DISADVANTAGED.

POLICY 2.06A(1): The County shall assist the designated Community Transportation Coordinator in their planning of transportation services to the transportation disadvantaged through the annual updates to the Transportation Disadvantaged Service Plan (TDSP).

POLICY 2.06A(2): The County shall assist the designated transportation service provider in the preparation of grant applications to FDOT and Federal Transit Administration (FTA) to secure both operating and capital funds.

POLICY 2.06A(3): As part of the annual budgeting process, the County shall evaluate making a budget allocation for the designated transportation service provider to support the operation of the services for the transportation disadvantaged.

MASS TRANSIT PLANNING

OBJECTIVE 2.06B: COORDINATE COMPREHENSIVE PLANNING WITH MASS TRANSIT PLANNING BY THE MPO.

POLICY 2.06B(1): Provide for the mobility needs of all segments of the County's population by providing effective transportation alternatives to the private automobile.

POLICY 2.06B(2): Support the development of all sectors of the County's economy through the development of financially feasible multimodal facilities and services.

POLICY 2.06B(3): Mass transit planning shall be coordinated with land-use planning.

POLICY 2.06B(4): Utilize mass transit planning to preserve and enhance community social and environmental values.

MASS TRANSIT SYSTEMS FEATURES

OBJECTIVE 2.06C: **INCORPORATE OR RESERVE AREAS FOR MASS TRANSIT SYSTEM FEATURES IN ROADWAY IMPROVEMENTS OR NEW DEVELOPMENT.**

POLICY 2.06C(1): By 2008, include review criteria in the land development regulation approval process which addresses arterial and collector roadway design which is conducive to later adaptation to mass transit.

POLICY 2.06C(2): By 2008, the County shall establish standards for collector and arterial roadways, which reserve sufficient right-of-way space for the safe and efficient operation of circulator and feeder bus routes.

PUBLIC AND PRIVATE TRANSIT SERVICES

OBJECTIVE 2.06D: **THE COUNTY SHALL COORDINATE WITH PUBLIC AND PRIVATE TRANSIT SERVICES WHICH PROVIDE FOI AND AVAILABLE TRANSIT SERVICES.**

POLICY 2.06D(1): The County may establish regulations for taxicab companies in order to maintain safe and efficient service levels.

POLICY 2.06D(2): The County shall evaluate the possible expansion of intercounty bus routes to link the County with other portions of the Tampa/St. Petersburg area and other metropolitan areas of the State.

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GOAL 2.07

TO ENSURE PLANNING OF PORT AUTHORITY ACTIVITIES WHICH CONSIDERS THE RAMIFICATIONS OF IMPROVEMENTS ON BOTH THE MAN-MADE AND NATURAL SYSTEMS.

ESTABLISHMENT OF AN ORDERLY PLANNING PROGRAM

OBJECTIVE 2.07A: **TO ESTABLISH A PROGRAM OF ORDERLY PLANNING CONSISTENT WITH THE FUTURE LAND USE, COASTAL MANAGEMENT, AND CONSERVATION ELEMENTS OF THIS COMPREHENSIVE PLAN, FOR HERNANDO COUNTY PORT AUTHORITY ACTIVITIES.**

POLICY 2.07A(1): By 2005, the Hernando County Port Authority, together with the Hernando County staff, shall prepare and annually review a five year plan for the planning of Port Authority activities including physical considerations.

POLICY 2.07A(2): The five-year plan established in Policy 2.07A(1) under Objec 2.07A shall be consistent with environmental, facility and land use criteria established in the Coastal Management, Land Use, Transportation, Recreation, and Conservation Elements.

REVIEW OF PORT AUTHORITY FACILITY IMPROVEMENT AND EXPANSION

OBJECTIVE 2.07B: **TO REVIEW ANY PORT AUTHORITY FACILITY MODIFICATION, IMPROVEMENT, AND EXPANSION FOR ITS EFFECTS ON THE COASTAL ZONE, TRANSPORTATION SYSTEM, AND LAND USE PATTERN.**

POLICY 2.07B(1): By 2008, the County shall establish a review procedure that evaluates the effect of proposed Port Authority related projects on the environment, public facilities, road and adjacent land uses, proposing mitigation measures, if required.

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GOAL 2.08

TO PROMOTE THE CONTINUATION AND EXPANSION OF AVIATION, AVIATION RELATED, AND AVIATION COMPATIBLE FACILITIES, CONSISTENT WITH THE GOALS OF OTHER ELEMENTS OF THE COMPREHENSIVE PLAN, INCLUDING, THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, CONSERVATION ELEMENT. INTERGOVERNMENTAL COORDINATION ELEMENT AND THE UTILITIES ELEMENT.

AIRPORT LAND USE REGULATION

OBJECTIVE 2.08A: LAND USES FOR THOSE AREAS SURROUNDING THE HERNANDO COUNTY AIRPORT LAND USE DISTRICT SHALL BE COORDINATED AND ARRANGED SO AS TO ENSURE COMPATIBILITY WITH ZONING RESTRICTIONS.

POLICY 2.08A(1): No building, structure or other artificial or natural object shall be permitted that exceeds or would exceed 150 feet above the established airport elevation within the airport's "horizontal zone" or that penetrates or would penetrate the conical surface within the airport's conical zone, as both zones have been delineated on the Airport Land Use Map.

POLICY 2.08A(2): No building, structure, or other artificial or natural object shall be per in the "approach zone" that would penetrate the approach slope for tha runway or that would raise a planned or existing published minimum descent altitude, decision height, or missed approach procedure for any airport runway, or that would raise or increase the minimum obstruction clearance altitude or minimum en route altitude on any federal airway, raise the minimum vectoring altitude, or alter any missed approach procedure, in Hernando County. The "horizontal zone," "conical zone," and "approach zone" constitute the FAA designated safety clear zones.

POLICY 2.08A(3): Approval of permitted uses of land and water in Hernando County shall be contingent upon all lights or illumination being arranged and operated so as not to be misleading or dangerous to aircraft operating from or in the vicinity of a public airport; structures over two hundred (200) feet above the ground shall be equipped with lighting, and structures over seven hundred forty-nine (749) feet above mean sea level shall be equipped with white obstruction lights in accordance with FAA guidelines.

POLICY 2.08A(4): Operations from any land use that produces smoke, glare, or other visual hazards within three statute miles of any usable public airport runway, or that produces electronic interference with navigational signals or radio communications between aircraft and the airport or air traffic control personnel shall not be permitted.

POLICY 2.08A(5): Hernando County shall adopt Airport Zoning regulations, which in part, address airport height zones and limitations, noise conditions within a defined area proximate to the Hernando County Airport, and land use compatibility in approach zones to the Hernando County Airport.

POLICY 2.08A(6): Within the areas on the Airport Master Plan (Section E Special Features Map) designated "Proposed Industrial/Commercial", the percentage distribution of land use types will approximate 50% industrial, 40% office, and 10% commercial.

POLICY 2.08A(7): Within the areas on the Airport Master Plan (Section E Special Features Map) designated "Proposed Aviation", the list of potential uses shall include, but not be limited to, taxiways, fuel storage facilities, hangars, aircraft parking apron, general aviation terminal facility, fixed base operator (FBO) facility, aircraft maintenance facility, and vehicular parking. The total land coverage of buildings constructed in this category will not exceed 35% of the land area.

POLICY 2.08A(8): If determined to be warranted, the County will pursue funding from the Federal Aviation Administration and the State Department of Transportation to conduct a FAA Part 150 Study (Airport Noise Abatement and Land Use Compatibility Study). Upon completion of the study the County will readdress the Airport Zoning Ordinance to determine whether additional modifications are necessary to assure compatibility of the surrounding community land uses with the airport. Additionally, results of the study will be incorporated into a "Land Use Guide" to be issued by the County for land uses surrounding the airport.

POLICY 2.08A(9): Upon completion of the FAA Part 150 Study, the "Airport Zoning Ordinance" will be amended to reflect the identified noise impact zones and subsequent recommendations be included as a part of the ordinance.

POLICY 2.08A(10): The land use densities identified in the Comprehensive Plan will determine the maximum density levels which can be obtained. The densities developed in conjunction with the FAA Part 150 Study, will be adopted when more restrictive than those developed in the Comprehensive Plan.

POLICY 2.08A(11): The FAA approved (3-14-96) Airport Layout Plan (ALP) for the Hernando County Airport is currently undergoing revision. To resolve inconsistencies between the approved ALP and the FLUM Airport Master Plan, the land uses shown on the approved ALP shall control. The County shall amend the FLUM Airport Master Plan, if needed, in the next plan amendment cycle following the approval of the revised ALP by the FAA. The FLUM amendment shall, at a minimum, ensure consistency regarding: existing and planned land uses, airport facilities, airport boundaries, and airport

compatibility zones (hazard areas, obstructions, runway protection zones, noise zones).

PLANNING, DEVELOPMENT, AND MANAGEMENT OF SURFACE AND AIR MODES OF TRANSPORTATION

OBJECTIVE 2.08B: AS NECESSARY, MONITOR AND UPDATE INTEGRATION MECHANISMS TO ASSURE COORDINATED PLANNING, DEVELOPMENT AND MANAGEMENT.

POLICY 2.08B(1): The County shall continue to review procedures to ensure that airport facility modification, improvement and expansion are consistent with the Future Land Use, Transportation, Conservation, Intergovernmental Coordination and Utilities Elements of this Comprehensive Plan.

POLICY 2.08B(2): Airport ingress and egress on major roadways shall be coordinated with County and MPO transportation plans and designed and built in such a manner as to minimize the impact of airport-related traffic on the roadway's operating level of service. The County will ensure that transportation impacts of the airport will be addressed in a manner that maintains the adopted level of service standard on roadways both within and outside the airport, including regional transportation facilities.

POLICY 2.08B(3): Plans to modify, expand or improve airport facilities shall include provisions for the mitigation/minimization of impacts to adjacent natural resources. This shall include designing improvements, where ever possible, in such a manner as to maintain the functions of on-site natural resources.

POLICY 2.08B(4) Central sewer and water service shall be made available to all development areas within the Airport, and improvements shall be consistent with the master utilities planning of the Hernando County Utilities Department.

POLICY 2.08B(5) Major infrastructure improvements at the Airport shall be coordinated with, and incorporated into the County's Capital Improvement Plan.

POLICY 2.08B(6) The County shall work with private utility providers to coordinate planning and facilitate the provision of natural gas, electricity, television, and other services to Airport properties.

POLICY 2.08B(7) The County shall prepare a master stormwater management plan for the Airport property, review that plan with the Southwest Florida Water Management District, and coordinate future permitting with that plan.

POLICY 2.08B(8) Development at the Airport shall be required to meet County development review procedures, including land use, subdivision, and concurrency.

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GOAL 2.09

HERNANDO COUNTY SHALL WORK WITH REGIONAL, STATE, AND FEDERAL AGENCIES TO ENSURE THAT THE COUNTY AIRPORT IS MAINTAINED AND DEVELOPED TO MEET THE FUTURE NEEDS OF THE RESIDENTS AND BUSINESS COMMUNITY.

COORDINATION WITH FAA AND FDOT

OBJECTIVE 2.09A: ANY PROPOSED PLANS OR IMPROVEMENT PROJECTS TO THE COUNTY AIRPORT SHALL BE COORDINATED WITH THE APPROPRIATE FEDERAL, REGIONAL, OR STATE AGENCIES.

POLICY 2.09A(1): The County shall prepare a five-year airport improvement plan for inclusion in the MPO Transportation Improvement Plan (TIP). The TIP spans a five year period and shall be updated on an annual basis. During this process the County shall address consistency of the Airport Master Plan with the Hernando County MPO's Long Range Transportation Plan.

POLICY 2.09A(2): The County shall submit periodic revisions and updates of the Airport Master Plan to the Federal Aviation Administration for review and approval.

POLICY 2.09A(3): The County shall review any revisions or updates of the Airport Master Plan for consistency with the Comprehensive Plan and submit to the Florida Department of Community Affairs any necessary revisions to the Comprehensive Plan in the next available cycle.

POLICY 2.09A(4): The County shall coordinate all improvement projects with the Federal Aviation Administration to ensure compliance with federal regulations.

POLICY 2.09A(5): The County shall seek financial assistance in the form of grants, when available, for airport improvement projects from the Federal Aviation Administration and Florida Department of Transportation.

POLICY 2.09A(6): The County shall provide the City of Brooksville and Pasco County with copies of proposed changes in the Airport Master Plan or Airport-related policies in the Comprehensive Plan and consider comments received from those entities prior to adoption.

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HERNANDO COUNTY
COMPREHENSIVE PLAN

CHAPTER 4: HOUSING

CHAPTER 4: HOUSING

Amended and Re-adopted December 14, 2005; Effective February 17, 2006
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Table of Contents

GOAL 3.01

TO PROVIDE THE OPPORTUNITY FOR ALL HERNANDO COUNTY RESIDENTS TO OBTAIN SAFE, DECENT AND SANITARY HOUSING AT AFFORDABLE COST WHILE ENCOURAGING THEIR SELF-SUFFICIENCY ..... Goal 3.01 - Page 1

ADEQUATE AND AFFORDABLE HOUSING 1
PROVISION OF DWELLING UNITS 1

GOAL 3.02

TO ENCOURAGE THE UPGRADING AND/OR ELIMINATION OF SUBSTANDARD HOUSING CONDITIONS AND THE PRESERVATION OF NEIGHBORHOOD STABILITY. ..... Goal 3.02 - Page 1

SUBSTANDARD HOUSING 1
RELOCATED HOUSEHOLDS 2
PRESERVING THE QUALITY OF NEIGHBORHOODS 2

GOAL 3.03

TO ENCOURAGE THE PUBLIC AND PRIVATE SECTORS TO PROMOTE ADEQUATE HOUSING FOR THE EXISTING AND THE ANTICIPATED TOTAL POPULATION GROWTH. ..... Goal 3.03 - Page 1

HOUSING IMPLEMENTATION PROGRAMS 1

GOAL 3.04

TO PROVIDE ADEQUATE AND APPROPRIATE SITES FOR FUTURE HOUSING INCLUDING HOUSING FOR LOW-INCOME AND MODERATE-INCOME FAMILIES, MOBILE HOMES, AND GROUP HOME FACILITIES AND FOSTER CARE FACILITIES, WITH SUPPORTING INFRASTRUCTURE AND PUBLIC FACILITIES. Goal 3.04 - Page 1

SITES FOR VERY-LOW, LOW AND MODERATE INCOME HOUSING 1
SITES FOR GROUP HOMES AND FOSTER CARE FACILITIES 2

GOAL 3.05

TO PROMOTE THE AESTHETIC IMPROVEMENTS OF EXISTING HOUSING WHILE CONSERVING HISTORICALLY SIGNIFICANT HOUSING. ..... Goal 3.05 - Page 1

HISTORIC NEIGHBORHOODS, SITES, AND STRUCTURES 1
HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT STRUCTURES 1

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GOAL 3.01

TO PROVIDE THE OPPORTUNITY FOR ALL HERNANDO COUNTY RESIDENTS TO OBTAIN SAFE, DECENT AND SANITARY HOUSING AT AFFORDABLE COST WHILE ENCOURAGING THEIR SELF-SUFFICIENCY.

ADEQUATE AND AFFORDABLE HOUSING

OBJECTIVE 3.01A: **THE COUNTY SHALL CONTRIBUTE TO THE PROVISION OF ADEQUATE AND AFFORDABLE HOUSING OPPORTUNITIES TO ACCOMMODATE THE EXPECTED POPULATION.**

POLICY 3.01A(1): Provide within the residential categories of the Future Land Use Element, a range of densities in locations convenient to the needs of various segments of the population.

POLICY 3.01A(2): Revise Land Development Regulations to allow a variety of lot sizes, densities, and housing types including single family, multi-family, zero-lot line, and mobile homes to help ensure a housing choice for all segments of the population.

POLICY 3.01A(3): Include in the Land Development Regulations, provisions which prevent the occurrence of exclusionary zoning.

POLICY 3.01A(4): Bi-annually review housing regulations in order to incorporate new standards which allow low-income housing and eliminate standards which cause unnecessary delays and/or add unnecessary costs to housing units.

PROVISION OF DWELLING UNITS

OBJECTIVE 3.01B: **THE PROVISION OF DWELLING UNITS BY AMOUNT, SIZE AND COST TO MEET THE POPULATION AND HOUSING PROJECTION.**

POLICY 3.01B(1): Designate residential areas on the Future Land Use Map to support residential growth. The number of new residential units projected are 30,000 between 2005 and 2025.

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GOAL 3.02

TO ENCOURAGE THE UPGRADING AND/OR ELIMINATION OF SUBSTANDARD HOUSING CONDITIONS AND THE PRESERVATION OF NEIGHBORHOOD STABILITY.

SUBSTANDARD HOUSING

OBJECTIVE 3.02A: BY THE YEAR 2008, IDENTIFY CONDITIONS OF SUBSTANDARD HOUSING IN HERNANDO COUNTY AND ESTABLISH A PROGRAM TO REDUCE OR ELIMINATE SUCH CONDITIONS.

POLICY 3.02A(1): By the year 2008, conduct a survey of the housing stock to identify the condition, extent, and location of substandard housing in Hernando County in an effort to determine the appropriate actions to improve and/or demolish substandard units. For the purpose of the data used in the Technical Support Document for Housing Element, substandard is defined as any unit that is either lacking complete plumbing or lacking complete kitchen facilities, or lacking cent heating.

POLICY 3.02A(2): Prepare updates of the housing condition survey at five year intervals.

POLICY 3.02A(3): Prepare and adopt a housing maintenance code which establishes minimum standards for housing to help ensure that the existing housing stock is maintained in a safe and sanitary condition.

POLICY 3.02A(4): Establish a code enforcement program to eliminate or rehabilitate existing substandard housing units. A priority for code enforcement activities shall be the rehabilitation of units rather than removal of units from the housing stock.

POLICY 3.02A(5): If a concentration of substandard units is identified in the initial housing condition survey, an area wide assessment shall be prepared to determine the condition of infrastructure in the area. Infrastructure improvement programs shall be developed, as appropriate within budget constraints, to support the rehabilitation of individual housing units.

POLICY 3.02A(6): The County shall utilize, where feasible, any state or federal program designed to assist the rehabilitation of identified substandard units.

RELOCATED HOUSEHOLDS

OBJECTIVE 3.02B: PROVIDE EQUITABLE HOUSING FOR HOUSEHOLDS THAT MUST BE RELOCATED AS A RESULT OF GOVERNMENT ACQUISITION.

POLICY 3.02B(1): Assure that reasonably located, safe and sanitary housing at affordable costs is available to households displaced through public action prior to such displacement.

POLICY 3.02B(2): Displacement activities shall be accomplished in a method which minimizes disruption of existing neighborhood identities through the use of housing funds which may be available through public and/or private sources, and/or referral to other appropriate agencies that have displacement programs.

PRESERVING THE QUALITY OF NEIGHBORHOODS

OBJECTIVE 3.02C: CONTINUE TO CONSERVE AND IMPROVE THE EXISTING HOUSING STOCK TO PRESERVE THE QUALITY OF NEIGHBORHOODS AND TO PROTECT THE SAFETY, HEALTH, AND WELFARE OF HERNANDO COUNTY RESIDENTS.

POLICY 3.02C(1): The County shall support neighborhood self-help programs.

POLICY 3.02C(2): Continue to seek grants to support provision of public infrastructure and facilities to upgrade the quality of existing neighborhoods.

POLICY 3.02C(3): Provide information and technical assistance to homeowners for increasing private reinvestment in housing.

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GOAL 3.03

TO ENCOURAGE THE PUBLIC AND PRIVATE SECTORS TO PROMOTE ADEQUATE HOUSING FOR THE EXISTING AND THE ANTICIPATED TOTAL POPULATION GROWTH.

HOUSING IMPLEMENTATION PROGRAMS

OBJECTIVE 3.03A: **ESTABLISH A SET OF MECHANISMS WHICH WILL IMPROVE THE HOUSING DELIVERY SYSTEM BY IMPROVING THE COMMUNICATION PROCESS, INCREASING THE INTERACTIONS OF HOUSING SERVICE PROVIDERS, AND ADVANCING THE EFFICIENCY OF THE COUNTY HOUSING REGULATORY PROCESS.**

POLICY 3.03A(1): Provide information and technical assistance for housing programs that are available to the private sector and/or other publicly sponsored housing programs to maintain a housing production capacity sufficient to meet the projected need.

POLICY 3.03A(2): Bi-annually review and where necessary make changes to the residential building permit process, including plan review, permit fees, inspection services, and occupancy requirements to ensure the system operates as efficiently as possible.

POLICY 3.03A(3): Require all subcontractors and contractors to be licensed as a condition of obtaining building permits. A homeowner constructing his own residence or out buildings will not need a license to obtain a building permit.

POLICY 3.03A(4): Establish an ongoing communication mechanism such as a housing advisory committee, to include representatives from, citizens/public, homeowners associations, developers, contractors, financial institutions, and the County for the purpose of increasing the understanding of each group and its role in the housing delivery process and to discuss and resolve potential problems in the housing delivery process.

POLICY 3.03A(5): The County shall continue to prepare and make available information pamphlets describing the necessary steps for County approvals

relating to the development of subdivisions and construction of housing.

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GOAL 3.04

TO PROVIDE ADEQUATE AND APPROPRIATE SITES FOR FUTURE HOUSING INCLUDING HOUSING FOR LOW-INCOME AND MODERATE-INCOME FAMILIES, MOBILE HOMES, AND GROUP HOME FACILITIES AND FOSTER CARE FACILITIES, WITH SUPPORTING INFRASTRUCTURE AND PUBLIC FACILITIES.

SITES FOR VERY-LOW, LOW AND MODERATE INCOME HOUSING

OBJECTIVE 3.04A: **THE COUNTY SHALL CONTRIBUTE TO THE PROVISION OF ADEQUATE SITES TO MEET THE DEMAND FOR VERY LOW, LOW AND MODERATE INCOME HOUSING UNITS, THROUGH EFFICIENT LAND DEVELOPMENT REGULATIONS AND SUPPORT OF THE HERNANDO COUNTY HOUSING AUTHORITY.**

POLICY 3.04A(1): By 2008, the County shall establish locational criteria to guide projects which accommodate very-low, low and moderate income households. The criteria shall address accessibility to shopping, schools, services, and employment and will avoid concentration of such units in single areas or neighborhoods.

POLICY 3.04A(2): Include in the Land Development Regulations, standards which allow small lot single family units in several different zoning classifications. Small lot for a single family unit means a lot with a minimum lot area of six thousand (6,000) square feet.

POLICY 3.04A(3): Support the efforts of the low and moderate income developers through the County's locational criteria, expedited permitting process, and certain financial incentives which maybe available, to locate and develop sites for low and moderate income housing.

POLICY 3.04A(4): Support the efforts of the Hernando County Housing Authority to provide housing assistance to households in greatest need including but not limited to the following programs: FmHA 515 Rental Housing Loans, HUD Section 8 Rent Subsidy Program, SHIP Program, and FmHA 502 Rural Housing Loans.

POLICY 3.04A(5): Encourage active participation of the local financial community in providing affordable housing through mortgage or rental assistance or other similar programs.

SITES FOR GROUP HOMES AND FOSTER CARE FACILITIES

OBJECTIVE 3.04B: **ADEQUATE SITES WILL BE AVAILABLE TO ACCOMMODATE GROUP HOME FACILITIES AND FOSTER CARE FACILITIES AS LICENSED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES.**

POLICY 3.04B(1): Address within Land Development Regulations the location of group homes and foster care facilities. These standards shall be non-discriminatory in nature, and address proximity to services, concentration of homes in a single area, isolation of homes, and incompatible land uses.

POLICY 3.04B(2): Group homes shall be a permitted use or special exception in a variety of zoning districts throughout the County.

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GOAL 3.05

TO PROMOTE THE AESTHETIC IMPROVEMENTS OF EXISTING HOUSING WHILE CONSERVING HISTORICALLY SIGNIFICANT HOUSING.

HISTORIC NEIGHBORHOODS, SITES, AND STRUCTURES

OBJECTIVE 3.05A: **IDENTIFY HISTORIC NEIGHBORHOODS, SITES, STRUCTURES WITHIN THE COUNTY WHICH WERE CONSTRUCTED PRIOR TO 1940.**

POLICY 3.05A(1): As part of the housing stock survey, determine the amount and location of all housing units in the County which were constructed prior to 1940.

POLICY 3.05A(2): Establish criteria to determine what constitutes a historically significant residential structure and a historically significant neighborhood.

POLICY 3.05A(3): Systematically evaluate potentially significant historical structures and neighborhoods (districts) in Policy 3.05A(1) and designate as significant those resources considered eligible for inclusion on local and/or national register of historical places.

POLICY 3.05A(4): Promote the designation of historical structures and neighborhoods through the use of informational signs .

POLICY 3.05A(5): Coordinate the identification process with local historic preservation groups.

HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT STRUCTURES

OBJECTIVE 3.05B: **PROVIDE FOR THE STABILIZATION, MAINTENANCE, PROTECTION, PRESERVATION AND REHABILITATION OF SIGNIFICANT HISTORICAL AND ARCHITECTURAL STRUCTURES, BOTH PUBLIC AND PRIVATE.**

POLICY 3.05B(1): Adopt a historic preservation ordinance which establishes the process to designate and regulate historically significant residential structures.

POLICY 3.05B(2): Review, and revise where appropriate, the Hernando County Building Code, and other relevant codes, to ensure their consistency and compatibility with the intention of the historic preservation process.

POLICY 3.05B(3): Notify owners of historic properties of the status of listing for their property, eligibility for various programs, and results and benefits of participation.

POLICY 3.05B(4): Establish a program to recognize certain historic properties with plaques, monuments, and certificates of significance.

POLICY 3.05B(5): Coordinate the preservation process with local historic preservation groups.

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End of Chapter 4

HERNANDO COUNTY
COMPREHENSIVE PLAN

CHAPTER 5: SANITARY SEWER

CHAPTER 5: SANITARY SEWER

Amended and Re-adopted December 14, 2005; Effective February 17, 2006
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Table of Contents

GOAL 4.01

TO PROVIDE FOR THE MOST COST EFFECTIVE AND EFFICIENT PROVISION OF SEWER SERVICE WHILE PROVIDING MAXIMUM PRACTICAL PROTECTION OF WATER RESOURCES AND PUBLIC HEALTH. ..... Goal 4.01 - Page 1

WASTEWATER SERVICE PLAN 1
WASTEWATER COLLECTION AND TRANSMISSION SYSTEM 2
WASTEWATER TREATMENT AND DISPOSAL LEVELS OF SERVICE (LOS) 3

GOAL 4.02

TO COORDINATE THE EXTENSION OF, OR INCREASE IN THE CAPACITY OF, SEWER FACILITIES TO MEET FUTURE NEEDS, AND TO MAXIMIZE THE USE OF EXISTING SEWER FACILITIES, DISCOURAGE AND CORRECT EXISTING FACILITY DEFICIENCIES FOR HERNANDO COUNTY'S PROJECTED POPULATION GROWTH. ..... Goal 4.02 - Page 1

SUB-REGIONAL WASTEWATER TREATMENT FACILITIES 1
CONSOLIDATION OF WASTEWATER TREATMENT FACILITIES 1

GOAL 4.03

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS WHICH UTILIZE BUT PROTECT NATURAL SYSTEMS AND CONSERVE WATER USAGE. . Goal 4.03 - Page 1

WATER QUALITY AND WASTEWATER MANAGEMENT 1
WASTEWATER REUSE 1

GOAL 4.04

ENACT IMPACT FEE ORDINANCES: FUNDS OBTAINED WILL BE USED FOR LAND ACQUISITION AND IMPROVEMENT OF CAPITAL FACILITIES. OTHER FUNDING SOURCES SHOULD BE EVALUATED. ..... Goal 4.04 - Page 1

SANITARY SEWER IMPACT FEES 1

HERNANDO COUNTY
COMPREHENSIVE PLAN

CHAPTER 6:
SOLID WASTE

CHAPTER 6: SOLID WASTE

Table of Contents

GOAL 4.05

TO FOSTER A SOLID WASTE DISPOSAL SYSTEM WHICH PROVIDES AN EFFECTIVE AND ECONOMICAL SERVICE TO THE CITIZENS OF THE COUNTY WHILE PROTECTING ITS PHYSICAL AND AESTHETIC ASSETS. . . Goal 4.05 - Page 1

Level of Service Guidelines for Solid Waste Disposal Capacity 1
Additional Sanitary Landfill Site 1
Criteria for the Testing of Groundwater 1
Solid Waste Collection Service 1
Criteria for the Collection, Storage, and Disposal of Sludge 2

GOAL 4.06

TO REDUCE THE VOLUME OF SOLID WASTE DISPOSAL IN LANDFILLS AND DEVELOP ALTERNATIVE METHODS OF SOLID WASTE MANAGEMENT. . . . . Goal 4.06 - Page 1

Solid Waste Management Strategy 1

GOAL 4.07

TO MINIMIZE SECONDARY POLLUTION GENERATION IN SOLID WASTE DISPOSAL. . . . . Goal 4.07 - Page 1

Treatment of Environmentally Damaging Materials 1

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GOAL 4.05

TO FOSTER A SOLID WASTE DISPOSAL SYSTEM WHICH PROVIDES AN EFFECTIVE AND ECONOMICAL SERVICE TO THE CITIZENS OF THE COUNTY WHILE PROTECTING ITS PHYSICAL AND AESTHETIC ASSETS.

LEVEL OF SERVICE GUIDELINES FOR SOLID WASTE DISPOSAL CAPACITY

OBJECTIVE 4.05A: **ESTABLISH LEVEL OF SERVICE GUIDELINES FOR A SOLID WASTE DISPOSAL CAPACITY.**

POLICY 4.05A(1): The level of service standard for solid waste shall be 4.75 pounds per capita per day. The level of service standard shall correct existing deficiencies as well as provide capacity for future projected demand.

POLICY 4.05A(2): Solid waste disposal facility plans should accommodate at the minimum, a five year planning period.

ADDITIONAL SANITARY LANDFILL SITE

OBJECTIVE 4.05B: **DEVELOP ONE ADDITIONAL SANITARY LANDFILL CELL 2008.**

POLICY 4.05B(1): Conduct the necessary design and permitting process in order to locate one additional sanitary landfill cell in the Northwest Landfill by year 2008.

CRITERIA FOR THE TESTING OF GROUNDWATER

OBJECTIVE 4.05C: **ESTABLISH CRITERIA FOR THE TESTING OF GROUNDWATER NEAR LANDFILLS TO DETERMINE WATER QUALITY.**

POLICY 4.05C(1): Include in the operation of sanitary landfills a groundwater monitoring program to evaluate the emission of leachate into the groundwater system.

POLICY 4.05C(2): Complete an inventory of all discontinued landfills and dumps.

SOLID WASTE COLLECTION SERVICE

OBJECTIVE 4.05D: **ESTABLISH AN EQUITABLE SYSTEM OF SOLID WASTE COLLECTION SERVICE TO THE EXTENT PRACTICAL AND FEASIBLE.**

POLICY 4.05D(1): Solid waste collection services shall be provided to populated areas, either through County collection systems or franchises.

POLICY 4.05D(2): The County may designate mandatory collection areas.

POLICY 4.05D(3): Solid waste disposal shall also be provided at the landfill and other appropriately located solid waste transfer facilities.

POLICY 4.05D(4): Maintain standards for the disposal of septage.

CRITERIA FOR THE COLLECTION, STORAGE, AND DISPOSAL OF SLUDGE

OBJECTIVE 4.05E: **ESTABLISH CRITERIA FOR THE COLLECTION, STORAGE AND DISPOSAL OF SLUDGE.**

POLICY 4.05E(1): The processing of sludge shall meet or exceed standards set by the Department of Environmental Protection with regard to collection, storage and disposal.

POLICY 4.05E(2): The use of sludge for land applications such as lawns, golf courses, nurseries and crops shall meet all criteria set by the Department of Environmental Protection.

POLICY 4.05E(3): An approved sludge disposal site shall be maintained for use by Hernando County.

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GOAL 4.06

TO REDUCE THE VOLUME OF SOLID WASTE DISPOSAL IN LANDFILLS AND DEVELOP ALTERNATIVE METHODS OF SOLID WASTE MANAGEMENT.

SOLID WASTE MANAGEMENT STRATEGY

OBJECTIVE 4.06A: **DEVELOP AN OVERALL SOLID WASTE MANAGEMENT STRATEGY WHICH INCORPORATES VARIOUS METHODS OF PROCESSING AND DISPOSAL, INCLUDING LANDFILLING. THIS MANAGEMENT STRATEGY SHALL CORRECT EXISTING DEFICIENCIES AND PROVIDE FOR FUTURE PROJECTED DEMAND.**

POLICY 4.06A(1): Conduct a solid waste assessment for Hernando County including an analysis of the volume and type of wastes generated at the present and for wastes projected to the year 2025.

POLICY 4.06A(2): Evaluate various methods of handling wastes to determine the feasibility of their use in Hernando County, including incineration, composting, digesting, resource recovery/recycling, and landfilling.

POLICY 4.06A(3): Evaluate the feasibility of regional alternatives of solid waste management including the possibility of intergovernmental agreements with adjacent local governments.

POLICY 4.06A(4): Adopt and initiate implementation of a Solid Waste Management Plan which incorporates additional methods of solid waste management along with a reduced dependence on landfills.

POLICY 4.06A(5): Establish a recycling program for commercially viable products in the waste stream.

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GOAL 4.07

TO MINIMIZE SECONDARY POLLUTION GENERATION IN SOLID WASTE DISPOSAL.

TREATMENT OF ENVIRONMENTALLY DAMAGING MATERIALS

OBJECTIVE 4.07A: UTILIZE ALTERNATIVE TREATMENT METHODS TO LANDFILLING ENVIRONMENTALLY DAMAGING MATERIALS.

POLICY 4.07A(1): Participate in Federal and State programs which encourage or require treatment of hazardous waste materials at the point of use.

POLICY 4.07A(2): Establish a program which allows residential holders of small amounts of hazardous waste to deliver them to the County for disposal.

POLICY 4.07A(3): Investigate and utilize methods of solid waste disposal which recycle, decompose or dilute environmentally damaging materials prior to any landfilling.

POLICY 4.07A(4): Recognizing the need to identify and notify small quantity generators of hazardous waste in accordance with state guidelines established under Florida Statutes, the County shall establish an assessment roll of potential small quantity generators, to be updated annually, and shall notify each small quantity generator identified. The County's notification will:

a. Detail the legal responsibilities of the small quantity generator with regard to proper waste management, and;

b. Include a list of hazardous waste management alternatives including pollution prevention opportunities which are available to the small quantity generator.

POLICY 4.07A(5): Each year, the County shall transmit the following information to the Florida Department of Environmental Protection, Bureau of Solid and Hazardous Waste, according to guidelines established under Florida Statutes and its implementing regulations in the Florida Administrative Code:

a. A summary of the information gathered during its local hazardous waste management assessment;

b. Information gathered from each small quantity generator not notified or verified previously; and

c. On-site information gathered from each existing small quantity generator verification.

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HERNANDO COUNTY
COMPREHENSIVE PLAN

CHAPTER 7: DRAINAGE & NATURAL GROUNDWATER AQUIFER RECHARGE

CHAPTER 7: DRAINAGE & NATURAL GROUNDWATER AQUIFER RECHARGE

Table of Contents

GOAL 4.08

PROTECT NATURAL DRAINAGE FEATURES AND RESTORE MODIFIED FEATURES, WHERE FEASIBLE. ..... Goal 4.08 - Page 1

Functions of Natural Drainage System 1
Drainage Problems 1

GOAL 4.09

PROVIDE OR REQUIRE DRAINAGE FACILITIES WHICH AFFORD THE MAXIMUM FEASIBLE PROTECTION OF RESIDENTS, PROPERTY, AND THE ENVIRONMENT. ..... Goal 4.09 - Page 1

Drainage Facilities Level of Service Standards 1

GOAL 4.10

TO PROTECT AQUIFERS FROM CONTAMINATION THROUGH APPROPRIATE REGULATION AND EDUCATION PROGRAMS ..... Goal 4.10 -

Functioning and Integrity of the Aquifer Recharge System .....
Aquifer Recharge Protection 1
Groundwater Protection 2

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GOAL 4.08

PROTECT NATURAL DRAINAGE FEATURES AND RESTORE MODIFIED FEATURES, WHERE FEASIBLE.

FUNCTIONS OF NATURAL DRAINAGE SYSTEM

OBJECTIVE 4.08A: **HERNANDO COUNTY WILL ADOPT AND MAINTAIN LAND DEVELOPMENT REGULATIONS TO REQUIRE NEW DEVELOPMENT TO UTILIZE, BUT NOT DEGRADE THE FUNCTIONS OF NATURAL DRAINAGE SYSTEMS, INCLUDING FLOODPLAINS, WETLANDS, STREAMS, RIVERS, AND LAKES.**

POLICY 4.08A(1): Prohibit land filling, channelization, ditching, or other physical alterations to land which results in net loss of storage within the areas inundated by the 100-year storm event.

POLICY 4.08A(2): Review and modify the landscape and subdivision ordinances to ensure that development will not have an adverse impact on storage capacities or water quality, increase flood prone areas, erosion, or cause other unfavorable drainage conditions.

POLICY 4.08A(3): Promote the use of vegetated swales, sodding, landscaping, and retention of natural vegetation as components of the drainage system for natural runoff and filtration control through the use of landscape and subdivision ordinances.

POLICY 4.08A(4): The County shall practice coordinated permitting with the Southwest Florida Water Management District in matters related to the quality of storm water runoff.

DRAINAGE PROBLEMS

OBJECTIVE 4.08B: **IDENTIFIED DRAINAGE DEFICIENCIES SHALL BE EVALUATED AND SCHEDULED FOR APPROPRIATE RESOLUTION.**

POLICY 4.08B(1): The County shall work with the Southwest Florida Water Management District to establish and implement a work program to alleviate specific drainage problem areas as identified in this element. The initial priority will be the Bystre Lake Drainage Study. Both structural and non-structural alternatives will be considered as solutions.

POLICY 4.08B(2): The County shall acquire future drainage retention sites, water storage rights, and access as feasible to include funding, in order to construct drainage system

improvements that are identified in the county-wide drainage study. This shall not preclude the County from entering into agreements with other governmental entities.

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GOAL 4.09

PROVIDE OR REQUIRE DRAINAGE FACILITIES WHICH AFFORD THE MAXIMUM FEASIBLE PROTECTION OF RESIDENTS, PROPERTY, AND THE ENVIRONMENT.

DRAINAGE FACILITIES LEVEL OF SERVICE STANDARDS

OBJECTIVE 4.09A: **ALL NEW DRAINAGE FACILITIES TO CORRECT EXISTING DEFICIENCIES AND ADDRESS FUTURE NEEDS SHALL MEET LEVELS OF SERVICE STANDARDS ESTABLISHED BY HERNANDO COUNTY AND THE STATE OF FLORIDA.**

POLICY 4.09A(1): A county-wide drainage study shall be prepared which identifies major drainage basins, major drainage sinkholes, natural storage areas, anticipated storage capacity requirements, flood prone areas, conveyance features, and appropriate areas for major drainage retention facilities.

POLICY 4.09A(2): Upon completion of the County-wide drainage study, the feasibility of implementing drainage improvement projects under a county master drainage plan shall be determined, with priority given to areas of known flooding proclivity.

POLICY 4.09A(3): The County shall consider establishing an impact fee and/or other equitable user-oriented revenue sources for the construction of drainage facilities, either county-wide or in districts of high flooding potential.

POLICY 4.09A(4): The County shall coordinate closely with other drainage regulatory agencies, (Southwest Florida Water Management District, Florida Department of Transportation, and Federal Emergency Management Agency) prior to the adoption and implementation of county drainage regulations and pursuant to revisions in agency regulations.

POLICY 4.09A(5): Upon adoption of a county-wide drainage plan, the Office of the County Engineer shall prepare for adoption, and update regulations and levels of service standards for drainage retention for all development. Existing standards as described in State of Florida regulations, Southwest Florida Water Management District (SWFWMD) regulations, and Hernando County ordinances shall be in effect until revisions are made and adopted. Until standards are developed based upon the county-wide drainage plan, the interim level of service standard shall be: post development runoff shall be no greater than pre-development runoff based on 25-year frequency, 24-hour duration; Rainfall Intensity curve-zone 8, Florida Department of Transportation (FDOT) Drainage Manual, 1979.

POLICY 4.09A(6): Coordinate with SWFWMD to identify flood problem areas within specific watersheds, analyze stormwater conveyances and storage capacities, evaluate solutions, and address potential future flooding. Where appropriate, specific watershed-based level of service standards may be utilized, with separate standards to address existing developed areas and undeveloped/developing areas as needed to achieve watershed management objectives.

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GOAL 4.10

TO PROTECT AQUIFERS FROM CONTAMINATION THROUGH APPROPRIATE REGULATION AND EDUCATION PROGRAMS.

FUNCTIONING AND INTEGRITY OF THE AQUIFER RECHARGE SYSTEM

OBJECTIVE 4.10A: **APPROPRIATE METHODS SHALL BE ADOPTED WHICH ENSURE THE FUNCTION AND INTEGRITY OF THE AQUIFER RECHARGE SYSTEM.**

POLICY 4.10A(1): Develop an aquifer protection program including public education, coordination with appropriate agencies, provision of adequate collection, and disposal facilities in order to limit the amount of contaminants reaching the surficial or Floridan aquifers.

POLICY 4.10A(2): Public facility review of sewage treatment plant siting shall include an evaluation of the site characteristics and the disposal methods for sludge and effluent to determine potential effects on the aquifer.

POLICY 4.10A(3): Appropriate County standards for aquifer protection shall be prepared to or exceed State standards.

POLICY 4.10A(4): All stormwater management facilities shall be designed and constructed to meet the standards of Florida Administrative Code.

AQUIFER RECHARGE PROTECTION

OBJECTIVE 4.10B: **MAP AND PROTECT NATURAL GROUNDWATER RECHARGE AREAS.**

POLICY 4.10B(1): The County shall encourage SWFWMD to complete the technical analysis and computer models to identify and map prime and/or high groundwater recharge areas.

POLICY 4.10B(2): Within one year of receiving SWFWMD mapping of prime and/or high groundwater recharge areas, adopt a groundwater protection ordinance which addresses protection of the quantity and quality of groundwater within prime and/or high recharge areas.

GROUNDWATER PROTECTION

OBJECTIVE 4.10C: **PROTECT AND MAINTAIN THE QUALITY OF GROUNDWATER IN HERNANDO COUNTY BY PROVIDING CRITERIA FOR LAND USES AND THE SITING OF FACILITIES WHICH USE, HANDLE, PRODUCE, STORE, OR DISPOSE OF REGULATED SUBSTANCES AND BY PROVIDING PROTECTION TO VULNERABLE FEATURES WHICH DISCHARGE DIRECTLY TO THE FLORIDAN AQUIFER.**

POLICY 4.10C(1): Designate wellhead protection areas for all community public water supplies.

POLICY 4.10C(2): Special Protection Areas shall be designated around vulnerable features which have the potential to discharge directly to the aquifer.

POLICY 4.10C(3): Special Protection Areas shall also be designated to include areas with land use approval for mining whether actual excavation has taken place or not.

POLICY 4.10C(4): Adopt land development regulations which define the specific prohibited uses in wellhead protection areas and special protection areas.

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End of Chapter 7

HERNANDO COUNTY
COMPREHENSIVE PLAN

CHAPTER 8: POTABLE WATER

CHAPTER 8: POTABLE WATER

Table of Contents

GOAL 4.11

A WATER DISTRIBUTION SYSTEM WHICH MEETS THE DEMANDS OF RESIDENTIAL, INDUSTRIAL AND COMMERCIAL USES AND PROVIDES THE PUBLIC WITH ADEQUATE FIRE PROTECTION. ..... Goal 4.11 - Page 1

Water Systems Facilities Design and Construction Standards 1
Water Pressure Requirements 1
Storage Capacity Standards for Potable Water Facilities 2
Standards for Size of Water Main 2
Condition of the Existing Water Distribution Systems 2
Water Shortage Regulations 3
Water Supply Planning 3

GOAL 4.12

TO PROTECT THE SOURCE AND QUALITY OF DRINKING WATER SUPPLIES BY THE USE OF ZONING LAWS TO CONSERVE WELLFIELD SITES FOR HERNANDO COUNTY AND TO ENCOURAGE THE DEDICATION OF WELL SITES FROM FUTURE DEVELOPMENT. ..... Goal 4.12 - Page 1

Groundwater And Drinking Water Protection 1

GOAL 4.13

TO ENSURE THAT THE WITHDRAWAL OF WATER WITHIN HERNANDO COUNTY IS IN THE PUBLIC INTEREST. ..... Goal 4.13 - Page 1

Withdrawal of Water 1
Wellfield Siting Criteria and Procedures 1

GOAL 4.14

TO ENSURE THAT NEW DEVELOPMENT IS COMPATIBLE WITH AVAILABLE LOCAL WATER SUPPLIES. ..... Goal 4.14 - Page 1

Adequate Water Supplies 1

GOAL 4.15

MAXIMIZE POTABLE WATER CONSERVATION. ..... Goal 4.15 - Page 1

Potable Water Conservation 1

GOAL 4.16

ENACT IMPACT FEE ORDINANCES: FUNDS OBTAINED WILL BE USED FOR LAND ACQUISITION AND IMPROVEMENT OF CAPITAL FACILITIES. OTHER FUND SOURCES SHOULD BE EVALUATED. ..... Goal 4.16 - Pag

Potable Water Impact Fees 1

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GOAL 4.11

A WATER DISTRIBUTION SYSTEM WHICH MEETS THE DEMANDS OF RESIDENTIAL, INDUSTRIAL AND COMMERCIAL USES AND PROVIDES THE PUBLIC WITH ADEQUATE FIRE PROTECTION.

WATER SYSTEMS FACILITIES DESIGN AND CONSTRUCTION STANDARDS

OBJECTIVE 4.11A: ESTABLISH STANDARDS FOR THE LOCATION, SIZE, DESIGN AND CONSTRUCTION OF WATER SYSTEM FACILITIES CONSISTENT WITH MEETING THE NEEDS OF PROJECTED GROWTH AND TO DISCOURAGE URBAN SPRAWL.

POLICY 4.11A(1): Pipe fittings, valves, water mains, fire hydrants and other components of water distribution systems at the time of installation shall conform to the latest standards issued by the American Water Works Association and be acceptable to the Hernando County Utilities Department.

POLICY 4.11A(2): Uniform standards for design and construction of water system facilities after review by the Utilities Department shall be adop the local Hernando County governing body.

POLICY 4.11A(3): For the purpose of facility planning, a standard of 350 gallons per day per equivalent residential unit should be used.

WATER PRESSURE REQUIREMENTS

OBJECTIVE 4.11B: SIZING OF WATER LINES SHALL BE DEPENDENT ON WATER PRESSURE REQUIREMENTS.

POLICY 4.11B(1): Minimum Water Pressure Standard shall be 20 PSI during peak flow period.

POLICY 4.11B(2): Public water system design shall be such that fire flows and facilities are in accordance with the requirements of the Insurance Services Office.

POLICY 4.11B(3): Water systems shall be interconnected where feasible in order to enhance water pressures and decrease service interruptions.

STORAGE CAPACITY STANDARDS FOR POTABLE WATER FACILITIES

OBJECTIVE 4.11C: ESTABLISH MINIMUM STORAGE CAPACITY STANDARDS FOR POTABLE WATER FACILITIES, WITH AND WITHOUT FIRE PROTECTION.

POLICY 4.11C(1): Storage facilities should have sufficient capacity, as determined by engineering studies to meet domestic demands, and where fire protection is provided, fire flow demands.

POLICY 4.11C(2): All finished water storage structures shall have suitable watertight roofs which exclude birds, animals, insects and excessive dust.

STANDARDS FOR SIZE OF WATER MAIN

OBJECTIVE 4.11D: ESTABLISH MINIMUM STANDARDS FOR SIZE OF WATER MAIN TO BE USED FOR FIRE PROTECTION.

POLICY 4.11D(1): The minimum size water main for providing fire protection and serving fire hydrants shall not be less than six inches.

POLICY 4.11D(2): Spacing of fire hydrants should not exceed 1,000 feet (curbline distance) for residential subdivisions and 500 feet (curbline distance) for commercial, industrial and institutional areas.

CONDITION OF THE EXISTING WATER DISTRIBUTION SYSTEMS

OBJECTIVE 4.11E: DETERMINE THE CONDITION OF THE HERNANDO COUNTY WATER AND SEWER DISTRICT'S EXISTING WATER DISTRIBUTION SYSTEM AND CORRECT EXISTING DEFICIENCIES.

POLICY 4.11E(1): Continue to inventory the operation of the County's existing water distribution system and identify any deficiencies with relation to the above standards.

POLICY 4.11E(2): The County shall work with the major non-publicly owned potable water supply systems in Hernando County to help ensure that the type of analysis outlined in Policy 4.11E(1) is done for non-publicly owned systems in the same time frame.

POLICY 4.11E(3): Prepare a report summarizing system deficiencies, recommend actions, scheduling and funding.

WATER SHORTAGE REGULATIONS

OBJECTIVE 4.11F: **THE COUNTY SHALL ADOPT APPROPRIATE WATER SHORTAGE REGULATIONS.**

POLICY 4.11F(1): Water shortage regulations shall be consistent with the Florida Administrative Code.

POLICY 4.11F(2): The regulations shall be applicable to areas of the County where a water shortage is declared by the Southwest Florida Water Management District.

POLICY 4.11F(3): The County shall establish a liaison with the Southwest Florida Water Management District in the administration of the regulations.

WATER SUPPLY PLANNING

OBJECTIVE 4.11G **THE COUNTY SHALL PLAN FOR BUILDING NEW WATER SUPPLY FACILITIES OVER AT LEAST A TEN YEAR PLANNING PERIOD AS NECESSARY TO SERVE EXISTING AND NEW DEVELOPMENT.**

POLICY 4.11G(1): The County shall utilize the following work plan in meeting this objective:

a) The Hernando County Utilities Department or other appropriate agency shall prepare, and update as necessary, water supply plans to project and meet the needs of existing and new development within the urban growth areas designated by the Residential, Commercial, Industrial, and Planned Development District categories on the Future Land Use Map.

b) The Water Resources Assessment Project (WRAP) model will be regularly calibrated and utilized to evaluate the impacts of development and provide guidance for development of water supply facilities.

c) The Capital Improvements Element and Capital Improvements Plan as updated annually will be utilized to plan and program water supply facility projects and expenditures utilizing a five year planning period.

d) Water supply planning will consider and coordinate with the Southwest Florida Water Management District's adopted water management plan, or regional water supply plan, should a regional water supply plan be adopted for that portion of the district which includes Hernando County.

e) The demands of natural systems will be considered.

f) Water supply planning conducted by the County will utilize a public participation process.

POLICY 4.11G(2) Water supply plans developed and updated hereunder, along with the adopted Capital Improvement Plan, shall be utilized to guide the location and timing of land development requiring potable water service.

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GOAL 4.12

TO PROTECT THE SOURCE AND QUALITY OF DRINKING WATER SUPPLIES BY THE USE OF ZONING LAWS TO CONSERVE WELLFIELD SITES FOR HERNANDO COUNTY AND TO ENCOURAGE THE DEDICATION OF WELL SITES FROM FUTURE DEVELOPMENT.

GROUNDWATER AND DRINKING WATER PROTECTION

OBJECTIVE 4.12A: **TO ENSURE THAT POTABLE WATER SUPPLIES ARE AVAILABLE IN SUFFICIENT QUANTITIES TO SERVE THE NEEDS OF HERNANDO COUNTY RESIDENTS BY IMPLEMENTING A COUNTY GROUNDWATER PROTECTION ORDINANCE THAT CREATES ZONES OF PROTECTION AROUND MAJOR COMMUNITY POTABLE WATER SUPPLY WELLFIELDS.**

POLICY 4.12A(1): Maintain a County groundwater protection ordinance to protect existing potable water supply wellfields from the adverse effects of bacterial and chemical contamination.

POLICY 4.12A(2): Maintain and update the necessary technical analysis and computer models to support a groundwater protection ordinance to protect existing and future major community potable water supply wellfields based on best available hydrogeological data.

POLICY 4.12A(3): To ensure that the groundwater protection ordinance provides for the staff and equipment necessary to effectively implement, and monitor compliance with the intent of the regulations.

POLICY 4.12A(4): In support of the groundwater protection ordinance, wellfield protection zones shall be established and accurately mapped.

POLICY 4.12A(5): To establish and periodically revise the areal extent of existing wellfield zones of protection.

POLICY 4.12A(6): To control the storage, handling, use or production of all known hazardous or toxic substances within zones of influence of wellfields.

POLICY 4.12A(7): Protect against significant point and non-point sources of groundwater pollution within zones of influence of wellfields.

POLICY 4.12A(8): Adopt a master water supply plan which will identify and delir future wellfield sites.

POLICY 4.12A(9): Hernando County will develop its own database of information. At a minimum, the development of the database will include:

a) A County wide network of surficial and Floridan Aquifer wells regularly monitored for water levels and/or water quality, which may include cooperative efforts with SWFWMD.

b) The County wide network of monitoring wells will include locations near the County boundaries.

c) The County wide network of monitoring wells will include a grid of saltwater interface monitoring sites to measure the depth of the interface and fluctuations correlated with rainfall and pumping.

POLICY 4.12A(10): The County shall explore funding options to create the network of monitoring wells as described in Policy 4.12A(9) above.

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GOAL 4.13

TO ENSURE THAT THE WITHDRAWAL OF WATER WITHIN HERNANDO COUNTY IS IN THE PUBLIC INTEREST.

WITHDRAWAL OF WATER

OBJECTIVE 4.13A: **ESTABLISH A PROCEDURE TO ENSURE THAT THE WITHDRAWAL OF GROUNDWATER OR SURFACE WATER FROM HERNANDO COUNTY SHALL ONLY TAKE PLACE IF IT DOES NOT NEGATIVELY IMPACT THE QUALITY AND QUANTITY OF POTABLE WATER REQUIRED FOR HERNANDO COUNTY'S ULTIMATE DEVELOPMENT.**

POLICY 4.13A(1): Public Facility Zoning Approval shall be required prior to the construction of any major potable water well fields to review the impacts on surrounding and proposed land uses and the aquifer and require mitigation of significant negative impacts.

POLICY 4.13A(2): The County will continue to participate with the Withlacoochee Regional Water Supply Authority to ensure that regional water issues are coordinated.

POLICY 4.13A(3): The County shall coordinate major water supply issues with the Southwest Florida Water Management District, including water supply studies, water well rezoning and consumptive use permits.

POLICY 4.13A(4): With the exception of cities within Hernando County, the County will be the sole franchiser of water production or supply.

POLICY 4.13A(5): The County shall evaluate the potential of developing alternative water supplies to meet the County's future water demand.

POLICY 4.13A(6): The beneficial reuse of reclaimed water shall be encouraged within the groundwater basin from which it was withdrawn.

WELLFIELD SITING CRITERIA AND PROCEDURES

OBJECTIVE 4.13B: **MAINTAIN ESTABLISHED WELLFIELD SITING CRITERIA AND PROCEDURES WHICH WILL ENSURE THE PROVISION OF POTABLE WATER WHICH MEETS STATE AND LOCAL STANDARDS FOR WATER QUALITY AT**

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GOAL 4.01

TO PROVIDE FOR THE MOST COST EFFECTIVE AND EFFICIENT PROVISION OF SEWER SERVICE WHILE PROVIDING MAXIMUM PRACTICAL PROTECTION OF WATER RESOURCES AND PUBLIC HEALTH.

WASTEWATER SERVICE PLAN

OBJECTIVE 4.01A: **THE COUNTY SHALL CONTINUE TO DEVELOP A WASTEWATER SERVICE PLAN FOR A TWENTY (20) YEAR PERIOD AT FIVE (5) YEAR INTERVALS TO BE UPDATED ANNUALLY WHICH EVALUATES THE DEMANDS AND SUPPLY OF WASTEWATER TREATMENT FACILITIES AND ESTABLISHES CRITERIA AND COSTS FOR THE DEVELOPMENT OF SERVICE AREAS WHICH DISCOURAGES URBAN SPRAWL.**

POLICY 4.01A(1): The plan shall be prepared under the joint supervision of the Hernando County Utilities Department and the Hernando County Department of Planning.

POLICY 4.01A(2): The County will initiate the construction of wastewater treatment facilities based on the Wastewater Service Plan as required in Objective 4.01A.

POLICY 4.01A(3): The five (5) year Wastewater Service Plan, and it's annual updates, shall address the impacts on existing treatment systems of changes in technical standards and criteria contained in State Law for wastewater treatment.

POLICY 4.01A(4): The annual update to the Wastewater Service Plan will include an evaluation of areas within the County currently serviced or proposed to be serviced by septic systems which will incorporate the best available information on the impacts of septic systems on ground water quality.

POLICY 4.01A(5): All future wastewater collection and treatment systems within Hernando County should be owned and operated by or under contract with Hernando County, the Hernando County Water and Sewer District, or a municipality within Hernando County.

POLICY 4.01A(6): Wastewater service plans developed and updated hereunder, along with the adopted Capital Improvement Plan, shall be utilized to guide the location and timing of land development requiring wastewater service.

POLICY 4.01A(7): Wastewater facility and service planning conducted by the County will utilize a public participation process.

WASTEWATER COLLECTION AND TRANSMISSION SYSTEM

OBJECTIVE 4.01B: **CONNECTION TO AN EXISTING OR PROPOSED WASTEWATER COLLECTION AND TRANSMISSION SYSTEM IS IN THE BEST INTEREST OF HERNANDO COUNTY, AND IN THOSE INSTANCES WHERE THE COUNTY DETERMINES THAT CONNECTION IS IN THE BEST INTERESTS OF THE PUBLIC FOR HEALTH AND SAFETY REASONS, THE LOT OWNER SHALL BE REQUIRED TO CONNECT.**

POLICY 4.01B(1): Where central collection systems or sub-regional facilities are available, developments within those systems five (5) year service areas, which are serviced by package plants, shall be required to connect to the new facilities.

POLICY 4.01B(2): As part of the Wastewater Service Plan, establish standards to determine when commercial and industrial septic tanks will be required to connect to central services.

POLICY 4.01B(3): All new subdivisions with net upland densities greater than two units per acre shall be on central sewer.

POLICY 4.01B(4): The sizing of collection and transmission facilities shall be based upon the potential to service anticipated future growth.

POLICY 4.01B(5): Through ordinance adoption, establish pre-treatment standards for influent, other than normal domestic strength, to be accepted in County sewer transmission lines.

POLICY 4.01B(6): In the determination by the County that central services are necessary to protect the citizens of the County, within specific areas, the

imminent threat of contamination of groundwater as identified in the Conservation Element shall be considered.

POLICY 4.01B(7): Proposed sanitary sewer projects will be evaluated and ranked according to the priority level guidelines included in the Capital Improvements Element.

WASTEWATER TREATMENT AND DISPOSAL LEVELS OF SERVICE (LOS)

OBJECTIVE 4.01C: **LEVELS OF SERVICE FOR THE TREATMENT AND DISPOSAL OF WASTEWATER SHALL BE ESTABLISHED TO MAINTAIN A MINIMUM ACCEPTABLE STANDARD FOR TREATED WASTEWATER.**

POLICY 4.01C(1): Minimum acceptable standard for treated wastewater is 20mg/l B.O.D. (Bio-Chemical Oxygen Demand) and 20 mg/l suspended solids.

POLICY 4.01C(2): Appropriate disinfection and pH control of effluents shall be required.

POLICY 4.01C(3): Additional levels of treatment beyond secondary shall be requ Class I waters, consistent with the requirements of the Florida Administrative Code, and may also be required for treatment and disposal in certain environmentally sensitive areas, as identified in the Conservation Element.

POLICY 4.01C(4): Each wastewater treatment plant shall have a qualified operator who shall monitor effluent and inspect wastewater treatment plants on a monthly basis, utilizing the Florida Department of Environmental Protection (FDEP) standards. These monthly operating statements will be filed with FDEP.

POLICY 4.01C(5): The level of service standard for sanitary sewer treatment capacity for those areas served by central sewer shall be 280 gallons per equivalent residential unit per day.

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GOAL 4.02

TO COORDINATE THE EXTENSION OF, OR INCREASE IN THE CAPACITY OF, SEWER FACILITIES TO MEET FUTURE NEEDS, AND TO MAXIMIZE THE USE OF EXISTING SEWER FACILITIES, DISCOURAGE AND CORRECT EXISTING FACILITY DEFICIENCIES FOR HERNANDO COUNTY'S PROJECTED POPULATION GROWTH.

SUB-REGIONAL WASTEWATER TREATMENT FACILITIES

OBJECTIVE 4.02A: **DEVELOP A SYSTEM OF SUB-REGIONAL WASTEWATER TREATMENT FACILITIES WHICH WILL EFFICIENTLY PROVIDE SUFFICIENT CAPACITY TO ACCOMMODATE ANTICIPATED GROWTH.**

POLICY 4.02A(1): Update periodically a county-wide study establishing sub-regional sewage treatment service areas, projected needs, prospective sites, cost and revenue analysis and timing.

POLICY 4.02A(2): Incorporate flexibility within the plant design to allow for efficient expansion of treatment facilities and a potential increase in the [illegible] of treatment.

CONSOLIDATION OF WASTEWATER TREATMENT FACILITIES

OBJECTIVE 4.02B: **CONSOLIDATE WASTEWATER TREATMENT FACILITIES INCORPORATING ANY SMALL PACKAGE PLANTS INTO A SUB-REGIONAL SYSTEM.**

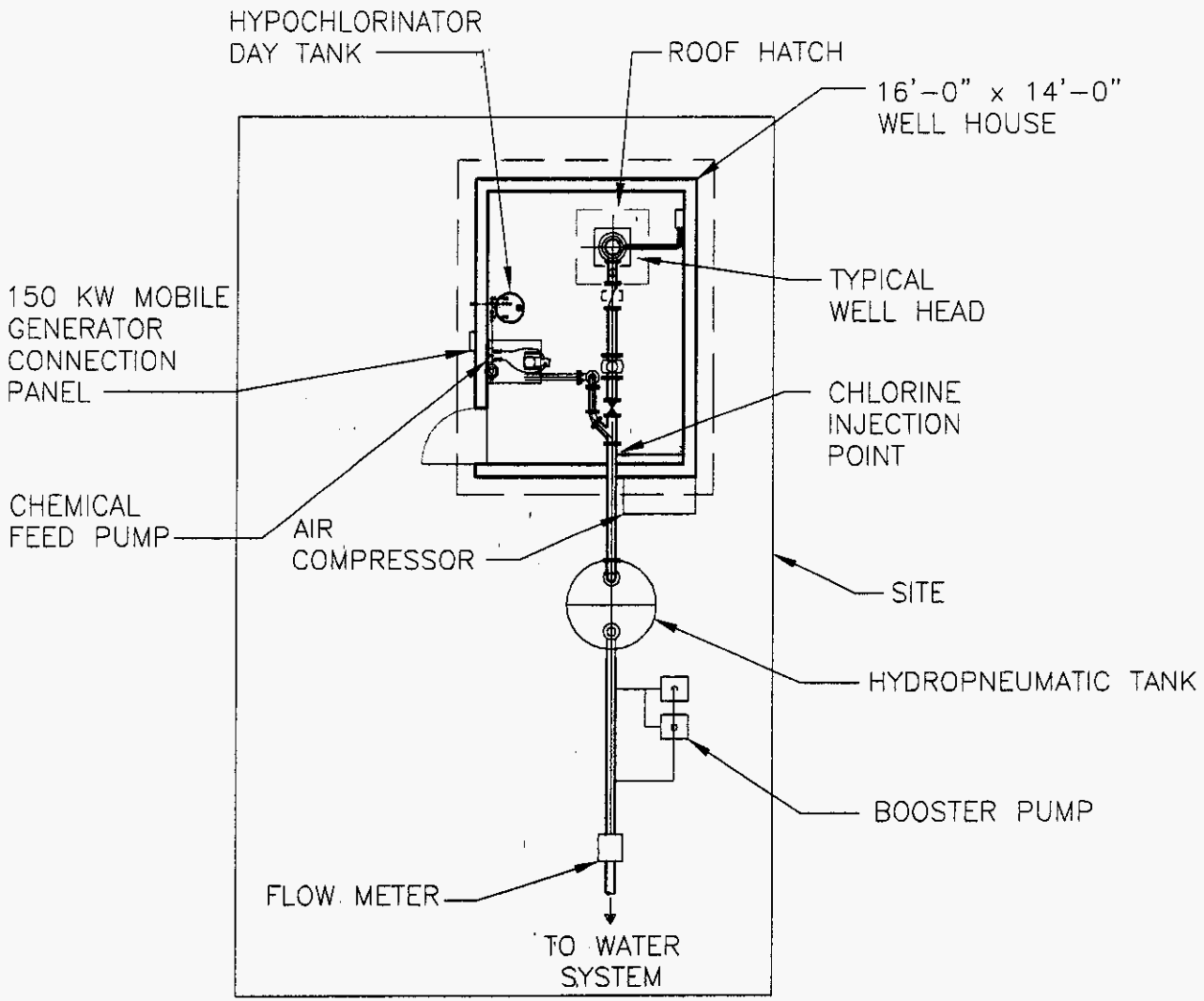
POLICY 4.02B(1): Developments on package plants shall be required to connect to sub-regional facilities where available.

POLICY 4.02B(2): Future package plants will only be permitted where the sub-regional plant is not yet operational. No impact fee credits will be allowed for facilities which will not be incorporated in a sub-regional plant system.

POLICY 4.02B(3): Where feasible, new package plants should be located on designated sub-regional plant sites.

WELL ID #	5
WELL SIZE (INCHES)	12
WELL CAPACITY (GPM)	600
HYDRO PNEUMATIC TANK (GAL)	1,152
HYPOCHLORINATOR TANK (GAL) (1)	50
AIR COMPRESSOR (HP)	0.75
BOOSTER PUMPS (HP)	0.75
SITE SIZE (ACRES)	4

(1) Due to low flow requirements, the day tank will also serve as the monthly bulk storage tank.



D-1A | FIGURE

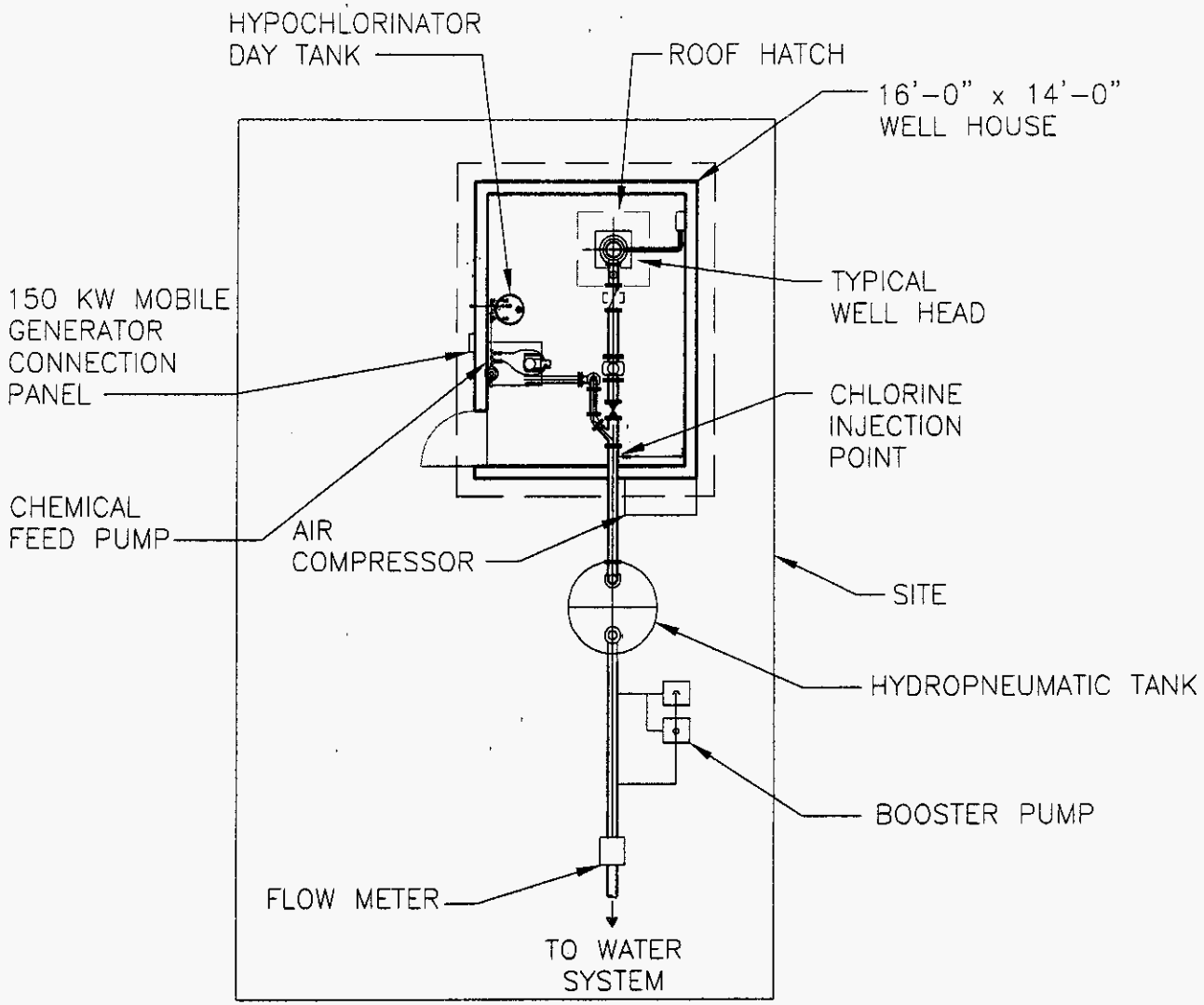
SKYLAND UTILITIES, LLC
PASCO COUNTY ID 1
CONCEPTUAL WTP SCHEMATIC

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Orlando, Florida 32801
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WELL ID #	2
WELL SIZE (INCHES)	12
WELL CAPACITY (GPM)	600
HYDRO PNEUMATIC TANK (GAL)	1,665
HYPOCHLORINATOR DAY TANK (GAL)[1]	50
AIR COMPRESSOR (HP)	1.5
BOOSTER PUMPS (HP)	1.0
SITE SIZE (ACRES)	4

(1) Due to low flow requirements, the day tank will also serve as the monthly bulk storage tank.



D-2A | FIGURE

SKYLAND UTILITIES, LLC
HERNANDO COUNTY ID 2
CONCEPTUAL WTP SCHEMATIC

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WELL ID #	14
WELL SIZE (INCHES)	18
WELL CAPACITY (GPM)	600
HYDRO PNEUMATIC TANK (GAL)	3,807
HYPOCHLORINATOR BLUK STORAGE TANK (GAL)	150
HYPOCHLORINATOR DAY TANK (GAL)	50
AIR COMPRESSOR (HP)	2.5
BOOSTER PUMPS (HP)	2.0
SITE SIZE (ACRES)	4

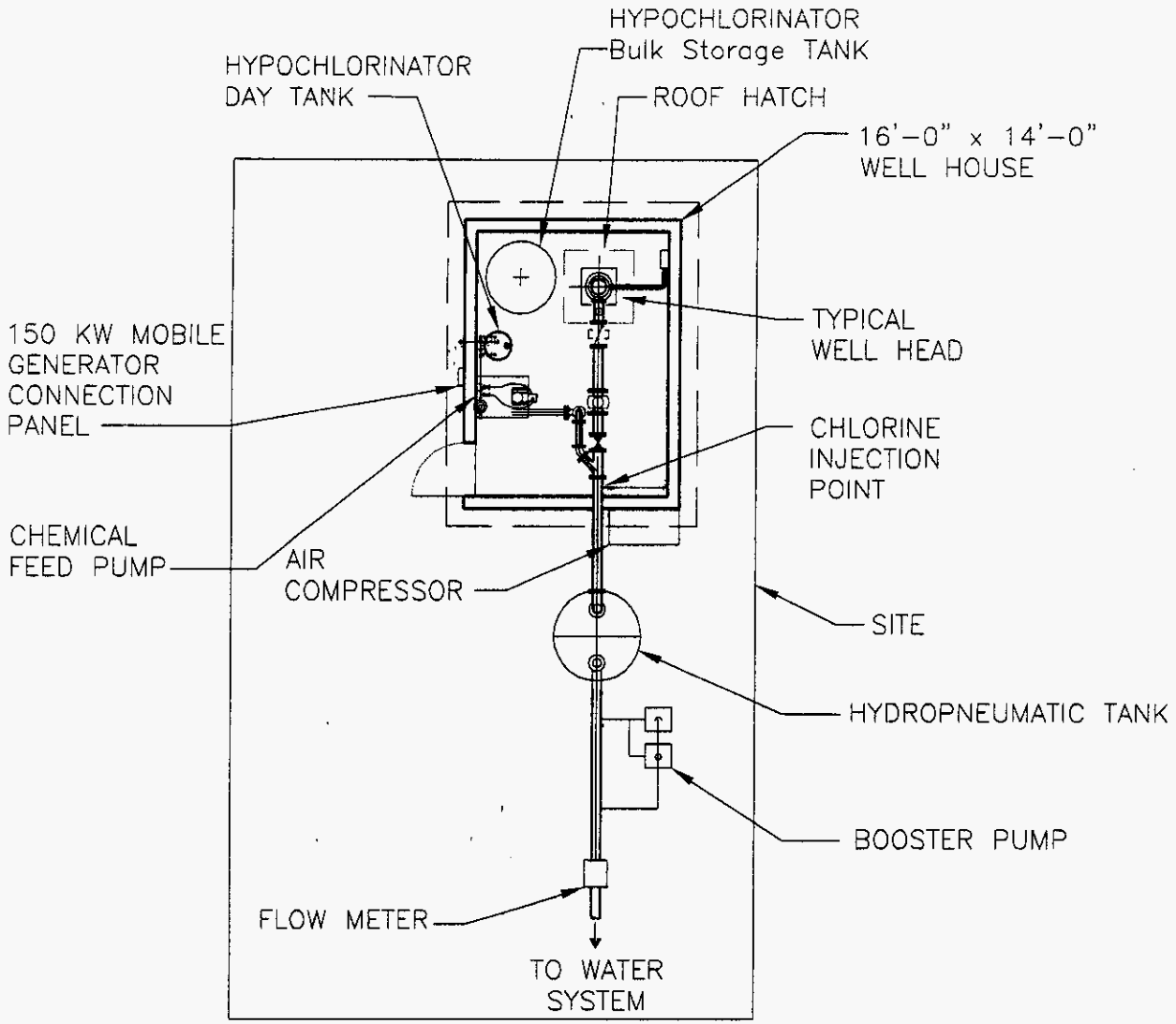


FIGURE D-3A

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 3
CONCEPTUAL WTP SCHEMATIC

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WELL ID #	6
WELL SIZE (INCHES)	12
WELL CAPACITY (GPM)	600
HYDRO PNEUMATIC TANK (GAL)	720
HYPOCHLORINATOR DAY TANK (GAL)(1)	50
AIR COMPRESSOR (HP)	0.75
BOOSTER PUMPS (HP)	0.5
SITE SIZE (ACRES)	4

(1) Due to low flow requirements, the day tank will also serve as the monthly bulk storage tank.

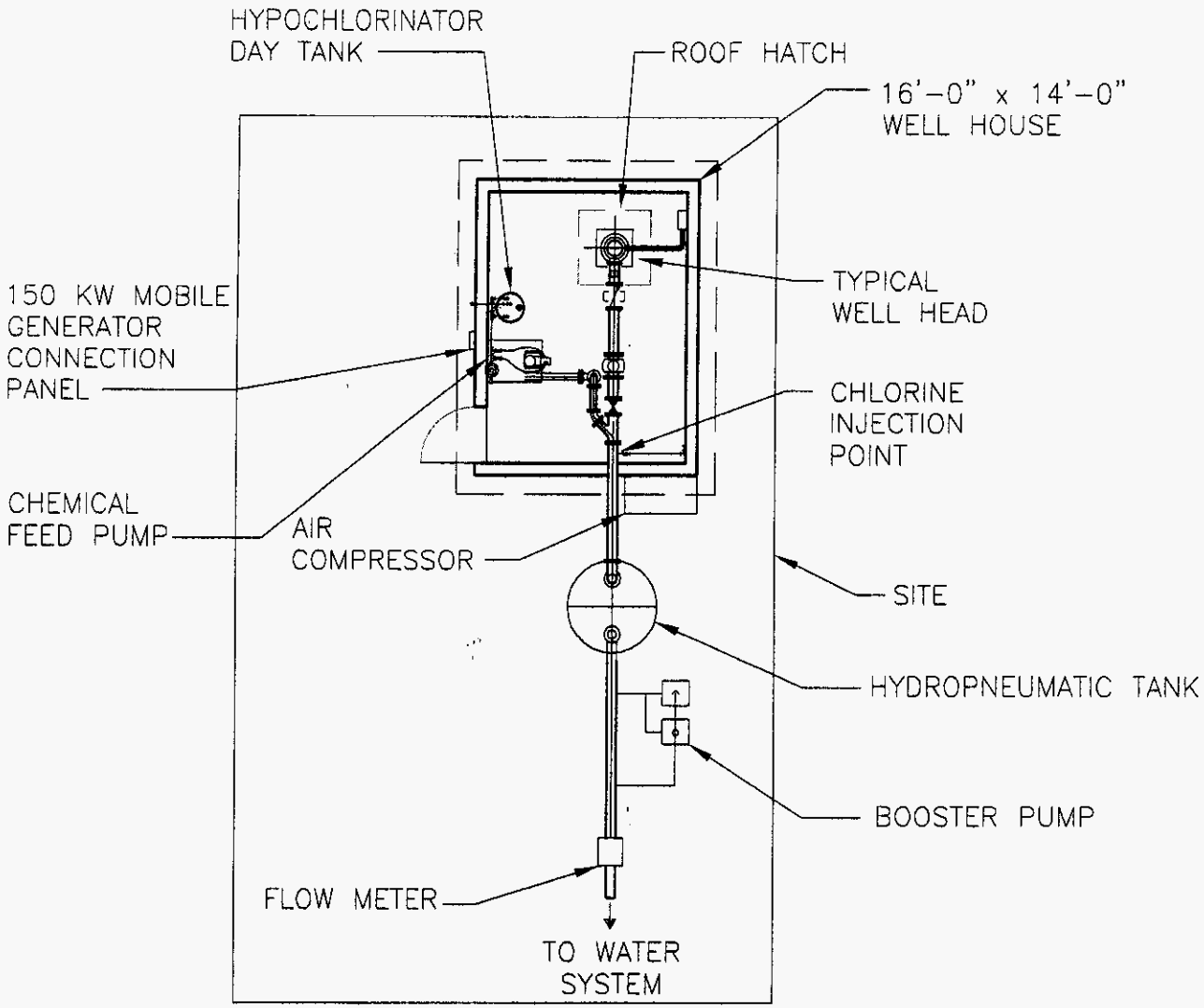


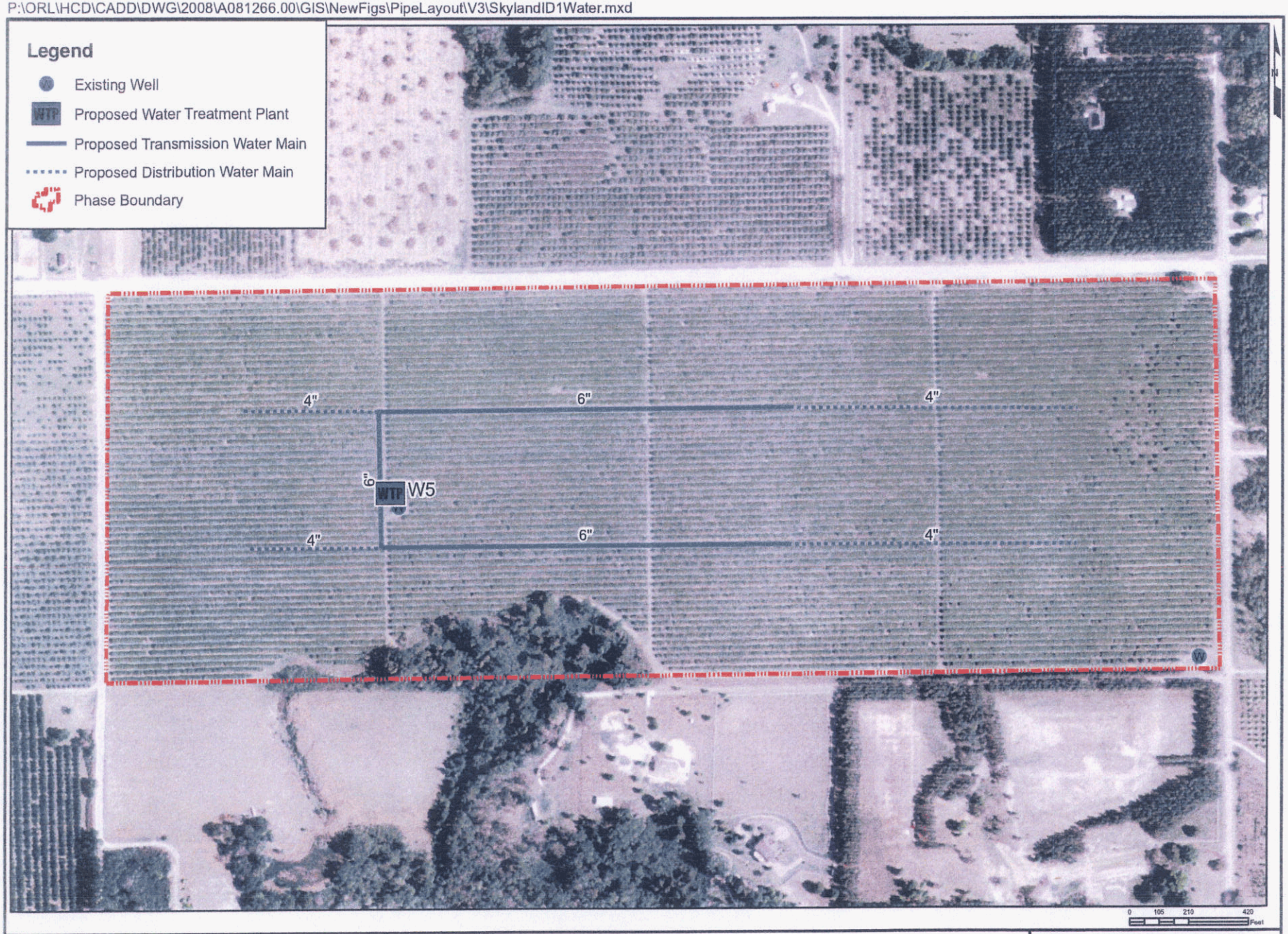
FIGURE D-4A

SKYLAND UTILITIES, LLC
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CONCEPTUAL WTP SCHEMATIC

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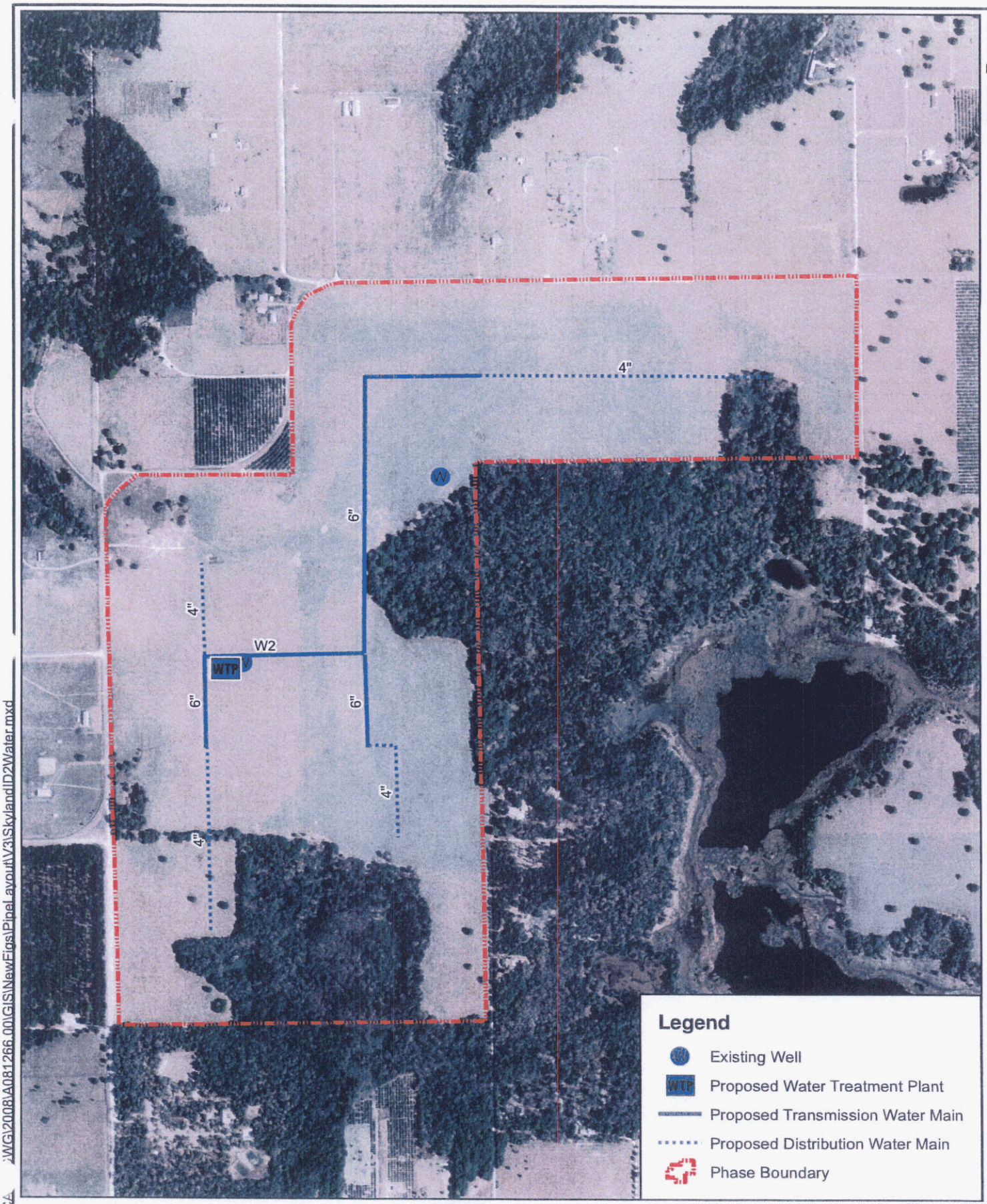
D-1B

FIGURE

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 1
CONCEPTUAL WATER DISTRIBUTION SYSTEM LAYOUT

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SKYLAND UTILITIES, LLC
HERNANDO COUNTY ID 2
CONCEPTUAL WATER DISTRIBUTION SYSTEM LAYOUT

FIGURE
D-2B

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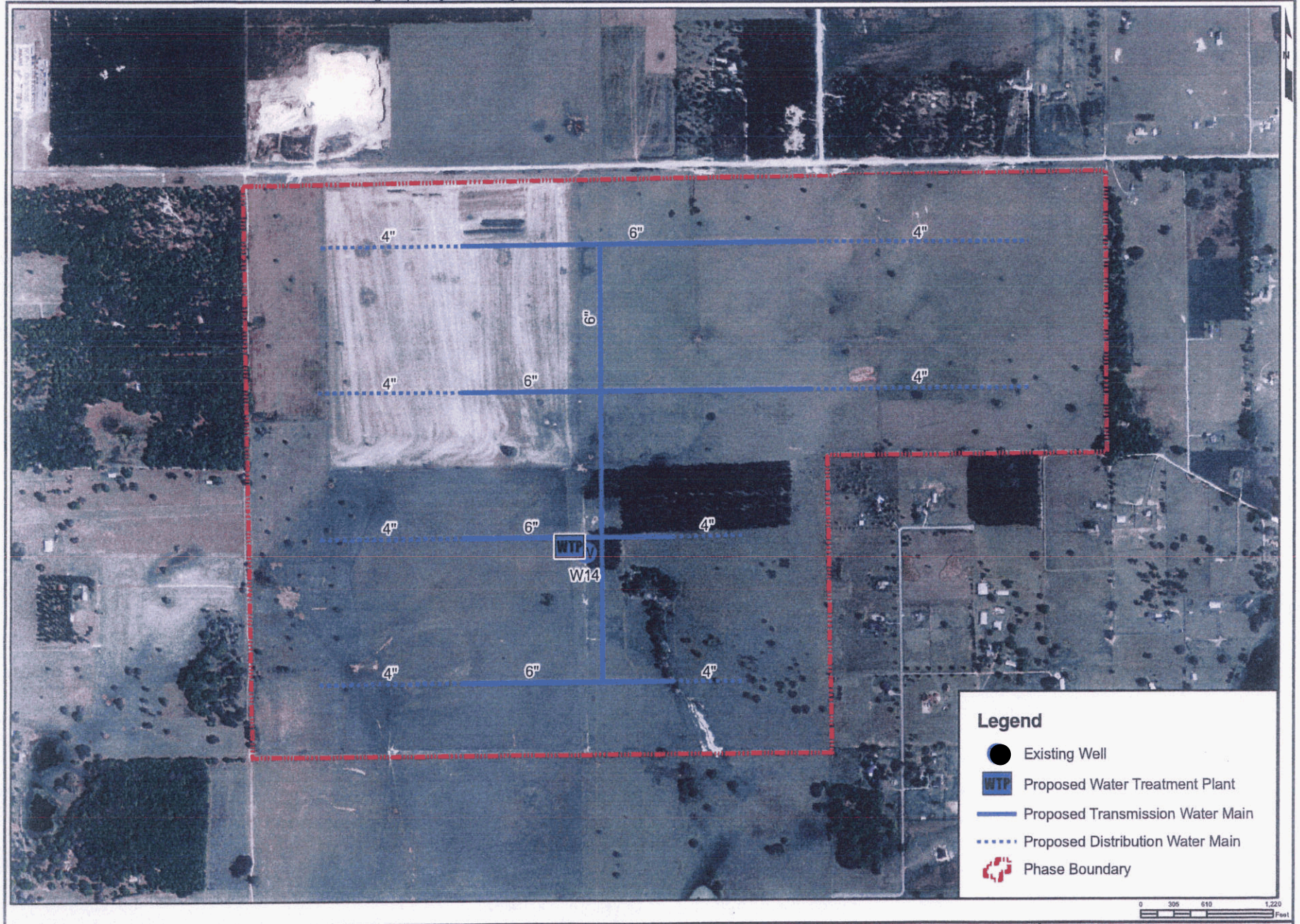


FIGURE D-3B

SKYLAND UTILITIES, LLC
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CONCEPTUAL WATER DISTRIBUTION SYSTEM LAYOUT

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FIGURE D-4B

SKYLAND UTILITIES, LLC
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CONCEPTUAL WATER DISTRIBUTION SYSTEM LAYOUT

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Appendix IV

WATER LEASE AGREEMENT

THIS WATER LEASE AGREEMENT (this "Lease") made as of October 1, 2009 ("Effective Date"), between EVANS PROPERTIES, INC., a Florida corporation, whose mailing address is 660 Beachland Boulevard, Suite 301, Vero Beach, Florida 32963 ("LESSOR") and SKYLAND UTILITIES, LLC a Florida limited liability company ("LESSEE"), whose mailing address is 660 Beachland Boulevard, Suite 301, Vero Beach, Florida 32963.

WITNESSETH:

1. Granting Clause. LESSOR, in consideration of the covenants, consideration, royalties, and the agreements of LESSEE herein contained, grants, leases and lets unto LESSEE, upon the terms herein set forth, the exclusive right to investigate, explore, prospect, drill and produce potable and non-potable water, and related uses on approximately 16 acres more or less, located in Hernando County and Pasco County, Florida (the "Leased Premises"). A more detailed description of the Leased Premises is attached as Exhibit "A".

2. No Warranty of Title. LESSOR does not warrant title to the Leased Premises or the surface rights hereunder. LESSEE covenants with LESSOR that LESSEE's operations shall not violate the rights of any third persons not parties to this Lease, whether those rights are documented or apparent from an examination of the Leased Premises.

3. Limitation of Rights Granted. The rights and privileges granted by this Lease are limited to the rights and privileges LESSOR possesses and has lawful right to lease, and this Lease shall not be construed as leasing or attempting to lease to LESSEE any rights and privileges other or more than those that are vested in LESSOR.

4. Exceptions and Reservations. LESSOR excepts and reserves all oil, gas, timber, and minerals not specifically leased under this Lease for all purposes together with full and free rights of ingress and egress as may be necessary or convenient in the proper development and uses thereof or of other lands. The rights and privileges excepted and reserved to LESSOR shall be exercised with due regard for the operations of LESSEE under this Lease, and in a manner as to not unreasonably interfere with the operations of LESSEE.

5. Primary Term. Subject to the provisions below, this Lease is for a term of twenty years from the Effective Date (the "Primary Term").

6. Delay Rentals. If operations for drilling are not commenced on the Leased Premises on or before one year from the Effective Date, this Lease will terminate unless on or before such anniversary date LESSEE pays LESSOR a delay rental of One Dollar ($1.00) per acre, which shall cover the privilege of deferring commencement of drilling operations for 12 months. In like manner and upon like payments annually the

commencement of drilling operations may be further deferred for successive 12-month periods during the Primary Term.

7. Rental / Royalty Payments.

a) Annual Rent. LESSEE shall pay to LESSOR an annual rental payment of $100.00 per acre per site, plus any applicable tax, (the "Annual Rent") all as compensation for the LESSEE's right to LESSOR's property and the impact of LESSEE's right to utilize the surface and the impact of such uses on the Leased Premises.

b) Royalty Payments In the event that LESSEE withdraws more than 4,000,000 gallons of water per year from the Leased Premises LESSEE shall pay LESSOR the sum of $0.10 per thousand gallons of water withdrawn from the Leased Premises, plus any applicable tax, (the "Royalty") all as compensation for the LESSEE'S right to withdraw water from LESSOR's property.

c) Measurement of Water Production. LESSEE shall measure the water produced from the Leased Premises with a read-out meter at each wellhead, tank battery and/or sales delivery point. The face of the meter shall be visible to LESSOR at all times and LESSOR's royalty payment for water shall be based on the full amount of water production indicated by such meter and not reduced by subsequent loss or shrinkage occurring down-stream. The meter(s) should be calibrated on a regular basis to assure accuracy.

d) Adjustments to the Annual Rent and Royalty. At least ninety (90) days but not earlier than one hundred twenty (120) days prior to the end of the third year of this Lease, and within the same period prior to the end of each succeeding 3-year period, LESSEE and LESSOR shall renegotiate the Annual Rent and the Royalty to be paid over the next 3-year period. The purpose of renegotiating the Annual Rent and the Royalty is to reflect the increase in the fair value of the Leased Premises, and the rights to withdraw water over the last 3-year period.

e) Resolution of Impasse. If LESSEE and LESSOR are unable to agree on the amount of increase in the Annual Rent or the Royalty to be paid over the subject 3-year period, then at least forty-five (45) days but not earlier than ninety (90) days prior to the commencement of the subject 3-year period, LESSEE and LESSOR shall agree upon a qualified appraiser who will calculate the increase in the Annual Rent and/or the Royalty to be paid over the subject 3-year period. If the parties are unable to agree upon an appraiser to be used, then LESSEE and LESSOR shall select a qualified appraiser of its choice and make the calculations, and the average of the two appraisers shall be binding on the parties. Calculations by the appraiser or appraisers shall in either case be made and delivered to LESSEE and LESSOR at least fifteen (15) days prior to the commencement of the subject 3-year period. Neither the calculations of the appraiser or appraisers nor anything contained herein shall operate to reduce the Annual Rent or the Royalty below the amount of the

Annual Rent or the Royalty in effect at the time the negotiations or calculations are conducted as set forth herein or below the then existing Annual Rent or Royalty plus inflation using the compounded index percentage approved for regulated water utilities by the Florida Public Service Commission for each intervening year since that last Annual Rent and Royalty amount was set.

f) Effect of Restrictions In addition to renegotiating the Annual Rent and the Royalty every 3 years as set forth above, any time that, in LESSOR's reasonable opinion, the impact of any local, regional, state, or federal rule, ordinance, law, or policy directly or indirectly affects LESSOR's use of the Leased Premises or its other lands not subject to this Lease by further restricting or requiring changes in land or water uses near Well Sites, or as a result of withdrawals or activities related to withdrawals, LESSEE and LESSOR shall renegotiate the Annual Rent and the Royalty. The purpose of this renegotiation shall be to reflect the diminution in value of the affected Leased Premises or other lands of LESSOR. At anytime that LESSOR reasonably deems such diminution in value to have occurred, LESSOR shall notify LESSEE in writing and, within forty-five (45) days thereof, Owner and LESSEE shall renegotiate the Annual Rent and Royalty to compensate LESSOR for the diminution in value. If LESSOR and LESSEE are unable to agree on a renegotiated Annual Rent or Royalty, then LESSEE and LESSOR shall agree upon a qualified appraiser who will calculate such compensation. If the parties are unable to agree upon a qualified appraiser to be used, the LESSOR and LESSEE shall each select a qualified appraiser of its choice to make the necessary calculations, and the average of the two appraisers shall be binding on the parties.

g) Utilities In addition to the Annual Rent and Royalty LESSEE agrees to pay for all electricity, gas, water, telephone and other utility or third party services used by it on or about the Leased Premises.

8. Proportionate Reduction of Royalty and Annual Rentals. If LESSOR owns an interest in the Leased Premises less than the entire water rights and royalty related thereto, then the delay rentals and royalties due LESSOR shall be reduced proportionately.

9. Retention of Acreage. Following the Primary Term LESSEE shall be entitled, subject to the other provisions of this Lease, to extend the Lease as to any 4-acre well site and as long thereafter as water is produced in Paying Quantities from such Well Site. As used in this Lease "Paying Quantities" is Operating Revenue sufficient to pay all Operating Cost of a prudent operator during the prior 12 months of operation on a lease basis. "Operating Revenue" is all revenue from the sale of production attributable to the water well, less the amount of Royalties paid for such production. "Operating Cost" is direct (variable) operating expenses for operating the well. By way of illustration depreciation and administrative overhead cost are not a direct operating expense.

10. Relocation or Abandonment of Wells Sites. If LESSOR shall reasonably determine that for LESSOR's beneficial use of the Leased Premises a Well Site must be relocated, LESSOR will provide a substitute Well Site located as closely as reasonably possible to the one removed, and LESSOR shall bear the expense of such relocation, including cost of plugging. The Royalty shall be renegotiated based upon the costs of such relocation efforts. Upon the abandonment of any Well Site, or the removal from any Well Site, LESSEE shall clean up the Well Site and leave the same in neat and presentable condition.

11. Force Majeure. If any operation permitted or required in this Lease, or the performance by LESSEE of any covenant, agreement or requirement hereof is delayed or interrupted directly or indirectly by any past or future acts, orders, regulations or requirements of the Government of the United States or any state or other governmental body, or any agency, officer, representative or authority of any of them, or because of delay or inability to get materials, labor, equipment or supplies, or on account of any other similar or dissimilar cause beyond the control of LESSEE, the period of such delay or interruption is not counted against LESSEE, and the Primary Term of this Lease is automatically extended, so long as the cause or causes for such delays or interruptions continue and for a period of two months thereafter; and such extended term shall constitute and shall be considered for the purposes of this Lease as a part of the Primary Term. LESSEE shall not be liable to LESSOR in damages for failure to perform any operation permitted, or required hereunder or to comply with any covenant, agreement or requirement hereof during the time LESSEE is relieved from the obligation to comply with such covenants, agreements or requirements. In no event shall the suspension of obligations as permitted under this paragraph exceed two years.

12. LESSEE's Use of the Surface of the Leased Premises.

a) Notice of Intent to Use the Surface. LESSEE assumes the risk of use of the surface of the Leased Premises and agrees to use the minimum amount of acreage that is necessary for a prudent operator in the operations permitted. LESSEE shall give the surface owner of record at least 30 days, but not more than 60 days, advance written notice of its intention to use the surface of the Leased Premises. If LESSOR owns the surface, the notice shall be directed to LESSOR's Resource Manager at _____ (the "Resource Manager"). With this notice, LESSEE shall include a map showing the area it plans to use and the location of the proposed facilities. The surface owner may salvage for its account all or so much of the forest products from this area, as it desires within the 30 to 60 days after receipt of notice. LESSEE shall dispose of the forest products not salvaged by the surface owner from such area, in a manner stipulated by, or acceptable to the surface owner, to prevent hazards from fire and insect infestation to forest products on the Leased Premises and on adjacent lands. LESSEE agrees to pay all costs of improvements to any roads on the Leased Premises the road for its usage, maintain the roads in good condition during such usage, and

use the roads in a prudent manner so as not to interfere with LESSOR's use of such roads.

b) Damage Payments. LESSEE assumes for itself, its agents and invitees, the liability for prompt payment to surface owner for any and all damages to surface owner's property, equipment, timber and other improvements located on the Leased Premises that may be caused by the operations of LESSEE, its agents and invitees on the Leased Premises.

13. Prudent Operator. LESSEE shall conduct its operations on the Leased Premises in a prudent, modern, efficient and safe manner. By way of illustration, but not limitation, LESSEE shall immediately repair any water leaks from pipelines, wellheads or pumping stations located on the Leased Premises.

14. Pipelines. If LESSEE shall construct any pipelines or water distribution systems on the Leased Premises, it shall bury all such pipelines or distribution systems to a minimum depth of 36 inches below the surface of the earth, or at such other depth as may be authorized by LESSOR.

15. Compliance with Regulations. LESSEE shall conduct operations in full compliance with the related regulations established by the appropriate State or Governmental Authority having jurisdiction in such matters. The obligations imposed by this paragraph shall survive expiration or termination of this Lease.

16. Debris. All refuse generated by LESSEE'S operations on the Leased Premises, including without limitation, lunch or snack containers, paper, cans, oilcans, bottles, filters, tires, and discarded equipment, must be disposed of properly away from the Leased Premises.

17. Environmental Definitions. As used in this Lease the term "Environmental Law" shall mean, any federal, state or local law, statute, decree, ordinance, code, rule, or regulation, including, without limiting the generality of the foregoing, the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Toxic Substance Control Act of 1976, and any federal, state or local so-called "Superfund" or "Superlien" law or ordinance relating to the emission, discharge, release, threatened release into the environment of any pollutant, contaminant, chemical, hazardous, toxic or dangerous waste, substance or material (including, without limitation, ambient air, surface water, groundwater or land), or otherwise relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, or handling of such substances and any regulations, codes, plans, orders, decrees, judgments, injunctions, notices or demand letters issued, entered, promulgated or approved thereunder. As used herein, the term "Hazardous Material" shall mean any pollutants, contaminants, chemicals, hazardous, toxic or dangerous waste, substance or material, or any other substance or material regulated or controlled pursuant to any

Environmental Law now or at any time hereafter in effect, including any other substances defined as "hazardous substances" or "toxic substances" in any Environmental Law.

18. General and Environmental Indemnification. LESSEE shall defend and indemnify and keep indemnified, and hold harmless, LESSOR from and against all actions or causes of action, claims, losses and damages of every kind, including costs and attorney's fees, incident to or in any manner resulting in injury to persons (including employees, agents, representatives, invitees and licensees of LESSEE, or others engaged by LESSEE), and damages to property or other legal consequences growing out of the use and occupancy of the Leased Premises and any and all operations or other work or services contemplated or undertaken thereon by LESSEE, its agents, representatives, or others engaged by it to perform the same, including without limitation all acts of commission or omission of LESSEE, its said agents, representatives, invitees, employees and licensees. LESSEE also indemnifies LESSOR and agrees to hold LESSOR harmless from and against any and all loss, liability, damage, injury, cost, expense and claims of any kind whatsoever paid, incurred or suffered by, or asserted against, LESSOR for, with respect to, or as a direct or indirect result of the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release from the Leased Premises of any Hazardous Material arising out of, in connection with or in any manner related to the use of the Leased Premises by LESSEE, including, without limiting the generality of the foregoing, any loss, liability, damage, injury, cost, expense or claim asserted or arising under any Environmental Law as defined below. This indemnity shall survive the expiration or earlier termination of this Lease.

19. Insurance. LESSEE covenants and agrees to obtain and maintain during the Term of this Lease the following insurance coverage:

a) General Liability. Commercial General Liability covering claims for bodily injury, death and property damage, including Comprehensive Form, Premises and Operations, Independent Contractors, Products and Completed Operations, Personal Injury, Contractual, Broadform Property Damage, Cross Liability and Hostile Fire liability coverages, with a combined single limit of $1,000,000 for bodily injury, death and property damage each or per occurrence and $2,000,000 general aggregate, with pollution coverage, in an amount of not less than $1,000,000 Additionally, the policy shall not exclude X, C or U (Explosion, Collapse or Underground) or Subsidence. As used in this Lease "Subsidence" is defined as sinking or settling of land caused by heavy rains or man-made caverns. Subsidence does not include earth movement caused by an earthquake.

b) Umbrella Liability. Excess Liability insurance providing limits of not less than $10,000,000 each occurrence and annual aggregate over General Liability, Automobile Liability, and Employers Liability.

c) Environmental Liability. Pollution Legal Liability providing On-Site Clean-up protection and Third Party Off-Site Cleanup of Pollution Conditions, as well as protection for Bodily Injury and Property Damage resulting from operations granted under this Lease. Limit of Liability shall be not less than $10,000,000. LESSOR shall be an Additional Insured.

d) Automobile Liability. Comprehensive Automobile Liability covering owned, non-owned, hired and other vehicles, with a combined single limit of $1,000,000 for bodily injury, death and property damage per occurrence and $1,000,000 general aggregate.

e) Fire and Extended Coverage Insurance on Improvements and Personalty. During the Term of this Lease, LESSEE shall keep all improvements, installations, machinery and equipment placed by it and all other personal property placed by it on the Leased Premises continuously insured against loss or damage by theft, fire or lightning (with extended coverage if available) in an amount equal to the fair market value thereof, subject to reasonable and customary deductibles. If at the time of any loss LESSEE is in default to LESSOR, LESSOR may require the proceeds be paid to LESSOR, to satisfy LESSEE's obligations to LESSOR. If LESSEE is not in default under this Lease, the proceeds shall be used for the repair or restoration of the property regarding which loss occurred, if the property is needed for the future development of the Leased Premises.

f) Workers' Compensation. LESSEE covenants and agrees that all employees of LESSEE or any other persons performing work on the Leased Premises pursuant to this Lease will be fully covered by or insured always by Workers' Compensation. LESSEE shall comply with all applicable Workers' Compensation laws, rules and regulations of the state in which the Leased Premises is located and shall make all necessary contributions or other payments.

g) Employer's Liability. Employer's Liability insurance in an amount of not less than $500,000 each accident.

h) Policy Requirements. All certificates of insurance furnished by LESSEE to evidence insurance coverage shall provide for thirty days written notice by the insurance company to the designated representative of LESSOR before the cancellation, material change or non-renewal of any insurance policy referred to in this Lease. All liability insurance policies shall be written on an "occurrence" policy form and by insurance companies acceptable to LESSOR with a Best's Key Rating Guide of B+ or better, with a financial rating of at least VI. If LESSEE fails at any time to maintain the insurance coverage as required above, LESSEE shall cease operations immediately and shall not

resume operations pursuant to this Lease until after the failure has been corrected. Except for Workers' Compensation Insurance, LESSOR and its subsidiaries and/or affiliates shall be named as an Additional Insured on all such required policies. The additional insured endorsement must be ISO CG20 10 11 85 or other form with like wording. If the additional insured endorsement is not ISO CG20 10 11 85 or like form, LESSEE must maintain Completed Operations coverage with additional insured extension for a period of two (2) years after completion and acceptance by LESSOR of the work performed. LESSEE shall be responsible for payment of any and all deductibles from insured claims under its policies. The coverage afforded under any insurance policy obtained by LESSEE pursuant to this Paragraph shall be primary coverage regardless of whether or not LESSOR has similar coverage. LESSEE shall not perform any operations on the Leased Premises unless and until evidence of such insurance, including renewals thereof, has been delivered to and approved by LESSOR. LESSOR reserves the right to require a certified copy of the policies or to examine the actual policies. LESSEE shall not self-insure any of the insurance coverages required by this Lease without the prior written consent of LESSOR. The minimum limits of coverage required by this Lease may be satisfied by a combination of primary and excess or umbrella insurance policies. The maintenance of this insurance shall not in any way operate to limit the liability of LESSEE to LESSOR under this Lease.

i) Certificate of Insurance Evidencing Coverage. LESSEE shall give LESSOR's Resource Manager a certificate of insurance evidencing the above coverage before conducting any operations on the Leased Premises. The certificate shall provide for 10 days written notice by the insurance company to the designated representative of LESSOR before the cancellation, material change or non-renewal of the policy. If LESSEE fails at any time to maintain the insurance coverage as required above, LESSEE shall cease operations on the Leased Premises immediately and shall not resume operations until the failure has been corrected. The coverage afforded under any insurance policy obtained by LESSEE pursuant to this paragraph shall be primary coverage regardless of whether or not LESSOR has similar coverage. Except for Workers' Compensation and employer liability insurance, LESSOR shall be named as additional insured under all policies of insurance issued to LESSEE according to the terms of this Lease. LESSEE shall not self-insure any of the insurance coverage required by this Lease without the prior written consent of LESSOR.

20. Data and Reports to LESSOR. LESSEE agrees it shall furnish LESSOR when practicable after receipt and without cost to LESSOR, copies of Title Opinions and State or Federal conservation orders or regulations pertaining to the Leased Premises.

21. Retention and Audit of Records. LESSEE shall keep and preserve for at least five years accurate records showing the quantity of water produced and saved from the Leased Premises in such detail sufficient for LESSOR to verify its Royalty is being properly paid (the "Records"). LESSOR and its agents ("Auditor"), with at least 14 days notice, shall have access at all reasonable business hours to the Records. LESSEE also hereby grants to Auditor, the right to obtain from any purchaser of water from the Leased Premises information as to the quantity of water purchased.

22. Surrender of Acreage. LESSEE may at any time execute and deliver to LESSOR or place of record a release or releases covering any portion or portions of the Leased Premises and thereby surrender this Lease as to such portion or portions.

23. Defaults and Remedies.

a) Default. LESSEE shall be in "Default" if LESSEE shall at any time fail to provide any Monthly Statement when due or fail to pay as and when due any royalty or Damages to the surface owner, under paragraph 12, required to be paid hereunder, and the failure continues for fifteen (15) days after written notification of such Default; provided, however, that if there is a dispute as to the amount due and all undisputed amounts are paid and Monthly Statements received by LESSOR, the 15-day period shall be extended until five days after such dispute is settled by final court decree, arbitration or agreement. LESSEE shall also be in "Default" if LESSEE shall fail to perform or be guilty of a breach of any one or more of any of the terms, conditions, covenants, stipulations, and agreements of this Lease relating to matters other than the payment of money and shall fail within 15 days after written notice of the breach shall have been given by LESSOR to LESSEE, to cure the breach, if cure is possible within the 15 day period, or if not to begin to cure and thereafter diligently pursue cure of any breach, provided that immediately upon receipt of written demand from LESSOR, LESSEE will terminate all operations hereunder until such time as LESSEE has cured the breach to the satisfaction of LESSOR.

b) Forfeiture. If LESSEE is in Default, LESSOR shall have the right to terminate this Lease and to enter the Leased Premises and hold and possess the same, and all the property of the LESSEE thereon, free and acquit from any claims of LESSEE thereto.

c) Right to take Possession Without Forfeiture. If LESSOR takes possession of the Leased Premises as a result of Default, LESSOR shall have the option, to divide the Leased Premises in any manner LESSOR may determine and to lease the Leased Premises or portions thereof as LESSOR may elect. LESSOR reserves the right to bring action or proceedings for the recovery of any deficits remaining unpaid, as LESSOR may believe appropriate.

d) No Waiver. A waiver by LESSOR of any Default under this Lease shall not prevent the right of LESSOR to forfeit this Lease for any other cause, or for the same cause occurring at any other time. The receipt by LESSOR from LESSEE of payments after the occurrence of any Default, or the continued recognition by LESSOR of LESSEE as its tenant after the occurrence of any Default shall not be deemed a waiver of LESSOR's right of forfeiture, so long as the cause of forfeiture continues to exist. Receipt and acceptance by LESSOR of any amounts tendered by LESSEE shall not constitute an agreement by LESSOR that the amounts are the proper amounts due or a waiver of LESSOR's claims for greater amounts. All payments by LESSEE to LESSOR shall apply on the items longest past due, and the receipt of any such payment shall not be a waiver either of the right of distress or the right of forfeiture or any other remedy available to LESSOR with respect to items which remain undischarged after crediting the payments.

e) Removal of Equipment and Improvements Upon Termination by Default. Upon the termination of this Lease for Default any personal property and all permanent improvements shall, at LESSOR's option, be and become the property of LESSOR or be removed from the Leased Premises at the direction of LESSOR, but at the sole expense of LESSEE.

24. Release of Acreage and Removal of Property and Fixtures. When this lease or any portion of it expires or is terminated, for any reason whatsoever, LESSEE agrees to furnish LESSOR, within 30 days thereafter, a Release covering that portion of the Leased Premises so affected in appropriate form and duly executed, in order that the Release may be placed of public record. LESSEE shall have 90 days from the date of the Release to remove from the released acreage any property or fixtures placed by LESSEE on the abandoned land. Unless the time period is extended by written consent of LESSOR, any property or fixtures of LESSEE left on the abandoned land after the appropriate removal date shall, at the option of LESSOR, become LESSOR's property and fixtures or be removed from such land at the direction of LESSOR but at the sole expense of LESSEE.

25. Notices. All notices and payments, except that notice to the Resource Manager, given under the terms of this Lease shall be directed as follows:

To LESSOR: EVANS PROPERTIES, INC.
660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

With Copy to: EVANS UTILITIES, INC.
660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

To LESSEE: SKYLAND UTILITIES, LLC.
660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

or to such other address as each party may designate by written notice to the other party. The deposit in the mail of any letter so addressed and with postage prepaid shall, for this Lease, be notice to the addressees of the contents of the letter.

26. Dispute Resolution. Except as otherwise provided herein, in the event of any disputes, claims and other matters in question between LESSOR and LESSEE arising out of the terms and conditions of this Lease and the performance of either party hereunder, LESSOR and LESSEE shall attempt in good faith to resolve such matter promptly by negotiation between senior executives who have authority to settle the controversy and who do not have direct responsibility for administration of this Lease.

27. Liens. LESSEE shall conduct its operations in such a manner as to prevent any lien from being attached to the Leased Premises. If any lien should so attach, LESSEE shall take immediate steps to liquidate the indebtedness represented by the lien to remove the lien from the public records. Always LESSEE shall hold LESSOR harmless and indemnify it against the effect of any such lien or purported lien.

28. No Modification. The terms and conditions of this Lease may not be modified, altered or amended except by a writing that is executed by LESSOR and LESSEE and of equal formality with this Lease.

29. Assignments. This Lease may not be assigned in whole or in part by LESSEE without the prior written consent of LESSOR. In the event of any such assignment, LESSEE shall not be released from its obligation relative to the payment of royalties or from the performance of any of the other obligations or conditions herein contained.

30. Prior Agreements. This Lease constitutes the sole and entire existing agreement between LESSOR and LESSEE and expresses all the obligations of and the restrictions imposed upon LESSOR and LESSEE. All prior agreements and commitments, whether oral or written, between the parties are either superseded by specific paragraphs of this Lease or, without such coverage, specifically withdrawn.

31. Headings. The use of headings in this Lease is solely for the convenience of indexing the various paragraphs and shall in no event limit or defines or otherwise affects any provision in this Lease.

IN WITNESS WHEREOF, this instrument is executed effective the date first above written.

WITNESSES:

Shannon Skinner

Shannon Skinner

Mary A Lemore

Mary A Lemore

LESSOR

EVANS PROPERTIES, INC., a Florida corporation

By: Ronald L Edwards

Print Name: RONALD L. EDWARDS

Title: PRESIDENT

LESSEE

SKYLAND UTILITIES, LLC, a Florida limited liability company

By: Ronald L Edwards

Print Name: RONALD L. EDWARDS

Title: MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 1st day of October, 2009, by RONALD L. EDWARDS, as the PRESIDENT of EVANS PROPERTIES, INC., a Florida corporation, on behalf of the corporation. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Debra Turner-Bunnell
Notary Public - State of Florida

Notary Public State of Florida
Debra Turner-Bunnell
My Commission DD749397
Expires 01/16/2012

STATE OF FLORIDA

COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 1st day of October, 2009, by RONALD L. EDWARDS, as the MANAGER of SKYLAND UTILITIES, LLC, a Florida limited liability company, on behalf of the company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Debra Turner-Bunnell
Notary Public - State of Florida

Notary Public State of Florida
Debra Turner-Bunnell
My Commission DD749397
Expires 01/16/2012

EXHIBIT "A "

LEGAL DESCRIPTION

Appendix V

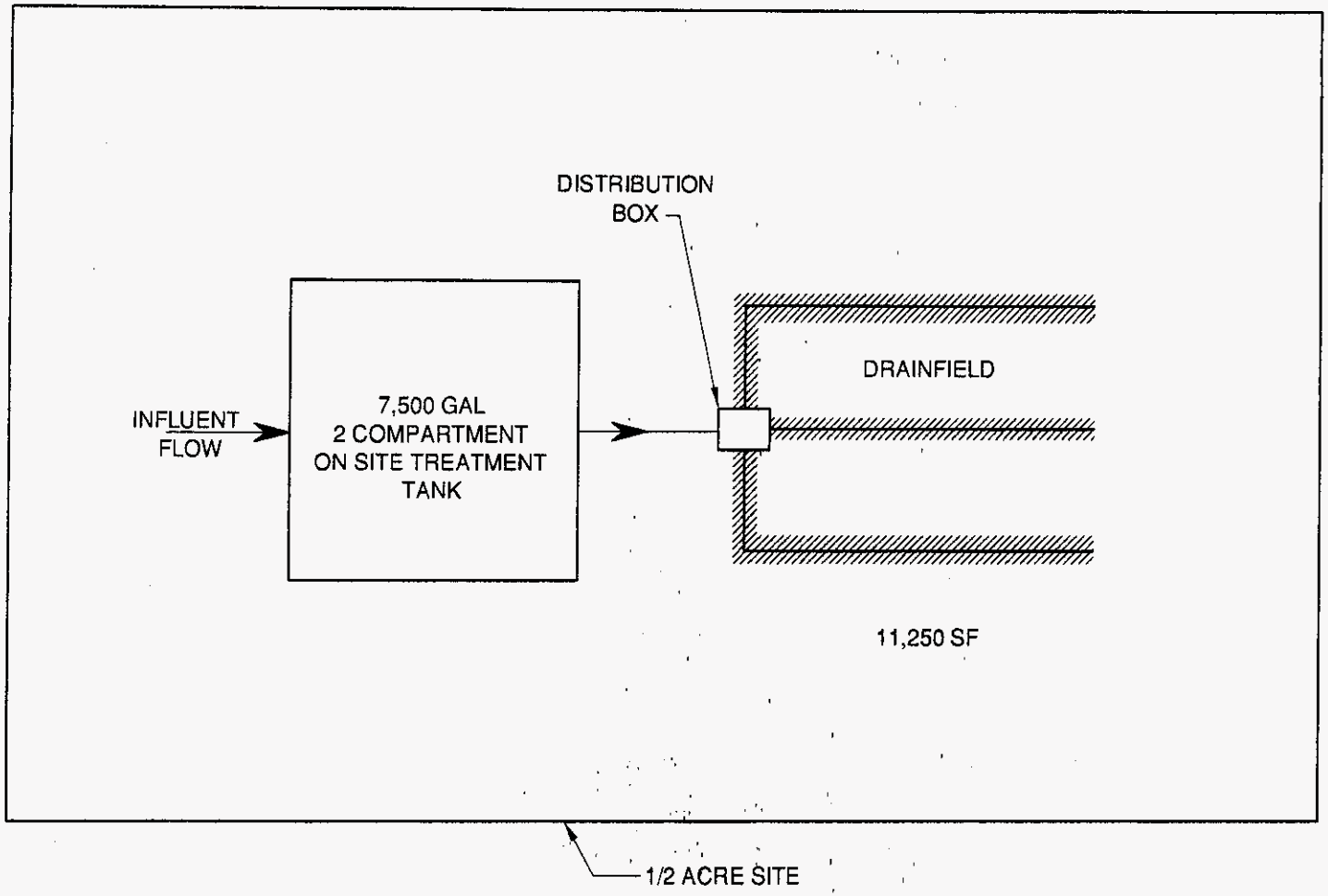
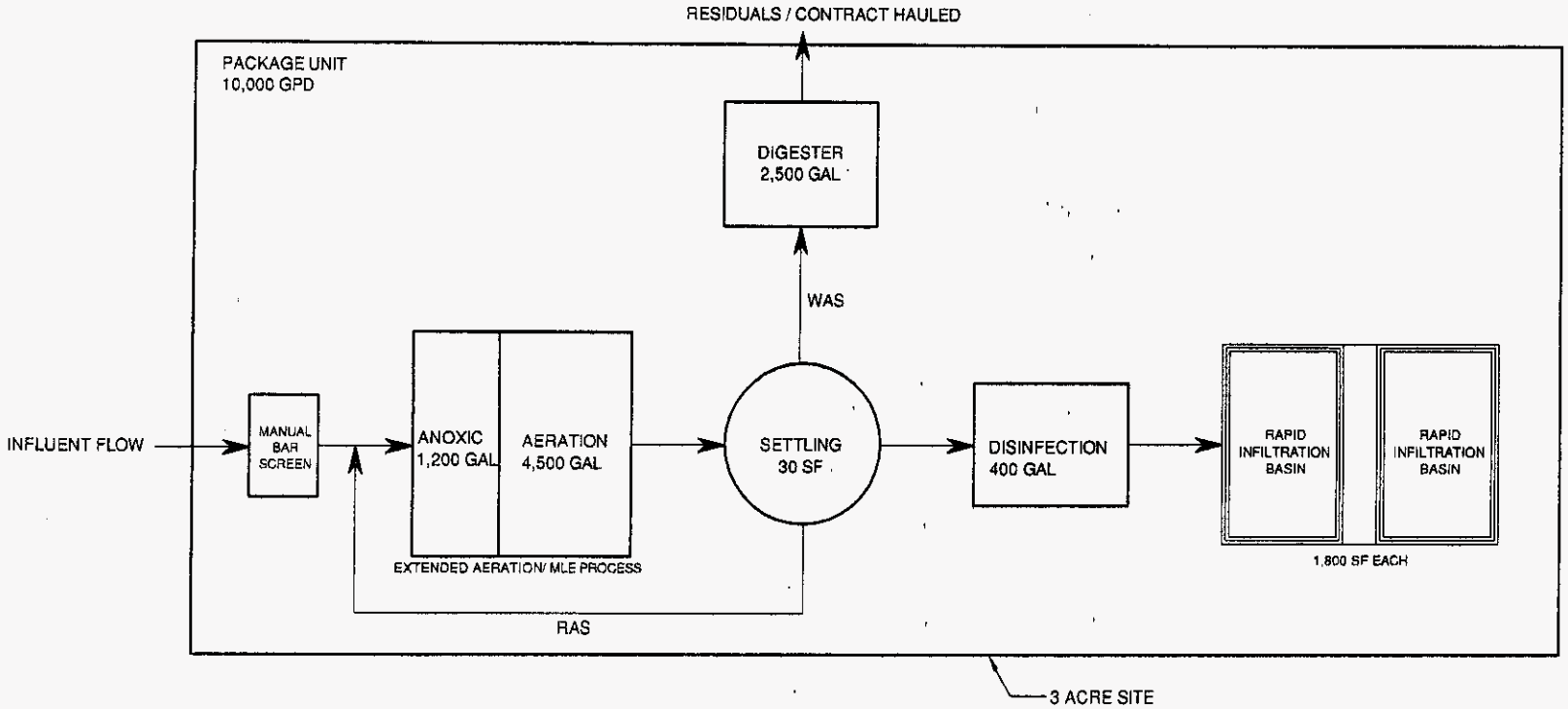


FIGURE F-1A

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 1
CONCEPTUAL 7,500 GPD ON SITE TREATMENT SYSTEM SCHEMATIC

PO #675380

gai consultants
transforming ideas into reality
301 E. Pine Street - Suite 1020
Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070

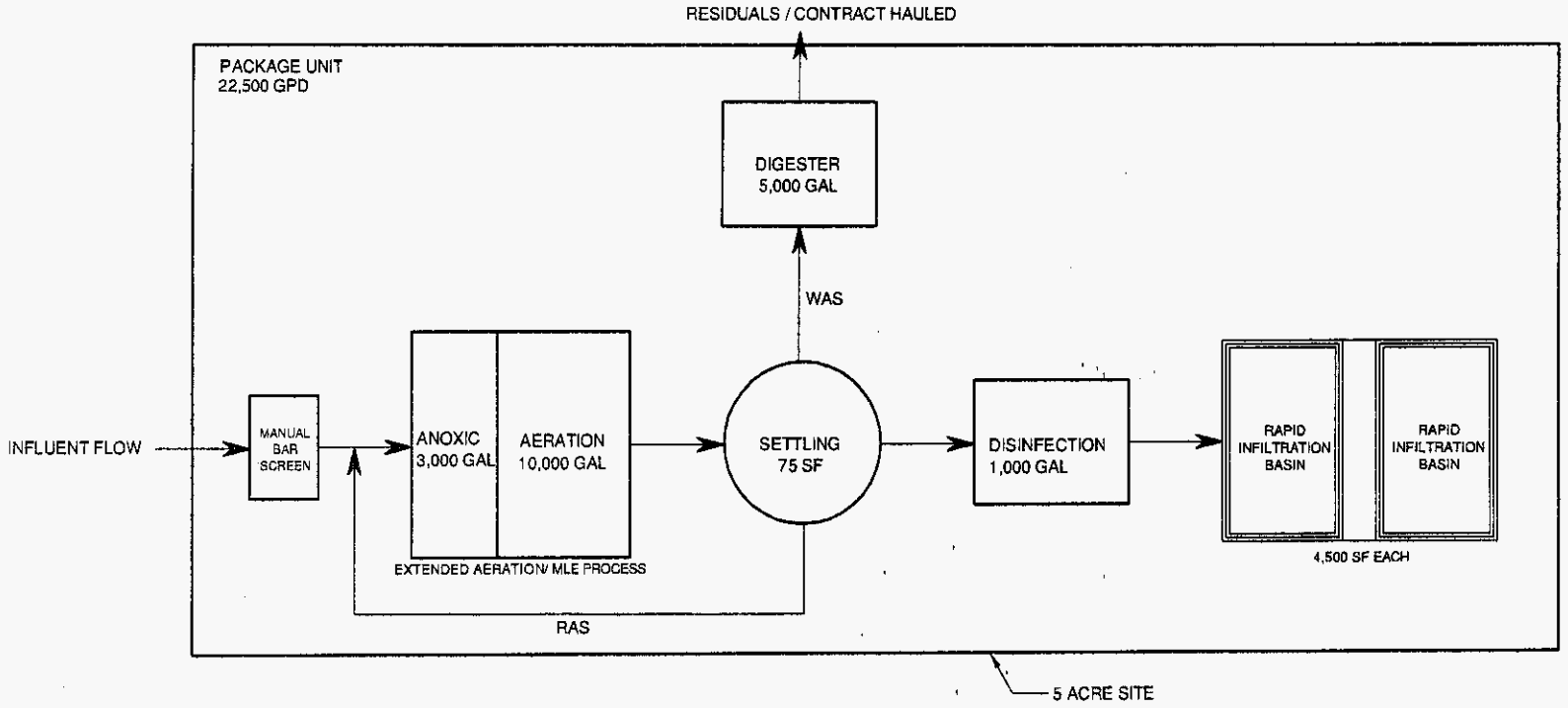


F-2A FIGURE

SKYLAND UTILITIES, LLC
HERNANDO COUNTY ID 2
CONCEPTUAL 10,000 GPD WWTP SCHEMATIC

PO #675380

gai consultants
transforming ideas into reality
301 E. Pine Street - Suite 1020
Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070



F-3A FIGURE

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 3
CONCEPTUAL 22,500 GPD WWTP SCHEMATIC

PO #675380

gai consultants
transforming ideas into reality
301 E. Pine Street - Suite 1020
Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070

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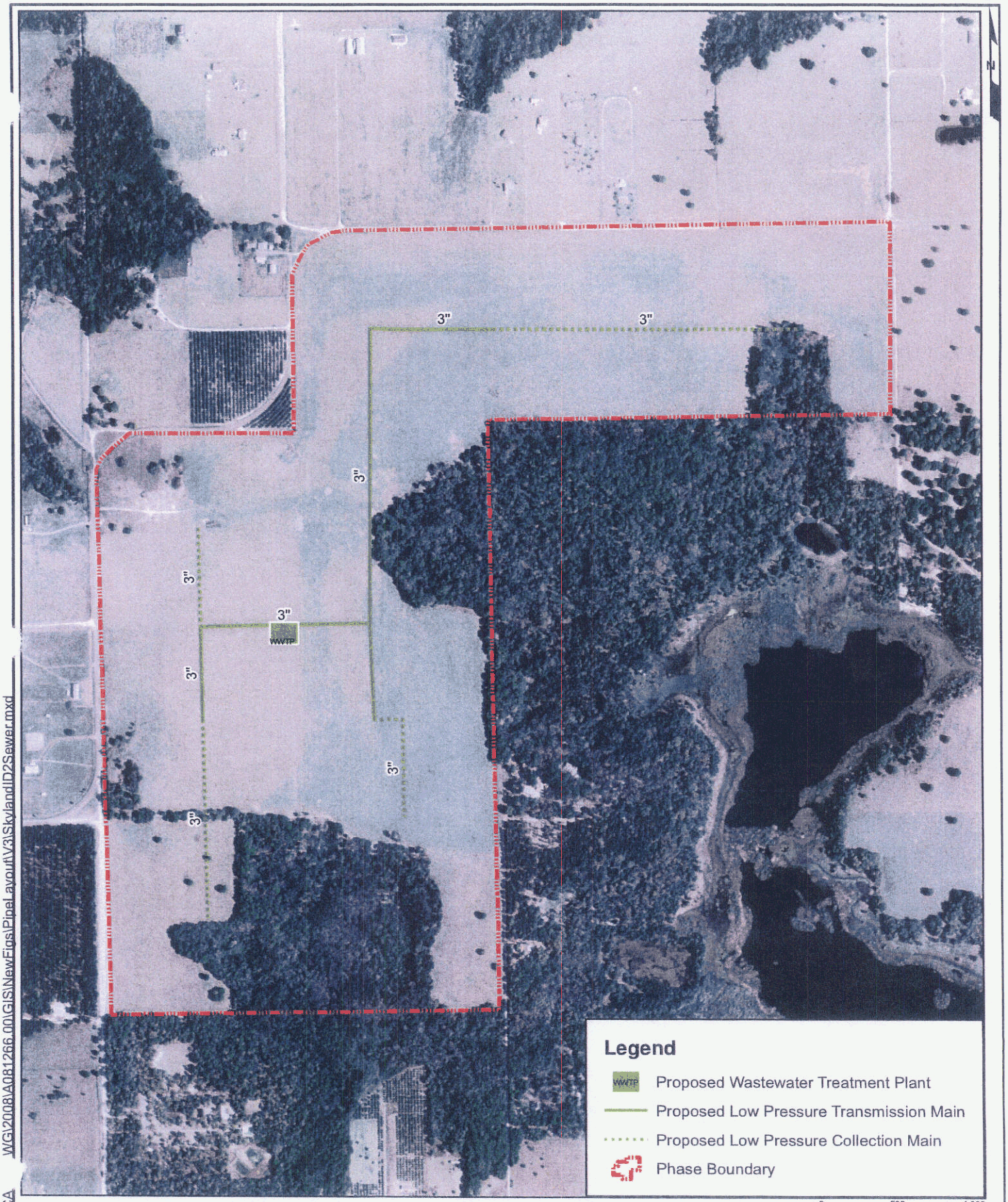
F-1B

FIGURE

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 1
CONCEPTUAL WASTEWATER COLLECTION SYSTEM LAYOUT

PO #675380

gai consultants
transforming ideas into reality
301 E. Pine Street - Suite 1020
Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070



P:\ORL\HCD\CA

WG\2008\A081266.00\GIS\NewFigs\PipeLayout\V3\SkylandID2Sewer.mxd

gai consultants
transforming ideas into reality
301 E. Pine Street - Suite 1020
Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070

SKYLAND UTILITIES, LLC
HERNANDO COUNTY ID 2
CONCEPTUAL WASTEWATER COLLECTION SYSTEM LAYOUT

FIGURE
F-2B

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FIGURE F-3B

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 3
CONCEPTUAL WASTEWATER COLLECTION SYSTEM LAYOUT

PO #675380

gai consultants
transforming ideas into reality
301 E. Pine Street - Suite 1020
Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070

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F-4B FIGURE

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 4
CONCEPTUAL WASTEWATER COLLECTION SYSTEM LAYOUT

PO #675380

gai consultants
transforming ideas into reality
301 E. Pine Street - Suite 1020
Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070

WASTEWATER LEASE AGREEMENT

THIS WASTEWATER LEASE AGREEMENT (this "Lease") made as of October 1, 2009 ("Effective Date"), between EVANS PROPERTIES, INC., a Florida corporation whose mailing address is 660 Beachland Boulevard, Suite 301, Vero Beach, Florida 32963 ("LESSOR") and SKYLAND UTILITIES, LLC a Florida limited liability company ("LESSEE"), whose mailing address is 660 Beachland Boulevard, Suite 301, Vero Beach, Florida 32963.

WITNESSETH:

1. Granting Clause. LESSOR, in consideration of the covenants, consideration, royalties, and the agreements of LESSEE herein contained, grants, leases and lets unto LESSEE, upon the terms herein set forth, the exclusive right to construct, operate and maintain thereon a wastewater treatment facility, including collection system, spray fields and related uses (the "Wastewater Facility") on approximately 9 acres more or less, located in Hernando County and Pasco County, Florida (the "Leased Premises"). A more detailed description of the Leased Premises is attached as Exhibit "A".

2. No Warranty of Title. LESSOR does not warrant title to the Leased Premises or the surface rights hereunder. LESSEE covenants with LESSOR that LESSEE's operations shall not violate the rights of any third persons not parties to this Lease, whether those rights are documented or apparent from an examination of the Leased Premises.

3. Limitation of Rights Granted. The rights and privileges granted by this Lease are limited to the rights and privileges LESSOR possesses and has lawful right to lease, and this Lease shall not be construed as leasing or attempting to lease to LESSEE any rights and privileges other or more than those that are vested in LESSOR.

4. Exceptions and Reservations. LESSOR excepts and reserves all oil, gas, timber, and minerals not specifically leased under this Lease for all purposes together with full and free rights of ingress and egress as may be necessary or convenient in the proper development and uses thereof or of other lands. The rights and privileges excepted and reserved to LESSOR shall be exercised with due regard for the operations of LESSEE under this Lease, and in a manner as to not unreasonably interfere with the operations of LESSEE.

5. Primary Term. Subject to the provisions below, this Lease is for a term of twenty years from the Effective Date (the "Primary Term").

6. Delay Rentals. If operations are not commenced on the Leased Premises on or before one year from the Effective Date, this Lease will terminate unless on or before such anniversary date LESSEE pays LESSOR a delay rental of One Dollar ($1.00) per acre, which shall cover the privilege of deferring commencement of operations for 12

months. In like manner and upon like payments annually the commencement of operations may be further deferred for successive 12-month periods during the Primary Term.

7. Rental Payments.

a) Annual Rent. LESSEE shall pay to LESSOR an annual rental payment of $200.00 per acre per site, plus any applicable tax, (the "Annual Rent") all as compensation for the LESSEE's right to LESSOR's property and the impact of LESSEE's right to utilize the surface and the impact of such uses on the Leased Premises.

b) Adjustments to the Annual Rent . At least ninety (90) days but not earlier than one hundred twenty (120) days prior to the end of the third year of this Lease, and within the same period prior to the end of each succeeding 3-year period, LESSEE and LESSOR shall renegotiate the Annual Rent to be paid over the next 3-year period. The purpose of renegotiating the Annual Rent is to reflect the increase in the fair value of the Leased Premises.

c) Resolution of Impasse. If LESSEE and LESSOR are unable to agree on the amount of increase in the Annual Rent to be paid over the subject 3-year period, then at least forty-five (45) days but not earlier than ninety (90) days prior to the commencement of the subject 3-year period, LESSEE and LESSOR shall agree upon a qualified appraiser who will calculate the increase in the Annual Rent to be paid over the subject 3-year period. If the parties are unable to agree upon an appraiser to be used, then LESSEE and LESSOR shall select a qualified appraiser of its choice and make the calculations, and the average of the two appraisers shall be binding on the parties. Calculations by the appraiser or appraisers shall in either case be made and delivered to LESSEE and LESSOR at least fifteen (15) days prior to the commencement of the subject 3-year period. Neither the calculations of the appraiser or appraisers nor anything contained herein shall operate to reduce the Annual Rent below the amount of the Annual Rent in effect at the time the negotiations or calculations are conducted as set forth herein or below the then existing Annual Rent plus inflation using the compounded index percentage approved for regulated wastewater utilities by the Florida Public Service Commission for each intervening year since that last Annual Rent amount was set.

d) Effect of Restrictions In addition to renegotiating the Annual Rent every 3 years as set forth above, any time that, in LESSOR's reasonable opinion, the impact of any local, regional, state, or federal rule, ordinance, law, or policy directly or indirectly affects LESSOR's use of the Leased Premises or its other lands not subject to this Lease by further restricting or requiring changes in land or Wastewater Facility uses, or as a result of effluent disposal or activities related to effluent disposal, LESSEE and LESSOR shall renegotiate the Annual Rent . The purpose of this renegotiation shall be to reflect the diminution in value of the affected Leased Premises or other lands of LESSOR. At anytime that LESSOR reasonably deems such diminution in

value to have occurred, LESSOR shall notify LESSEE in writing and, within forty-five (45) days thereof, Owner and LESSEE shall renegotiate the Annual Rent to compensate LESSOR for the diminution in value. If LESSOR and LESSEE are unable to agree on a renegotiated Annual Rent, then LESSEE and LESSOR shall agree upon a qualified appraiser who will calculate such compensation. If the parties are unable to agree upon a qualified appraiser to be used, the LESSOR and LESSEE shall each select a qualified appraiser of its choice to make the necessary calculations, and the average of the two appraisers shall be binding on the parties.

e) Utilities In addition to the Annual Rent LESSEE agrees to pay for all electricity, gas, water, wastewater, telephone and other utility or third party services used by it on or about the Leased Premises.

8. Payment of Taxes, Mortgage or Liens. LESSEE, at its option, may pay any tax, mortgage or other lien bearing upon the Leased Premises and/or LESSOR's rights hereunder with the right to enforce it and apply rentals accruing hereunder toward recouping the payment.

9. Force Majeure. If any operation permitted or required in this Lease, or the performance by LESSEE of any covenant, agreement or requirement hereof is delayed or interrupted directly or indirectly by any past or future acts, orders, regulations or requirements of the Government of the United States or any state or other governmental body, or any agency, officer, representative or authority of any of them, or because of delay or inability to get materials, labor, equipment or supplies, or on account of any other similar or dissimilar cause beyond the control of LESSEE, the period of such delay or interruption is not counted against LESSEE, and the Primary Term of this Lease is automatically extended, so long as the cause or causes for such delays or interruptions continue and for a period of two months thereafter; and such extended term shall constitute and shall be considered for the purposes of this Lease as a part of the Primary Term. LESSEE shall not be liable to LESSOR in damages for failure to perform any operation permitted, or required hereunder or to comply with any covenant, agreement or requirement hereof during the time LESSEE is relieved from the obligation to comply with such covenants, agreements or requirements. In no event shall the suspension of obligations as permitted under this paragraph exceed two years.

10. LESSEE's Use of the Surface of the Leased Premises.

a) Notice of Intent to Use the Surface. LESSEE assumes the risk of use of the surface of the Leased Premises and agrees to use the minimum amount of acreage that is necessary for a prudent operator in the operations permitted. LESSEE shall give the surface owner of record at least 30 days, but not more than 60 days, advance written notice of its intention to use the surface of the Leased Premises. If LESSOR owns the surface, the notice shall be directed to LESSOR's Resource Manager at _____ (the "Resource Manager"). With this notice, LESSEE shall include a map

showing the area it plans to use and the location of the proposed facilities. The surface owner may salvage for its account all or so much of the forest products from this area, as it desires within the 30 to 60 days after receipt of notice. LESSEE shall dispose of the forest products not salvaged by the surface owner from such area, in a manner stipulated by, or acceptable to the surface owner, to prevent hazards from fire and insect infestation to forest products on the Leased Premises and on adjacent lands. LESSEE agrees to pay all costs of improvements to any roads on the Leased Premises the road for its usage, maintain the roads in good condition during such usage, and use the roads in a prudent manner so as not to interfere with LESSOR's use of such roads.

b) Damage Payments. LESSEE assumes for itself, its agents and invitees, the liability for prompt payment to surface owner for any and all damages to surface owner's property, equipment, timber and other improvements located on the Leased Premises that may be caused by the operations of LESSEE, its agents and invitees on the Leased Premises.

11. Prudent Operator. LESSEE shall conduct its operations on the Leased Premises in a prudent, modern, efficient and safe manner.

12. Compliance with Regulations. LESSEE shall conduct operations in full compliance with the related regulations established by the appropriate federal, state, regional, and local Governmental Authority having jurisdiction in such matters. The obligations imposed by this paragraph shall survive expiration or termination of this Lease.

13. Debris. All refuse generated by LESSEE'S operations on the Leased Premises, including without limitation, lunch or snack containers, paper, cans, oilcans, bottles, filters, tires, and discarded equipment, must be disposed of properly away from the Leased Premises.

14. Environmental Definitions. As used in this Lease the term "Environmental Law" shall mean, any federal, state or local law, statute, decree, ordinance, code, rule, or regulation, including, without limiting the generality of the foregoing, the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Toxic Substance Control Act of 1976, and any federal, state or local so-called "Superfund" or "Superlien" law or ordinance relating to the emission, discharge, release, threatened release into the environment of any pollutant, contaminant, chemical, hazardous, toxic or dangerous waste, substance or material (including, without limitation, ambient air, surface water, groundwater or land), or otherwise relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, or handling of such substances and any regulations, codes, plans, orders, decrees, judgments, injunctions, notices or demand letters issued, entered, promulgated or

approved thereunder. As used herein, the term "Hazardous Material" shall mean any pollutants, contaminants, chemicals, hazardous, toxic or dangerous waste, substance or material, or any other substance or material regulated or controlled pursuant to any Environmental Law now or at any time hereafter in effect, including any other substances defined as "hazardous substances" or "toxic substances" in any Environmental Law.

15. General and Environmental Indemnification. LESSEE shall defend and indemnify and keep indemnified, and hold harmless, LESSOR from and against all actions or causes of action, claims, losses and damages of every kind, including costs and attorney's fees, incident to or in any manner resulting in injury to persons (including employees, agents, representatives, invitees and licensees of LESSEE, or others engaged by LESSEE), and damages to property or other legal consequences growing out of the use and occupancy of the Leased Premises and any and all operations or other work or services contemplated or undertaken thereon by LESSEE, its agents, representatives, or others engaged by it to perform the same, including without limitation all acts of commission or omission of LESSEE, its said agents, representatives, invitees, employees and licensees. LESSEE also indemnifies LESSOR and agrees to hold LESSOR harmless from and against any and all loss, liability, damage, injury, cost, expense and claims of any kind whatsoever paid, incurred or suffered by, or asserted against, LESSOR for, with respect to, or as a direct or indirect result of the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release from the Leased Premises of any Hazardous Material arising out of, in connection with or in any manner related to the use of the Leased Premises by LESSEE, including, without limiting the generality of the foregoing, any loss, liability, damage, injury, cost, expense or claim asserted or arising under any Environmental Law as defined below. This indemnity shall survive the expiration or earlier termination of this Lease.

16. Insurance. LESSEE covenants and agrees to obtain and maintain during the Term of this Lease the following insurance coverage:

a) General Liability. Commercial General Liability covering claims for bodily injury, death and property damage, including Comprehensive Form, Premises and Operations, Independent Contractors, Products and Completed Operations, Personal Injury, Contractual, Broadform Property Damage, Cross Liability and Hostile Fire liability coverages, with a combined single limit of $1,000,000 for bodily injury, death and property damage each or per occurrence and $2,000,000 general aggregate, with pollution coverage, in an amount of not less than $1,000,000 Additionally, the policy shall not exclude X, C or U (Explosion, Collapse or Underground) or Subsidence. As used in this Lease "Subsidence" is defined as sinking or settling of land caused by heavy rains or man-made caverns. Subsidence does not include earth movement caused by an earthquake.

b) Umbrella Liability. Excess Liability insurance providing limits of not less than $10,000,000 each occurrence and annual aggregate over General Liability, Automobile Liability, and Employers Liability.

c) Environmental Liability. Pollution Legal Liability providing On-Site Clean-up protection and Third Party Off-Site Cleanup of Pollution Conditions, as well as protection for Bodily Injury and Property Damage resulting from operations granted under this Lease. Limit of Liability shall be not less than $10,000,000. LESSOR shall be an Additional Insured.

d) Automobile Liability. Comprehensive Automobile Liability covering owned, non-owned, hired and other vehicles, with a combined single limit of $1,000,000 for bodily injury, death and property damage per occurrence and $1,000,000 general aggregate.

e) Fire and Extended Coverage Insurance on Improvements and Personalty. During the Term of this Lease, LESSEE shall keep all improvements, installations, machinery and equipment placed by it and all other personal property placed by it on the Leased Premises continuously insured against loss or damage by theft, fire or lightning (with extended coverage if available) in an amount equal to the fair market value thereof, subject to reasonable and customary deductibles. If at the time of any loss LESSEE is in default to LESSOR, LESSOR may require the proceeds be paid to LESSOR, to satisfy LESSEE's obligations to LESSOR. If LESSEE is not in default under this Lease, the proceeds shall be used for the repair or restoration of the property regarding which loss occurred, if the property is needed for the future development of the Leased Premises.

f) Workers' Compensation. LESSEE covenants and agrees that all employees of LESSEE or any other persons performing work on the Leased Premises pursuant to this Lease will be fully covered by or insured always by Workers' Compensation. LESSEE shall comply with all applicable Workers' Compensation laws, rules and regulations of the state in which the Leased Premises is located and shall make all necessary contributions or other payments.

g) Employer's Liability. Employer's Liability insurance in an amount of not less than $500,000 each accident.

h) Policy Requirements. All certificates of insurance furnished by LESSEE to evidence insurance coverage shall provide for thirty days written notice by the insurance company to the designated representative of LESSOR before the cancellation, material change or non-renewal of any insurance policy referred to in this Lease. All liability insurance policies shall be written on an "occurrence" policy form and by insurance companies acceptable to LESSOR

with a Best's Key Rating Guide of B+ or better, with a financial rating of at least VI. If LESSEE fails at any time to maintain the insurance coverage as required above, LESSEE shall cease operations immediately and shall not resume operations pursuant to this Lease until after the failure has been corrected. Except for Workers' Compensation Insurance, LESSOR and its subsidiaries and/or affiliates shall be named as an Additional Insured on all such required policies. The additional insured endorsement must be ISO CG20 10 11 85 or other form with like wording. If the additional insured endorsement is not ISO CG20 10 11 85 or like form, LESSEE must maintain Completed Operations coverage with additional insured extension for a period of two (2) years after completion and acceptance by LESSOR of the work performed. LESSEE shall be responsible for payment of any and all deductibles from insured claims under its policies. The coverage afforded under any insurance policy obtained by LESSEE pursuant to this Paragraph shall be primary coverage regardless of whether or not LESSOR has similar coverage. LESSEE shall not perform any operations on the Leased Premises unless and until evidence of such insurance, including renewals thereof, has been delivered to and approved by LESSOR. LESSOR reserves the right to require a certified copy of the policies or to examine the actual policies. LESSEE shall not self-insure any of the insurance coverages required by this Lease without the prior written consent of LESSOR. The minimum limits of coverage required by this Lease may be satisfied by a combination of primary and excess or umbrella insurance policies. The maintenance of this insurance shall not in any way operate to limit the liability of LESSEE to LESSOR under this Lease.

i) Certificate of Insurance Evidencing Coverage. LESSEE shall give LESSOR's Resource Manager a certificate of insurance evidencing the above coverage before conducting any operations on the Leased Premises. The certificate shall provide for 10 days written notice by the insurance company to the designated representative of LESSOR before the cancellation, material change or non-renewal of the policy. If LESSEE fails at any time to maintain the insurance coverage as required above, LESSEE shall cease operations on the Leased Premises immediately and shall not resume operations until the failure has been corrected. The coverage afforded under any insurance policy obtained by LESSEE pursuant to this paragraph shall be primary coverage regardless of whether or not LESSOR has similar coverage. Except for Workers' Compensation and employer liability insurance, LESSOR shall be named as additional insured under all policies of insurance issued to LESSEE according to the terms of this Lease. LESSEE shall not self-insure any of the insurance coverage required by this Lease without the prior written consent of LESSOR.

17. Data and Reports to LESSOR. LESSEE agrees it shall furnish LESSOR when practicable after receipt and without cost to LESSOR, copies of Title Opinions and State or Federal conservation orders or regulations pertaining to the Leased Premises, if any.

18. Surrender of Acreage. LESSEE may at any time execute and deliver to LESSOR or place of record a release or releases covering any portion or portions of the Leased Premises and thereby surrender this Lease as to such portion or portions.

19. Defaults and Remedies.

a) Default. LESSEE shall be in "Default" if LESSEE shall at any time fail to provide any Monthly Statement when due or fail to pay as and when due any royalty or Damages to the surface owner, under paragraph 10, required to be paid hereunder, and the failure continues for fifteen (15) days after written notification of such Default; provided, however, that if there is a dispute as to the amount due and all undisputed amounts are paid and Monthly Statements received by LESSOR, the 15-day period shall be extended until five days after such dispute is settled by final court decree, arbitration or agreement. LESSEE shall also be in "Default" if LESSEE shall fail to perform or be guilty of a breach of any one or more of any of the terms, conditions, covenants, stipulations, and agreements of this Lease relating to matters other than the payment of money and shall fail within 15 days after written notice of the breach shall have been given by LESSOR to LESSEE, to cure the breach, if cure is possible within the 15 day period, or if not to begin to cure and thereafter diligently pursue cure of any breach, provided that immediately upon receipt of written demand from LESSOR, LESSEE will terminate all operations hereunder until such time as LESSEE has cured the breach to the satisfaction of LESSOR.

b) Forfeiture. If LESSEE is in Default, LESSOR shall have the right to terminate this Lease and to enter the Leased Premises and hold and possess the same, and all the property of the LESSEE thereon, free and acquit from any claims of LESSEE thereto.

c) Right to take Possession Without Forfeiture. If LESSOR takes possession of the Leased Premises as a result of Default, LESSOR shall have the option, to divide the Leased Premises in any manner LESSOR may determine and to lease the Leased Premises or portions thereof as LESSOR may elect. LESSOR reserves the right to bring action or proceedings for the recovery of any deficits remaining unpaid, as LESSOR may believe appropriate.

d) No Waiver. A waiver by LESSOR of any Default under this Lease shall not prevent the right of LESSOR to forfeit this Lease for any other cause, or for the same cause occurring at any other time. The receipt by LESSOR from LESSEE of payments after the occurrence of any Default, or the continued

recognition by LESSOR of LESSEE as its tenant after the occurrence of any Default shall not be deemed a waiver of LESSOR's right of forfeiture, so long as the cause of forfeiture continues to exist. Receipt and acceptance by LESSOR of any amounts tendered by LESSEE shall not constitute an agreement by LESSOR that the amounts are the proper amounts due or a waiver of LESSOR's claims for greater amounts. All payments by LESSEE to LESSOR shall apply on the items longest past due, and the receipt of any such payment shall not be a waiver either of the right of distress or the right of forfeiture or any other remedy available to LESSOR with respect to items which remain undischarged after crediting the payments.

e) Removal of Equipment and Improvements Upon Termination by Default. Upon the termination of this Lease for Default any personal property and all permanent improvements shall, at LESSOR's option, be and become the property of LESSOR or be removed from the Leased Premises at the direction of LESSOR, but at the sole expense of LESSEE.

20. Release of Acreage and Removal of Property and Fixtures. When this lease or any portion of it expires or is terminated, for any reason whatsoever, LESSEE agrees to furnish LESSOR, within 30 days thereafter, a Release covering that portion of the Leased Premises so affected in appropriate form and duly executed, in order that the Release may be placed of public record. LESSEE shall have 90 days from the date of the Release to remove from the released acreage any property or fixtures placed by LESSEE on the abandoned land. Unless the time period is extended by written consent of LESSOR, any property or fixtures of LESSEE left on the abandoned land after the appropriate removal date shall, at the option of LESSOR, become LESSOR's property and fixtures or be removed from such land at the direction of LESSOR but at the sole expense of LESSEE.

21. Notices. All notices and payments, except that notice to the Resource Manager, given under the terms of this Lease shall be directed as follows:

To LESSOR: EVANS PROPERTIES, INC.
660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

With Copy to: EVANS UTILITIES, INC.
660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

To LESSEE: SKYLAND UTILITIES, LLC.
660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

or to such other address as each party may designate by written notice to the other party. The deposit in the mail of any letter so addressed and with postage prepaid shall, for this Lease, be notice to the addressees of the contents of the letter.

22. Dispute Resolution. Except as otherwise provided herein, in the event of any disputes, claims and other matters in question between LESSOR and LESSEE arising out of the terms and conditions of this Lease and the performance of either party hereunder, LESSOR and LESSEE shall attempt in good faith to resolve such matter promptly by negotiation between senior executives who have authority to settle the controversy and who do not have direct responsibility for administration of this Lease.

23. Liens. LESSEE shall conduct its operations in such a manner as to prevent any lien from being attached to the Leased Premises. If any lien should so attach, LESSEE shall take immediate steps to liquidate the indebtedness represented by the lien to remove the lien from the public records. Always LESSEE shall hold LESSOR harmless and indemnify it against the effect of any such lien or purported lien.

24. No Modification. The terms and conditions of this Lease may not be modified, altered or amended except by a writing that is executed by LESSOR and LESSEE and of equal formality with this Lease.

25. Assignments. This Lease may not be assigned in whole or in part by LESSEE without the prior written consent of LESSOR. In the event of any such assignment, LESSEE shall not be released from its obligation relative to the payment of royalties or from the performance of any of the other obligations or conditions herein contained.

26. Prior Agreements. This Lease constitutes the sole and entire existing agreement between LESSOR and LESSEE and expresses all the obligations of and the restrictions imposed upon LESSOR and LESSEE. All prior agreements and commitments, whether oral or written, between the parties are either superseded by specific paragraphs of this Lease or, without such coverage, specifically withdrawn.

27. Headings. The use of headings in this Lease is solely for the convenience of indexing the various paragraphs and shall in no event limit or defines or otherwise affects any provision in this Lease.

INTENTIONALLY LEFT BLANK
SEE NEXT PAGE FOR SIGNATURES

IN WITNESS WHEREOF, this instrument is executed effective the date first above written.

WITNESSES:

Shannon Skinner

Shannon Skinner

Mary A Lemore

Mary A Lemore

LESSOR

EVANS PROPERTIES, INC.

By: Ronald L Edwards

Print Name: RONALD L. EDWARDS

Title: PRESIDENT

LESSEE

SKYLAND UTILITIES, LLC, a Florida limited liability company

By: Ronald L Edwards

Print Name: RONALD L. EDWARDS

Title: MANAGER

ACKNOWLEDGMENTS

STATE OF FLORIDA

COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 1st day of October, 2009, by RONALD L. EDWARDS, as the PRESIDENT of EVANS PROPERTIES, INC., a Florida corporation, on behalf of the corporation. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Debra Turner-Bunnell
Notary Public - State of Florida

Notary Public State of Florida
Debra Turner-Bunnell
My Commission DD749397
Expires 01/16/2012

STATE OF FLORIDA

COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 1st day of October, 2009, by RONALD L. EDWARDS, as the MANAGER of SKYLAND UTILITIES, LLC, a Florida limited liability company, on behalf of the company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Debra Turner-Bunnell
Notary Public - State of Florida

Notary Public State of Florida
Debra Turner-Bunnell
My Commission DD749397
Expires 01/16/2012

EXHIBIT "A "

LEGAL DESCRIPTION

Appendix VII

FUNDING AGREEMENT

This Funding Agreement ("Agreement") is made and entered into this 1st day of October, 2009 by and among Evans Properties, Inc., a Florida corporation ("Evans") and Skyland Utilities, LLC ("Utility"), a Florida limited liability company.

RECITALS

1. Evans owns and controls Evans Utilities Company, Inc., which owns and controls 100% of the Utility and is the sole and managing member of the Utility.

2. The Utility plans to build and operate a water and wastewater utility system in Hernando and Pasco Counties, Florida ("Utility System") and will apply to the Florida Public Service Commission ("Commission") for original water and wastewater utility certificates.

3. All of the land within the Utility's proposed service territory in Hernando and Pasco Counties is owned by Evans.;

4. As an inducement to the Utility to operate the Utility System, Evans seeks to assure the Commission that it intends to provide the Utility with an infusion of capital reasonable and necessary to allow the Utility to build and operate the system.

AGREEMENT

THEREFORE, in consideration of the foregoing premises and mutual promises, the Utility and Evans agree as follows:

1. Evans hereby agrees to provide reasonable and necessary funding to the Utility if needed for the Utility to build and operate the Utility Systems in Hernando and Pasco Counties, Florida.

2. The Utility agrees to provide Evans with a written request for such funding at least thirty (30) days in advance of the date upon which any such funding is needed.

3. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida.

4. The obligations of Evans shall not be assigned, either voluntarily or by operation of law, without prior written consent of the Utility, which consent shall not be unreasonably withheld.

5. Any notice or other communication required or permitted to be given hereunder may be (i) personally delivered or (ii) transmitted by facsimile to the parties as follows (as elected by the party giving such notice, demand, or other communication):

If to the Utility

c/o Evans Utilities Company, Inc.
660 Beachland Boulevard
Vero Beach, FL 32963

If to Evans

660 Beachland Boulevard
Vero Beach, FL 32963

The date of any notice or other communication hereunder shall be deemed to be the earlier to occur of (i) the date of receipt if delivered personally or (ii) the date of transmission by facsimile (with personal delivery within 5 days thereafter). Any party may change its address for purposes hereof by notice to the others as set forth above.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the date set forth above.

EVANS PROPERTIES, INC.,
a Florida corporation

By: Ronald Edwards

Title: PRESIDENT

Date: 10/1/09

SKYLAND UTILITIES, LLC,
a Florida limited liability company

By: Ronald Edwards

Title: MANAGER

Date: 10/1/09

Dean Mead

Dean Mead is a full service commercial law firm with offices in Fort Pierce, Orlando and Viera. The firm has more than 45 attorneys who practice in areas of agribusiness/ environmental law, permitting and land use law, real estate development, tax and corporate law and litigation, among many other areas.

The Team assembled to assist with Evans Properties' PSC Application for Certification includes:

Michael D. Minton
Mr. Minton currently serves as president of the firm and chair of its Agribusiness Team. He practices in the areas of tax law and family business succession planning and has special knowledge of agricultural and resource management law, developed in part through his service as past vice chairman of the Governing Board for the South Florida Water Management District. Mr. Minton earned his undergraduate degree in agriculture, law degree and masters in taxation degree all from the University of Florida.

Dennis G. Corrick
Mr. Corrick is a shareholder in Dean Mead's Fort Pierce office. He has extensive experience representing buyers and sellers in large land transactions, 1031 like-kind exchanges and land use and zoning matters. He serves as local counsel to a major utility for matters related to its project to build and operate wind turbines.

W. Lee Dobbins
Mr. Dobbins practices in the areas of zoning, land use, and commercial real estate transactions. He has extensive experience with utility law. In addition, he represents property owners in the acquisition and development of land, including negotiating complex purchase contracts, due diligence, financing, title issues, closings and obtaining zoning, land use and site plan approvals from the local municipalities.

Elias N. Chotas
Mr. Chotas represents buyers and sellers, borrowers and lenders, and investors and developers in a wide variety of commercial and industrial real estate transactions. In particular, he regularly represents clients with environmental, land use, and zoning law related issues before local, regional, and state governments. Mr. Chotas is active in the community in political and civic arenas.

R. Mason Blake
Mr. Blake is managing shareholder of the firm's Viera office. He has extensive experience in the areas of commercial real estate, environmental and law use law. He played a principal role in all legal aspects related to the development of the town of Viera.

Stephen R. Looney
Mr. Looney represents clients in a variety of business and tax matters including entity formation (S and C corporations, partnerships, and LLCs), acquisitions, dispositions, redemptions, liquidations, reorganizations, tax-free exchanges of real estate and tax controversies.

Utility Experience

Dean Mead has extensive experience representing public utilities in Florida. When representing these clients, our approach is to listen first to the goals and objectives of each participant in a project and then design a structure that will best achieve as many of those goals and objectives as possible.

For example, our firm played a pivotal role in the formation of the Okeechobee Utility Authority (the "Authority"). We served as legal counsel and coordinated the efforts of other professionals, including engineers and financing consultants, to successfully orchestrate the formation of the Authority on an expedited schedule.

Our representation included the acquisition of water and wastewater utility systems from the County of Okeechobee, City of Okeechobee and the Okeechobee Beach Water Association ("OBWA"), as well as all due diligence of real estate properties and issuance of the title insurance. We also worked with the engineers for the Authority to hold public hearings under Chapters 125, 180 and 189 of the Florida Statutes to determine that the transaction was of public interest. In addition, we drafted numerous ordinances for the Okeechobee Utility Authority.

Our firm also represented the City of Port St. Lucie (the "City") in the formation of its water and wastewater utility. We assisted the City in purchasing a water and wastewater system which St. Lucie County (the "County') had taken over from General Development Corporation, the original developer of Port St. Lucie. Our representation included negotiating and drafting the purchase agreement between the City and the County, due diligence on utility properties and easements, preparing conveyance documents, bond issuance and issuance of title insurance. We assisted the City with taking various corrective actions with respect to dozens of utility properties. We also assisted with the drafting of documents for the City to use going forward in the operation of the utility, such as connection agreements and documents for the turnover of private lift stations.

The team of attorneys assembled for the Evans Properties' PSC Application for Certification will be assisted as necessary by other members of our Agribusiness Team. A summary of the Team's experience in included below:

Agribusiness Team

Dean Mead's Agribusiness Team has a long history of representing businesses and individuals engaged in agribusiness operations throughout the State of Florida. Our Team includes attorneys from every department and office throughout the firm so we are able to provide our clients with comprehensive legal counsel that addresses every aspect of their operations.

Permitting

Our Team has extensive experience handling permitting matters throughout the state, including those related to the following projects:

- Commercial, industrial and residential construction projects
- DRI developments and other master planned communities
- Mitigation banks
- Large lot developments (e.g. 5-10 acre ranchettes)
- All forms of agricultural activity and improvements

We understand the importance of building relationships with local and regional governments and other players in the development process. That is why we are very active in the Treasure Coast and Central Florida communities. Our attorneys have years of experience working with local governments in drafting and amending local comprehensive plans and zoning codes and serving on regional planning councils and local government blue ribbon commissions.

Environmental

Our Team addresses complex environmental problems confronting our clients in areas such as hazardous waste disposal, water pollution and hazardous material transportation.

Water Management District Permitting and Enforcement

Our Team works directly with water management district staffs throughout the State of Florida in an effort to achieve our clients' objectives. Team member Michael Minton is the past vice chairman of the Governing Board for the South Florida Water Management District (1997-2001). His previous service on the Governing Board gives him special insight into the District's operations.

Wetlands and Mitigation Credit Banking

Our Team also assists mitigation banks in determining the tax treatment of creating and operating such banks, including analyzing the complicated factual and timing scenarios necessary to qualify for like-kind exchange treatment.

Real Estate Development/Transactions

Our Team has extensive experience in dealing with the broad range of issues that arise in the development process, including impact fees, concurrency, endangered species, wetlands, infrastructure construction and development permitting. In addition, we assist clients with the purchase and sale of real property, including all related contracts and financing issues. We also regularly assist agribusiness clients with legal issues related to development of former agricultural lands. We have

Acquisition/Disposition

Our Team represents owners, developers and investors in all aspects of acquisition, development and disposition of real estate, including purchases, sales, ground leases, space leases and entity formation.

Negotiation and Preparation of Leases and Contracts

Our Team represents both landlords and tenants in commercial leasing transactions. We assist our clients with preparation of lease forms, drafting and negotiation of leases and resolution of lease disputes. We also assist clients in reviewing, drafting and negotiating all types of contracts.

Secured Lending Negotiation and Documentation

Our Team has extensive experience in commercial finance and regularly represents borrowers throughout the state. We structure a variety of commercial lending transactions including agribusiness loans, real estate development loans and asset-based loans and we handle all related negotiation and documentation.

Land Use and Zoning Representation
Our Team has significant experience in both routine as well as high-profile, leading-edge land use matters. We regularly handle obtaining local government approvals, such as comprehensive plan changes, developments of regional impact, rezoning, variances, special exceptions, conditional uses and planned developments in a variety of situations and jurisdictions.

Land Development
Our Team has represented clients in connection with the development of thousands of acres throughout Central Florida, including commercial, residential and mixed-use projects. From small projects to one of the largest Development of Regional Impact developments in the state, Dean Mead has assisted developer clients in every aspect of the development process. Our attorneys have expertise in dealing with the broad range of issues that arise in the development process, including impact fees, concurrency, endangered species, wetlands, infrastructure construction and development permitting. We also have expertise in community development districts and homeowner associations, as well as federal and state regulations applicable to the marketing of residential developments.

Land Use Litigation
Our Team routinely addresses land use and zoning issues, from appearance before quasi-judicial boards through appeals of decisions to the appropriate agencies and courts. We frequently litigate land use issues as they relate to eminent domain cases and inverse condemnation. The concept of "highest and best use" is addressed in most condemnation cases. Factors that are typically litigated by governments claiming less intensive uses include zoning, development codes, concurrency, utilities, neighborhood/political objections, historic preservation, environmental concerns, access requirements, adjacent ownership, comprehensive land use plans, DRC issues, urban services area, transferable development rights, exaction, impact fees, annexation, code violations, among others. Additionally, our Team has worked with development counsel when clients are seeking permits, zoning, comp plan amendments and permitting to provide possible litigation alternatives when governmental administrative procedures become bogged down by inappropriate and inordinate bureaucratic requirements. Team members regularly appear before various governmental boards, at administrative hearings and in circuit courts throughout Florida.

Eminent Domain, Property Rights and Real Property Valuation Disputes
Our Team represents property owners in matters involving governmental and quasi-governmental acquisition of private property interests and rights. We work with clients who have lost the function or use of property as a result of governmental regulations. This representation includes negotiated resolutions, administrative hearings and litigation. We also litigate many other real property disputes where the government is a potential party. In addition, we routinely handle due diligence and valuation and represent clients in real property valuation disputes.

Emerging Market Areas
Members of our Agribusiness Team are on the cutting edge of developments within emerging market areas in Florida.

Renewable Energy and Biofuel

Our Team is conducting extensive research on renewable energy and biofuel tax incentives and development opportunities available to Florida agriculture so that we can counsel clients on the potential tax consequences or benefits of vertically integrating their existing operations, or converting from an existing crop to a new crop, to be utilized for renewable energy or biofuel production.

Carbon Credit Trading

Our Team is conducting extensive research on carbon credit trading in an effort to better represent our clients in this new and evolving field. The appeal of carbon credit trading is that it can provide landowners with a revenue source for doing something they would like to promote anyway. While Florida does not have an established market at this time, and the current national market is not valued highly enough to be profitable, it is expected that market conditions will change in the fall of 2009 with the introduction of Federal climate bill including a cap and trade program. Our Team will be in a position to counsel clients on how to utilize the national carbon credit trading program to achieve their objectives and add enhanced revenue from, and value to, their land.

Notable Work

Citrus Canker Task Force

As a proactive response to the impact of citrus canker upon the Florida citrus industry, Dean Mead established the Citrus Canker Task Force (the "Task Force"). The Task Force devoted research and guidance to Florida citrus growers and their advisors (such as attorneys and accountants) on a variety of legal issues, including tax consequences and planning opportunities related to receipt of compensation payment under the Citrus Canker Eradication Program (CCEP); protecting property rights and preserving claims for compensation; and a variety of contract issues related to insurance claims, loan covenants, and marketing and fruit purchase agreements.

FSA Refund

Dean Mead's Agribusiness Team enlisted the assistance of the Florida delegation in Washington, D.C. to aid Florida growers facing repayment of disaster funds they received after the 2004 hurricanes. More than 3,300 letters were sent out to growers across Florida, requiring recipients of the disaster aid to prove they had crop insurance for the next year or face the repayment of all disaster assistance plus interest. There was considerable confusion about whether or not crop insurance was required to be eligible to receive assistance, resulting in almost two-thirds of the recipients failing to meet Farm Service Agency ("FSA") requirements.

Dean Mead's Agribusiness Team, with the aid of counsel in Washington, D.C. with whom we have a long-standing and successful working relationship, contacted the Florida delegation and secured a joint letter addressed to the U.S. Department of Agriculture ("USDA") on this subject. Subsequently, the USDA issued Notice DAP-262 informing Florida FSA offices to grant additional relief to the growers from the effects of the regulation.

Gerald C. Hartman, P.E., B.C.E.E., A.S.A.

Vice President

Education

B.S. Duke University, 1975
M.S. Duke University, 1976

Registrations/Certifications

Alabama	No. 19422	Kentucky	No. 22463	North Carolina	No. 15264
Arizona	No. 28939	Louisiana	No. 30816	Ohio	No. 70152
Colorado	No. 31200	Maine	No. 10395	Pennsylvania	No. 38216
Florida	No. 27703	Maryland	No. 12410	South Carolina	No. 15389
Georgia	No. 17597	Mississippi	No. 12717	Tennessee	No. 105550
Illinois	No. 062-053100	New Hampshire	No. 10820	Virginia	No. 131184
Indiana	No. 10100292	New Mexico	No. 15990		

NCEES National P.E. No. 20481
American Society of Appraisers CM No. 7542

Relevant Training/Courses

AWRA, AWWA, ASCE, WEF, ASA Seminars
Ethics ASA, NSPE, PE
USPAP 2003, 2004 and Exam
ME 201, ME 202, ME 203, ME 204 AC Machinery & Technical Specialties ASA
Public Utilities Specialty Designation Exam Parts I, II, and III ASA
AAEE, ASA, NSPE, PE (multiple states) Continuing Education

Affiliations

Diplomate – American Academy of Environmental Engineers
American Concrete Institute
American Society of Appraisers
American Society of Civil Engineers
American Water Resources Association
American Water Works Association
Florida Engineering Society
Florida Water & Pollution Control Operators Association
Florida Water Works Association
National Society of Professional Engineers
Water and Environment Federation
Water Management Institute

Summary

Mr. Hartman is an experienced environmental engineer specializing in water, wastewater and stormwater utilities and systems. He is a qualified expert witness in the areas of water resources, water supply and treatment, wastewater treatment and effluent disposal, reclaimed water reuse, stormwater reuse, utility system valuation and financing, facility siting, certification/service area/franchises and formation/creation, management and acquisition projects. Mr. Hartman is accepted in various Circuit Courts, Florida Division of Administrative Hearings, Florida Public Service Commission, arbitration, and quasi-judicial hearings conducted by cities and counties, as a

technical expert witness in the areas of water supply, facility planning, water resources, water treatment, water quality engineering, water system design and construction, and utility systems valuation.

Professional Experience

Financial Reports

- Involved in over 200 capital charge, impact fee and installation charge studies involving water, wastewater and fire service for various entities. Participated in over 150 user rate adjustment reports.
- Assisted in the development of over 70 revenue bond issues, 20 short-term bank loan systems, 10 general obligation bonds, numerous grant/loan programs, numerous capacity sale programs, and 20 privatization programs.
- Involved in over 200 utility acquisition projects totaling over $2 billion in value; and involved in over $2 billion in utility bond and commercial loan financings for water and wastewater utility, and over $4 billion in grants, matching funding, cost-sharing; SRF loans and Federal Loans (R.D., 319, WMD, FDEP, USEPA, CDBG, etc.), assessments and CIAC programs.

Expert Testimony

- Expert witness on utility condemnation, utility arbitration, water rates and use permitting DOAH case, utility rate setting DOAH case, service area and utility service civil case, City of Atlanta Water Treatment Plant Construction, City of Milwaukee Cryptosporidium, Jupiter vs. Tequesta Water Contract Services and several others. Expert on numerous issues including: construction, utility acquisitions, permitting. bio-solids, treatment, effluent reuse, damages and financing.
- Served as a technical expert on stormwater treatment, surface water impacts, rerouting of stormwater flows and stormwater reuse systems.
- Wastewater construction projects involving the MCI/Hazen & Sawyer/City of Greensboro WWTP project; Norflor/Ortega/CDM/Orange County WWTP project; and Poole & Kent/CDM/Sunrise WWTP ATAD project.
- Alternative sewage systems including Palm Coast low pressure, Port St. Lucie low pressure, VBHI low pressure, Eastpoint WSD vacuum, Appalachicola vacuum, Englewood WSD vacuum.

Stormwater Design and Studies

- Numerous Projects with the City of Orlando, City of Haines City and City of Orange City
- City of Orlando Lake Enhancement Study
- Central Florida Drainage Well Study for the Florida Department of Transportation
- Alum Sludge and Sand Admixture for T.G. Lee Project
- Design: Stormwater Retention and Detention Facilities, Stormwater Utilities, Underdrain/Horizontal Wells
- Stormwater Reuse: Flagler County, UCF, Marion County, Winter Park, Miramar, Erroll Estates, others
- Golf Course Water Reuse Enhancements
- Broward County DPEP Integrated Water Resource Plan (IWRP) utility wetlands enhancement and stormwater reuse components

Facility Planning

- Involved in over 100 water, wastewater, stormwater and/or solid waste master plans, several inter-local negotiations and agreements, over 100 capital improvement programs, and numerous capital construction fund plans.
- Represented the American Society of Civil Engineers in the State Comprehensive Plan as a Policy Advisory Committee Member on the Utility Element, and participated in the preparation of Comprehensive Plans, Chapter 9J5, for more than 20 communities.
- Involved in the implementation of several stormwater utilities in Florida, and involved in major water resource plans in every water management district in Florida and in other states.

Water Analyses

- Participated in over 100 computer-assisted hydraulic analyses of water and wastewater transmission systems including extended period simulations as well as hydraulic transient analyses.
- Involved in numerous water treatment investigations, two sludge pilot testing programs, 14 pilot programs and investigations, energy efficiency analyses, odor control studies, and other process evaluations for operations.
- Participated in six value engineering investigations oriented toward obtaining the most cost-effective alternatives for regional and private programs.
- Involved in numerous water blending, trihalomethane, synthetic organic contaminant removal, secondary precipitation, corrosion control, and alum precipitation studies. Performed process evaluations for simple aeration facilities, surface water sedimentation facilities, water softening facilities, as well as reverse osmosis facilities. Involved in water conservation programs, as well as distribution system evaluation programs.
- Participated in numerous lime sludge thickening, management, and utilization/disposal investigations. Involved in wellfield management studies, wellfield protection ordinances, wellfield siting, water resource evaluations, and water resource planning for several entities in sand aquifer, sand and gravel aquifer and limestone aquifer systems.

Wellfield Siting

- Involved in the siting of numerous regional wellfields, system wellfields, individual wells and expansions of existing systems. Written papers on the interdisciplinary approach to regional water supply and wellfield siting criterion, and thoroughly understands the issues of raw water quality versus treatment, site location factors, CUP permitting factors, as well as source integrity aspects. Wellfields sited include:

  Cross-Bar Ranch Wellfield (75 MGD), Pasco County, Florida, 1978
  Brandon Wellfield (10 MGD), Hillsborough County, Florida, 1980
  Northwest Wellfield (54 MGD) and Northeast Wellfield (32 MGD), Lakeland, Florida, 1981, 1989
  Edgewater Wellfield (6 MGD), Edgewater, Florida, 1989
  State Road 415 Wellfield (4 MGD), New Smyrna Beach, Florida, 1990
  North Beach Water Company Wellfield (4 MGD), Wabasso, Florida, 1982
  Venice Gardens Wellfield, (4 MGD), Venice, Florida, 1990
  Deseret/Cocoa Wellfield (20 MGD Expansion), Orange County, Florida, 1992
  SBWA Bull Creek Wellfield Litigation (20 MGD), 1994
  Palm Bay Wellfield (11.5 MGD), 1995
  Port St. Lucie Wellfields (13 MGD), 1996
  Naples Wellfields (35 MGD), 1997
  Town of Palm Beach (proposed 24 MGD), 1998
  City of North Miami Beach (expansion – 17 to 45 MGD), 2000
  DeSoto County Wellfields, 2004
  Flagler County Wellfields, 2005

Design

- Participated in the design of water and wastewater facilities totaling more than $1 billion in value. Involved in the design of three elevated storage tanks, 18 ground storage reservoirs, 30 pumping stations, 20 major water treatment plants, numerous smaller water treatment plants, and pipeline systems varying in size from 6" to 84" in diameter. Some of the most notable projects include:

  City of Tampa - Electrification of the 100 MGD Hillsborough River water treatment plant, 226 MGD Pumping Station 1980-1982

  City of St. Petersburg - Chemical feed and gravity lime sludge thickener for 81 MGD Cosme-Odessa water treatment plant, 1990

  City of Lakeland - Preliminary design and subsequent expansion of 51 MGD T.B. Williams water treatment plant, 1981

  City of Dunedin - Decision documentation and project management for 10 MGD reverse osmosis/membrane softening plant, 1992

City of Atlanta – Hemphill 100 MGD plant – 84-, 96-, and 102-inch piping and valves and valve vaults.

City of Edgewater - Process and technical review of 5.0 MGD softening water treatment plant, 1990

City of Edgewater - Design engineering for 2.4 MGD split treatment softening water treatment plant, 1986

Southern States Utilities Inc. - Venice Gardens Utilities 3.35 MGD low-pressure reverse osmosis water treatment plant, 1990

North Beach Water Company - 0.5 MGD low-pressure reverse osmosis water treatment plant, 1988

Southern States Utilities Inc. - Burnt Store Utilities 0.49 MGD low-pressure reverse osmosis water treatment plant, 1991

City of Lakeland - Upgrades and improvements to the 51 MGD T. B. Williams water treatment plant

Cypress Creek Pumping Station Expansion to 125 MGD with 84- and 72-inch transmission improvements

Expansion of the Lakeland HSPS to 81 MGD and 54-inch Transmission System

Lake Apopka drawdown project with twin 84-inch steel pipelines and 250 MGD Pump Station

Numerous fluoridation, defluoridation, iron removal, hydrogen sulfide removal, water stabilization and conventional chlorination/storage water treatment plants

Surface Water Experience

- City of Tampa, Florida – Hillsborough River Water Treatment Plant Energy Efficiency Study for the 100 MGD plant and pumping stations. Evaluation of energy uses throughout the entire facility and recommendations for higher efficiency concerning energy usage.
- City of Tampa, Florida – Hillsborough River Water Treatment Plant 226 MGD high-service pumping station and 125 low-lift pumping station electrification program. Conversion from steam-driven to electric-driven pumping units and clearwell modifications at the 100 MGD water treatment plant.
- City of Tampa, Florida – Hillsborough River Water Treatment Plant Process Study – Chemical Efficiency Evaluation for liquid potable process as well as sludge processes in compliance with the Safe Drinking Water Act. Process evaluations for the use of chemicals at points of application, alternative chemicals and usage/dosage rate and method of application. Modifications to operations, modifications to chemical feed system, modifications and studies relative to sludge processing, evaluation of innovative sludge techniques, and review of alum recovery techniques.
- City of Atlanta, Georgia, Hemphill 200 MGD Surface Water Treatment Plant – Expert testimony services concerning yard piping, valving, clear wells and high-service pumping suction. Design review, construction management review, construction review, evaluation of facilities and flow schemes, and development of corrective improvement program.
- City of Atlanta, Georgia, Hemphill 200 MGD Surface WTP – Corrective improvement program design consultant. Design of valve vaults and replacement activities, design of storage/clear well facility improvements, and related activities.
- City of Atlanta, Georgia, Chattahoochee 55 MGD Surface WTP – solids management/sludge and washwater recovery improvements. Performed with Western Summit as a design/build activity. Involved in facility development and review for selective alternative.
- City of Milwaukee, Wisconsin – Howard Avenue 100 MGD water treatment plant cryptosporidium expert analysis.
- Osceola County - Evaluation of treatability of water resources of Lake Washington and Bull Creek. Study included capacity, process, and cost analysis. Blending and water stability issues were addressed.
- City of North Port - Evaluation of the Peace River 12 MGD surface water treatment plant which covered process optimization and treatability. Evaluated the Peace River water quality and studied water blends between the Peace River and North Port Water Treatment Plant of 4.4 MGD capacity.
- Manatee County - Lake Manatee 54 MGD Surface Water Treatment Plant Studies of maximum insolubility of alum, lime feed system modifications/improvements, filtration turbidity, operation review and process analysis.
- Louisville Water Company water treatment plant – TTHM study review; TTHM control strategies, contact time study and cooperative research.

- ECFS/COPJCLDS – Taylor Creek Reservoir Treatability Study. This source now augments the City of Cocoa's Cloud Dyal Water Treatment Plant. Color Filtration and water quality analyses.
- Marco Island Utilities – Collier pits water quality review, color hardness, surface water/stormwater impacts. Modifications to Marco Island SWTP. Decommissioning filtration and lowering plant firm capacity from 8 MGD to 5 MGD.
- City of Melbourne, Florida – Lake Washington Surface Water Treatment Plant evaluation, process review, and water blending analysis. Lake Washington Surface WTP treatability and process study for 20 MGD WTP, detailed evaluation concerning the surface WTP and recommendations for capital improvement program. Treatability testing, sludge testing, process and potable water testing, raw water quality testing, and complete detailed alternative analysis at a planning level. Lake Washington WTP Dorr-Oliver surface water treatment unit renovations; rehabilitation and replacement for continued operation. Lake Washington WTP detailed filter analysis and investigations – filter media, underdrains, and filtering mechanisms review and analysis; testing of filter units, turbidity effectiveness evaluation, etc.
- Okeechobee Utility Authority – Lake Okeechobee Surface Water Treatment Plant chemical feed, sludge wasting and filtration review. Facility evaluation, valuation, CIP and financing.
- Participated in the design of over 200 potable drinking water wells for brackish and fresh water; sand and gravel systems; sand lenses; and the Ocala, Avon Park, Hawthorne, and Lake City formations of the aquifer.
- Involved in the design of odor control systems for water plants, sludge dewatering facilities, and numerous water treatment plants.

Wellfield Design and Water Use Permitting (WUP)

- A partial project listing of Mr. Hartman's wellfield design and WUP assignments include:

  City of Tampa - 104 MGD surface water CUP at Hillsborough River water treatment plant and 30 MGD average/40 MGD maximum groundwater CUP for Morris Bridge water treatment plant, 1989

  City of Lakeland - 54 MGD northwest wellfield CUP, NW7, NW10, NW13, and NW14 wells, 1986

  City of Lakeland - 16 MGD northeast wellfield wells NW1, NW2, NW3, NW4, and NW5 CUP, 1989

  City of Daytona Beach - Wellfield expansion, 1989

  Utilities Commission, City of New Smyrna Beach - 9.3 MGD, numerous wells, and CUP

  City of Edgewater - 5.0 MGD wellfield expansion, 11 wells and CUP, 1989

  City of Titusville - Wellfield management program, restoration, and CUP, 1989-1990

  City of St. Petersburg - Cosme-Odessa and South Pasco regional wellfields, 1986

  General Development Utilities Inc. - Port St. Lucie wellfield expansion to 5.0 MGD and CUP, 1987

  North Beach Water Company - Reverse osmosis wellfield, 1985

  Southern States Utilities Inc. - Venice Gardens reverse osmosis wellfield, 1989-1990

  City of St. Cloud - Wellfield expansion and CUP, 1988

  Poinciana Utilities Inc. - Wellfield expansion and CUP, 1987

  Southern States Utilities Inc. - Sugarmill Woods CUP and wellfield expansion from 6.0 to 10.0 MGD, 10 wells, and two additional wells for 0.5 MGD, 1989

  City of Palm Bay - Port Malabar Utilities Inc., three wells CUP for 1.0 MGD, 1990

Water Transmission & Distribution

- Involved in over 500 miles of water transmission and distribution systems designs from 2" to 108" in diameter consisting of PVC, AC, DIP, Steel, RFG and IC-CPP materials. Designed in-line booster stations, repump stations, storage and pumping stations, ground storage reservoirs, standpipes, elevated storage tanks and bladder water storage facilities. The above pumping systems were from 100 gpm to 280 MGD and storage reservoirs from 30,000 gallons to 10 MG in capacity.

Water Blending

- A partial project listing of water blending experience includes the following, as well as many other water chemistry/blending project.

Northwest Florida Water Management District - Sand and gravel aquifer and surface water blending analyses, 1985

City of Tampa - Groundwater and surface water blending analyses, 1983

City of St. Petersburg/Pinellas County - Organic quality of blending surface water and groundwater, 1984

City of Dunedin - Blending and corrosivity of softened and membrane water in transmission system, 1989

City of Edgewater - Floridan aquifer and ultra-low pressure reverse osmosis water stability and Safe Drinking Water Act compliance, 1986

City of Lakeland - Floridan aquifer softened water blending, 1985

General Development Utilities Inc. - Split-treatment softening blending analyses, 1988

Florida Cities Water Company - Floridan aquifer softened water shallow well water quality analysis, Waterway Estates, 1989

Southern States Utilities Inc. - Venice Gardens low-pressure reverse osmosis and lime softened water blending program, 1989

Southern States Utilities Inc. - Sugarmill Woods low-pressure reverse osmosis shallow well water quality blending expansion, 1985

Reverse Osmosis

- Reverse osmosis experience includes:

Southern States Utilities Inc. - Venice Gardens water treatment plant (3.35 MGD) reverse osmosis water treatment plant, phases 2 and 3, 1988-1989

North Beach Water Company - Reverse osmosis water treatment plant (1.0 MGD sized for 2.5 MGD) Phases 1, 2, and 3, 1982, 1984, 1985

City of Dunedin - Ultra-low pressure reverse osmosis water treatment plant (10 MGD) 1989-1990

Southern States Utilities Inc. - Burnt Store Utilities reverse osmosis water treatment plant (0.48 MGD - 0.24 MGD expansion) 1989-1990

Florida Cities Water Company - Waterway Estates water treatment plant (2.0 MGD) with reverse osmosis (1.0 MGD) and softened (1.0 MGD) 1989-1990

Bay Tree reverse osmosis water treatment plant (0. 123 MGD) North Vero Beach, 1986.

City of North Miami Beach – 6 MGD RO, 8 MGD Nanofiltration Expandable by 16 MGD to equal 30 MGD, 2001-2004

City of Melbourne – 5 MGD RO WTP analysis, 1998

City of Sunrise – 9 MGD RO WTP analysis, 2001

Safe Drinking Water Act

- Participated in Safe Drinking Water Act compliance projects effecting over two million people within the State of Florida, serving the cities of Dunedin, Tampa, Lakeland, St. Petersburg, North Port, and Palm Bay; the counties of Martin and Clay; several of the Southern States Utilities Inc. systems, and many other communities.

Publications

Mr. Hartman has presented several training sessions and seminars for the American Water Works Association, the American Society of Civil Engineers, the Water Environment Federation, and the Water and Pollution Control Operators Association. He has presented and/or published numerous papers on water, wastewater and utility management topics. His two books and papers written since 1994 are shown below.

Books

Hartman, G.C., Utility Management and Finance, (presently under contractual preparation with Lewis Publishing Company/CRC Press).

Vesilind, P.A., Hartman, G.C., Skene, E.T., Sludge Management and Disposal for the Practicing Engineer; Lewis Publishers, Inc.; Chelsea, Michigan; 1986, 1988, 1991.

Papers/Presentations (Since 1994)

Hartman, G.C. and Wanielista, M. P. "Stormwater Reuse: The Utility Business Practice." 9th Biennial Conference on Stormwater Research & Watershed Management. May 2, 2007.

Hartman, G.C. and R.J. Ori, "Water and Wastewater Utility Acquisition," AWWA National Management Specialty Conference, 1994.

Hartman, G.C. and R.C. Copeland, "Utility Acquisitions – Practices, Pitfalls and Management," AWWA Annual Conference, 1995.

Hartman, G.C., "Safe Drinking Water Act," and "Stormwater Utilities," FLC Annual Meeting, 1995.

Hartman, G.C., M.A. Rynning, and R.A. Terrero, "5-Year Reserve Capacity – Can Customers Afford the Cost?" FSASCE Annual Meeting, 1996.

Hartman, G.C., T.A. Cloud, and M.B. Alvarez, "Innovations in Water and Wastewater Technology," Florida Quality Cities, August 1996.

Hartman, G.C., Seth Lehman, "Financing Utility Acquisitions," AWWA/WEF Joint Management Conference, February 1997.

Hartman, G.C., B.V. Breedlove, "Water: Where It Comes From and Where It Goes," FRT & G/FDEP Conference, September 1997.

Hartman, G.C., W.D. Wagner, T.A. Cloud, and R.C. Copeland, "Outsourcing Programs in Seminole County," AWWA/WEF/FPCOA Conference, November 1997.

Hartman, G.C., M.B. Alvarez, J.R. Voorhees, and G.L. Basham, "Using Color as an Indicator to Comply with the Proposed D/DBP Rule," AWWA, Water Quality Technology Conference, November 1997.

Hartman, G.C., "In-House, Outsourcing and the Not-for-Profit Utilities Option," Florida Government Finance Officers Association (FGFOA) Conference, March 27, 1998.

Hartman, G.C. and D.P. Dufresne, "Understanding Groundwater Mounds – A Key to Successful Design, Operation and Maintenance of Rapid Infiltration Basins," April 4-7, 1998, FWWA/WET/FPCOA Joint Meeting.

Hartman, G.C. and Seth Lehman, "Financing Water Utilities – Acquisition and Privatization Projects," AWWA Annual Conference, June 24, 1998.

Hartman, G.C. contributing author, Chapter 14B, Nichols on Eminent Domain, RCNLD Valuation of Public Utilities, March 1999 Edition, Release No. 48.

Hartman, G.C., M.A. Rynning, and V. Hargray, "Assessment of Commercial Customer Water Impacts," AWWA 2000.

Hartman, G.C., M. Sloan, N.J. Gassman, and D.M. Lee, "Developing a Framework to Balance Needs for Consumptive Use and Natural Systems with Water Resources Availability," WEF Watershed 2002 Specialty Conference, February 23-27, 2002.

Hartman, G.C., "Utility Valuation," Wake Forest University Law School Seminar Series, February 7, 2003.

Hartman, G.C., H.E. Schmidt, Jr. and M.S. Davis, "Biosolids Application in Rural DeSoto County, Florida," WEF/AWWA/CWEA Joint Residuals and Biosolids Management Conference, February 19-22, 2003.

Hartman, G.C. and Dr. M. Wanielista, "Irrigation Quality Water – Examples and Design Considerations," ASCE Conference, April 4, 2003.

Hartman, G.C., M.A. Rynning and V. Hargray, "Assessing the Water Demands of Commercial Customer," WEF Volume 6, No. 4, July/August 2003 – Utility Executive.

Hartman, G.C., D. Cooper, N. Eckloff and R. Anderson, "Water," The Bond Buyer's Sixth Southeast Public Finance Conference, February 23, 2004.

Wanielista, Marty and G.C. Hartman, "Regional Stormwater Facilities", Stormwater Management for Highways Transportation Research Board TRB AFB60, July 12, 2005.

Tara L. Hollis, C.P.A., M.B.A.

Environmental and Management Consulting Group Manager

Education

M.B.A., University of Central Florida 1998

B.S. Business Administration, University of Central Florida 1996

Registrations/Certifications

C.P.A. Florida, No. AC-0031100

Affiliations

American Institute of Certified Public Accountants, Member

Florida Institute of Certified Public Accountants, Member

Florida Government Finance Officers, Member

Summary

Ms. Hollis specializes in rate and cost of service studies, feasibility and financial reports, and debt structuring analysis for the issuance of utility indebtedness for major capital improvement programs. She has an extensive range of experience in financial analysis including budget analyses, customer and usage analyses, development of revenue requirements, cost of service allocations, and sensitivity analyses related to the implementation of conservation efforts. Included in these broad areas of financial analyses are detailed analyses pertaining to the sufficient recovery of revenue such as utility rates and rate design alternatives, the determination of specialized user fees and charges, service availability and impact fees, and various miscellaneous service charges.

Ms. Hollis has been a principal investigator in electric system comparable sales. She was the CPA analyst serving the bondholders on the $0.5 billion Okeelanta L.P. and Osceola L.P. damages case. Ms. Hollis has extensive experience related to reviewing and analyzing compliance with bond covenant requirements and contractual obligations. She has assisted in the development of numerous bond documents including engineering reports and official statements for the issuance of municipal debt instruments. Ms. Hollis creates computerized dynamic spreadsheet models for use in valuing and analyzing future sales, profitability, and financial performance ratios of utility systems and to determine fund needs for capital expansion programs.

Professional Experience

- Development of extensive and dynamic computer models for water, wastewater and reclaimed water rate studies, feasibility studies, forecasts, and valuations including the City of Lauderhill, the City of Sanibel, the City of Clermont, the City of Palm Bay, the City of Apopka, the City of Orlando, the City of Port St. Lucie, the Village of Bald Head Island, and Kings Point Utilities.
- Development of retail and bulk rates; impact fees; capital funding plans; and user rates and charges including the preparation of water, wastewater, reclaimed water, and stormwater user rate studies for public utilities. Recent clients include the City of Lauderhill, the City of Orange City, the City of Sanibel, the City of Apopka, the City of Fort Walton Beach, the City of North Lauderdale, the City of Port St. Lucie, the City of Orlando, the City of Palm Bay, the City of Naples, the City of Miami Springs, the City of Port Richey, the City of Mulberry, the City of DeLand, the City of Lake Wales, Marion County, and St. Johns County.
- Water conservation rate analysis, structuring, and enactment. Clients have included the City of Lauderhill, the City of Apopka, the City of Orange City, the City of Fort Walton Beach, the City of Fellsmere, the City of North Bay Village, City of Lake Wales, the City of DeLand, Marion County, St. Johns County, and Water Management Services, Inc.
- Miscellaneous service charges for a variety of customer request services including customer deposits, water meter installation charges, water and wastewater taps, turn-on charges, and the initiation of service charges. Clients have included the City of Lauderhill, the City of Orange City, the City of North Bay Village, the City of Fort Walton Beach, and Marion County.

- Development of presentation workshops and accompanying briefing documents for utility rate study and cost of service clients to foster client and audience understanding of the analysis conducted. Recent clients include the Cities of Apopka, Fort Walton Beach, Orange City, Sanibel, and Marion County.
- Assistance and documentation for revenue and other special forms of tax-exempt bond financing including detailed projections and reports to support the issuance of long-term indebtedness. Clients include the City of Clermont ($17,935,000), the City of Palm Bay ($39,796,958), the City of Port St. Lucie ($367,890,913), the City of Apopka ($25,415,000), the City of North Miami Beach ($66,385,000), the City of Fernandina Beach ($32,985,000), St. Johns County ($27,601,380), and Marion County ($40,195,000).
- Preparation of Bond Resolutions, Official Statement, Certificates of Compliance, Additional Bonds Test certificates, and other related documents in support of long-term indebtedness. Recent clients include the City of Palm Bay, the City of Port St. Lucie, and the City of Apopka.
- Assistance with litigation, negotiations, and expert witness services including Kings Point Utilities, Okeelanta LP, Osceola LP, and the Cities of Casselberry and Winter Park.
- Conducting valuation studies using various techniques including the income approach and comparable sales approach for water, wastewater, and electric utility systems, and developing detailed financial forecasts and cash flow models to be used in damages calculations. Recent Clients include the City of Casselberry, the City of Winter Park, the City of Sunrise, the Village of Royal Palm Beach, Flagler County, Burkim Enterprises, Inc., Town & Country Utilities Company, Lake Wales Utility Company, and Water Management Services, Inc.
- Preparation of Utility Annual Reports and review of compliance issues as required by the Bonds Resolutions. Clients include the City of Cape Coral, the City of Tamarac, and Clay County Utility Authority.
- Preparation of Request for Inclusion (RFI), State Revolving Fund Loan documents, and Rural Development documents for various Bay County, Marion County, Flagler County, City of Mulberry, and City of Lake Wales utility projects.
- Preparation of initial operating budgets, rates and service area certification including testimony before the Florida Public Service Commission for investor-owned utilities including B &C Water Resources LLC, D & E Water Resources, LLC, Farmton Water Resources LLC, St. Johns Service Company, Orangetree Utilities, Inc., Heron's Glen Utilities, and North Beach Utilities, Inc.
- Water and Sewer Utility Rate Escrow reconciliation for investor owned utilities including Ocean City Utilities.
- Preparation of detailed reports explaining water, wastewater, and reclaimed water systems and related terms and rates and charges, for clients including the City of North Miami Beach.
- Special assessment programs for water and wastewater improvement projects including the City of Palm Bay.
- Assistance in the preparation of governmental operating budgets.
- Audits and reviews of not-for-profit organizations and their compliance with federal and state funding requirements.
- Performance of detailed reviews of applications submitted to the State of Florida for reimbursement under the Petroleum Cleanup Program.
- Performance of tax planning and projections for various estates, trusts, and corporations.

Tony W. Isaacs

Project Manager

Education

B.S. Business Administration 1984 University of Florida

Previous Employment

Independent Consultant, 2008
Utilities, Inc., 2007-2008
Burton & Associates, 2007
Water-Tec, LLC, 2006-2007
Florida Water Services Corporation, 1993-2006
Shands Teaching Hospital, 1990-1993
University of Florida, 1988-1990
Sprint, Inc., 1984-1988

Summary

Mr. Isaacs specializes in a broad range of water and wastewater areas including contracts, financial analysis, transactional analysis, information technology, rate setting, regulatory compliance and planning, business development, acquisitions, divestments, developer relations, and client service and billing.

Professional Experience

Independent Consultant

- Provided clients with requested analyses including an impact fee study, utility valuations, business plans and supporting financial models for new business ventures and financial evaluations.

Corporate Development Manager

- Involved in the acquisition and divestiture of water and wastewater utilities.
- Evaluated and pursued growth and divestiture opportunities.
- Provided the financial analysis that supported the acquisition of a utility company in Arizona, an earn-out deal requiring no upfront capital and which will provide approximately 56,000 customers at build out.
- Involved in the acquisition of a wastewater utility in North Carolina by preparing the RFP documentation, meeting with the owner of the system, and assisting in negotiations.
- Initiated divestiture proceedings for two Bay County, Florida utilities through contacts with the Florida Governmental Utility Authority.
- Met with the North Carolina Division of Water Quality to obtain a lifting of a moratorium on wastewater connections in the North Topsail Utilities system. Involved in a residential use analysis for a flow reduction in the North Topsail plant.
- Prepared developer agreements, letters of intent and asset purchase agreements.

Consultant

- Provided analysis relating to revenue sufficiency, utility valuation, assessment fee allocation, service fee setting, and rate and fee surveys. Provided economic feasibility analysis.

Partner

- Created and delivered sales presentations. Created comparative pricing analysis and attended meetings with regulatory agencies to present the Orenco, Inc., treatment technology.

Vice-President, Customer Services

- Reported directly to CEO. Responsible for information technology (IT), customer service, billing, regulatory affairs and developer relations. Helped lead the company through the sale of over 150 water and wastewater utility systems in 26 Florida counties with a total asset purchase price of over $450M.
- Sale and Condemnation of Assets: Oversaw the data transfer and conversion of millions of customer records in 15 separate sales transactions. Participated in multiple condemnation cases for acquisition of utility assets. Analyzed contracts and directed and/or participated in the disposition of obligations following the sale including agreements with developers and golf courses. Oversaw the work force reduction and transfer filing of each transaction.
- Contracts: Prepared, negotiated, and finalized contracts regarding services and developer agreements. Participated in preparation, negotiation and settlement of several contracts relating to the sale and condemnation of Florida Water assets.
- Rates and Regulatory Affairs: Directed rate design and participated in overall filings that helped double the revenues of the utility from $35M to $70M per year. Served as expert witness and prepared testimony for regulatory proceedings and mediation. Represented Florida Water to six regulatory agencies. Coordinated with other departments to provide the necessary compliance information for the Department of Environmental Protection (DEP) and the water management district.
- Directly responsible for preparation of revenue budget model and forecast of $85M+ in sales revenues, $2M in AFPI and $12M in contribution in aid of construction (CIAC).
- Responsible for preparation of and adherence to a departmental expense budget of several million dollars.
- Participated in several water conservation initiatives, including the Governor's task force on water conservation.
- Developed systems and processes to expedite regulatory filings.
- Directly responsible for numerous filings to various regulatory agencies for increased territory, new territory, acquisitions of new utilities and price indexes that brought several million dollars of increased revenue into the company.
- Developer and Business Relations: Responsible for drafting, negotiating and signing developer agreements that resulted in an average of $12M of contribution in aid of construction (CIAC) and $2M of AFPI per year for Florida Water Services.
- Responsible for negotiating and signing various agreements related to bulk water, bulk wastewater, and reuse.
- Responsible for negotiating and signing refundable advance agreements that offset millions of dollars in plant investment.
- Implemented new systems and processes to increase company awareness of the impact of signing developer agreements.
- Customer Service and Billing: Responsible for the call center which handled approximately 300,000 calls a year. Responsible for six walk-in customer service offices across the state. Responsible for the billing area with 165,000 monthly customer bills.
- Implemented internal reporting procedures in the call center and walk-in customer service offices that allowed the company to set benchmarks for performance and resulted in a more efficient customer contact experience.
- Implemented policies and procedures to reduce bad debt expense, saving several hundred thousand dollars per year.
- Implemented software, policies and procedures that resulted in more efficient communication with the operations division in the service order processing and problem and complaint areas.
- Implemented software, policies and procedures to reduce the number of meter re-reads.
- Information Technology (IT): Oversaw the information technology area. Responsible for the go/no-go decision on IT initiatives, such as: New ITRON meter reading devices and software, enhancements to the developer's database to integrate CIS system, and enhancements to the developer's database to integrate Ops/Eng data.

- Oversaw enhancements to CIS including: better data flow of billing/customer service data, output options for service orders and problems and complaints, ability to accept payments and view accounts, and installation of call-back equipment for past-due accounts and information purposes.

Applications System Analyst

- Responsibilities included supplying end users with analysis to help in day-to-day and strategic planning. Involved in an enterprise-wide cost reduction project, utilization review, and CON filings. The analysis work was accomplished by creating relevant data bases from numerous sources of data and using SAS to prepare the detailed analysis necessary to aid in the decision making process.

Computer Research Specialist

- Responsibilities included using TROLL (a mainframe econometric modeling package running under CMS), SAS (Base SAS, mainly for data manipulation/reporting purposes), Macintosh based Excel (graphics and table development) and PageMaker (to produce camera ready copy) in the production of the Florida Outlook and Long Term Economic Forecast. These publications are economic forecasts for the state of Florida, commissioned by the Governor's office. Also provided technical assistance in all areas, both software and hardware.

Programmer Analyst

- Responsibilities included providing user support to a base of 800 users, technical training (introduction to personal computing and FOCUS), presentation preparation, and hardware installation and maintenance (PC's and dummy terminals attached to the VAX based office automation network). Supported products such as FOCUS (mainframe MVS), IBM and compatible PC's and software (Lotus, WordPerfect), and VAX based software and hardware (electronic mail, calendar management, word processing, DECalc, DECslide, Datatrieve).
- Assisted in the rewrite of the special circuit tracking software on the IBM SYS/38 using COBOL. Involved in the analysis and design of a new circuit engineering and reporting system.

Appendix VIII

SKYLAND UTILITIES, LLC
COST OF SERVICE STUDY

GENERAL

The Utility's proposed service territory includes approximately 4,000 acres in Hernando and Pasco Counties, Florida. Currently, this land is owned by the Utility's affiliate, Evans Properties, Inc (Evans). This land is currently zoned mostly agricultural and has been used primarily to grow citrus crops. The existing land use densities are from 32 per acre to 1 per 10.0 acres. The parcel zoned 32 per acre is being treated in a similar fashion as the other parcels and for purposes of utility services is being treated as if there is 1 unit per approximately 4 acres. This filing is based on anticipated utility service requirements for Phase I. Phase I is projected to encompass years 2010 to 2015, with the 80% capacity reached, and thus a Test Year, of 2015. Evans plans to utilize utility services for their 4,000 acres in 5 separate phases. Measurement of utility service need is typically stated as an equivalent residential connection (ERC). It is anticipated that Phase I utilization will take place over a 6-year time horizon and will consist of 155 water and 153 wastewater ERCs. In the 705 acre parcel in Phase I in Pasco County (ID 3), there are an existing 2 ERCs, 1 residential connection and 1 general service connection. These existing structures will be connected to central water service but will continue to use their existing on-site septic systems. Each of the 155 ERCs will be serviced with a 5/8" x 3/4" meter off of a 1" service line.

It is anticipated that the future phases will be utilized in the order indicated on the proposed service area map in **Appendix I** and as discussed in more detail in **Exhibit A**. There have been no conceptual plans developed as of this time for future development phases. Where units and/or consumption have been assumed in future phases in this filing, the maximum permitted dwelling units have been used without consideration of any restrictive issues.

Skyland is proposing to establish a single utility system for Hernando and Pasco Counties that will provide potable and non-potable water and wastewater service to bulk exempt, bulk non-exempt, intensified agribusiness, residential and general service customers. The Utility's facilities in all counties will be functionally related and operationally integrated. Skyland's system will be managed from a single centrally-

located office. Personnel responsible for management, maintenance, customer service and administrative support will be the same for both counties. Staffing, planning, and budgeting will be done on a system-wide basis rather than on a county-by-county basis. Moreover, operating costs will not vary materially from county to county and rates will be uniform throughout Skyland's proposed service area. It is anticipated that physical interconnection between the counties will occur during Phase II or III.

Detailed discussion of the proposed facilities can be found in **Exhibit D** for water and **Exhibit F** for wastewater. Currently at the proposed water and wastewater facility sites there are not appropriate power sources from Florida Power & Light (FP&L) to run the water and wastewater facilities. Initial discussions with representatives from FP&L have indicated that they might run the required services at their own costs. For the purposes of this cost study it is assumed that FP&L will provide the necessary power requirements. For informational purposes only, **Attachment O** appended herein contains a cost estimate for running power to each water and wastewater facility site along with **Figures O-1, O-2, O-3** and **O-4,** conceptual layouts of power lines for Area IDs 1 through 4, respectively.

It is anticipated that each customer other than bulk customers will be metered with a 5/8" X 3/4" meter. The wastewater bill will be based on the water meter reading. There is a possibility to provide bulk water service upon certification of Skyland's service area from the Florida Public Service Commission (FPSC). Rates for bulk services will be negotiated on a case-by-case basis.

POTABLE WATER SERVICE

Customer, ERC, and Flow Projections

Schedule 1 provides the water customer projections for Skyland Utilities in both Hernando and Pasco Counties. In Hernando County, service will be provided beginning in 2010. A total of 56 ERCs are anticipated in the Hernando County area by year 2024. In Pasco County, service is anticipated to begin in 2010. A total of 386 ERCs are anticipated in Pasco County by 2024. It is assumed that all of the projected customers will be served by 5/8" X 3/4" meters.

Water flows in both Hernando and Pasco Counties are estimated at 350 gpd per ERC. The projected average annual daily flow (AADF) is anticipated to be 0.006 million gallons per day (MGD) in the year 2010 and reaching 0.155 MGD by 2024.

Schedule 2 presents projected AADF in detail for Skyland's service within both Hernando and Pasco Counties. **Schedule 3** summarizes both the incremental and average ERCs, as well as the projected billable flows by class for Phase I up to the Test Year (years 2010 through 2015).

Estimated Capital Costs

It is estimated that the capital cost for the initial construction of the 4 water treatment facilities and associated equipment is $1,211,193 in the selected Test Year. The potable water treatment plants within each area will include the utilization of an existing well with some improvements. Each potable water treatment facility will also include a hydro pneumatic tank, chlorination, fencing, and a pre-fabricated building. Additionally, a mobile 150 kW generator will be available to provide service to any of the plants. The total land requirements for the 4 water treatment plants and associated wells are 16 acres or 4 acres per water treatment facility site.

In addition, the Utility is allocating approximately 50% of its organizational startup costs to the rate base for the current potable water customers. The Utility is projecting total organizational costs for water at $35,000.

It is anticipated that each customer connecting to the Utility will pay a service availability charge per ERC prior to connection. This service availability charge is based on plant capacity, has been established to recover approximately 55% of the capital asset costs of the proposed facilities, and is set at approximately $2,890. In addition, a water meter and service will need to be installed at the customer's expense.

The initial capital costs associated with the new potable water treatment facilities are presented in **Schedule 4,** the depreciation related to the potable water treatment facilities is presented in **Schedule 5** and the service availability charge calculations are presented on **Schedule 6.**

Estimated Operation and Maintenance Costs

The primary costs that are typically associated with the operation and maintenance (O&M) of a potable water treatment facility are:

- Labor
- Chemical
- Power
- Transportation
- Maintenance
- Contractual Services
- Administration
- Rents

Table 1 below details the O&M assumptions used for the Utility during the projection period of Year 1 through Year 6 (the Test Year).

Table 1
O & M Assumptions
Potable Water Supply

1.) **Labor**

Area ID 1 and 4:
1 person 10 hrs week @ $30/hr x 52 weeks / yr escalate @ 4% annually

Area ID 2:
1 person 10 hrs week @ $30/hr x 52 weeks / yr escalate @ 4% annually

Area ID 3:
1 person 10 hrs week @ $30/hr x 52 weeks / yr escalate @ 4% annually

Table 1 (cont.)
O & M Assumptions
Potable Water Supply

2.) **Chemicals**

Chlorine @ $1.00 / lb - Aqueous
Other @ $2.60 / lb added
Inflation adjusted @ 3% annually

Dose assumed - (a) cl_2 20 ppm
(b) metaphosphate 5 ppm

20 ppm x 8.34 lbs/gal x (365 days x 350 gpd / 1,000,000) = 21.31 lbs / yr
5 ppm x 8.34 lbs/gal x (365 days x 350 gpd / 1,000,000) = 5.33 lbs / yr

(i) cl_2 = 21.31 lbs x $1 = $21.31 / yr
(ii) ortho = 5.33 lbs x $2.6 = $13.86 / yr
$35.17 / yr / ERC

3.) **Power**

A.) Wells

Per ERC:	
350 gpd x 365 / 1,440 x 365 =	.243 gpm
Head	190 ft.
Conversion Factor	3,960
Efficiency Util.	.30 (.5*.6)
kW-hr / hp-hr	0.754
Line loss factor	1.35

Electric Cost Per ERC:	
190' x .243 / 3960 x .3 = .038 x 0.754 x 1.35 =	.040 kW
.040 x 24 (hrs/day) x 365 (days / yr) =	350.40 kW hrs / yr
350.40 kW hrs x $0.20 (cents / kW hr) =	$70.08 per ERC / yr

B.) Cycling, Other Lighting, etc.
5% of Electric Cost / ERC = .05 * $70.08 = $3.50 per ERC / yr

Table 1 (cont.)
O & M Assumptions
Potable Water Supply

4.) **Transportation**

Per Mile Expense: $0.55
Days per year: 261

Area ID 1& 4:
30 miles x $0.55 x 261 = $4,306.50 ½ water ½ wastewater escalate @ 3% annually

Area ID 2:
30 miles x $0.55 x 261 = $4,306.50 ½ water ½ wastewater escalate @ 3% annually

Area ID 3:
40 miles x $0.55 x 261 = $5,742 ½ water ½ wastewater escalate @ 3% annually

5.) **Maintenance** – @ $1.00 / month / ERC

6.) **Contractual Service** – See **Schedules 7A, 7B, 7C**

7.) **Administration** – See **Schedules 7A, 7B, 7C**

8.) **Rents**

The rent shall be $100.00 per acre per site, plus sales tax. Each water treatment site is assumed to be 4 acres and Hernando County has 1 site and Pasco County has 3 sites. Also, a royalty payment of $0.10 per thousand gallons plus sales tax for withdrawals over 4,000,000 gallons annually is included.

9.) **Misc.** @ 1% of above ± at operator's discretion.

10.) **Bad Debt**

Bad debt is set at 1% of revenues in the Test Year. That number is then divided by the number of ERCs in the Test Year to get a dollar amount per ERC. This number is then used throughout the forecast period.

As shown in **Table 1**, a rental payment is included in the Skyland O&M Costs. This payment is intended to compensate the landowners, Evans Properties, Inc., for the use

of the land and the lost opportunity to the landowner as a result of Skyland utilizing the property for utility purposes. The rental payment has been calculated in terms of both well location and demand. The payment has been set at $100.00 per acre per water treatment site and includes up to 4,000,000 gallons of water withdrawals from the entire service area annually. If annual withdrawals exceed 4,000,000 gallons, an additional payment of $0.10 per 1,000 gallons will be incurred. **Schedule 7** presents the summarized estimated O&M costs for the potable water treatment facilities for the projection period, as detailed in **Schedules 7A**, **7B** and **7C**.

System Financial Requirements

The potable water rates discussed in this section were developed on a cost of service basis and in accordance with FPSC rules and Florida Statutes wherein associated costs are equitably recovered from each customer pursuant to the level of service enjoyed by that customer.

Financial Requirements

System financial requirements consist of capital, operating, maintenance, depreciation, and monetary needs necessary to provide, maintain, and continue quality services to meet the goals of the utility with regard to operations. Funding of capital requirements is generally provided from sources other than direct user rates and charges, such as impact fees, service availability charges, debt obligations, or contributions. However, capital needs not funded from these sources can be recovered through user rates and charges.

Financial requirements can generally be separated into three primary categories: 1) Operating and Maintenance Expenses (O&M), 2) Depreciation and Amortization, and 3) Other Expenses. As previously mentioned, O&M expenses of this Utility will consist of purchased power, rents, contractual services for operating and maintaining the system, and other miscellaneous costs. Depreciation and amortization expenses will be based on the useful lives of the assets of a Class B Water Utility pursuant to Rule 25-30.115 of the Florida Administrative Code. While we realize that the utility during Phase I qualifies as a Class C utility, it is anticipated that Skyland will ultimately be a Class B utility and therefore the depreciation and amortization rates for a Class B

were used. Other expenses will include such items as regulatory assessment fees and return on investment. It should be noted that for purposes of these projections, since Skyland was organized as a Limited Liability Company, it is a non-taxable entity. Therefore, no state or federal income tax expense has been included in these projections.

Schedules 5 and **6** present a detailed calculation of the capital costs and related depreciation and amortization of Contributions-in-aid-of-Construction (CIAC).

Return on Investment

Since Skyland is a private utility; it will be able to receive a rate of return based on its cost of equity and debt. With regard to the cost of equity capital, annually the Florida Public Service Commission issues an order establishing the authorized range of return on common equity of water and wastewater utilities pursuant to Section 367.081(4)(f) of the Florida Statutes. The most recent order (PSC-08-0846-FOF-WS), issued December 31, 2008, establishes the following leverage formula:

Return on Common Equity = 8.58% + 1.087/Equity Ratio

Based on this formula, the range of return on common equity goes from 9.67% at 100% equity to 11.30% at 40% equity.

If Skyland has a need for debt financing, its parent Evans Utilities, Inc., has the resources necessary to loan funds to Skyland. It is anticipated that the terms of any loan will include repayment over a 30-year period. In determining the interest rate in this transaction, the ten-year average of the prime rate + 1.0% was utilized.

The Utility is anticipating 40% equity contribution and the remaining 60% to be financed through debt.

Schedule 8 presents the projected capital structure and rate of return for the Utility. **Schedule 9** presents the projected financial requirements for the Utility for the Test Year (Year 6), including the Return on Investment amount calculated based on the Potable Water Rate Base shown on **Schedule 9A.**

Rate Design

Cost of Service Allocations

Utility ratemaking cost of service method requires that there be a reasonable relationship between the costs of services and the benefits received by the customer. It is important to recognize that service/benefits are varied and to a large extent not always evident to the customers of the utility. Customers generally associate services/benefits with the metered usage of water; however, more importantly and costly are the underlying infrastructure capacity and readiness to serve. Most of these services/benefits have associated capital costs and fixed O&M expenses. Although some of the capital costs will be provided upon initial connection to the utility, others require funding through user rates and charges.

Once the net financial requirements were determined for the Utility, they were reallocated according to various cost of service principles in order to design the proposed monthly retail water rates. Specifically, the financial requirements were allocated to a base charge and a gallonage charge. In general, it can be construed that fixed costs such as meter reading, billing, customer service, and certain capital related costs and operating expenses should be recovered through a monthly base charge, whereas certain other fixed and variable expenses and capital expenses are recovered through a gallonage charge. Summarized below in **Table 2** are the results of these allocations.

Table 2
Financial Requirements per Rate Element

Rate Component	Amount
Base Facility Charge	$ 30,379
Gallonage Charge	101,069
Total	$ 131,448

Water Rate Design

The financial requirements for retail water service were allocated to a base charge and gallonage charge as shown on **Table 2** and detailed on **Schedule 10**. In order to develop the monthly base charge and gallonage charge for retail water service, the rate determinants need to be identified. The Utility is anticipating 140 average ERCs in the Test Year (Year 6). It is anticipated that these connections will use approximately 17,520 thousand gallons annually. To calculate the monthly base charge, the amount allocated to the charge was divided by the number of ERCs to arrive at the rate of $18.09 per ERC per month as shown in **Schedule 10**. To determine the gallonage charge per thousand gallons of usage, the same method was applied, taking the financial requirements allocated to the gallonage charge and dividing it by the gallonage determinant in thousands of gallons, resulting in a rate of $5.77 per thousand gallons as shown on **Schedule 10**. A revenue proof for the water rates developed in this Study is shown in **Table 3** below. The difference between the required revenue and the revenue proof occurs because of rounding and is less than 1%.

Table 3
Water Rate Revenue Proof

Rate Component	Charge	Determinants	Annual Revenue
Base Facility Charge (Per ERC per month)	$ 18.09	140	$ 30,391
Gallonage Charge (Per 1,000 gallons)	$ 5.77	17,520	101,090
Total			$ 131,481

Table 4 below summarizes the proposed monthly retail water rates.

Table 4
Proposed Monthly Potable Water Rates

Potable

Monthly Base Facility Charge per Meter Size		
5/8" X 3/4"	$	18.09
1.0"	$	45.23
1.5"	$	90.45
2.0"	$	144.72
Gallonage Charge (per thousand gallons)	$	5.77

Bulk Water Rate

The Utility is also considering selling bulk water. The bulk rate will be established on a case-by-case basis and will depend upon the capital asset configuration.

Proforma Utility Plant and Balance Sheet

In support of the aforementioned rates and balances, **Schedule 11** presents a Proforma Utility Plant listing for the 6-year forecast period along with the Phase I build-out ERCs and flows for comparative purposes. **Schedule 12** is a Proforma Balance Sheet beginning with year 1 of the forecast period and ending with the Test Year, year 6.

WASTEWATER SERVICE

Customer, ERC, and Flow Projections

Schedule 13 provides the wastewater customer projections for Skyland Utilities in both Hernando and Pasco Counties. In Hernando County, wastewater service is anticipated to begin in 2010. A total of 56 ERCs are anticipated in the Hernando County area by 2024. In Pasco County, wastewater service is anticipated beginning in 2010. It is anticipated that 383 ERCs will be served by 2024. The existing general service and residential water customers are assumed to be serviced by existing on-site septic tanks.

Wastewater flows in both Hernando and Pasco Counties are estimated at 270 gpd per ERC. The projected average wastewater demand is anticipated to be 0.003 MGD in year 2010 and reaching 0.118 MGD by 2024.

Schedule 14 presents projected average wastewater demand in detail for Skyland's service within both Hernando and Pasco Counties. **Schedule 15** summarized both the incremental and average ERCs, as well as the projected billable flows for Phase I through the Test Year (years 2010 through 2015). Since wastewater service is not individually metered, the customer is billed based on metered water flow. Residential service usually has a cap associated with wastewater service and we are setting the cap at 11,000 gallons per month. The metered water flow of 350 gpd is used in calculating the wastewater rates to follow standard rate setting practice. The flow does not need to be capped since the monthly water flow is less than the wastewater cap for residential. Therefore, the projected AADF for the water system is included **Schedule 15**.

Estimated Capital Costs

It is estimated that the capital cost for the construction of the wastewater treatment facilities will be $857,146 for the Test Year. The Hernando and Pasco County sites will utilize a low-pressure collection system. The Hernando County site, ID 2, will be serviced by a 10,000 gpd pre-engineered wastewater treatment plant utilizing an EA/MLE treatment process and discharging to percolation ponds and/or a rapid infiltration basins. This wastewater treatment site is anticipated to utilize 3 acres. The Pasco County site ID1 will be serviced by a 7,500 gallon septic tank. This wastewater treatment site is anticipated to utilize 1/2 acres. The Pasco County site ID3 will be serviced by a 22,500 gpd pre-engineered wastewater treatment plant utilizing an EA/MLE treatment process and discharging to percolation ponds and/or a rapid infiltration basins. This wastewater treatment site is anticipated to utilize 5 acres. The Pasco County site ID4 will be serviced by a 5,000 gallon septic tank. This wastewater treatment site is anticipated to utilize 1/2 acres. The land required is planned to be leased or rented from Evans Properties.

In addition, the Utility is allocating approximately 50% of its organizational startup costs to the rate base for the current wastewater customers. The Utility is projecting total organizational costs at $35,000.

It is anticipated that each customer connecting to the Utility will pay a service availability charge per ERC prior to connection. This service availability charge is based on plant capacity, has been established to recover approximately 55% of the capital asset costs of the proposed facilities, and is set at approximately $2,399. In addition, laterals and services will have to be installed by the customer.

The initial capital costs associated with the new wastewater treatment facilities are presented in **Schedule 16,** the depreciation related to the wastewater treatment facilities is presented in **Schedule 17** and the service availability charge calculations are presented in **Schedule 18.**

Estimated Operation and Maintenance Costs

The primary costs that are typically associated with the operation and maintenance (O&M) of a wastewater treatment facility are:

- Labor
- Chemical
- Power
- Transportation
- Maintenance
- Contractual Services
- Administration
- Rents

Table 5 below details the O&M assumptions used for the Utility during the projection period of Year 1 through Year 6 (the Test Year). It should be noted that there will be no labor, chemical, transportation or power costs for the 2 areas in Pasco County serviced by septic systems since those types of O&M expenses are expected to be negligible in Phase I.

Table 5
O & M Assumptions
Wastewater

1.) **Labor**

Area ID 2:
1 person 10 hrs week @ $30/hr x 52 weeks / yr. escalate @ 4% annually

Area ID 3:
1 person 10 hrs week @ $30/hr x 52 weeks / yr. escalate @ 4% annually

2. **Chemicals**

Chlorine @ $1 / lb - Aqueous
Inflation adjusted @ 3% annually

Dose assumed - (a) cl_2 8 ppm

8 ppm x 8.34 lbs/gal x (365 days x 270 gpd / 1,000,000) = 6.58 / yr

3.) **Power**

5HP Per 10,000 Gallons (Includes lighting, blowers, pump stations, etc.)

ERC	270 gpd
kW-hr / hp-hr	.754
Electric Cost	$0.20 / kWh
Hrs / day	16
Days / yr	365

270 gpd / 10,000 gallons * 5 hp * .754 * 16 *365 * $0.20 = $118.99

Table 5 (cont.)
O & M Assumptions
Wastewater

4.) **Transportation**

Per Mile Expense: $0.55
Days per year: 261

Area ID 2:
30 miles x $0.55 x 261 = $4,306.50 ½ water ½ wastewater escalate @ 3% annually

Area ID 3:
40 miles x $0.55 x 261 = $5,742 ½ water ½ wastewater escalate @ 3% annually

5.) **Maintenance** – @ $1.00/month/ERC

6.) **Contractual Service** – See **Schedules 19A, 19B and 19C**

7.) **Administration** – See **Schedules 19A, 19B and 19C**

8.) **Rents**

Wastewater Treatment facilities sites will be $200 per acre plus sales tax. Three acres will be needed for Hernando County ID 1. Pasco County IDs 1 and 4 will require ½ acre each and ID 3 will require 5 acres.

9.) **Misc.** @ 1% of above ± at operator's discretion.

10.) **Bad Debt**

Bad debt is set at 1% of revenues in the Test Year. That number is then divided by the number of ERCs in the Test Year to get a dollar amount per ERC. This number is then used throughout the forecast period.

Schedule 19 presents the summarized estimated O&M costs for the wastewater treatment facilities for the projection period, as detailed on **Schedules 19A**, **19B** and **19C**.

System Financial Requirements

The wastewater rates discussed in this Section were developed on a cost of service basis and in accordance with FPSC rules and Florida Statutes wherein associated costs are equitably recovered from each customer pursuant to the level of service enjoyed by that customer.

Financial Requirements

System financial requirements consist of capital, operating, maintenance, depreciation, and monetary needs necessary to provide, maintain, and continue quality services to meet the goals of the utility with regard to operations. Funding of capital requirements is generally provided from sources other than direct user rates and charges, such as impact fees, service availability charges, debt obligations, or contributions. However, capital needs not funded from these sources can be recovered through user rates and charges.

Financial requirements can generally be separated into three primary categories: 1) Operating and Maintenance Expenses (O&M), 2) Depreciation and Amortization, and 3) Other Expenses. As previously mentioned, O&M expenses of this Utility will consist of purchased power, rents, contractual services for operating and maintaining the system, and other miscellaneous costs. Depreciation and amortization expenses will be based on the useful lives of the assets of a Class B Wastewater Utility pursuant to Rule 25-30.115 of the Florida Administrative Code. While we realize that the utility during Phase I qualifies as a Class C utility, it is anticipated that Skyland will ultimately by a Class B utility and therefore the depreciation and amortization rates for a Class B were used. Other expenses will include such items as regulatory assessment fees and return on investment. It should be noted that for purposes of these projections, since Skyland was organized as a Limited Liability Company, it is a non-taxable entity. Therefore, no state or federal income tax expense has been included in these projections.

Schedules 17 and **18** presents a detailed calculation of the capital costs and related depreciation and amortization of Contributions-in-aid-of-Construction (CIAC).

Return on Investment

Since Skyland is a private utility; it will be able to receive a rate of return based on its cost of equity and debt. With regard to the cost of equity capital, annually the Florida Public Service Commission issues an order establishing the authorized range of return on common equity of water and wastewater utilities pursuant to Section 367.081(4)(f) of the Florida Statutes. The most recent order (PSC-08-0846-FOF-WS), issued December 31, 2008, establishes the following leverage formula:

Return on Common Equity = 8.58% + 1.087/Equity Ratio

Based on this formula, the range of return on common equity goes from 9.67% at 100% equity to 11.30% at 40% equity.

If Skyland has a need for debt financing, its parent Evans Utilities, Inc. has the resources necessary to loan funds to Skyland. It is anticipated that the terms of any loan will include repayment over a 30-year period. In determining the interest rate in this transaction, the ten-year average of the prime rate + 1.0% was utilized.

The Utility is anticipating 40% equity contribution and the remaining 60% to be financed through debt.

Schedule 20 presents the projected capital structure and rate of return for the Utility. **Schedule 21** presents the projected financial requirements for the Utility for the Test Year (Year 6), including the Return on Investment amount calculated based on the Wastewater Rate Base shown on **Schedule 21A.**

Rate Design

Cost of Service Allocations

Utility ratemaking cost of service method requires that there be a reasonable relationship between the costs of services and the benefits received by the customer. It is important to recognize that service/benefits are varied and to a large extent not always evident to the customers of the utility. Customers generally associate services/benefits with the metered usage of water; however, more importantly and costly are the underlying infrastructure capacity and readiness to serve requirements. Most of these services/benefits have associated capital costs and fixed O&M expenses. Although some of the capital costs will be provided upon initial connection to the utility, others require funding through user rates and charges.

Once the net financial requirements were determined for the Utility, they were reallocated according to various cost of service principles in order to design the proposed monthly wastewater rates. Specifically, the financial requirements were allocated to a base charge and a gallonage charge. In general, it can be construed that fixed costs such as meter reading, billing, customer service, and certain capital related costs and operating expenses should be recovered through a monthly base charge, whereas certain other fixed and variable expenses and capital expenses are recovered through a gallonage charge. Summarized below in **Table 6** are the results of these allocations.

Table 6
Financial Requirements per Rate Element

Rate Component	Amount
Base Facility Charge	$ 27,212
Gallonage Charge	89,739
Total	$ 116,951

Wastewater Rate Design

The financial requirements for wastewater service were allocated to a base charge and gallonage charge as shown on **Table 6** and detailed on **Schedule 22**. In order to develop the monthly base charge and gallonage charge for wastewater service, the rate determinants need to be identified. The Utility is anticipating 137 average ERCs in the Test Year (Year 6). Based on metered water flow, it is anticipated that these connections' billable wastewater flow (based on 350 gpd water) will be approximately 17,520 thousand gallons annually (Note: billable wastewater usage capped at 11,000 gallons per month per ERC). To calculate the monthly base charge, the amount allocated to the charge was divided by the number of ERCs to arrive at the rate of $16.57 per ERC per month as shown in **Schedule 22**. To determine the gallonage charge per thousand gallons of usage, the same method was applied, taking the financial requirements allocated to the gallonage charge and dividing it by the gallonage determinant in thousands of gallons, resulting in a rate of $5.13 per thousand gallons as shown on **Schedule 22**. A revenue proof for the wastewater rates developed in this Study is shown in **Table 7** below. The difference between the required revenue and the revenue proof occurs because of rounding and is less than 1%.

Table 7
Wastewater Rate Revenue Proof

Rate Component	Charge	Determinant	Annual Revenue
Base Facility Charge (Per ERC per month)	$ 16.57	137	$ 27,241
Gallonage Charge (Per 1,000 gallons)	$ 5.13	17,520	89,878
Total			$ 117,119

Table 8 below summarizes the proposed monthly wastewater rates.

Table 8
Proposed Monthly Wastewater Rates

Monthly Base Facility Charge per Meter Size		
5/8" X 3/4"	$	16.57
1.0"	$	41.43
1.5"	$	82.85
2.0"	$	132.56
Gallonage Charge (per thousand gallons)[1]	$	5.13

Note: (1) Wastewater billable flow capped at 11,000 gallons per month per ERC.

Proforma Utility Plant and Balance Sheet

In support of the aforementioned rates and balances, **Schedule 23** presents a Proforma Utility Plant listing for the 6-year forecast period along with the Phase I build-out ERCs and flows for comparative purposes. **Schedule 24** is a Proforma Balance Sheet beginning with year 1 of the forecast period and ending with the Test Year, year 6.

CONCLUSIONS

The revenues, expenses, costs, and criteria associated with rate making are representative of averages, which were developed primarily from historic and projected data. In formulating the rates and expenses for Skyland, GAI utilized prior knowledge of startup utilities and their costs, together with the development of assumptions based on prudent engineering, financial, and ratemaking relationships in the development of the proposed rates herein. Some of the assumptions will inevitably change or not materialize and unanticipated events may occur which could significantly change the results shown herein. These factors include regulatory actions by the appropriate Water Management District.

SCHEDULE 1

SKYLAND UTILITIES, LLC

AVERAGE PROJECTED WATER ERCs IN HERNANDO & PASCO COUNTIES

PROJECTION PERIOD: 2010-2024

PHASE I DEVELOPMENT COMPLETE IN 2015

ERCs BEYOND THIS DATE BASED ON MAXIMUM DENSITY IN PHASE II (OVER 6 YEARS) AND PHASE III (OVER 6 YEARS)

	Hernando	Pasco	Total
2010	3	16	19
2011	8	24	32
2012	8	41	49
2013	18	61	79
2014	25	83	108
2015	32	108	140
2016	37	141	178
2017	40	180	220
2018	43	219	262
2019	46	258	304
2020	49	298	347
2021	52	338	390
2022	54	364	418
2023	55	375	430
2024	56	386	442

SCHEDULE 2

SKYLAND UTILITIES, LLC

AVERAGE WATER DEMAND (@ 350 GPD)

PROJECTION PERIOD: 2010-2024

PHASE I DEVELOPMENT COMPLETE IN 2015
FLOW BEYOND THIS DATE BASED ON MAX DENSITY IN PHASE II (OVER 6 YRS)
AND PHASE III (OVER 6 YRS)

	Hernando	Pasco	Total
2010	0.001	0.005	0.006
2011	0.003	0.008	0.011
2012	0.003	0.014	0.017
2013	0.006	0.021	0.027
2014	0.009	0.029	0.038
2015	0.011	0.037	0.048
2016	0.013	0.049	0.062
2017	0.014	0.062	0.076
2018	0.015	0.076	0.091
2019	0.016	0.090	0.106
2020	0.017	0.104	0.121
2021	0.018	0.118	0.136
2022	0.019	0.127	0.146
2023	0.019	0.131	0.150
2024	0.020	0.135	0.155

SCHEDULE 3
SKYLAND UTILITIES, LLC
PROJECTED INCREMENTAL AND AVERAGE ANNUAL ERCs AND FLOWS
PHASE 1: 2010 - 2015

	Year					
	2010	2011	2012	2013	2014	2015
INCREMENTAL AVERAGE ERCs - WATER						
Hernando Incremental ERCs	3	5	0	10	7	7
Pasco Incremental ERCs	16	8	17	20	23	25
Total Incremental ERCs	**19**	**13**	**17**	**30**	**30**	**32**
AVERAGE ERCs - WATER						
Hernando Average ERCs	3	8	8	18	25	32
Pasco Average ERCs	16	24	41	61	83	108
Total Average ERCs	**19**	**32**	**49**	**79**	**108**	**140**
METERED WATER FLOW (MGD)						
Hernando Metered Flows (MGD)	0.001	0.003	0.003	0.006	0.009	0.011
Pasco Metered Flows (MGD)	0.005	0.008	0.014	0.021	0.029	0.037
Total Metered Water Flows (MGD)	**0.006**	**0.011**	**0.017**	**0.027**	**0.038**	**0.048**
TOTAL METERED WATER FLOWS (Annual in Million Gallons)						
Hernando Metered Flows (Annual)	0.365	1.095	1.095	2.190	3.285	4.015
Pasco Metered Flows (Annual)	1.825	2.920	5.110	7.665	10.585	13.505
Total Metered Water Flows (Annual)	**2.190**	**4.015**	**6.205**	**9.855**	**13.870**	**17.520**

SCHEDULE 4
SKYLAND UTILITIES, LLC
WATER CAPITAL COST

(2010-2015)

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 2015
301 Organization				
Organizational Costs	1	$ 35,000.00	1	$ 35,000
Subtotal Organizational Costs				$ 35,000
304 Structures and Improvements				
Building (ID 1)	1	$ 16.00	240	$ 3,840
Site (Fencing, Paving, Grass) (ID 1)	1	$ 6,000.00	1	$ 6,000
Building (ID 2)	1	$ 16.00	240	$ 3,840
Site (Fencing, Paving, Grass) (ID 2)	1	$ 6,000.00	1	$ 6,000
Building (ID 3)	1	$ 16.00	320	$ 5,120
Site (Fencing, Paving, Grass) (ID 3)	1	$ 6,000.00	1	$ 6,000
Building (ID 4)	1	$ 16.00	240	$ 3,840
Site (Fencing, Paving, Grass) (ID 4)	1	$ 6,000.00	1	$ 6,000
8" PVC Yard Piping (ID 1)	1	$ 20.13	20'	$ 403
6" PVC Yard Piping (ID 1)	1	$ 14.76	100'	$ 1,476
8" PVC Yard Piping (ID 2)	1	$ 20.13	20'	$ 403
6" PVC Yard Piping (ID 2)	1	$ 14.76	100'	$ 1,476
8" PVC Yard Piping (ID 3)	1	$ 20.13	20'	$ 403
6" PVC Yard Piping (ID 3)	1	$ 14.76	100'	$ 1,476
8" PVC Yard Piping (ID 4)	1	$ 20.13	20'	$ 403
6" PVC Yard Piping (ID 4)	1	$ 14.76	100'	$ 1,476
Subtotal Structures and Improvements				$ 48,155
307 Wells and Springs				
12" Well with piping (ID 1) (Existing)	1	$ 23,000.00	1	$ 23,000
12" Well Improvement (ID 1) Existing)	1	$ 8,500.00	1	$ 8,500
12" Well with piping (ID 2) (Existing)	1	$ 23,000.00	1	$ 23,000
12" Well Improvement (ID 2) Existing)	1	$ 8,500.00	1	$ 8,500
18" Well with piping (ID 3) (Existing)	1	$ 30,000.00	1	$ 30,000
18" Well Improvement (ID 3) Existing)	1	$ 10,500.00	1	$ 10,500
12" Well with piping (ID 4) (Existing)	1	$ 23,000.00	1	$ 23,000
12" Well Improvement (ID 4) Existing)	1	$ 8,500.00	1	$ 8,500
Subtotal Wells and Springs				$ 135,000
310 Power Generation Equipment				
150 KW Mobile Generator	1	$ 35,000.00	1	$ 35,000
Subtotal Power Generation Equipment				$ 35,000
311 Pumping Equipment				
0.75 HP Compressor (ID 1)	1	$ 1,000.00	1	$ 1,000
600 gpm/60 HP pump (ID 1)	1	$ 29,000.00	1	$ 29,000
0.75 HP Booster Pump (ID 1)	1	$ 2,250.00	2	$ 4,500
Control Panel (ID 1)	1	$ 7,500.00	1	$ 7,500
1.5 HP Compressor (ID 2)	1	$ 1,800.00	1	$ 1,800
600 gpm/60 HP pump (ID 2)	1	$ 29,000.00	1	$ 29,000
1.0 HP Booster Pump (ID 2)	1	$ 2,500.00	2	$ 5,000
Control Panel (ID 2)	1	$ 7,500.00	1	$ 7,500
2.5 HP Compressor (ID 3)	1	$ 2,000.00	1	$ 2,000
600 gpm/60 HP pump (ID 3)	1	$ 29,000.00	1	$ 29,000
2.0 HP Booster Pump (ID 3)	1	$ 3,000.00	2	$ 6,000
Control Panel (ID 3)	1	$ 7,500.00	1	$ 7,500

SCHEDULE 4
SKYLAND UTILITIES, LLC
WATER CAPITAL COST

(2010-2015)

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 2015
0.75 HP Compressor (ID 4)	1	$ 1,000.00	1	$ 1,000
600 gpm/60 HP pump (ID 4)	1	$ 29,000.00	1	$ 29,000
0.5 HP Booster Pump (ID 4)	1	$ 2,000.00	2	$ 4,000
Control Panel (ID 4)	1	$ 7,500.00	1	$ 7,500
Subtotal Pumping Equipment				$ 171,300
320 Water Treatment Equipment				
50 gallon hypochlorinator (ID 1)	1	$ 500.00	1	$ 500
Chemical Feed Equipment (ID 1)	1	$ 1,500.00	1	$ 1,500
50 gallon hypochlorinator (ID 2)	1	$ 500.00	1	$ 500
Chemical Feed Equipment (ID 2)	1	$ 1,500.00	1	$ 1,500
150 gallon hypochlorinator (ID 3)	1	$ 750.00	1	$ 750
50 gallon hypochlorinator (ID 3)	1	$ 500.00	1	$ 500
Chemical Feed Equipment (ID 3)	1	$ 1,500.00	1	$ 1,500
50 gallon hypochlorinator (ID 4)	1	$ 500.00	1	$ 500
Chemical Feed Equipment (ID 4)	1	$ 1,500.00	1	$ 1,500
Subtotal Water Treatment Equipment				$ 8,750
330 Distribution Reservoirs and Standpipes				
1,152 gallon hydrotank (ID 1)	1	$ 1,385.00	1	$ 1,385
1,665 gallon hydrotank (ID 2)	1	$ 1,986.00	1	$ 1,986
3,807 gallon hydrotank (ID 3)	1	$ 4,568.00	1	$ 4,568
720 gallon hydrotank (ID 4)	1	$ 864.00	1	$ 864
Subtotal Distribution Reservoirs and Standpipes				$ 8,803
331 Transmission and Distribution Mains				
6" Gate Valve (ID 1)	1	$ 765.00	2	$ 1,530
6" PVC Pipe (Transmission, ID 1)	1	$ 14.76	1,500'	$ 22,140
4" PVC Pipe (Distribution, ID 1)	1	$ 9.80	1,000'	$ 9,800
6" Gate Valve (ID 2)	1	$ 765.00	1	$ 765
6" PVC Pipe (Transmission, ID 2)	1	$ 14.76	2,350'	$ 34,686
4" PVC Pipe (Distribution, ID 2)	1	$ 9.80	1,350'	$ 13,230
6" Gate Valve (ID 3)	1	$ 765.00	2	$ 1,530
6" PVC Pipe (Transmission, ID 3)	1	$ 14.76	5,500'	$ 81,180
4" PVC Pipe (Distribution, ID 3)	1	$ 9.80	2,700'	$ 26,460
6" Gate Valve (ID 4)	1	$ 765.00	1	$ 765
6" PVC Pipe (Transmission, ID 4)	1	$ 14.76	800'	$ 11,808
6" PVC Pipe (Transmission, ID 1)	3	$ 16.28	1,000'	$ 16,280
4" PVC Pipe (Distribution, ID 1)	3	$ 10.80	1,000'	$ 10,800
6" Gate Valve (ID 2)	3	$ 843.41	1	$ 843
6" PVC Pipe (Transmission, ID 2)	3	$ 16.28	1,600'	$ 26,048
4" PVC Pipe (Distribution, ID 2)	3	$ 10.80	1,700'	$ 18,360
6" Gate Valve (ID 3)	3	$ 843.41	2	$ 1,687
6" PVC Pipe (Transmission, ID 3)	3	$ 16.28	4,500'	$ 73,260
4" PVC Pipe (Distribution, ID 3)	3	$ 10.80	4,000'	$ 43,200
6" Gate Valve (ID 4)	3	$ 843.41	1	$ 843
6" PVC Pipe (Transmission, ID 4)	3	$ 16.28	550'	$ 8,954
6" PVC Pipe (Transmission, ID 1)	5	$ 17.94	1,000'	$ 17,940
4" PVC Pipe (Distribution, ID 1)	5	$ 11.91	1,000'	$ 11,910
6" Gate Valve (ID 2)	5	$ 929.86	1	$ 930
6" PVC Pipe (Transmission, ID 2)	5	$ 17.94	1,500'	$ 26,910
4" PVC Pipe (Distribution, ID 2)	5	$ 11.91	1,700'	$ 20,247

SCHEDULE 4
SKYLAND UTILITIES, LLC
WATER CAPITAL COST

(2010-2015)

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 2015
6" Gate Valve (ID 3)	5	$ 929.86	2	$ 1,860
6" PVC Pipe (Transmission, ID 3)	5	$ 17.94	4,500'	$ 80,730
4" PVC Pipe (Distribution, ID 3)	5	$ 11.91	4,000'	$ 47,640
6" PVC Pipe (Transmission, ID 4)	5	$ 17.94	550'	$ 9,867
Subtotal Transmission and Distribution Mains				$ 622,203
334 Meters and Meter Installations				
5/8" X 3/4"	1	$ 300.00	19	$ 5,700
5/8" X 3/4"	2	$ 315.00	13	$ 3,938
5/8" X 3/4"	3	$ 330.75	17	$ 5,623
5/8" X 3/4"	4	$ 347.29	30	$ 10,419
5/8" X 3/4"	5	$ 364.65	30	$ 10,757
5/8" X 3/4"	6	$ 382.88	32	$ 12,252
Subtotal Meters and Meter Installations				$ 48,688
335 Hydrants				
Hydrants (ID 1)	1	$ 3,000.00	1	$ 3,000
Hydrants (ID 2)	1	$ 3,000.00	1	$ 3,000
Hydrants (ID 3)	1	$ 3,000.00	3	$ 9,000
Hydrants (ID 4)	1	$ 3,000.00	1	$ 3,000
Hydrants (ID 1)	3	$ 3,307.50	2	$ 6,615
Hydrants (ID 2)	3	$ 3,307.50	2	$ 6,615
Hydrants (ID 3)	3	$ 3,307.50	4	$ 13,230
Hydrants (ID 4)	3	$ 3,307.50	1	$ 3,308
Hydrants (ID 1)	5	$ 3,646.52	2	$ 7,293
Hydrants (ID 2)	5	$ 3,646.52	2	$ 7,293
Hydrants (ID 3)	5	$ 3,646.52	3	$ 10,940
Subtotal Hydrants				$ 73,293
341 Transportation Equipment				
Ford F-250 Truck (Used)	1	$ 25,000.00	1	$ 25,000
Subtotal Transportation Equipment				$ 25,000
Total Capital Costs				**$ 1,211,193**

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Average Service Life in Years	Depreciation Rate Applied
301 Organization						
Organizational Costs	1	$ 35,000.00	1	$ 35,000	40.00	2.500%
Subtotal Organizational Costs				$ 35,000		
304 Structures and Improvements						
Building (ID 1)	1	$ 16.00	240	$ 3,840	25.00	4.000%
Site (Fencing, Paving, Grass) (ID 1)	1	$ 6,000.00	1	$ 6,000	32.00	3.125%
Building (ID 2)	1	$ 16.00	240	$ 3,840	25.00	4.000%
Site (Fencing, Paving, Grass) (ID 2)	1	$ 6,000.00	1	$ 6,000	32.00	3.125%
Building (ID 3)	1	$ 16.00	320	$ 5,120	25.00	4.000%
Site (Fencing, Paving, Grass) (ID 3)	1	$ 6,000.00	1	$ 6,000	32.00	3.125%
Building (ID 4)	1	$ 16.00	240	$ 3,840	25.00	4.000%
Site (Fencing, Paving, Grass) (ID 4)	1	$ 6,000.00	1	$ 6,000	32.00	3.125%
8" PVC Yard Piping (ID 1)	1	$ 20.13	20'	$ 403	32.00	3.125%
6" PVC Yard Piping (ID 1)	1	$ 14.76	100'	$ 1,476	32.00	3.125%
8" PVC Yard Piping (ID 2)	1	$ 20.13	20'	$ 403	32.00	3.125%
6" PVC Yard Piping (ID 2)	1	$ 14.76	100'	$ 1,476	32.00	3.125%
8" PVC Yard Piping (ID 3)	1	$ 20.13	20'	$ 403	32.00	3.125%
6" PVC Yard Piping (ID 3)	1	$ 14.76	100'	$ 1,476	32.00	3.125%
8" PVC Yard Piping (ID 4)	1	$ 20.13	20'	$ 403	32.00	3.125%
6" PVC Yard Piping (ID 4)	1	$ 14.76	100'	$ 1,476	32.00	3.125%
Subtotal Structures and Improvements				$ 48,155		
307 Wells and Springs						
12" Well with piping (ID 1) (Existing)	1	$ 23,000.00	1	$ 23,000	15.00	6.667%
12" Well Improvement (ID 1) Existing)	1	$ 8,500.00	1	$ 8,500	30.00	3.333%
12" Well with piping (ID 2) (Existing)	1	$ 23,000.00	1	$ 23,000	15.00	6.667%
12" Well Improvement (ID 2) Existing)	1	$ 8,500.00	1	$ 8,500	30.00	3.333%
18" Well with piping (ID 3) (Existing)	1	$ 30,000.00	1	$ 30,000	15.00	6.667%
18" Well Improvement (ID 3) Existing)	1	$ 10,500.00	1	$ 10,500	30.00	3.333%
12" Well with piping (ID 4) (Existing)	1	$ 23,000.00	1	$ 23,000	15.00	6.667%
12" Well Improvement (ID 4) Existing)	1	$ 8,500.00	1	$ 8,500	30.00	3.333%
Subtotal Wells and Springs				$ 135,000		

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	Annual Depreciation Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Depreciation Year 6
301 Organization							
Organizational Costs	$ 438	$ 875	$ 875	$ 875	$ 875	$ 875	$ 4,813
Subtotal Organizational Costs	$ 438	$ 875	$ 875	$ 875	$ 875	$ 875	$ 4,813
304 Structures and Improvements							
Building (ID 1)	$ 77	$ 154	$ 154	$ 154	$ 154	$ 154	$ 845
Site (Fencing, Paving, Grass) (ID 1)	$ 94	$ 188	$ 188	$ 188	$ 188	$ 188	$ 1,031
Building (ID 2)	$ 77	$ 154	$ 154	$ 154	$ 154	$ 154	$ 845
Site (Fencing, Paving, Grass) (ID 2)	$ 94	$ 188	$ 188	$ 188	$ 188	$ 188	$ 1,031
Building (ID 3)	$ 102	$ 205	$ 205	$ 205	$ 205	$ 205	$ 1,126
Site (Fencing, Paving, Grass) (ID 3)	$ 94	$ 188	$ 188	$ 188	$ 188	$ 188	$ 1,031
Building (ID 4)	$ 77	$ 154	$ 154	$ 154	$ 154	$ 154	$ 845
Site (Fencing, Paving, Grass) (ID 4)	$ 94	$ 188	$ 188	$ 188	$ 188	$ 188	$ 1,031
8" PVC Yard Piping (ID 1)	$ 6	$ 13	$ 13	$ 13	$ 13	$ 13	$ 69
6" PVC Yard Piping (ID 1)	$ 23	$ 46	$ 46	$ 46	$ 46	$ 46	$ 254
8" PVC Yard Piping (ID 2)	$ 6	$ 13	$ 13	$ 13	$ 13	$ 13	$ 69
6" PVC Yard Piping (ID 2)	$ 23	$ 46	$ 46	$ 46	$ 46	$ 46	$ 254
8" PVC Yard Piping (ID 3)	$ 6	$ 13	$ 13	$ 13	$ 13	$ 13	$ 69
6" PVC Yard Piping (ID 3)	$ 23	$ 46	$ 46	$ 46	$ 46	$ 46	$ 254
8" PVC Yard Piping (ID 4)	$ 6	$ 13	$ 13	$ 13	$ 13	$ 13	$ 69
6" PVC Yard Piping (ID 4)	$ 23	$ 46	$ 46	$ 46	$ 46	$ 46	$ 254
Subtotal Structures and Improvements	$ 825	$ 1,650	$ 1,650	$ 1,650	$ 1,650	$ 1,650	$ 9,077
307 Wells and Springs							
12" Well with piping (ID 1) (Existing)	$ 767	$ 1,533	$ 1,533	$ 1,533	$ 1,533	$ 1,533	$ 8,433
12" Well Improvement (ID 1) Existing)	$ 142	$ 283	$ 283	$ 283	$ 283	$ 283	$ 1,558
12" Well with piping (ID 2) (Existing)	$ 767	$ 1,533	$ 1,533	$ 1,533	$ 1,533	$ 1,533	$ 8,433
12" Well Improvement (ID 2) Existing)	$ 142	$ 283	$ 283	$ 283	$ 283	$ 283	$ 1,558
18" Well with piping (ID 3) (Existing)	$ 1,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 11,000
18" Well Improvement (ID 3) Existing)	$ 175	$ 350	$ 350	$ 350	$ 350	$ 350	$ 1,925
12" Well with piping (ID 4) (Existing)	$ 767	$ 1,533	$ 1,533	$ 1,533	$ 1,533	$ 1,533	$ 8,433
12" Well Improvement (ID 4) Existing)	$ 142	$ 283	$ 283	$ 283	$ 283	$ 283	$ 1,558
Subtotal Wells and Springs	$ 3,900	$ 7,800	$ 7,800	$ 7,800	$ 7,800	$ 7,800	$ 42,900

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Average Service Life in Years	Depreciation Rate Applied
310 Power Generation Equipment						
150 KW Mobile Generator	1	$ 35,000.00	1	$ 35,000	20.00	5.000%
Subtotal Power Generation Equipment				$ 35,000		

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	Annual Depreciation Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Depreciation Year 6
310 Power Generation Equipment							
150 KW Mobile Generator	$ 875	$ 1,750	$ 1,750	$ 1,750	$ 1,750	$ 1,750	$ 9,625
Subtotal Power Generation Equipment	$ 875	$ 1,750	$ 1,750	$ 1,750	$ 1,750	$ 1,750	$ 9,625

SCHEDULE 5
SKYLA. UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Average Service Life in Years	Depreciation Rate Applied
311 Pumping Equipment						
0.75 HP Compressor (ID 1)	1	$ 1,000.00	1	$ 1,000	20.00	5.000%
600 gpm/60 HP pump (ID 1)	1	$ 29,000.00	1	$ 29,000	20.00	5.000%
0.75 HP Booster Pump (ID 1)	1	$ 2,250.00	2	$ 4,500	20.00	5.000%
Control Panel (ID 1)	1	$ 7,500.00	1	$ 7,500	20.00	5.000%
1.5 HP Compressor (ID 2)	1	$ 1,800.00	1	$ 1,800	20.00	5.000%
600 gpm/60 HP pump (ID 2)	1	$ 29,000.00	1	$ 29,000	20.00	5.000%
1.0 HP Booster Pump (ID 2)	1	$ 2,500.00	2	$ 5,000	20.00	5.000%
Control Panel (ID 2)	1	$ 7,500.00	1	$ 7,500	20.00	5.000%
2.5 HP Compressor (ID 3)	1	$ 2,000.00	1	$ 2,000	20.00	5.000%
600 gpm/60 HP pump (ID 3)	1	$ 29,000.00	1	$ 29,000	20.00	5.000%
2.0 HP Booster Pump (ID 3)	1	$ 3,000.00	2	$ 6,000	20.00	5.000%
Control Panel (ID 3)	1	$ 7,500.00	1	$ 7,500	20.00	5.000%
0.75 HP Compressor (ID 4)	1	$ 1,000.00	1	$ 1,000	20.00	5.000%
600 gpm/60 HP pump (ID 4)	1	$ 29,000.00	1	$ 29,000	20.00	5.000%
0.5 HP Booster Pump (ID 4)	1	$ 2,000.00	2	$ 4,000	20.00	5.000%
Control Panel (ID 4)	1	$ 7,500.00	1	$ 7,500	20.00	5.000%
Subtotal Pumping Equipment				$ 171,300		
320 Water Treatment Equipment						
50 gallon hypochlorinator (ID 1)	1	$ 500.00	1	$ 500	10.00	10.000%
Chemical Feed Equipment (ID 1)	1	$ 1,500.00	1	$ 1,500	10.00	10.000%
50 gallon hypochlorinator (ID 2)	1	$ 500.00	1	$ 500	10.00	10.000%
Chemical Feed Equipment (ID 2)	1	$ 1,500.00	1	$ 1,500	10.00	10.000%
150 gallon hypochlorinator (ID 3)	1	$ 750.00	1	$ 750	10.00	10.000%
50 gallon hypochlorinator (ID 3)	1	$ 500.00	1	$ 500	10.00	10.000%
Chemical Feed Equipment (ID 3)	1	$ 1,500.00	1	$ 1,500	10.00	10.000%
50 gallon hypochlorinator (ID 4)	1	$ 500.00	1	$ 500	10.00	10.000%
Chemical Feed Equipment (ID 4)	1	$ 1,500.00	1	$ 1,500	10.00	10.000%
Subtotal Water Treatment Equipment				$ 8,750		
330 Distribution Reservoirs and Standpipes						
1,152 gallon hydrotank (ID 1)	1	$ 1,385.00	1	$ 1,385	35.00	2.857%
1,665 gallon hydrotank (ID 2)	1	$ 1,986.00	1	$ 1,986	35.00	2.857%

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	Annual Depreciation Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Depreciation Year 6
311 Pumping Equipment							
0.75 HP Compressor (ID 1)	$ 25	$ 50	$ 50	$ 50	$ 50	$ 50	$ 275
600 gpm/60 HP pump (ID 1)	$ 725	$ 1,450	$ 1,450	$ 1,450	$ 1,450	$ 1,450	$ 7,975
0.75 HP Booster Pump (ID 1)	$ 113	$ 225	$ 225	$ 225	$ 225	$ 225	$ 1,238
Control Panel (ID 1)	$ 188	$ 375	$ 375	$ 375	$ 375	$ 375	$ 2,063
1.5 HP Compressor (ID 2)	$ 45	$ 90	$ 90	$ 90	$ 90	$ 90	$ 495
600 gpm/60 HP pump (ID 2)	$ 725	$ 1,450	$ 1,450	$ 1,450	$ 1,450	$ 1,450	$ 7,975
1.0 HP Booster Pump (ID 2)	$ 125	$ 250	$ 250	$ 250	$ 250	$ 250	$ 1,375
Control Panel (ID 2)	$ 188	$ 375	$ 375	$ 375	$ 375	$ 375	$ 2,063
2.5 HP Compressor (ID 3)	$ 50	$ 100	$ 100	$ 100	$ 100	$ 100	$ 550
600 gpm/60 HP pump (ID 3)	$ 725	$ 1,450	$ 1,450	$ 1,450	$ 1,450	$ 1,450	$ 7,975
2.0 HP Booster Pump (ID 3)	$ 150	$ 300	$ 300	$ 300	$ 300	$ 300	$ 1,650
Control Panel (ID 3)	$ 188	$ 375	$ 375	$ 375	$ 375	$ 375	$ 2,063
0.75 HP Compressor (ID 4)	$ 25	$ 50	$ 50	$ 50	$ 50	$ 50	$ 275
600 gpm/60 HP pump (ID 4)	$ 725	$ 1,450	$ 1,450	$ 1,450	$ 1,450	$ 1,450	$ 7,975
0.5 HP Booster Pump (ID 4)	$ 100	$ 200	$ 200	$ 200	$ 200	$ 200	$ 1,100
Control Panel (ID 4)	$ 188	$ 375	$ 375	$ 375	$ 375	$ 375	$ 2,063
Subtotal Pumping Equipment	$ 4,283	$ 8,565	$ 8,565	$ 8,565	$ 8,565	$ 8,565	$ 47,108
320 Water Treatment Equipment							
50 gallon hypochlorinator (ID 1)	$ 25	$ 50	$ 50	$ 50	$ 50	$ 50	$ 275
Chemical Feed Equipment (ID 1)	$ 75	$ 150	$ 150	$ 150	$ 150	$ 150	$ 825
50 gallon hypochlorinator (ID 2)	$ 25	$ 50	$ 50	$ 50	$ 50	$ 50	$ 275
Chemical Feed Equipment (ID 2)	$ 75	$ 150	$ 150	$ 150	$ 150	$ 150	$ 825
150 gallon hypochlorinator (ID 3)	$ 38	$ 75	$ 75	$ 75	$ 75	$ 75	$ 413
50 gallon hypochlorinator (ID 3)	$ 25	$ 50	$ 50	$ 50	$ 50	$ 50	$ 275
Chemical Feed Equipment (ID 3)	$ 75	$ 150	$ 150	$ 150	$ 150	$ 150	$ 825
50 gallon hypochlorinator (ID 4)	$ 25	$ 50	$ 50	$ 50	$ 50	$ 50	$ 275
Chemical Feed Equipment (ID 4)	$ 75	$ 150	$ 150	$ 150	$ 150	$ 150	$ 825
Subtotal Water Treatment Equipment	$ 438	$ 875	$ 875	$ 875	$ 875	$ 875	$ 4,813
330 Distribution Reservoirs and Standpipes							
1,152 gallon hydrotank (ID 1)	$ 20	$ 40	$ 40	$ 40	$ 40	$ 40	$ 218
1,665 gallon hydrotank (ID 2)	$ 28	$ 57	$ 57	$ 57	$ 57	$ 57	$ 312

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Average Service Life in Years	Depreciation Rate Applied
3,807 gallon hydrotank (ID 3)	1	$ 4,568.00	1	$ 4,568	35.00	2.857%
720 gallon hydrotank (ID 4)	1	$ 864.00	1	$ 864	35.00	2.857%
Subtotal Distribution Reservoirs and Standpipes				$ 8,803		

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	Annual Depreciation Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Depreciation Year 6
3,807 gallon hydrotank (ID 3)	$ 65	$ 131	$ 131	$ 131	$ 131	$ 131	$ 718
720 gallon hydrotank (ID 4)	$ 12	$ 25	$ 25	$ 25	$ 25	$ 25	$ 136
Subtotal Distribution Reservoirs and Standpipes	$ 126	$ 252	$ 252	$ 252	$ 252	$ 252	$ 1,383

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Average Service Life in Years	Depreciation Rate Applied
331 Transmission and Distribution Mains						
6" Gate Valve (ID 1)	1	$ 765.00	2	$ 1,530	25.00	4.000%
6" PVC Pipe (Transmission, ID 1)	1	$ 14.76	1,500'	$ 22,140	45.00	2.222%
4" PVC Pipe (Distribution, ID 1)	1	$ 9.80	1,000'	$ 9,800	45.00	2.222%
6" Gate Valve (ID 2)	1	$ 765.00	1	$ 765	25.00	4.000%
6" PVC Pipe (Transmission, ID 2)	1	$ 14.76	2,350'	$ 34,686	45.00	2.222%
4" PVC Pipe (Distribution, ID 2)	1	$ 9.80	1,350'	$ 13,230	45.00	2.222%
6" Gate Valve (ID 3)	1	$ 765.00	2	$ 1,530	25.00	4.000%
6" PVC Pipe (Transmission, ID 3)	1	$ 14.76	5,500'	$ 81,180	45.00	2.222%
4" PVC Pipe (Distribution, ID 3)	1	$ 9.80	2,700'	$ 26,460	45.00	2.222%
6" Gate Valve (ID 4)	1	$ 765.00	1	$ 765	25.00	4.000%
6" PVC Pipe (Transmission, ID 4)	1	$ 14.76	800'	$ 11,808	45.00	2.222%
6" PVC Pipe (Transmission, ID 1)	3	$ 16.28	1,000'	$ 16,280	45.00	2.222%
4" PVC Pipe (Distribution, ID 1)	3	$ 10.80	1,000'	$ 10,800	45.00	2.222%
6" Gate Valve (ID 2)	3	$ 843.41	1	$ 843	25.00	4.000%
6" PVC Pipe (Transmission, ID 2)	3	$ 16.28	1,600'	$ 26,048	45.00	2.222%
4" PVC Pipe (Distribution, ID 2)	3	$ 10.80	1,700'	$ 18,360	45.00	2.222%
6" Gate Valve (ID 3)	3	$ 843.41	2	$ 1,687	25.00	4.000%
6" PVC Pipe (Transmission, ID 3)	3	$ 16.28	4,500'	$ 73,260	45.00	2.222%
4" PVC Pipe (Distribution, ID 3)	3	$ 10.80	4,000'	$ 43,200	45.00	2.222%
6" Gate Valve (ID 4)	3	$ 843.41	1	$ 843	25.00	4.000%
6" PVC Pipe (Transmission, ID 4)	3	$ 16.28	550'	$ 8,954	45.00	2.222%
6" PVC Pipe (Transmission, ID 1)	5	$ 17.94	1,000'	$ 17,940	45.00	2.222%
4" PVC Pipe (Distribution, ID 1)	5	$ 11.91	1,000'	$ 11,910	45.00	2.222%
6" Gate Valve (ID 2)	5	$ 929.86	1	$ 930	25.00	4.000%
6" PVC Pipe (Transmission, ID 2)	5	$ 17.94	1,500'	$ 26,910	45.00	2.222%
4" PVC Pipe (Distribution, ID 2)	5	$ 11.91	1,700'	$ 20,247	45.00	2.222%
6" Gate Valve (ID 3)	5	$ 929.86	2	$ 1,860	25.00	4.000%
6" PVC Pipe (Transmission, ID 3)	5	$ 17.94	4,500'	$ 80,730	45.00	2.222%
4" PVC Pipe (Distribution, ID 3)	5	$ 11.91	4,000'	$ 47,640	45.00	2.222%
6" PVC Pipe (Transmission, ID 4)	5	$ 17.94	550'	$ 9,867	45.00	2.222%
Subtotal Transmission and Distribution Mains				$ 622,203		
334 Meters and Meter Installations						

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	Annual Depreciation Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Depreciation Year 6
331 Transmission and Distribution Mains							
6" Gate Valve (ID 1)	$ 31	$ 61	$ 61	$ 61	$ 61	$ 61	$ 337
6" PVC Pipe (Transmission, ID 1)	$ 246	$ 492	$ 492	$ 492	$ 492	$ 492	$ 2,706
4" PVC Pipe (Distribution, ID 1)	$ 109	$ 218	$ 218	$ 218	$ 218	$ 218	$ 1,198
6" Gate Valve (ID 2)	$ 15	$ 31	$ 31	$ 31	$ 31	$ 31	$ 168
6" PVC Pipe (Transmission, ID 2)	$ 385	$ 771	$ 771	$ 771	$ 771	$ 771	$ 4,239
4" PVC Pipe (Distribution, ID 2)	$ 147	$ 294	$ 294	$ 294	$ 294	$ 294	$ 1,617
6" Gate Valve (ID 3)	$ 31	$ 61	$ 61	$ 61	$ 61	$ 61	$ 337
6" PVC Pipe (Transmission, ID 3)	$ 902	$ 1,804	$ 1,804	$ 1,804	$ 1,804	$ 1,804	$ 9,922
4" PVC Pipe (Distribution, ID 3)	$ 294	$ 588	$ 588	$ 588	$ 588	$ 588	$ 3,234
6" Gate Valve (ID 4)	$ 15	$ 31	$ 31	$ 31	$ 31	$ 31	$ 168
6" PVC Pipe (Transmission, ID 4)	$ 131	$ 262	$ 262	$ 262	$ 262	$ 262	$ 1,443
6" PVC Pipe (Transmission, ID 1)	$ -	$ -	$ 181	$ 362	$ 362	$ 362	$ 1,266
4" PVC Pipe (Distribution, ID 1)	$ -	$ -	$ 120	$ 240	$ 240	$ 240	$ 840
6" Gate Valve (ID 2)	$ -	$ -	$ 17	$ 34	$ 34	$ 34	$ 118
6" PVC Pipe (Transmission, ID 2)	$ -	$ -	$ 289	$ 579	$ 579	$ 579	$ 2,026
4" PVC Pipe (Distribution, ID 2)	$ -	$ -	$ 204	$ 408	$ 408	$ 408	$ 1,428
6" Gate Valve (ID 3)	$ -	$ -	$ 34	$ 67	$ 67	$ 67	$ 236
6" PVC Pipe (Transmission, ID 3)	$ -	$ -	$ 814	$ 1,628	$ 1,628	$ 1,628	$ 5,698
4" PVC Pipe (Distribution, ID 3)	$ -	$ -	$ 480	$ 960	$ 960	$ 960	$ 3,360
6" Gate Valve (ID 4)	$ -	$ -	$ 17	$ 34	$ 34	$ 34	$ 118
6" PVC Pipe (Transmission, ID 4)	$ -	$ -	$ 99	$ 199	$ 199	$ 199	$ 696
6" PVC Pipe (Transmission, ID 1)	$ -	$ -	$ -	$ -	$ 199	$ 399	$ 598
4" PVC Pipe (Distribution, ID 1)	$ -	$ -	$ -	$ -	$ 132	$ 265	$ 397
6" Gate Valve (ID 2)	$ -	$ -	$ -	$ -	$ 19	$ 37	$ 56
6" PVC Pipe (Transmission, ID 2)	$ -	$ -	$ -	$ -	$ 299	$ 598	$ 897
4" PVC Pipe (Distribution, ID 2)	$ -	$ -	$ -	$ -	$ 225	$ 450	$ 675
6" Gate Valve (ID 3)	$ -	$ -	$ -	$ -	$ 37	$ 74	$ 112
6" PVC Pipe (Transmission, ID 3)	$ -	$ -	$ -	$ -	$ 897	$ 1,794	$ 2,691
4" PVC Pipe (Distribution, ID 3)	$ -	$ -	$ -	$ -	$ 529	$ 1,059	$ 1,588
6" PVC Pipe (Transmission, ID 4)	$ -	$ -	$ -	$ -	$ 110	$ 219	$ 329
Subtotal Transmission and Distribution Mains	$ 2,306	$ 4,613	$ 6,868	$ 9,123	$ 11,571	$ 14,018	$ 48,498
334 Meters and Meter Installations							

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Average Service Life in Years	Depreciation Rate Applied
5/8" X 3/4"	1	$ 300.00	19	$ 5,700	20.00	5.000%
5/8" X 3/4"	2	$ 315.00	13	$ 3,938	20.00	5.000%
5/8" X 3/4"	3	$ 330.75	17	$ 5,623	20.00	5.000%
5/8" X 3/4"	4	$ 347.29	30	$ 10,419	20.00	5.000%

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	Annual Depreciation						Accumulated Depreciation
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 6
5/8" X 3/4"	$ 143	$ 285	$ 285	$ 285	$ 285	$ 285	$ 1,568
5/8" X 3/4"	$ -	$ 98	$ 197	$ 197	$ 197	$ 197	$ 886
5/8" X 3/4"	$ -	$ -	$ 141	$ 281	$ 281	$ 281	$ 984
5/8" X 3/4"	$ -	$ -	$ -	$ 260	$ 521	$ 521	$ 1,302

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Average Service Life in Years	Depreciation Rate Applied
5/8" X 3/4"	5	$ 364.65	30	$ 10,757	20.00	5.000%
5/8" X 3/4"	6	$ 382.88	32	$ 12,252	20.00	5.000%
Subtotal Meters and Meter Installations				$ 48,688		
335 Hydrants						
Hydrants (ID 1)	1	$ 3,000.00	1	$ 3,000	45.00	2.222%
Hydrants (ID 2)	1	$ 3,000.00	1	$ 3,000	45.00	2.222%
Hydrants (ID 3)	1	$ 3,000.00	3	$ 9,000	45.00	2.222%
Hydrants (ID 4)	1	$ 3,000.00	1	$ 3,000	45.00	2.222%
Hydrants (ID 1)	3	$ 3,307.50	2	$ 6,615	45.00	2.222%
Hydrants (ID 2)	3	$ 3,307.50	2	$ 6,615	45.00	2.222%
Hydrants (ID 3)	3	$ 3,307.50	4	$ 13,230	45.00	2.222%
Hydrants (ID 4)	3	$ 3,307.50	1	$ 3,308	45.00	2.222%
Hydrants (ID 1)	5	$ 3,646.52	2	$ 7,293	45.00	2.222%
Hydrants (ID 2)	5	$ 3,646.52	2	$ 7,293	45.00	2.222%
Hydrants (ID 3)	5	$ 3,646.52	3	$ 10,940	45.00	2.222%
Subtotal Hydrants				$ 73,293		
341 Transportation Equipment						
Ford F-250 Truck (Used)	1	$ 25,000.00	1	$ 25,000	6.00	16.667%
Subtotal Transportation Equipment				$ 25,000		
Total Capital Costs				**$ 1,211,193**		

SCHEDULE 5
SKYLAND UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	Annual Depreciation Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Depreciation Year 6
5/8" X 3/4"	$ -	$ -	$ -	$ -	$ 269	$ 538	$ 807
5/8" X 3/4"	$ -	$ -	$ -	$ -	$ -	$ 306	$ 306
Subtotal Meters and Meter Installations	$ 143	$ 383	$ 622	$ 1,023	$ 1,553	$ 2,128	$ 5,853
335 Hydrants							
Hydrants (ID 1)	$ 33	$ 67	$ 67	$ 67	$ 67	$ 67	$ 367
Hydrants (ID 2)	$ 33	$ 67	$ 67	$ 67	$ 67	$ 67	$ 367
Hydrants (ID 3)	$ 100	$ 200	$ 200	$ 200	$ 200	$ 200	$ 1,100
Hydrants (ID 4)	$ 33	$ 67	$ 67	$ 67	$ 67	$ 67	$ 367
Hydrants (ID 1)	$ -	$ -	$ 74	$ 147	$ 147	$ 147	$ 515
Hydrants (ID 2)	$ -	$ -	$ 74	$ 147	$ 147	$ 147	$ 515
Hydrants (ID 3)	$ -	$ -	$ 147	$ 294	$ 294	$ 294	$ 1,029
Hydrants (ID 4)	$ -	$ -	$ 37	$ 74	$ 74	$ 74	$ 257
Hydrants (ID 1)	$ -	$ -	$ -	$ -	$ 81	$ 162	$ 243
Hydrants (ID 2)	$ -	$ -	$ -	$ -	$ 81	$ 162	$ 243
Hydrants (ID 3)	$ -	$ -	$ -	$ -	$ 122	$ 243	$ 365
Subtotal Hydrants	$ 200	$ 400	$ 731	$ 1,062	$ 1,345	$ 1,629	$ 5,366
341 Transportation Equipment							
Ford F-250 Truck (Used)	$ 2,083	$ 4,167	$ 4,167	$ 4,167	$ 4,167	$ 4,167	$ 22,917
Subtotal Transportation Equipment	$ 2,083	$ 4,167	$ 4,167	$ 4,167	$ 4,167	$ 4,167	$ 22,917
Total Capital Costs	**$ 15,616**	**$ 31,330**	**$ 34,155**	**$ 37,142**	**$ 40,402**	**$ 43,708**	**$ 202,352**

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
301 Organization							
Organizational Costs	1	$ 35,000.00	1	$ 35,000	0.000%	$ -	40.00
Subtotal Organizational Costs				$ 35,000		$ -	
304 Structures and Improvements							
Building (ID 1)	1	$ 16.00	240	$ 3,840	55.000%	$ 2,112	25.00
Site (Fencing, Paving, Grass) (ID 1)	1	$ 6,000.00	1	$ 6,000	55.000%	$ 3,300	32.00
Building (ID 2)	1	$ 16.00	240	$ 3,840	55.000%	$ 2,112	25.00
Site (Fencing, Paving, Grass) (ID 2)	1	$ 6,000.00	1	$ 6,000	55.000%	$ 3,300	32.00
Building (ID 3)	1	$ 16.00	320	$ 5,120	55.000%	$ 2,816	25.00
Site (Fencing, Paving, Grass) (ID 3)	1	$ 6,000.00	1	$ 6,000	55.000%	$ 3,300	32.00
Building (ID 4)	1	$ 16.00	240	$ 3,840	55.000%	$ 2,112	25.00
Site (Fencing, Paving, Grass) (ID 4)	1	$ 6,000.00	1	$ 6,000	55.000%	$ 3,300	32.00
8" PVC Yard Piping (ID 1)	1	$ 20.13	20'	$ 403	55.000%	$ 221	32.00
6" PVC Yard Piping (ID 1)	1	$ 14.76	100'	$ 1,476	55.000%	$ 812	32.00
8" PVC Yard Piping (ID 2)	1	$ 20.13	20'	$ 403	55.000%	$ 221	32.00
6" PVC Yard Piping (ID 2)	1	$ 14.76	100'	$ 1,476	55.000%	$ 812	32.00
8" PVC Yard Piping (ID 3)	1	$ 20.13	20'	$ 403	55.000%	$ 221	32.00
6" PVC Yard Piping (ID 3)	1	$ 14.76	100'	$ 1,476	55.000%	$ 812	32.00
8" PVC Yard Piping (ID 4)	1	$ 20.13	20'	$ 403	55.000%	$ 221	32.00
6" PVC Yard Piping (ID 4)	1	$ 14.76	100'	$ 1,476	55.000%	$ 812	32.00
Subtotal Structures and Improvements				$ 48,155		$ 26,485	
307 Wells and Springs							
12" Well with piping (ID 1) (Existing)	1	$ 23,000.00	1	$ 23,000	55.000%	$ 12,650	15.00
12" Well Improvement (ID 1) Existing)	1	$ 8,500.00	1	$ 8,500	55.000%	$ 4,675	30.00
12" Well with piping (ID 2) (Existing)	1	$ 23,000.00	1	$ 23,000	55.000%	$ 12,650	15.00
12" Well Improvement (ID 2) Existing)	1	$ 8,500.00	1	$ 8,500	55.000%	$ 4,675	30.00
18" Well with piping (ID 3) (Existing)	1	$ 30,000.00	1	$ 30,000	55.000%	$ 16,500	15.00
18" Well Improvement (ID 3) Existing)	1	$ 10,500.00	1	$ 10,500	55.000%	$ 5,775	30.00
12" Well with piping (ID 4) (Existing)	1	$ 23,000.00	1	$ 23,000	55.000%	$ 12,650	15.00
12" Well Improvement (ID 4) Existing)	1	$ 8,500.00	1	$ 8,500	55.000%	$ 4,675	30.00
Subtotal Wells and Springs				$ 135,000		$ 74,250	

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
301 Organization							
Organizational Costs	2.500%	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Organizational Costs		$ -	$ -	$ -	$ -	$ -	$ -
304 Structures and Improvements							
Building (ID 1)	4.000%	$ 129	$ 429	$ 661	$ 1,070	$ 1,472	$ 1,908
Site (Fencing, Paving, Grass) (ID 1)	3.125%	$ 202	$ 671	$ 1,033	$ 1,671	$ 2,299	$ 2,981
Building (ID 2)	4.000%	$ 129	$ 429	$ 661	$ 1,070	$ 1,472	$ 1,908
Site (Fencing, Paving, Grass) (ID 2)	3.125%	$ 202	$ 671	$ 1,033	$ 1,671	$ 2,299	$ 2,981
Building (ID 3)	4.000%	$ 173	$ 572	$ 881	$ 1,426	$ 1,962	$ 2,543
Site (Fencing, Paving, Grass) (ID 3)	3.125%	$ 202	$ 671	$ 1,033	$ 1,671	$ 2,299	$ 2,981
Building (ID 4)	4.000%	$ 129	$ 429	$ 661	$ 1,070	$ 1,472	$ 1,908
Site (Fencing, Paving, Grass) (ID 4)	3.125%	$ 202	$ 671	$ 1,033	$ 1,671	$ 2,299	$ 2,981
8" PVC Yard Piping (ID 1)	3.125%	$ 14	$ 45	$ 69	$ 112	$ 154	$ 200
6" PVC Yard Piping (ID 1)	3.125%	$ 50	$ 165	$ 254	$ 411	$ 566	$ 733
8" PVC Yard Piping (ID 2)	3.125%	$ 14	$ 45	$ 69	$ 112	$ 154	$ 200
6" PVC Yard Piping (ID 2)	3.125%	$ 50	$ 165	$ 254	$ 411	$ 566	$ 733
8" PVC Yard Piping (ID 3)	3.125%	$ 14	$ 45	$ 69	$ 112	$ 154	$ 200
6" PVC Yard Piping (ID 3)	3.125%	$ 50	$ 165	$ 254	$ 411	$ 566	$ 733
8" PVC Yard Piping (ID 4)	3.125%	$ 14	$ 45	$ 69	$ 112	$ 154	$ 200
6" PVC Yard Piping (ID 4)	3.125%	$ 50	$ 165	$ 254	$ 411	$ 566	$ 733
Subtotal Structures and Improvements		$ 1,623	$ 5,383	$ 8,287	$ 13,414	$ 18,454	$ 23,922
307 Wells and Springs							
12" Well with piping (ID 1) (Existing)	6.667%	$ 775	$ 2,571	$ 3,958	$ 6,407	$ 8,814	$ 11,426
12" Well Improvement (ID 1) Existing)	3.333%	$ 287	$ 950	$ 1,463	$ 2,368	$ 3,257	$ 4,223
12" Well with piping (ID 2) (Existing)	6.667%	$ 775	$ 2,571	$ 3,958	$ 6,407	$ 8,814	$ 11,426
12" Well Improvement (ID 2) Existing)	3.333%	$ 287	$ 950	$ 1,463	$ 2,368	$ 3,257	$ 4,223
18" Well with piping (ID 3) (Existing)	6.667%	$ 1,011	$ 3,353	$ 5,163	$ 8,356	$ 11,497	$ 14,903
18" Well Improvement (ID 3) Existing)	3.333%	$ 354	$ 1,174	$ 1,807	$ 2,925	$ 4,024	$ 5,216
12" Well with piping (ID 4) (Existing)	6.667%	$ 775	$ 2,571	$ 3,958	$ 6,407	$ 8,814	$ 11,426
12" Well Improvement (ID 4) Existing)	3.333%	$ 287	$ 950	$ 1,463	$ 2,368	$ 3,257	$ 4,223
Subtotal Wells and Springs		$ 4,551	$ 15,090	$ 23,233	$ 37,604	$ 51,735	$ 67,065

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
301 Organization							
Organizational Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Organizational Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
304 Structures and Improvements							
Building (ID 1)	$ 3	$ 17	$ 26	$ 43	$ 59	$ 76	$ 224
Site (Fencing, Paving, Grass) (ID 1)	$ 3	$ 21	$ 32	$ 52	$ 72	$ 93	$ 274
Building (ID 2)	$ 3	$ 17	$ 26	$ 43	$ 59	$ 76	$ 224
Site (Fencing, Paving, Grass) (ID 2)	$ 3	$ 21	$ 32	$ 52	$ 72	$ 93	$ 274
Building (ID 3)	$ 3	$ 23	$ 35	$ 57	$ 78	$ 102	$ 299
Site (Fencing, Paving, Grass) (ID 3)	$ 3	$ 21	$ 32	$ 52	$ 72	$ 93	$ 274
Building (ID 4)	$ 3	$ 17	$ 26	$ 43	$ 59	$ 76	$ 224
Site (Fencing, Paving, Grass) (ID 4)	$ 3	$ 21	$ 32	$ 52	$ 72	$ 93	$ 274
8" PVC Yard Piping (ID 1)	$ 0	$ 1	$ 2	$ 4	$ 5	$ 6	$ 18
6" PVC Yard Piping (ID 1)	$ 1	$ 5	$ 8	$ 13	$ 18	$ 23	$ 67
8" PVC Yard Piping (ID 2)	$ 0	$ 1	$ 2	$ 4	$ 5	$ 6	$ 18
6" PVC Yard Piping (ID 2)	$ 1	$ 5	$ 8	$ 13	$ 18	$ 23	$ 67
8" PVC Yard Piping (ID 3)	$ 0	$ 1	$ 2	$ 4	$ 5	$ 6	$ 18
6" PVC Yard Piping (ID 3)	$ 1	$ 5	$ 8	$ 13	$ 18	$ 23	$ 67
8" PVC Yard Piping (ID 4)	$ 0	$ 1	$ 2	$ 4	$ 5	$ 6	$ 18
6" PVC Yard Piping (ID 4)	$ 1	$ 5	$ 8	$ 13	$ 18	$ 23	$ 67
Subtotal Structures and Improvements	$ 28	$ 184	$ 284	$ 460	$ 632	$ 820	$ 2,408
307 Wells and Springs							
12" Well with piping (ID 1) (Existing)	$ 26	$ 171	$ 264	$ 427	$ 588	$ 762	$ 2,238
12" Well Improvement (ID 1) Existing)	$ 5	$ 32	$ 49	$ 79	$ 109	$ 141	$ 413
12" Well with piping (ID 2) (Existing)	$ 26	$ 171	$ 264	$ 427	$ 588	$ 762	$ 2,238
12" Well Improvement (ID 2) Existing)	$ 5	$ 32	$ 49	$ 79	$ 109	$ 141	$ 413
18" Well with piping (ID 3) (Existing)	$ 34	$ 224	$ 344	$ 557	$ 766	$ 994	$ 2,919
18" Well Improvement (ID 3) Existing)	$ 6	$ 39	$ 60	$ 97	$ 134	$ 174	$ 511
12" Well with piping (ID 4) (Existing)	$ 26	$ 171	$ 264	$ 427	$ 588	$ 762	$ 2,238
12" Well Improvement (ID 4) Existing)	$ 5	$ 32	$ 49	$ 79	$ 109	$ 141	$ 413
Subtotal Wells and Springs	$ 131	$ 872	$ 1,342	$ 2,173	$ 2,989	$ 3,875	$ 11,382

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
310 Power Generation Equipment							
150 KW Mobile Generator	1	$ 35,000.00	1	$ 35,000	55.000%	$ 19,250	20.00
Subtotal Power Generation Equipment				$ 35,000		$ 19,250	

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
310 Power Generation Equipment							
150 KW Mobile Generator	5.000%	$ 1,180	$ 3,912	$ 6,023	$ 9,749	$ 13,413	$ 17,387
Subtotal Power Generation Equipment		$ 1,180	$ 3,912	$ 6,023	$ 9,749	$ 13,413	$ 17,387

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
310 Power Generation Equipment							
150 KW Mobile Generator	$ 29	$ 196	$ 301	$ 487	$ 671	$ 869	$ 2,554
Subtotal Power Generation Equipment	$ 29	$ 196	$ 301	$ 487	$ 671	$ 869	$ 2,554

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
311 Pumping Equipment							
0.75 HP Compressor (ID 1)	1	$ 1,000.00	1	$ 1,000	55.000%	$ 550	20.00
600 gpm/60 HP pump (ID 1)	1	$ 29,000.00	1	$ 29,000	55.000%	$ 15,950	20.00
0.75 HP Booster Pump (ID 1)	1	$ 2,250.00	2	$ 4,500	55.000%	$ 2,475	20.00
Control Panel (ID 1)	1	$ 7,500.00	1	$ 7,500	55.000%	$ 4,125	20.00
1.5 HP Compressor (ID 2)	1	$ 1,800.00	1	$ 1,800	55.000%	$ 990	20.00
600 gpm/60 HP pump (ID 2)	1	$ 29,000.00	1	$ 29,000	55.000%	$ 15,950	20.00
1.0 HP Booster Pump (ID 2)	1	$ 2,500.00	2	$ 5,000	55.000%	$ 2,750	20.00
Control Panel (ID 2)	1	$ 7,500.00	1	$ 7,500	55.000%	$ 4,125	20.00
2.5 HP Compressor (ID 3)	1	$ 2,000.00	1	$ 2,000	55.000%	$ 1,100	20.00
600 gpm/60 HP pump (ID 3)	1	$ 29,000.00	1	$ 29,000	55.000%	$ 15,950	20.00
2.0 HP Booster Pump (ID 3)	1	$ 3,000.00	2	$ 6,000	55.000%	$ 3,300	20.00
Control Panel (ID 3)	1	$ 7,500.00	1	$ 7,500	55.000%	$ 4,125	20.00
0.75 HP Compressor (ID 4)	1	$ 1,000.00	1	$ 1,000	55.000%	$ 550	20.00
600 gpm/60 HP pump (ID 4)	1	$ 29,000.00	1	$ 29,000	55.000%	$ 15,950	20.00
0.5 HP Booster Pump (ID 4)	1	$ 2,000.00	2	$ 4,000	55.000%	$ 2,200	20.00
Control Panel (ID 4)	1	$ 7,500.00	1	$ 7,500	55.000%	$ 4,125	20.00
Subtotal Pumping Equipment				$ 171,300		$ 94,215	
320 Water Treatment Equipment							
50 gallon hypochlorinator (ID 1)	1	$ 500.00	1	$ 500	55.000%	$ 275	10.00
Chemical Feed Equipment (ID 1)	1	$ 1,500.00	1	$ 1,500	55.000%	$ 825	10.00
50 gallon hypochlorinator (ID 2)	1	$ 500.00	1	$ 500	55.000%	$ 275	10.00
Chemical Feed Equipment (ID 2)	1	$ 1,500.00	1	$ 1,500	55.000%	$ 825	10.00
150 gallon hypochlorinator (ID 3)	1	$ 750.00	1	$ 750	55.000%	$ 413	10.00
50 gallon hypochlorinator (ID 3)	1	$ 500.00	1	$ 500	55.000%	$ 275	10.00
Chemical Feed Equipment (ID 3)	1	$ 1,500.00	1	$ 1,500	55.000%	$ 825	10.00
50 gallon hypochlorinator (ID 4)	1	$ 500.00	1	$ 500	55.000%	$ 275	10.00
Chemical Feed Equipment (ID 4)	1	$ 1,500.00	1	$ 1,500	55.000%	$ 825	10.00
Subtotal Water Treatment Equipment				$ 8,750		$ 4,813	
330 Distribution Reservoirs and Standpipes							
1,152 gallon hydrotank (ID 1)	1	$ 1,385.00	1	$ 1,385	55.000%	$ 762	35.00

SCHEDULE 6
SKYLANDS UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
311 Pumping Equipment							
0.75 HP Compressor (ID 1)	5.000%	$ 34	$ 112	$ 172	$ 279	$ 383	$ 497
600 gpm/60 HP pump (ID 1)	5.000%	$ 978	$ 3,241	$ 4,991	$ 8,078	$ 11,114	$ 14,406
0.75 HP Booster Pump (ID 1)	5.000%	$ 152	$ 503	$ 774	$ 1,253	$ 1,725	$ 2,235
Control Panel (ID 1)	5.000%	$ 253	$ 838	$ 1,291	$ 2,089	$ 2,874	$ 3,726
1.5 HP Compressor (ID 2)	5.000%	$ 61	$ 201	$ 310	$ 501	$ 690	$ 894
600 gpm/60 HP pump (ID 2)	5.000%	$ 978	$ 3,241	$ 4,991	$ 8,078	$ 11,114	$ 14,406
1.0 HP Booster Pump (ID 2)	5.000%	$ 169	$ 559	$ 860	$ 1,393	$ 1,916	$ 2,484
Control Panel (ID 2)	5.000%	$ 253	$ 838	$ 1,291	$ 2,089	$ 2,874	$ 3,726
2.5 HP Compressor (ID 3)	5.000%	$ 67	$ 224	$ 344	$ 557	$ 766	$ 994
600 gpm/60 HP pump (ID 3)	5.000%	$ 978	$ 3,241	$ 4,991	$ 8,078	$ 11,114	$ 14,406
2.0 HP Booster Pump (ID 3)	5.000%	$ 202	$ 671	$ 1,033	$ 1,671	$ 2,299	$ 2,981
Control Panel (ID 3)	5.000%	$ 253	$ 838	$ 1,291	$ 2,089	$ 2,874	$ 3,726
0.75 HP Compressor (ID 4)	5.000%	$ 34	$ 112	$ 172	$ 279	$ 383	$ 497
600 gpm/60 HP pump (ID 4)	5.000%	$ 978	$ 3,241	$ 4,991	$ 8,078	$ 11,114	$ 14,406
0.5 HP Booster Pump (ID 4)	5.000%	$ 135	$ 447	$ 688	$ 1,114	$ 1,533	$ 1,987
Control Panel (ID 4)	5.000%	$ 253	$ 838	$ 1,291	$ 2,089	$ 2,874	$ 3,726
Subtotal Pumping Equipment		$ 5,774	$ 19,147	$ 29,480	$ 47,715	$ 65,647	$ 85,097
320 Water Treatment Equipment							
50 gallon hypochlorinator (ID 1)	10.000%	$ 17	$ 56	$ 86	$ 139	$ 192	$ 248
Chemical Feed Equipment (ID 1)	10.000%	$ 51	$ 168	$ 258	$ 418	$ 575	$ 745
50 gallon hypochlorinator (ID 2)	10.000%	$ 17	$ 56	$ 86	$ 139	$ 192	$ 248
Chemical Feed Equipment (ID 2)	10.000%	$ 51	$ 168	$ 258	$ 418	$ 575	$ 745
150 gallon hypochlorinator (ID 3)	10.000%	$ 25	$ 84	$ 129	$ 209	$ 287	$ 373
50 gallon hypochlorinator (ID 3)	10.000%	$ 17	$ 56	$ 86	$ 139	$ 192	$ 248
Chemical Feed Equipment (ID 3)	10.000%	$ 51	$ 168	$ 258	$ 418	$ 575	$ 745
50 gallon hypochlorinator (ID 4)	10.000%	$ 17	$ 56	$ 86	$ 139	$ 192	$ 248
Chemical Feed Equipment (ID 4)	10.000%	$ 51	$ 168	$ 258	$ 418	$ 575	$ 745
Subtotal Water Treatment Equipment		$ 295	$ 978	$ 1,506	$ 2,437	$ 3,353	$ 4,347
330 Distribution Reservoirs and Standpipes							
1,152 gallon hydrotank (ID 1)	2.857%	$ 47	$ 155	$ 238	$ 386	$ 531	$ 688

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
311 Pumping Equipment							
0.75 HP Compressor (ID 1)	$ 1	$ 6	$ 9	$ 14	$ 19	$ 25	$ 73
600 gpm/60 HP pump (ID 1)	$ 24	$ 162	$ 250	$ 404	$ 556	$ 720	$ 2,116
0.75 HP Booster Pump (ID 1)	$ 4	$ 25	$ 39	$ 63	$ 86	$ 112	$ 328
Control Panel (ID 1)	$ 6	$ 42	$ 65	$ 104	$ 144	$ 186	$ 547
1.5 HP Compressor (ID 2)	$ 2	$ 10	$ 15	$ 25	$ 34	$ 45	$ 131
600 gpm/60 HP pump (ID 2)	$ 24	$ 162	$ 250	$ 404	$ 556	$ 720	$ 2,116
1.0 HP Booster Pump (ID 2)	$ 4	$ 28	$ 43	$ 70	$ 96	$ 124	$ 365
Control Panel (ID 2)	$ 6	$ 42	$ 65	$ 104	$ 144	$ 186	$ 547
2.5 HP Compressor (ID 3)	$ 2	$ 11	$ 17	$ 28	$ 38	$ 50	$ 146
600 gpm/60 HP pump (ID 3)	$ 24	$ 162	$ 250	$ 404	$ 556	$ 720	$ 2,116
2.0 HP Booster Pump (ID 3)	$ 5	$ 34	$ 52	$ 84	$ 115	$ 149	$ 438
Control Panel (ID 3)	$ 6	$ 42	$ 65	$ 104	$ 144	$ 186	$ 547
0.75 HP Compressor (ID 4)	$ 1	$ 6	$ 9	$ 14	$ 19	$ 25	$ 73
600 gpm/60 HP pump (ID 4)	$ 24	$ 162	$ 250	$ 404	$ 556	$ 720	$ 2,116
0.5 HP Booster Pump (ID 4)	$ 3	$ 22	$ 34	$ 56	$ 77	$ 99	$ 292
Control Panel (ID 4)	$ 6	$ 42	$ 65	$ 104	$ 144	$ 186	$ 547
Subtotal Pumping Equipment	$ 144	$ 957	$ 1,474	$ 2,386	$ 3,282	$ 4,255	$ 12,499
320 Water Treatment Equipment							
50 gallon hypochlorinator (ID 1)	$ 1	$ 6	$ 9	$ 14	$ 19	$ 25	$ 73
Chemical Feed Equipment (ID 1)	$ 3	$ 17	$ 26	$ 42	$ 57	$ 75	$ 219
50 gallon hypochlorinator (ID 2)	$ 1	$ 6	$ 9	$ 14	$ 19	$ 25	$ 73
Chemical Feed Equipment (ID 2)	$ 3	$ 17	$ 26	$ 42	$ 57	$ 75	$ 219
150 gallon hypochlorinator (ID 3)	$ 1	$ 8	$ 13	$ 21	$ 29	$ 37	$ 109
50 gallon hypochlorinator (ID 3)	$ 1	$ 6	$ 9	$ 14	$ 19	$ 25	$ 73
Chemical Feed Equipment (ID 3)	$ 3	$ 17	$ 26	$ 42	$ 57	$ 75	$ 219
50 gallon hypochlorinator (ID 4)	$ 1	$ 6	$ 9	$ 14	$ 19	$ 25	$ 73
Chemical Feed Equipment (ID 4)	$ 3	$ 17	$ 26	$ 42	$ 57	$ 75	$ 219
Subtotal Water Treatment Equipment	$ 15	$ 98	$ 151	$ 244	$ 335	$ 435	$ 1,277
330 Distribution Reservoirs and Standpipes							
1,152 gallon hydrotank (ID 1)	$ 1	$ 4	$ 7	$ 11	$ 15	$ 20	$ 58

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
1,665 gallon hydrotank (ID 2)	1	$ 1,986.00	1	$ 1,986	55.000%	$ 1,092	35.00
3,807 gallon hydrotank (ID 3)	1	$ 4,568.00	1	$ 4,568	55.000%	$ 2,512	35.00
720 gallon hydrotank (ID 4)	1	$ 864.00	1	$ 864	55.000%	$ 475	35.00
Subtotal Distribution Reservoirs and Standpipes				$ 8,803		$ 4,842	

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
1,665 gallon hydrotank (ID 2)	2.857%	$ 67	$ 222	$ 342	$ 553	$ 761	$ 987
3,807 gallon hydrotank (ID 3)	2.857%	$ 154	$ 511	$ 786	$ 1,272	$ 1,751	$ 2,269
720 gallon hydrotank (ID 4)	2.857%	$ 29	$ 97	$ 149	$ 241	$ 331	$ 429
Subtotal Distribution Reservoirs and Standpipes		$ 297	$ 984	$ 1,515	$ 2,452	$ 3,374	$ 4,373

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
1,665 gallon hydrotank (ID 2)	$ 1	$ 6	$ 10	$ 16	$ 22	$ 28	$ 83
3,807 gallon hydrotank (ID 3)	$ 2	$ 15	$ 22	$ 36	$ 50	$ 65	$ 190
720 gallon hydrotank (ID 4)	$ 0	$ 3	$ 4	$ 7	$ 9	$ 12	$ 36
Subtotal Distribution Reservoirs and Standpipes	$ 4	$ 28	$ 43	$ 70	$ 96	$ 125	$ 367

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
331 Transmission and Distribution Mains							
6" Gate Valve (ID 1)	1	$ 765.00	2	$ 1,530	50.000%	$ 765	25.00
6" PVC Pipe (Transmission, ID 1)	1	$ 14.76	1,500'	$ 22,140	50.000%	$ 11,070	45.00
4" PVC Pipe (Distribution, ID 1)	1	$ 9.80	1,000'	$ 9,800	100.000%	$ 9,800	45.00
6" Gate Valve (ID 2)	1	$ 765.00	1	$ 765	50.000%	$ 383	25.00
6" PVC Pipe (Transmission, ID 2)	1	$ 14.76	2,350'	$ 34,686	50.000%	$ 17,343	45.00
4" PVC Pipe (Distribution, ID 2)	1	$ 9.80	1,350'	$ 13,230	100.000%	$ 13,230	45.00
6" Gate Valve (ID 3)	1	$ 765.00	2	$ 1,530	50.000%	$ 765	25.00
6" PVC Pipe (Transmission, ID 3)	1	$ 14.76	5,500'	$ 81,180	50.000%	$ 40,590	45.00
4" PVC Pipe (Distribution, ID 3)	1	$ 9.80	2,700'	$ 26,460	100.000%	$ 26,460	45.00
6" Gate Valve (ID 4)	1	$ 765.00	1	$ 765	50.000%	$ 383	25.00
6" PVC Pipe (Transmission, ID 4)	1	$ 14.76	800'	$ 11,808	50.000%	$ 5,904	45.00
6" PVC Pipe (Transmission, ID 1)	3	$ 16.28	1,000'	$ 16,280	50.000%	$ 8,140	45.00
4" PVC Pipe (Distribution, ID 1)	3	$ 10.80	1,000'	$ 10,800	100.000%	$ 10,800	45.00
6" Gate Valve (ID 2)	3	$ 843.41	1	$ 843	50.000%	$ 422	25.00
6" PVC Pipe (Transmission, ID 2)	3	$ 16.28	1,600'	$ 26,048	50.000%	$ 13,024	45.00
4" PVC Pipe (Distribution, ID 2)	3	$ 10.80	1,700'	$ 18,360	100.000%	$ 18,360	45.00
6" Gate Valve (ID 3)	3	$ 843.41	2	$ 1,687	50.000%	$ 843	25.00
6" PVC Pipe (Transmission, ID 3)	3	$ 16.28	4,500'	$ 73,260	50.000%	$ 36,630	45.00
4" PVC Pipe (Distribution, ID 3)	3	$ 10.80	4,000'	$ 43,200	100.000%	$ 43,200	45.00
6" Gate Valve (ID 4)	3	$ 843.41	1	$ 843	50.000%	$ 422	25.00
6" PVC Pipe (Transmission, ID 4)	3	$ 16.28	550'	$ 8,954	50.000%	$ 4,477	45.00
6" PVC Pipe (Transmission, ID 1)	5	$ 17.94	1,000'	$ 17,940	50.000%	$ 8,970	45.00
4" PVC Pipe (Distribution, ID 1)	5	$ 11.91	1,000'	$ 11,910	100.000%	$ 11,910	45.00
6" Gate Valve (ID 2)	5	$ 929.86	1	$ 930	50.000%	$ 465	25.00
6" PVC Pipe (Transmission, ID 2)	5	$ 17.94	1,500'	$ 26,910	50.000%	$ 13,455	45.00
4" PVC Pipe (Distribution, ID 2)	5	$ 11.91	1,700'	$ 20,247	100.000%	$ 20,247	45.00
6" Gate Valve (ID 3)	5	$ 929.86	2	$ 1,860	50.000%	$ 930	25.00
6" PVC Pipe (Transmission, ID 3)	5	$ 17.94	4,500'	$ 80,730	50.000%	$ 40,365	45.00
4" PVC Pipe (Distribution, ID 3)	5	$ 11.91	4,000'	$ 47,640	100.000%	$ 47,640	45.00
6" PVC Pipe (Transmission, ID 4)	5	$ 17.94	550'	$ 9,867	50.000%	$ 4,934	45.00
Subtotal Transmission and Distribution Mains				$ 622,203		$ 411,925	
334 Meters and Meter Installations							

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
331 Transmission and Distribution Mains							
6" Gate Valve (ID 1)	4.000%	$ 47	$ 155	$ 239	$ 387	$ 533	$ 691
6" PVC Pipe (Transmission, ID 1)	2.222%	$ 678	$ 2,250	$ 3,464	$ 5,606	$ 7,713	$ 9,999
4" PVC Pipe (Distribution, ID 1)	2.222%	$ 4,900	$ 9,800	$ 9,800	$ 9,800	$ 9,800	$ 9,800
6" Gate Valve (ID 2)	4.000%	$ 23	$ 78	$ 120	$ 194	$ 267	$ 345
6" PVC Pipe (Transmission, ID 2)	2.222%	$ 1,063	$ 3,525	$ 5,427	$ 8,783	$ 12,084	$ 15,665
4" PVC Pipe (Distribution, ID 2)	2.222%	$ 6,615	$ 13,230	$ 13,230	$ 13,230	$ 13,230	$ 13,230
6" Gate Valve (ID 3)	4.000%	$ 47	$ 155	$ 239	$ 387	$ 533	$ 691
6" PVC Pipe (Transmission, ID 3)	2.222%	$ 2,488	$ 8,249	$ 12,701	$ 20,557	$ 28,282	$ 36,662
4" PVC Pipe (Distribution, ID 3)	2.222%	$ 13,230	$ 26,460	$ 26,460	$ 26,460	$ 26,460	$ 26,460
6" Gate Valve (ID 4)	4.000%	$ 23	$ 78	$ 120	$ 194	$ 267	$ 345
6" PVC Pipe (Transmission, ID 4)	2.222%	$ 362	$ 1,200	$ 1,847	$ 2,990	$ 4,114	$ 5,333
6" PVC Pipe (Transmission, ID 1)	2.222%	$ -	$ -	$ 1,274	$ 4,123	$ 5,672	$ 7,352
4" PVC Pipe (Distribution, ID 1)	2.222%	$ -	$ -	$ 5,400	$ 10,800	$ 10,800	$ 10,800
6" Gate Valve (ID 2)	4.000%	$ -	$ -	$ 66	$ 214	$ 294	$ 381
6" PVC Pipe (Transmission, ID 2)	2.222%	$ -	$ -	$ 2,038	$ 6,596	$ 9,075	$ 11,764
4" PVC Pipe (Distribution, ID 2)	2.222%	$ -	$ -	$ 9,180	$ 18,360	$ 18,360	$ 18,360
6" Gate Valve (ID 3)	4.000%	$ -	$ -	$ 132	$ 427	$ 588	$ 762
6" PVC Pipe (Transmission, ID 3)	2.222%	$ -	$ -	$ 5,731	$ 18,551	$ 25,523	$ 33,085
4" PVC Pipe (Distribution, ID 3)	2.222%	$ -	$ -	$ 21,600	$ 43,200	$ 43,200	$ 43,200
6" Gate Valve (ID 4)	4.000%	$ -	$ -	$ 66	$ 214	$ 294	$ 381
6" PVC Pipe (Transmission, ID 4)	2.222%	$ -	$ -	$ 700	$ 2,267	$ 3,119	$ 4,044
6" PVC Pipe (Transmission, ID 1)	2.222%	$ -	$ -	$ -	$ -	$ 3,125	$ 8,102
4" PVC Pipe (Distribution, ID 1)	2.222%	$ -	$ -	$ -	$ -	$ 5,955	$ 11,910
6" Gate Valve (ID 2)	4.000%	$ -	$ -	$ -	$ -	$ 162	$ 420
6" PVC Pipe (Transmission, ID 2)	2.222%	$ -	$ -	$ -	$ -	$ 4,688	$ 12,153
4" PVC Pipe (Distribution, ID 2)	2.222%	$ -	$ -	$ -	$ -	$ 10,124	$ 20,247
6" Gate Valve (ID 3)	4.000%	$ -	$ -	$ -	$ -	$ 324	$ 840
6" PVC Pipe (Transmission, ID 3)	2.222%	$ -	$ -	$ -	$ -	$ 14,063	$ 36,459
4" PVC Pipe (Distribution, ID 3)	2.222%	$ -	$ -	$ -	$ -	$ 23,820	$ 47,640
6" PVC Pipe (Transmission, ID 4)	2.222%	$ -	$ -	$ -	$ -	$ 1,719	$ 4,456
Subtotal Transmission and Distribution Mains		$ 29,477	$ 65,179	$ 119,833	$ 193,341	$ 284,185	$ 391,576
334 Meters and Meter Installations							

SCHEDULE 6

SKYLAND UTILITIES, LLC

WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION

YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
331 Transmission and Distribution Mains							
6" Gate Valve (ID 1)	$ 1	$ 6	$ 10	$ 15	$ 21	$ 28	$ 81
6" PVC Pipe (Transmission, ID 1)	$ 8	$ 50	$ 77	$ 125	$ 171	$ 222	$ 653
4" PVC Pipe (Distribution, ID 1)	$ 54	$ 218	$ 218	$ 218	$ 218	$ 218	$ 1,143
6" Gate Valve (ID 2)	$ 0	$ 3	$ 5	$ 8	$ 11	$ 14	$ 41
6" PVC Pipe (Transmission, ID 2)	$ 12	$ 78	$ 121	$ 195	$ 269	$ 348	$ 1,023
4" PVC Pipe (Distribution, ID 2)	$ 74	$ 294	$ 294	$ 294	$ 294	$ 294	$ 1,544
6" Gate Valve (ID 3)	$ 1	$ 6	$ 10	$ 15	$ 21	$ 28	$ 81
6" PVC Pipe (Transmission, ID 3)	$ 28	$ 183	$ 282	$ 457	$ 628	$ 815	$ 2,393
4" PVC Pipe (Distribution, ID 3)	$ 147	$ 588	$ 588	$ 588	$ 588	$ 588	$ 3,087
6" Gate Valve (ID 4)	$ 0	$ 3	$ 5	$ 8	$ 11	$ 14	$ 41
6" PVC Pipe (Transmission, ID 4)	$ 4	$ 27	$ 41	$ 66	$ 91	$ 119	$ 348
6" PVC Pipe (Transmission, ID 1)	$ -	$ -	$ 14	$ 92	$ 126	$ 163	$ 395
4" PVC Pipe (Distribution, ID 1)	$ -	$ -	$ 60	$ 240	$ 240	$ 240	$ 780
6" Gate Valve (ID 2)	$ -	$ -	$ 1	$ 9	$ 12	$ 15	$ 37
6" PVC Pipe (Transmission, ID 2)	$ -	$ -	$ 23	$ 147	$ 202	$ 261	$ 632
4" PVC Pipe (Distribution, ID 2)	$ -	$ -	$ 102	$ 408	$ 408	$ 408	$ 1,326
6" Gate Valve (ID 3)	$ -	$ -	$ 3	$ 17	$ 24	$ 30	$ 74
6" PVC Pipe (Transmission, ID 3)	$ -	$ -	$ 64	$ 412	$ 567	$ 735	$ 1,778
4" PVC Pipe (Distribution, ID 3)	$ -	$ -	$ 240	$ 960	$ 960	$ 960	$ 3,120
6" Gate Valve (ID 4)	$ -	$ -	$ 1	$ 9	$ 12	$ 15	$ 37
6" PVC Pipe (Transmission, ID 4)	$ -	$ -	$ 8	$ 50	$ 69	$ 90	$ 217
6" PVC Pipe (Transmission, ID 1)	$ -	$ -	$ -	$ -	$ 35	$ 180	$ 215
4" PVC Pipe (Distribution, ID 1)	$ -	$ -	$ -	$ -	$ 66	$ 265	$ 331
6" Gate Valve (ID 2)	$ -	$ -	$ -	$ -	$ 3	$ 17	$ 20
6" PVC Pipe (Transmission, ID 2)	$ -	$ -	$ -	$ -	$ 52	$ 270	$ 322
4" PVC Pipe (Distribution, ID 2)	$ -	$ -	$ -	$ -	$ 112	$ 450	$ 562
6" Gate Valve (ID 3)	$ -	$ -	$ -	$ -	$ 6	$ 34	$ 40
6" PVC Pipe (Transmission, ID 3)	$ -	$ -	$ -	$ -	$ 156	$ 810	$ 966
4" PVC Pipe (Distribution, ID 3)	$ -	$ -	$ -	$ -	$ 265	$ 1,059	$ 1,323
6" PVC Pipe (Transmission, ID 4)	$ -	$ -	$ -	$ -	$ 19	$ 99	$ 118
Subtotal Transmission and Distribution Mains	$ 329	$ 1,457	$ 2,165	$ 4,332	$ 5,658	$ 8,788	$ 22,729
334 Meters and Meter Installations							

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
5/8" X 3/4"	1	$ 300.00	19	$ 5,700	100.000%	$ 5,700	20.00
5/8" X 3/4"	2	$ 315.00	13	$ 3,938	100.000%	$ 3,938	20.00
5/8" X 3/4"	3	$ 330.75	17	$ 5,623	100.000%	$ 5,623	20.00
5/8" X 3/4"	4	$ 347.29	30	$ 10,419	100.000%	$ 10,419	20.00

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
5/8" X 3/4"	5.000%	$ 2,850	$ 5,700	$ 5,700	$ 5,700	$ 5,700	$ 5,700
5/8" X 3/4"	5.000%	$ -	$ 1,969	$ 3,938	$ 3,938	$ 3,938	$ 3,938
5/8" X 3/4"	5.000%	$ -	$ -	$ 2,811	$ 5,623	$ 5,623	$ 5,623
5/8" X 3/4"	5.000%	$ -	$ -	$ -	$ 5,209	$ 10,419	$ 10,419

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
5/8" X 3/4"	$ 71	$ 285	$ 285	$ 285	$ 285	$ 285	$ 1,496
5/8" X 3/4"	$ -	$ 49	$ 197	$ 197	$ 197	$ 197	$ 837
5/8" X 3/4"	$ -	$ -	$ 70	$ 281	$ 281	$ 281	$ 914
5/8" X 3/4"	$ -	$ -	$ -	$ 130	$ 521	$ 521	$ 1,172

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
5/8" X 3/4"	5	$ 364.65	30	$ 10,757	100.000%	$ 10,757	20.00
5/8" X 3/4"	6	$ 382.88	32	$ 12,252	100.000%	$ 12,252	20.00
Subtotal Meters and Meter Installations				$ 48,688		$ 48,688	
335 Hydrants							
Hydrants (ID 1)	1	$ 3,000.00	1	$ 3,000	100.000%	$ 3,000	45.00
Hydrants (ID 2)	1	$ 3,000.00	1	$ 3,000	100.000%	$ 3,000	45.00
Hydrants (ID 3)	1	$ 3,000.00	3	$ 9,000	100.000%	$ 9,000	45.00
Hydrants (ID 4)	1	$ 3,000.00	1	$ 3,000	100.000%	$ 3,000	45.00
Hydrants (ID 1)	3	$ 3,307.50	2	$ 6,615	100.000%	$ 6,615	45.00
Hydrants (ID 2)	3	$ 3,307.50	2	$ 6,615	100.000%	$ 6,615	45.00
Hydrants (ID 3)	3	$ 3,307.50	4	$ 13,230	100.000%	$ 13,230	45.00
Hydrants (ID 4)	3	$ 3,307.50	1	$ 3,308	100.000%	$ 3,308	45.00
Hydrants (ID 1)	5	$ 3,646.52	2	$ 7,293	100.000%	$ 7,293	45.00
Hydrants (ID 2)	5	$ 3,646.52	2	$ 7,293	100.000%	$ 7,293	45.00
Hydrants (ID 3)	5	$ 3,646.52	3	$ 10,940	100.000%	$ 10,940	45.00
Subtotal Hydrants				$ 73,293		$ 73,293	
341 Transportation Equipment							
Ford F-250 Truck (Used)	1	$ 25,000.00	1	$ 25,000	55.000%	$ 13,750	6.00
Subtotal Transportation Equipment				$ 25,000		$ 13,750	
Total Capital Costs				**$ 1,211,193**		**$ 771,511**	
Less: Developer/Customer Contributions						(323,629)	
Total Capital Costs Related to SAC						**$ 447,883**	
System Capacity in ERCs						**155**	
Service Availability Charge Per ERC						**$ 2,889.57**	

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
5/8" X 3/4"	5.000%	$ -	$ -	$ -	$ -	$ 5,379	$ 10,757
5/8" X 3/4"	5.000%	$ -	$ -	$ -	$ -	$ -	$ 6,126
Subtotal Meters and Meter Installations		$ 2,850	$ 7,669	$ 12,449	$ 20,470	$ 31,057	$ 42,562
335 Hydrants							
Hydrants (ID 1)	2.222%	$ 1,500	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000
Hydrants (ID 2)	2.222%	$ 1,500	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000
Hydrants (ID 3)	2.222%	$ 4,500	$ 9,000	$ 9,000	$ 9,000	$ 9,000	$ 9,000
Hydrants (ID 4)	2.222%	$ 1,500	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000
Hydrants (ID 1)	2.222%	$ -	$ -	$ 3,308	$ 6,615	$ 6,615	$ 6,615
Hydrants (ID 2)	2.222%	$ -	$ -	$ 3,308	$ 6,615	$ 6,615	$ 6,615
Hydrants (ID 3)	2.222%	$ -	$ -	$ 6,615	$ 13,230	$ 13,230	$ 13,230
Hydrants (ID 4)	2.222%	$ -	$ -	$ 1,654	$ 3,308	$ 3,308	$ 3,308
Hydrants (ID 1)	2.222%	$ -	$ -	$ -	$ -	$ 3,647	$ 7,293
Hydrants (ID 2)	2.222%	$ -	$ -	$ -	$ -	$ 3,647	$ 7,293
Hydrants (ID 3)	2.222%	$ -	$ -	$ -	$ -	$ 5,470	$ 10,940
Subtotal Hydrants		$ 9,000	$ 18,000	$ 32,884	$ 47,768	$ 60,530	$ 73,293
341 Transportation Equipment							
Ford F-250 Truck (Used)	16.667%	$ 843	$ 2,794	$ 4,302	$ 6,964	$ 9,581	$ 12,419
Subtotal Transportation Equipment		$ 843	$ 2,794	$ 4,302	$ 6,964	$ 9,581	$ 12,419
Total Capital Costs		**$ 55,890**	**$ 139,136**	**$ 239,513**	**$ 381,913**	**$ 541,329**	**$ 722,042**

SCHEDULE 6
SKYLAND UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
5/8" X 3/4"	$ -	$ -	$ -	$ -	$ 134	$ 538	$ 672
5/8" X 3/4"	$ -	$ -	$ -	$ -	$ -	$ 153	$ 153
Subtotal Meters and Meter Installations	$ 71	$ 334	$ 552	$ 893	$ 1,418	$ 1,975	$ 5,244
335 Hydrants							
Hydrants (ID 1)	$ 17	$ 67	$ 67	$ 67	$ 67	$ 67	$ 350
Hydrants (ID 2)	$ 17	$ 67	$ 67	$ 67	$ 67	$ 67	$ 350
Hydrants (ID 3)	$ 50	$ 200	$ 200	$ 200	$ 200	$ 200	$ 1,050
Hydrants (ID 4)	$ 17	$ 67	$ 67	$ 67	$ 67	$ 67	$ 350
Hydrants (ID 1)	$ -	$ -	$ 37	$ 147	$ 147	$ 147	$ 478
Hydrants (ID 2)	$ -	$ -	$ 37	$ 147	$ 147	$ 147	$ 478
Hydrants (ID 3)	$ -	$ -	$ 74	$ 294	$ 294	$ 294	$ 956
Hydrants (ID 4)	$ -	$ -	$ 18	$ 74	$ 74	$ 74	$ 239
Hydrants (ID 1)	$ -	$ -	$ -	$ -	$ 41	$ 162	$ 203
Hydrants (ID 2)	$ -	$ -	$ -	$ -	$ 41	$ 162	$ 203
Hydrants (ID 3)	$ -	$ -	$ -	$ -	$ 61	$ 243	$ 304
Subtotal Hydrants	$ 100	$ 400	$ 565	$ 1,062	$ 1,203	$ 1,629	$ 4,959
341 Transportation Equipment							
Ford F-250 Truck (Used)	$ 70	$ 466	$ 717	$ 1,161	$ 1,597	$ 2,070	$ 6,080
Subtotal Transportation Equipment	$ 70	$ 466	$ 717	$ 1,161	$ 1,597	$ 2,070	$ 6,080
Total Capital Costs	**$ 922**	**$ 4,992**	**$ 7,595**	**$ 13,267**	**$ 17,883**	**$ 24,840**	**$ 69,499**

SCHEDULE 6A
SKYLAND UTILITIES, LLC
CONTRIBUTIONS-IN-AID-OF-CONSTRUCTION OVERALL PERCENTAGE CHECK
PRELIMINARY ESTIMATE IN YEAR 6
WATER

CATEGORY	TRILBY UTILITIES INVESTMENT	CIAC	
		DEVELOPER	CUSTOMER
Cash	$ 9,342 (1)	$ -	$ 404,540
Assets	483,025	323,628	-
Accumulated Depreciation/Amortization	(202,352)	(30,888)	(38,611)
Total	$ 290,015		
Percentage	31%		

Notes: (1) Estimate.
(2) Based on the average number of ERCs 140 times the calculated CIAC charge $2890.

	TOTAL	
(2)	$ 404,540	728,167.69
	323,628	
	(69,499)	
	$ 658,668	
	69%	

SCHEDULE 7
SKYLAND UTILITIES, LLC
PROFORMA SCHEDULE OF EXPENSES FOR WATER UTILITY
YEAR 1 to YEAR 6

Acct. No.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
601	Salaries and Wages - Employees	$ 31,200	$ 32,448	$ 33,746	$ 35,096	$ 36,500	$ 37,960
603	Salaries and Wages - Other						
604	Employees Pensions and Benefits	-	-	-	-	-	-
610	Purchased Water						
615	Purchased Power	1,398	2,387	3,786	6,312	8,944	11,942
616	Fuel for Power Production						
618	Chemicals	668	1,141	1,810	3,017	4,275	5,708
620	Materials and Supplies	228	389	617	1,029	1,459	1,948
630	Contractual Services	5,850	6,026	6,206	6,392	6,584	6,782
640	Rents	1,712	1,714	1,955	2,356	2,798	3,199
650	Transportation Expense	4,307	4,436	4,569	4,706	4,847	4,992
655	Insurance Expense	500	515	530	546	563	580
665	Regulatory Expense						
670	Bad Debt Expense	178	296	455	737	1,014	1,315
675	Miscellaneous Expense	105	124	153	204	256	314
403	Depreciation Expense	15,616	31,330	34,155	37,142	40,402	43,708
407	Amortization Expense	(922)	(4,992)	(7,595)	(13,267)	(17,883)	(24,840)
408	Taxes Other Than Income						
409	Income Taxes	-	-	-	-	-	-
	Total Expenses	$ 60,839	$ 75,813	$ 80,387	$ 84,270	$ 89,759	$ 93,607
	Average cost per customer per month	$ 266.84	$ 200.56	$ 138.12	$ 89.46	$ 69.26	$ 55.72

SCHEDULE 7A
SKYLAND UTILITIES, LLC
OPERATION & MAINTENANCE EXPENSE PROJECTION[1]
WATER O & M COST IN HERNANDO COUNTY

Description	YEAR 1	2	3	4	5	6
Salary	$ 15,600	$ 16,224	$ 16,873	$ 17,548	$ 18,250	$ 18,980
Fringe Benefit	-	-	-	-	-	-
Purchased Power	221	606	624	1,447	2,070	2,730
Chemicals	106	290	298	692	990	1,305
Material and Supplies	36	99	102	236	338	445
Contractual Services	750	773	796	820	844	869
Rents	428	428	471	571	685	769
Transportation Expense	2,153	2,218	2,284	2,353	2,424	2,496
Insurance Expense	250	258	265	273	281	290
Bad Debt Expense	28	75	75	169	235	301
Misc.Expense	40	47	49	66	79	92
Total O&M Expense	$ 19,611	$ 21,018	$ 21,838	$ 24,174	$ 26,195	$ 28,276
Total Rounded[2]	**$ 19,600**	**$ 21,000**	**$ 21,800**	**$ 24,200**	**$ 26,200**	**$ 28,300**

(1) Rounded to nearest $100/yr.
(2) Does not include Engineering, Finance, Administration, Management Fee and /or reporting /testing/lab cost.

SCHEDULE 7B
SKYLAND UTILITIES, LLC
OPERATION & MAINTENANCE EXPENSE PROJECTION[1]
WATER O & M COST IN PASCO COUNTY

Description	YEAR 1	2	3	4	5	6
Salary	$ 15,600	$ 16,224	$ 16,873	$ 17,548	$ 18,250	$ 18,980
Fringe Benefit	-	-	-	-	-	-
Purchased Power	1,177	1,781	3,161	4,864	6,874	9,212
Chemicals	563	851	1,511	2,325	3,285	4,403
Material and Supplies	192	290	516	793	1,121	1,502
Contractual Services	750	773	796	820	844	869
Rents	1,284	1,285	1,484	1,785	2,113	2,430
Transportation Expense	2,153	2,218	2,284	2,353	2,424	2,496
Insurance Expense	250	258	265	273	281	290
Bad Debt Expense	150	221	380	568	779	1,014
Misc. Expense	65	77	104	138	177	222
Total O&M Expense	$ 22,185	$ 23,977	$ 27,375	$ 31,467	$ 36,148	$ 41,420
Total Rounded[2]	**$ 22,200**	**$ 24,000**	**$ 27,400**	**$ 31,500**	**$ 36,100**	**$ 41,400**

(1) Rounded to nearest $100/yr.
(2) Does not include Engineering, Finance, Administration, Management Fee and /or reporting /testing/lab cost.

SCHEDULE 7C
SKYLAND UTILITIES, LLC
OVERHEAD COSTS (TOTAL)[1]

Description	YEAR 1	2	3	4	5	6
Engineering & Technical Service	$ 750	$ 773	$ 796	$ 820	$ 844	$ 869
Financial Service	500	515	530	546	563	580
Administration	1,000	1,030	1,061	1,093	1,126	1,159
Management	900	927	955	983	1,013	1,043
Reporting/Testing/Lab	800	824	849	874	900	927
Permitting Renewals FDEP Regulatory Expenses	200 200	206 206	212 212	219 219	225 225	232 232
Total	$ 4,350	$ 4,481	$ 4,615	$ 4,753	$ 4,896	$ 5,043
Total Rounded	$ 4,400	$ 4,500	$ 4,600	$ 4,800	$ 4,900	$ 5,000

(1) Rounded to nearest $100/yr.

SCHEDULE 8

SKYLAND UTILITIES, LLC

PROJECTED CAPITAL STRUCTURE AND RATE OF RETURN - WATER SYSTEM

END OF YEAR 6

	Amount of Capital	Weight	Cost Rate [1][2]	Weighted Cost
Equity	$ 143,806	40.00%	11.30%	4.520%
Debt	215,709	60.00%	7.27%	4.360%
Total	$ 359,515	100.00%		8.880%

Note:

(1) FPSC Order # PSC-08-0846-FOF-WS, issued December 31, 2008, establishes the following leverage formula for 2009: Return on Equity = 8.58% + 1.087/Equity Ratio, and the Allowable Range of Return = 9.67% @ 100% Equity to 11.30% @ 40% Equity.

(2) For related party debt, cost is equal to the 10-year average of the prime rate + 1.0%.

SCHEDULE 9
SKYLAND UTILITIES, LLC
WATER REVENUE REQUIREMENTS
YEAR 6

Operation and Maintenance Expense	$	74,739
Depreciation Expense		43,708
CIAC Amortization Adjustment		(24,840)
Regulatory Assessment Fees (4.5%)		5,915
State and Federal Income Tax		-
TOTAL EXPENSES	$	99,523
Return on Investment		31,925
REVENUE REQUIREMENT	$	131,447

SCHEDULE 9A
SKYLAND UTILITIES, LLC
WATER RATE BASE
YEAR 6

Utility Plant In Service	$	1,211,193
Accumulated Depreciation	$	(202,352)
Contributions in Aid of Construction	$	(728,168)
Accumulated Amortization of CIAC	$	69,499
Less: Non Used & Useful Adjustment	$	-
Working Capital Allowance	$	9,342
Total Rate Base	$	359,515

SCHEDULE 10
SKYLAND UTILITIES, LLC
WATER RATE CALCULATION
YEAR 6

Account No.	Description	Test Year - Year 6	Base Facility Charge	Gallonage Charge	Base Facility Cost	Base Facility Charge	Gallonage Cost	Gallonage Charge
Operation and Maintenance Expenses								
601	Salaries and Wages - Employees	$ 37,960	25%	75%	$ 9,490	$ 5.65	$ 28,470	$ 1.62
603	Salaries and Wages - Other	-	25%	75%	-	-	-	-
604	Employees Pensions and Benefits	-	25%	75%	-	-	-	-
610	Purchased Water	-	10%	90%	-	-	-	-
615	Purchased Power	11,942	15%	85%	1,791	1.07	10,151	0.58
616	Fuel for Power Production		15%	85%	-	-	-	-
618	Chemicals	5,708	15%	85%	856	0.51	4,852	0.28
620	Materials and Supplies	1,948	15%	85%	292	0.17	1,655	0.09
630	Contractual Services	6,782	20%	80%	1,356	0.81	5,425	0.31
640	Rents	3,199	35%	65%	1,120	0.67	2,079	0.12
650	Transportation Expense	4,992	25%	75%	1,248	0.74	3,744	0.21
655	Insurance Expense	580	40%	60%	232	0.14	348	0.02
665	Regulatory Expense		25%	75%	-	-	-	-
670	Bad Debt Expense	1,315	25%	75%	329	0.20	986	0.06
675	Miscellaneous Expense	314	25%	75%	79	0.05	236	0.01
Total Operation and Maintenance Expenses		$ 74,739			$ 16,793	$ 10.01	$ 57,946	$ 3.30
Depreciation and Amortization								
403	Depreciation Expense	$ 43,708	25%	75%	$ 10,927	$ 6.50	$ 32,781	$ 1.87
407	Amortization Expense - CIAC	(24,840)	25%	75%	(6,210)	(3.70)	(18,630)	(1.06)
Total Depreciation and Amortization		$ 18,868			$ 4,717	$ 2.80	$ 14,151	$ 0.81

SCHEDULE 10
SKYLAND UTILITIES, LLC
WATER RATE CALCULATION
YEAR 6

Account No.	Description	Test Year - Year 6	Base Facility Charge	Gallonage Charge	Base Facility Cost	Base Facility Charge	Gallonage Cost	Gallonage Charge
Taxes Other Than Income Taxes								
408.10	Utility Regulatory Assessment Fees	$ 5,915	15%	85%	$ 887	$ 0.53	$ 5,028	$ 0.29
408.20	Other Income and Deductions	-	15%	85%	-	-	-	-
Total Taxes Other Than Income Taxes		$ 5,915			$ 887	$ 0.53	$ 5,028	$ 0.29
Income Taxes								
409	Federal, State, and Local Income Taxes	$ -	15%	85%	$ -	$ -	$ -	$ -
Total Income Taxes		$ -			$ -	$ -	$ -	$ -
Return on Investment		31,925	25%	75%	7,981	4.75	23,944	1.37
Total Revenue Requirement		$ 131,447			$ 30,379	$ 18.09	$ 101,069	$ 5.77
Less: Miscellaneous Revenues		-	30%	70%	-	-	-	-
Total Revenues for Rate Setting		$ 131,447			$ 30,379	$ 18.09	$ 101,069	$ 5.77
Factored ERCs (Test Year Average)		1,680						
Factored Gallons (In Thousands) (Test Year Average)		17,520						

SCHEDULE 11
SKYLAND UTILITIES, LLC
PROFORMA WATER UTILITY PLANT
YEAR 1 to YEAR 6

Acct. No.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
301	Organization	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000
302	Franchises						
303	Land and Land Rights						
304	Structures and Improvements	48,155	48,155	48,155	48,155	48,155	48,155
305	Collecting and Impounding Reservoirs						
306	Lake, Rivers, and Other Intakes						
307	Wells and Springs	135,000	135,000	135,000	135,000	135,000	135,000
309	Supply Mains						
310	Power Generation Equipment	35,000	35,000	35,000	35,000	35,000	35,000
311	Pumping Equipment	171,300	171,300	171,300	171,300	171,300	171,300
320	Water Treatment Equipment	8,750	8,750	8,750	8,750	8,750	8,750
330	Distribution Reservoirs and Standpipes	8,803	8,803	8,803	8,803	8,803	8,803
331	Transmission and Distribution Mains	203,894	203,894	404,170	404,170	622,203	622,203
334	Meters & Meter Installation	5,700	9,638	15,260	25,679	36,436	48,688
335	Hydrants	18,000	18,000	47,768	47,768	73,293	73,293
339	Other Plant and Miscellaneous Equipment						
340	Office Furniture and Equipment						
341	Transportation Equipment	25,000	25,000	25,000	25,000	25,000	25,000
343	Tools, Shop and Garage Equipment						
345	Power Operated Equipment						
348	Other Tangible Plant						
		694,602	698,540	934,206	944,624	1,198,941	1,211,193

Treatment Capacity (avg annual daily flow)	54,250	GPD	155	ERCs
Line Capacity			155	ERCs
		ERC =	350	GPD

SCHEDULE 12
SKYLAND UTILITIES, LLC
PROFORMA BALANCE SHEET - WATER
YEAR 1 to YEAR 6

Acct. No.	Assets and Other Debits	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
101	Utility Plant In Service	694,602	698,540	934,206	944,624	1,198,941	1,211,193
103	Property Held For Future Use						
104	Utility Plant Purchased or Sold						
105	Construction Work in Progress						
108	Accumulated Depreciation and Amortization of Utility Plant In Service	(15,616)	(46,945)	(81,100)	(118,242)	(158,644)	(202,352)
114	Utility Plant Acquisition Adjustments						
115	Accumulated Amortization of Utility Plant Acquisition Adjustments						
121	Nonutility Property						
122	Accumulated Depreciation and Amortization of Nonutility Property						
124	Utility Investments						
131	Cash	5,768	6,184	6,728	7,549	8,405	9,342
132	Special Deposits						
141	Customer Accounts Receivable						
143	Accumulated Provision of Uncollectible Accounts - CR						
151	Plant Material and Supplies						
174	Miscellaneous Current and Accrued Assets						
186	Miscellaneous Deferred Debits						
190	Accumulated Deferred Income Taxes						
	Total Assets and Other Debits	684,755	657,779	859,834	833,932	1,048,702	1,018,183

SCHEDULE 12
SKYLAND UTILITIES, LLC
PROFORMA BALANCE SHEET - WATER
YEAR 1 to YEAR 6

Acct. No.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Equity Capital						
201	Common Stock Issued						
204	Preferred Stock Issued						
211	Other Paid In Capital	386,709	371,827	460,746	364,696	386,967	244,613
215	Retained Earnings	(44,833)	(91,992)	(128,133)	(141,824)	(132,764)	(100,807)
218	Proprietary Capital						
	Liabilities and Other Credits						
Acct. No.							
224	Long Term Debt	215,709	215,709	215,709	215,709	215,709	215,709
231	Accounts Payable						
232	Noted Payable						
235	Customer Deposits						
236	Accrued Taxes						
237	Accured Interest						
241	Miscellaneous Current and Accrued Liab.						
252	Advances for Construction						
253	Other Deferred Credits						
255	Accumulated Deferred Investment Tax Credits						
265	Miscellaneous Operating Revenues						
271	Contributions in Aid of Construction (CIAC)	128,092	168,149	325,022	422,127	623,449	728,168
272	Accumulated Amortization of CIAC	(922)	(5,914)	(13,509)	(26,776)	(44,659)	(69,499)
281	Accumulated Deferred Income Taxes - Accelerated Amortization						
282	Accumulated Deferred Income Taxes - Liberalized Depreciation						
283	Accumulated Deferred Income Taxes - Other						
	Total Equity, Liabilities and Other Credits	684,755	657,779	859,834	833,932	1,048,702	1,018,183

SCHEDULE 13
SKYLAND UTILITIES, LLC
AVERAGE PROJECTED W/WATER ERCs IN HERNANDO & PASCO COUNTIES
PROJECTION PERIOD: 2010-2024
PHASE I DEVELOPMENT COMPLETE IN 2015
ERCs BEYOND THIS DATE BASED ON MAXIMUM DENSITY IN PHASE II (6 YRS) AND PHASE III (6 YRS)

	Hernando	Pasco	Total
2010	3	7	10
2011	8	21	29
2012	8	38	46
2013	18	58	76
2014	25	80	105
2015	32	105	137
2016	37	138	175
2017	40	177	217
2018	43	216	259
2019	46	255	301
2020	49	295	344
2021	52	335	387
2022	54	361	415
2023	55	372	427
2024	56	383	439

SCHEDULE 14

SKYLAND UTILITIES, LLC

AVE W/WATER DEMAND (@ 270 GPD) HERNANDO & PASCO COUNTIES

PROJECTION PERIOD: 2010-2024
PHASE I DEVELOPMENT COMPLETE IN 2015
ERCs BEYOND THIS DATE BASED ON MAX DENSITY IN PHASE II (OVER 6 YRS)
AND PHASE III (6 YRS)

	Hernando	Pasco	Total
2010	0.001	0.002	0.003
2011	0.002	0.006	0.008
2012	0.002	0.010	0.012
2013	0.005	0.016	0.020
2014	0.007	0.022	0.028
2015	0.009	0.028	0.037
2016	0.010	0.037	0.047
2017	0.011	0.048	0.058
2018	0.012	0.058	0.070
2019	0.012	0.069	0.081
2020	0.013	0.080	0.093
2021	0.014	0.090	0.104
2022	0.015	0.097	0.112
2023	0.015	0.100	0.115
2024	0.015	0.103	0.118

SCHEDULE 15

SKYLAND UTILITIES, LLC

PROJECTED INCREMENTAL AND AVERAGE ANNUAL ERCs AND FLOWS

PHASE 1 : 2010 - 2015

	2010	2011	2012	2013	2014	2015
INCREMENTAL ERCs - WASTEWATER						
Hernando Incremental ERCs	3	5	0	10	7	7
Pasco Incremental ERCs	7	14	17	20	23	25
Total Incremental ERCs	**10**	**19**	**17**	**30**	**30**	**32**
AVERAGE ERCs - WASTEWATER						
Hernando Average ERCs	3	8	8	18	25	32
Pasco Average ERCs	7	21	38	58	80	105
Total Average ERCs	**10**	**29**	**46**	**76**	**105**	**137**
METERED WATER FLOW (MGD) (At 350 gpd)						
Hernando Metered Flows (MGD)	0.001	0.003	0.003	0.006	0.009	0.011
Pasco Metered Flows (MGD)	0.002	0.007	0.013	0.020	0.028	0.037
Total Metered Water Flows (MGD)	**0.003**	**0.010**	**0.016**	**0.026**	**0.037**	**0.048**
TOTAL METERED WATER FLOWS (Annual in Million Gallons @ 350 gpd wastewater cap)						
Hernando Total Flows (Annual)	0.365	1.095	1.095	2.190	3.285	4.015
Pasco Total Flows (Annual)	0.730	2.555	4.745	7.300	10.220	13.505
Total Metered Water Flows (Annual)	**1.095**	**3.650**	**5.840**	**9.490**	**13.505**	**17.520**
TREATED WASTEWATER FLOWS (MGD) (At 270 gpd)						
Hernando Treated Flows (MGD)	0.001	0.002	0.002	0.005	0.007	0.009
Pasco Treated Flows (MGD)	0.002	0.006	0.010	0.016	0.022	0.028
Total Treated Flows (MGD)	**0.003**	**0.008**	**0.012**	**0.021**	**0.029**	**0.037**

SCHEDULE 15
SKYLAND UTILITIES, LLC
PROJECTED INCREMENTAL AND AVERAGE ANNUAL ERCs AND FLOWS
PHASE 1 : 2010 - 2015

	2010	2011	2012	2013	2014	2015
TREATED WASTEWATER FLOWS (Annual in Million Gallons)						
Hernando Treated Flows (Annual)	0.365	0.730	0.730	1.825	2.555	3.285
Pasco Treated Flows (Annual)	0.730	2.190	3.650	5.840	8.030	10.220
Total Treated Flows (Annual)	**1.095**	**2.920**	**4.380**	**7.665**	**10.585**	**13.505**

SCHEDULE 16
TRILBY UTILITIES, LLC
WASTEWATER CAPITAL COST

(2010-2015)

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 2015
351 Organization				
Organizational Costs	1	$ 35,000.00	1	$ 35,000
Subtotal Organizational Costs				$ 35,000
354 Structures and Improvements				
Site (Fencing, Paving, Grass) (ID 2)	1	$ 28,000.00	1	$ 28,000
Site (Fencing, Paving, Grass) (ID 3)	1	$ 40,000.00	1	$ 40,000
Subtotal Structures and Improvements				$ 68,000
360 Collection Sewers - Force				
3" PVC Pipe (Transmission, ID 1)	1	$ 7.52	1,500'	$ 11,280
3" PVC Pipe (Collection, ID 1)	1	$ 7.52	1,000'	$ 7,520
3" Plug Valve (ID 1)	1	$ 500.00	2	$ 1,000
3" PVC Pipe (Transmission, ID 2)	1	$ 7.52	2,350'	$ 17,672
3" PVC Pipe (Collection, ID 2)	1	$ 7.52	1,350'	$ 10,152
3" Plug Valve (ID 2)	1	$ 500.00	1	$ 500
3" PVC Pipe (Transmission, ID 3)	1	$ 7.52	5,500'	$ 41,360
3" PVC Pipe (Collection, ID 3)	1	$ 7.52	2,700'	$ 20,304
3" Plug Valve (ID 3)	1	$ 500.00	2	$ 1,000
3" PVC Pipe (Transmission, ID 4)	1	$ 7.52	800'	$ 6,016
3" Plug Valve (ID 4)	1	$ 500.00	1'	$ 500
3" PVC Pipe (Transmission, ID 1)	3	$ 8.29	1,000	$ 8,290
3" PVC Pipe (Collection, ID 1)	3	$ 8.29	1,000'	$ 8,290
3" PVC Pipe (Transmission, ID 2)	3	$ 8.29	1,600'	$ 13,264
3" PVC Pipe (Collection, ID 2)	3	$ 8.29	1,700	$ 14,093
3" Plug Valve (ID 2)	3	$ 551.25	1'	$ 551
3" PVC Pipe (Transmission, ID 3)	3	$ 8.29	4,500'	$ 37,305
3" PVC Pipe (Collection, ID 3)	3	$ 8.29	4,000'	$ 33,160
3" Plug Valve (ID 3)	3	$ 551.25	2'	$ 1,103
3" PVC Pipe (Transmission, ID 4)	3	$ 8.29	550'	$ 4,560
3" Plug Valve (ID 4)	3	$ 551.25	1'	$ 551
3" PVC Pipe (Transmission, ID 1)	5	$ 9.13	1,000'	$ 9,130
3" PVC Pipe (Collection, ID 1)	5	$ 9.13	1,000'	$ 9,130
3" PVC Pipe (Transmission, ID 2)	5	$ 9.13	1,500'	$ 13,695
3" PVC Pipe (Collection, ID 2)	5	$ 9.13	1,700'	$ 15,521
3" Plug Valve (ID 2)	5	$ 607.75	1'	$ 608
3" PVC Pipe (Transmission, ID 3)	5	$ 9.13	4,500'	$ 41,085
3" PVC Pipe (Collection, ID 3)	5	$ 9.13	4,000'	$ 36,520
3" Plug Valve (ID 3)	5	$ 607.75	2'	$ 1,216
3" PVC Pipe (Transmission, ID 4)	5	$ 9.13	550	$ 5,022
Subtotal Collection Sewers - Force				$ 370,396
380 Treatment and Disposal Equipment				
7,500 gallon Septic Tank/Drainfield (ID 1)	1	$ 45,000.00	1	$ 45,000
10,000 gpd Package Plant (ID 2)	1	$ 95,000.00	1	$ 95,000
22,500 god Package Plant (ID 3)	1	$ 213,750.00	1	$ 213,750
5,000 gallon Septic Tank/Drainfield (ID 4)	1	$ 30,000.00	1	$ 30,000

SCHEDULE 16
TRILBY UTILITIES, LLC
WASTEWATER CAPITAL COST

(2010-2015)

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 2015
Subtotal Treatment and Disposal Equipment				$ 383,750
Total Capital Costs				**$ 857,146**

SCHEDULE 17
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Average Service Life in Years	Depreciation Rate Applied
351 Organization						
Organizational Costs	1	$ 35,000.00	1	$ 35,000	40.00	2.500%
Subtotal Organizational Costs				$ 35,000		
354 Structures and Improvements						
Site (Fencing, Paving, Grass) (ID 2)	1	$ 28,000.00	1	$ 28,000	32.00	3.125%
Site (Fencing, Paving, Grass) (ID 3)	1	$ 40,000.00	1	$ 40,000	32.00	3.125%
Subtotal Structures and Improvements				$ 68,000		
360 Collection Sewers - Force						
3" PVC Pipe (Transmission, ID 1)	1	$ 7.52	1,500'	$ 11,280	30.00	3.333%
3" PVC Pipe (Collection, ID 1)	1	$ 7.52	1,000'	$ 7,520	30.00	3.333%
3" Plug Valve (ID 1)	1	$ 500.00	2'	$ 1,000	30.00	3.333%
3" PVC Pipe (Transmission, ID 2)	1	$ 7.52	2,350'	$ 17,672	30.00	3.333%
3" PVC Pipe (Collection, ID 2)	1	$ 7.52	1,350'	$ 10,152	30.00	3.333%
3" Plug Valve (ID 2)	1	$ 500.00	1'	$ 500	30.00	3.333%
3" PVC Pipe (Transmission, ID 3)	1	$ 7.52	5,500'	$ 41,360	30.00	3.333%
3" PVC Pipe (Collection, ID 3)	1	$ 7.52	2,700'	$ 20,304	30.00	3.333%
3" Plug Valve (ID 3)	1	$ 500.00	2'	$ 1,000	30.00	3.333%
3" PVC Pipe (Transmission, ID 4)	1	$ 7.52	800'	$ 6,016	30.00	3.333%
3" Plug Valve (ID 4)	1	$ 500.00	1'	$ 500	30.00	3.333%
3" PVC Pipe (Transmission, ID 1)	3	$ 8.29	1,000'	$ 8,290	30.00	3.333%
3" PVC Pipe (Collection, ID 1)	3	$ 8.29	1,000'	$ 8,290	30.00	3.333%
3" PVC Pipe (Transmission, ID 2)	3	$ 8.29	1,600'	$ 13,264	30.00	3.333%
3" PVC Pipe (Collection, ID 2)	3	$ 8.29	1,700'	$ 14,093	30.00	3.333%
3" Plug Valve (ID 2)	3	$ 551.25	1'	$ 551	30.00	3.333%
3" PVC Pipe (Transmission, ID 3)	3	$ 8.29	4,500'	$ 37,305	30.00	3.333%
3" PVC Pipe (Collection, ID 3)	3	$ 8.29	4,000'	$ 33,160	30.00	3.333%
3" Plug Valve (ID 3)	3	$ 551.25	2'	$ 1,103	30.00	3.333%
3" PVC Pipe (Transmission, ID 4)	3	$ 8.29	550'	$ 4,560	30.00	3.333%
3" Plug Valve (ID 4)	3	$ 551.25	1'	$ 551	30.00	3.333%
3" PVC Pipe (Transmission, ID 1)	5	$ 9.13	1,000'	$ 9,130	30.00	3.333%

SCHEDULE 17
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	Annual Depreciation Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Depreciation Year 6
351 Organization							
Organizational Costs	$ 438	$ 875	$ 875	$ 875	$ 875	$ 875	$ 4,813
Subtotal Organizational Costs	$ 438	$ 875	$ 875	$ 875	$ 875	$ 875	$ 4,813
354 Structures and Improvements							
Site (Fencing, Paving, Grass) (ID 2)	$ 438	$ 875	$ 875	$ 875	$ 875	$ 875	$ 4,813
Site (Fencing, Paving, Grass) (ID 3)	$ 625	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 6,875
Subtotal Structures and Improvements	$ 1,063	$ 2,125	$ 2,125	$ 2,125	$ 2,125	$ 2,125	$ 11,688
360 Collection Sewers - Force							
3" PVC Pipe (Transmission, ID 1)	$ 188	$ 376	$ 376	$ 376	$ 376	$ 376	$ 2,068
3" PVC Pipe (Collection, ID 1)	$ 125	$ 251	$ 251	$ 251	$ 251	$ 251	$ 1,379
3" Plug Valve (ID 1)	$ 17	$ 33	$ 33	$ 33	$ 33	$ 33	$ 183
3" PVC Pipe (Transmission, ID 2)	$ 295	$ 589	$ 589	$ 589	$ 589	$ 589	$ 3,240
3" PVC Pipe (Collection, ID 2)	$ 169	$ 338	$ 338	$ 338	$ 338	$ 338	$ 1,861
3" Plug Valve (ID 2)	$ 8	$ 17	$ 17	$ 17	$ 17	$ 17	$ 92
3" PVC Pipe (Transmission, ID 3)	$ 689	$ 1,379	$ 1,379	$ 1,379	$ 1,379	$ 1,379	$ 7,583
3" PVC Pipe (Collection, ID 3)	$ 338	$ 677	$ 677	$ 677	$ 677	$ 677	$ 3,722
3" Plug Valve (ID 3)	$ 17	$ 33	$ 33	$ 33	$ 33	$ 33	$ 183
3" PVC Pipe (Transmission, ID 4)	$ 100	$ 201	$ 201	$ 201	$ 201	$ 201	$ 1,103
3" Plug Valve (ID 4)	$ 8	$ 17	$ 17	$ 17	$ 17	$ 17	$ 92
3" PVC Pipe (Transmission, ID 1)	$ -	$ -	$ 138	$ 276	$ 276	$ 276	$ 967
3" PVC Pipe (Collection, ID 1)	$ -	$ -	$ 138	$ 276	$ 276	$ 276	$ 967
3" PVC Pipe (Transmission, ID 2)	$ -	$ -	$ 221	$ 442	$ 442	$ 442	$ 1,547
3" PVC Pipe (Collection, ID 2)	$ -	$ -	$ 235	$ 470	$ 470	$ 470	$ 1,644
3" Plug Valve (ID 2)	$ -	$ -	$ 9	$ 18	$ 18	$ 18	$ 64
3" PVC Pipe (Transmission, ID 3)	$ -	$ -	$ 622	$ 1,244	$ 1,244	$ 1,244	$ 4,352
3" PVC Pipe (Collection, ID 3)	$ -	$ -	$ 553	$ 1,105	$ 1,105	$ 1,105	$ 3,869
3" Plug Valve (ID 3)	$ -	$ -	$ 18	$ 37	$ 37	$ 37	$ 129
3" PVC Pipe (Transmission, ID 4)	$ -	$ -	$ 76	$ 152	$ 152	$ 152	$ 532
3" Plug Valve (ID 4)	$ -	$ -	$ 9	$ 18	$ 18	$ 18	$ 64
3" PVC Pipe (Transmission, ID 1)	$ -	$ -	$ -	$ -	$ 152	$ 304	$ 457

SCHEDULE 17
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Average Service Life in Years	Depreciation Rate Applied
3" PVC Pipe (Collection, ID 1)	5	$ 9.13	1,000'	$ 9,130	30.00	3.333%
3" PVC Pipe (Transmission, ID 2)	5	$ 9.13	1,500'	$ 13,695	30.00	3.333%
3" PVC Pipe (Collection, ID 2)	5	$ 9.13	1,700'	$ 15,521	30.00	3.333%
3" Plug Valve (ID 2)	5	$ 607.75	1'	$ 608	30.00	3.333%
3" PVC Pipe (Transmission, ID 3)	5	$ 9.13	4,500'	$ 41,085	30.00	3.333%
3" PVC Pipe (Collection, ID 3)	5	$ 9.13	4,000'	$ 36,520	30.00	3.333%
3" Plug Valve (ID 3)	5	$ 607.75	2'	$ 1,216	30.00	3.333%
3" PVC Pipe (Transmission, ID 4)	5	$ 9.13	550'	$ 5,022	30.00	3.333%
Subtotal Collection Sewers - Force				$ 370,396		
380 Treatment and Disposal Equipment						
7,500 gallon Septic Tank/Drainfield (ID 1)	1	$ 45,000.00	1	$ 45,000	18.00	5.556%
10,000 gpd Package Plant (ID 2)	1	$ 95,000.00	1	$ 95,000	18.00	5.556%
22,500 god Package Plant (ID 3)	1	$ 213,750.00	1	$ 213,750	18.00	5.556%
5,000 gallon Septic Tank/Drainfield (ID 4)	1	$ 30,000.00	1'	$ 30,000	18.00	5.556%
Subtotal Treatment and Disposal Equipment				$ 383,750		
Total Capital Costs				**$ 857,146**		

SCHEDULE 17
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 6

Item Name	Annual Depreciation Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Depreciation Year 6
3" PVC Pipe (Collection, ID 1)	$ -	$ -	$ -	$ -	$ 152	$ 304	$ 457
3" PVC Pipe (Transmission, ID 2)	$ -	$ -	$ -	$ -	$ 228	$ 457	$ 685
3" PVC Pipe (Collection, ID 2)	$ -	$ -	$ -	$ -	$ 259	$ 517	$ 776
3" Plug Valve (ID 2)	$ -	$ -	$ -	$ -	$ 10	$ 20	$ 30
3" PVC Pipe (Transmission, ID 3)	$ -	$ -	$ -	$ -	$ 685	$ 1,370	$ 2,054
3" PVC Pipe (Collection, ID 3)	$ -	$ -	$ -	$ -	$ 609	$ 1,217	$ 1,826
3" Plug Valve (ID 3)	$ -	$ -	$ -	$ -	$ 20	$ 41	$ 61
3" PVC Pipe (Transmission, ID 4)	$ -	$ -	$ -	$ -	$ 84	$ 167	$ 251
Subtotal Collection Sewers - Force	$ 1,955	$ 3,910	$ 5,930	$ 7,949	$ 10,148	$ 12,347	$ 42,238
380 Treatment and Disposal Equipment							
7,500 gallon Septic Tank/Drainfield (ID 1)	$ 1,250	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 13,750
10,000 gpd Package Plant (ID 2)	$ 2,639	$ 5,278	$ 5,278	$ 5,278	$ 5,278	$ 5,278	$ 29,028
22,500 god Package Plant (ID 3)	$ 5,938	$ 11,875	$ 11,875	$ 11,875	$ 11,875	$ 11,875	$ 65,313
5,000 gallon Septic Tank/Drainfield (ID 4)	$ 833	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 9,167
Subtotal Treatment and Disposal Equipmen	$ 10,660	$ 21,319	$ 21,319	$ 21,319	$ 21,319	$ 21,319	$ 117,257
Total Capital Costs	**$ 14,115**	**$ 28,230**	**$ 30,249**	**$ 32,268**	**$ 34,467**	**$ 36,666**	**$ 175,995**

SCHEDULE 18
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
351 Organization							
Organizational Costs	1	$ 35,000.00	1	$ 35,000	0.000%	$ -	40.00
Subtotal Organizational Costs				$ 35,000		$ -	
354 Structures and Improvements							
Site (Fencing, Paving, Grass) (ID 2)	1	$ 28,000.00	1	$ 28,000	55.000%	$ 15,400	32.00
Site (Fencing, Paving, Grass) (ID 3)	1	$ 40,000.00	1	$ 40,000	55.000%	$ 22,000	32.00
Subtotal Structures and Improvements				$ 68,000		$ 37,400	
360 Collection Sewers - Force							
3" PVC Pipe (Transmission, ID 1)	1	$ 7.52	1,500'	$ 11,280	55.000%	$ 6,204	30.00
3" PVC Pipe (Collection, ID 1)	1	$ 7.52	1,000'	$ 7,520	100.000%	$ 7,520	30.00
3" Plug Valve (ID 1)	1	$ 500.00	2'	$ 1,000	55.000%	$ 550	30.00
3" PVC Pipe (Transmission, ID 2)	1	$ 7.52	2,350'	$ 17,672	55.000%	$ 9,720	30.00
3" PVC Pipe (Collection, ID 2)	1	$ 7.52	1,350'	$ 10,152	100.000%	$ 10,152	30.00
3" Plug Valve (ID 2)	1	$ 500.00	1'	$ 500	55.000%	$ 275	30.00
3" PVC Pipe (Transmission, ID 3)	1	$ 7.52	5,500'	$ 41,360	55.000%	$ 22,748	30.00
3" PVC Pipe (Collection, ID 3)	1	$ 7.52	2,700'	$ 20,304	100.000%	$ 20,304	30.00
3" Plug Valve (ID 3)	1	$ 500.00	2'	$ 1,000	55.000%	$ 550	30.00
3" PVC Pipe (Transmission, ID 4)	1	$ 7.52	800'	$ 6,016	55.000%	$ 3,309	30.00
3" Plug Valve (ID 4)	1	$ 500.00	1'	$ 500	55.000%	$ 275	30.00
3" PVC Pipe (Transmission, ID 1)	3	$ 8.29	1,000'	$ 8,290	55.000%	$ 4,560	30.00
3" PVC Pipe (Collection, ID 1)	3	$ 8.29	1,000'	$ 8,290	100.000%	$ 47,253	30.00
3" PVC Pipe (Transmission, ID 2)	3	$ 8.29	1,600'	$ 13,264	55.000%	$ 7,295	30.00
3" PVC Pipe (Collection, ID 2)	3	$ 8.29	1,700'	$ 14,093	100.000%	$ 14,093	30.00
3" Plug Valve (ID 2)	3	$ 551.25	1'	$ 551	55.000%	$ 303	30.00
3" PVC Pipe (Transmission, ID 3)	3	$ 8.29	4,500'	$ 37,305	55.000%	$ 20,518	30.00
3" PVC Pipe (Collection, ID 3)	3	$ 8.29	4,000'	$ 33,160	100.000%	$ 33,160	30.00
3" Plug Valve (ID 3)	3	$ 551.25	2'	$ 1,103	55.000%	$ 606	30.00
3" PVC Pipe (Transmission, ID 4)	3	$ 8.29	550'	$ 4,560	55.000%	$ 2,508	30.00
3" Plug Valve (ID 4)	3	$ 551.25	1'	$ 551	55.000%	$ 303	30.00

SCHEDULE 18
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
351 Organization							
Organizational Costs	2.500%	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Organizational Costs		$ -	$ -	$ -	$ -	$ -	$ -
354 Structures and Improvements							
Site (Fencing, Paving, Grass) (ID 2)	3.125%	$ 834	$ 1,912	$ 3,624	$ 6,643	$ 9,612	$ 12,833
Site (Fencing, Paving, Grass) (ID 3)	3.125%	$ 1,192	$ 2,732	$ 5,176	$ 9,490	$ 13,732	$ 18,333
Subtotal Structures and Improvements		$ 4,053	$ 4,644	$ 8,800	$ 16,133	$ 23,344	$ 31,167
360 Collection Sewers - Force							
3" PVC Pipe (Transmission, ID 1)	3.333%	$ 336	$ 770	$ 1,460	$ 2,676	$ 3,872	$ 5,170
3" PVC Pipe (Collection, ID 1)	3.333%	$ 3,760	$ 7,520	$ 7,520	$ 7,520	$ 7,520	$ 7,520
3" Plug Valve (ID 1)	3.333%	$ 30	$ 68	$ 129	$ 237	$ 343	$ 458
3" PVC Pipe (Transmission, ID 2)	3.333%	$ 527	$ 1,207	$ 2,287	$ 4,193	$ 6,067	$ 8,100
3" PVC Pipe (Collection, ID 2)	3.333%	$ 5,076	$ 10,152	$ 10,152	$ 10,152	$ 10,152	$ 10,152
3" Plug Valve (ID 2)	3.333%	$ 15	$ 34	$ 65	$ 119	$ 172	$ 229
3" PVC Pipe (Transmission, ID 3)	3.333%	$ 1,233	$ 2,825	$ 5,352	$ 9,813	$ 14,199	$ 18,957
3" PVC Pipe (Collection, ID 3)	3.333%	$ 10,152	$ 20,304	$ 20,304	$ 20,304	$ 20,304	$ 20,304
3" Plug Valve (ID 3)	3.333%	$ 30	$ 68	$ 129	$ 237	$ 343	$ 458
3" PVC Pipe (Transmission, ID 4)	3.333%	$ 179	$ 411	$ 779	$ 1,427	$ 2,065	$ 2,757
3" Plug Valve (ID 4)	3.333%	$ 15	$ 34	$ 65	$ 119	$ 172	$ 229
3" PVC Pipe (Transmission, ID 1)	3.333%	$ -	$ -	$ 536	$ 1,967	$ 2,846	$ 3,800
3" PVC Pipe (Collection, ID 1)	3.333%	$ -	$ -	$ 23,627	$ 47,253	$ 47,253	$ 47,253
3" PVC Pipe (Transmission, ID 2)	3.333%	$ -	$ -	$ 858	$ 3,147	$ 4,554	$ 6,079
3" PVC Pipe (Collection, ID 2)	3.333%	$ -	$ -	$ 7,047	$ 14,093	$ 14,093	$ 14,093
3" Plug Valve (ID 2)	3.333%	$ -	$ -	$ 36	$ 131	$ 189	$ 253
3" PVC Pipe (Transmission, ID 3)	3.333%	$ -	$ -	$ 2,414	$ 8,851	$ 12,807	$ 17,098
3" PVC Pipe (Collection, ID 3)	3.333%	$ -	$ -	$ 16,580	$ 33,160	$ 33,160	$ 33,160
3" Plug Valve (ID 3)	3.333%	$ -	$ -	$ 71	$ 262	$ 378	$ 505
3" PVC Pipe (Transmission, ID 4)	3.333%	$ -	$ -	$ 295	$ 1,082	$ 1,565	$ 2,090
3" Plug Valve (ID 4)	3.333%	$ -	$ -	$ 36	$ 131	$ 189	$ 253

SCHEDULE 18
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
351 Organization							
Organizational Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Organizational Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
354 Structures and Improvements							
Site (Fencing, Paving, Grass) (ID 2)	$ 13	$ 60	$ 113	$ 208	$ 300	$ 401	$ 1,095
Site (Fencing, Paving, Grass) (ID 3)	$ 19	$ 85	$ 162	$ 297	$ 429	$ 573	$ 1,564
Subtotal Structures and Improvements	$ 32	$ 145	$ 275	$ 504	$ 730	$ 974	$ 2,659
360 Collection Sewers - Force							
3" PVC Pipe (Transmission, ID 1)	$ 6	$ 26	$ 49	$ 89	$ 129	$ 172	$ 471
3" PVC Pipe (Collection, ID 1)	$ 63	$ 251	$ 251	$ 251	$ 251	$ 251	$ 1,316
3" Plug Valve (ID 1)	$ 0	$ 2	$ 4	$ 8	$ 11	$ 15	$ 42
3" PVC Pipe (Transmission, ID 2)	$ 9	$ 40	$ 76	$ 140	$ 202	$ 270	$ 737
3" PVC Pipe (Collection, ID 2)	$ 85	$ 338	$ 338	$ 338	$ 338	$ 338	$ 1,777
3" Plug Valve (ID 2)	$ 0	$ 1	$ 2	$ 4	$ 6	$ 8	$ 21
3" PVC Pipe (Transmission, ID 3)	$ 21	$ 94	$ 178	$ 327	$ 473	$ 632	$ 1,725
3" PVC Pipe (Collection, ID 3)	$ 169	$ 677	$ 677	$ 677	$ 677	$ 677	$ 3,553
3" Plug Valve (ID 3)	$ 0	$ 2	$ 4	$ 8	$ 11	$ 15	$ 42
3" PVC Pipe (Transmission, ID 4)	$ 3	$ 14	$ 26	$ 48	$ 69	$ 92	$ 251
3" Plug Valve (ID 4)	$ 0	$ 1	$ 2	$ 4	$ 6	$ 8	$ 21
3" PVC Pipe (Transmission, ID 1)	$ -	$ -	$ 9	$ 66	$ 95	$ 127	$ 296
3" PVC Pipe (Collection, ID 1)	$ -	$ -	$ 394	$ 1,575	$ 1,575	$ 1,575	$ 5,119
3" PVC Pipe (Transmission, ID 2)	$ -	$ -	$ 14	$ 105	$ 152	$ 203	$ 474
3" PVC Pipe (Collection, ID 2)	$ -	$ -	$ 117	$ 470	$ 470	$ 470	$ 1,527
3" Plug Valve (ID 2)	$ -	$ -	$ 1	$ 4	$ 6	$ 8	$ 20
3" PVC Pipe (Transmission, ID 3)	$ -	$ -	$ 40	$ 295	$ 427	$ 570	$ 1,332
3" PVC Pipe (Collection, ID 3)	$ -	$ -	$ 276	$ 1,105	$ 1,105	$ 1,105	$ 3,592
3" Plug Valve (ID 3)	$ -	$ -	$ 1	$ 9	$ 13	$ 17	$ 39
3" PVC Pipe (Transmission, ID 4)	$ -	$ -	$ 5	$ 36	$ 52	$ 70	$ 163
3" Plug Valve (ID 4)	$ -	$ -	$ 1	$ 4	$ 6	$ 8	$ 20

SCHEDULE 18
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
3" PVC Pipe (Transmission, ID 1)	5	$ 9.13	1,000'	$ 9,130	55.000%	$ 5,022	30.00
3" PVC Pipe (Collection, ID 1)	5	$ 9.13	1,000'	$ 9,130	100.000%	$ 9,130	30.00
3" PVC Pipe (Transmission, ID 2)	5	$ 9.13	1,500'	$ 13,695	55.000%	$ 7,532	30.00
3" PVC Pipe (Collection, ID 2)	5	$ 9.13	1,700'	$ 15,521	100.000%	$ 15,521	30.00
3" Plug Valve (ID 2)	5	$ 607.75	1'	$ 608	55.000%	$ 334	30.00
3" PVC Pipe (Transmission, ID 3)	5	$ 9.13	4,500'	$ 41,085	55.000%	$ 22,597	30.00
3" PVC Pipe (Collection, ID 3)	5	$ 9.13	4,000'	$ 36,520	100.000%	$ 36,520	30.00
3" Plug Valve (ID 3)	5	$ 607.75	2'	$ 1,216	55.000%	$ 669	30.00
3" PVC Pipe (Transmission, ID 4)	5	$ 9.13	550	$ 5,022	55.000%	$ 2,762	30.00
Subtotal Collection Sewers - Force				$ 370,396		$ 312,291	

SCHEDULE 18

SKYLAND UTILITIES, LLC

WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION

YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
3" PVC Pipe (Transmission, ID 1)	3.333%	$ -	$ -	$ -	$ -	$ 1,567	$ 4,185
3" PVC Pipe (Collection, ID 1)	3.333%	$ -	$ -	$ -	$ -	$ 4,565	$ 9,130
3" PVC Pipe (Transmission, ID 2)	3.333%	$ -	$ -	$ -	$ -	$ 2,351	$ 6,277
3" PVC Pipe (Collection, ID 2)	3.333%	$ -	$ -	$ -	$ -	$ 4,844	$ 12,934
3" Plug Valve (ID 2)	3.333%	$ -	$ -	$ -	$ -	$ 104	$ 279
3" PVC Pipe (Transmission, ID 3)	3.333%	$ -	$ -	$ -	$ -	$ 7,052	$ 18,831
3" PVC Pipe (Collection, ID 3)	3.333%	$ -	$ -	$ -	$ -	$ 18,260	$ 36,520
3" Plug Valve (ID 3)	3.333%	$ -	$ -	$ -	$ -	$ 209	$ 557
3" PVC Pipe (Transmission, ID 4)	3.333%	$ -	$ -	$ -	$ -	$ 862	$ 2,302
Subtotal Collection Sewers - Force		$ 21,352	$ 43,394	$ 99,741	$ 166,872	$ 222,058	$ 289,931

SCHEDULE 18

SKYLAND UTILITIES, LLC

WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION

YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
3" PVC Pipe (Transmission, ID 1)	$ -	$ -	$ -	$ -	$ 26	$ 139	$ 166
3" PVC Pipe (Collection, ID 1)	$ -	$ -	$ -	$ -	$ 76	$ 304	$ 380
3" PVC Pipe (Transmission, ID 2)	$ -	$ -	$ -	$ -	$ 39	$ 209	$ 248
3" PVC Pipe (Collection, ID 2)	$ -	$ -	$ -	$ -	$ 81	$ 431	$ 512
3" Plug Valve (ID 2)	$ -	$ -	$ -	$ -	$ 2	$ 9	$ 11
3" PVC Pipe (Transmission, ID 3)	$ -	$ -	$ -	$ -	$ 118	$ 628	$ 745
3" PVC Pipe (Collection, ID 3)	$ -	$ -	$ -	$ -	$ 304	$ 1,217	$ 1,522
3" Plug Valve (ID 3)	$ -	$ -	$ -	$ -	$ 3	$ 19	$ 22
3" PVC Pipe (Transmission, ID 4)	$ -	$ -	$ -	$ -	$ 14	$ 77	$ 91
Subtotal Collection Sewers - Force	$ 356	$ 1,446	$ 2,466	$ 5,562	$ 6,738	$ 9,664	$ 26,234

SCHEDULE 18
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 6	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
380 Treatment and Disposal Equipment							
7,500 gallon Septic Tank/Drainfield (ID 1)	1	$ 45,000.00	1	$ 45,000	55.000%	$ 24,750	18.00
10,000 gpd Package Plant (ID 2)	1	$ 95,000.00	1	$ 95,000	55.000%	$ 52,250	18.00
22,500 god Package Plant (ID 3)	1	$ 213,750.00	1	$ 213,750	55.000%	$ 117,563	18.00
5,000 gallon Septic Tank/Drainfield (ID 4)	1	$ 30,000.00	1	$ 30,000	55.000%	$ 16,500	18.00
Subtotal Treatment and Disposal Equipment				$ 383,750		$ 211,063	
Total Costs				**$ 857,146**		**$ 560,754**	
Developer Contributions						$ (193,653)	
Total Costs Related To SAC						$ 367,101	
System Capacity in ERCs						**153**	
Service Availability Charge Per ERC						**$ 2,399.35**	

SCHEDULE 18

SKYLAND UTILITIES, LLC

WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION

YEAR 1 to YEAR 6

Item Name	Amortization Rate Applied	Account Balance Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
380 Treatment and Disposal Equipment							
7,500 gallon Septic Tank/Drainfield (ID 1)	5.556%	$ 1,341	$ 3,074	$ 5,824	$ 10,676	$ 15,449	$ 20,625
10,000 gpd Package Plant (ID 2)	5.556%	$ 2,831	$ 6,489	$ 12,294	$ 22,539	$ 32,614	$ 43,542
22,500 god Package Plant (ID 3)	5.556%	$ 6,370	$ 14,599	$ 27,662	$ 50,713	$ 73,380	$ 97,969
5,000 gallon Septic Tank/Drainfield (ID 4)	5.556%	$ 894	$ 2,049	$ 3,882	$ 7,118	$ 10,299	$ 13,750
Subtotal Treatment and Disposal Equipmen		$ 11,437	$ 26,210	$ 49,662	$ 91,046	$ 131,741	$ 175,885
Total Costs		**$ 36,842**	**$ 74,249**	**$ 158,203**	**$ 274,052**	**$ 377,144**	**$ 496,983**

SCHEDULE 18
SKYLAND UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 6

Item Name	Annual Amortization Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Accumulated Amortization Year 6
380 Treatment and Disposal Equipment							
7,500 gallon Septic Tank/Drainfield (ID 1)	$ 37	$ 171	$ 324	$ 593	$ 858	$ 1,146	$ 3,129
10,000 gpd Package Plant (ID 2)	$ 79	$ 360	$ 683	$ 1,252	$ 1,812	$ 2,419	$ 6,605
22,500 god Package Plant (ID 3)	$ 177	$ 811	$ 1,537	$ 2,817	$ 4,077	$ 5,443	$ 14,862
5,000 gallon Septic Tank/Drainfield (ID 4)	$ 25	$ 114	$ 216	$ 395	$ 572	$ 764	$ 2,086
Subtotal Treatment and Disposal Equipmen	$ 318	$ 1,456	$ 2,759	$ 5,058	$ 7,319	$ 9,771	$ 26,681
Total Costs	**$ 705**	**$ 3,048**	**$ 5,500**	**$ 11,125**	**$ 14,787**	**$ 20,410**	**$ 55,575**

SCHEDULE 18A
SKYLAND UTILITIES, LLC
CONTRIBUTIONS-IN-AID-OF-CONSTRUCTION OVERALL PERCENTAGE CHECK
PRELIMINARY ESTIMATE IN YEAR 6
WASTEWATER

CATEGORY	TRILBY UTILITIES INVESTMENT	CIAC		
		DEVELOPER	CUSTOMER	TOTAL
Cash	$ 9,445 (1)	$ -	$ 328,711 (2)	$ 328,711
Assets	334,782	193,653	-	193,653
Accumulated Depreciation/Amortization	(175,995)	(20,603)	(34,972)	(55,575)
Total	$ 168,232			$ 466,789
Percentage	26%			74%

Notes: (1) Estimate.
(2) Based on the average number of ERCs 137 times the calculated CIAC charge $2399.

SCHEDULE 19
SKYLAND UTILITIES, LLC
PROFORMA SCHEDULE OF EXRENSES FOR WASTEWATER UTILITY
YEAR 1 to YEAR 6

Acct. No.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
701	Salaries and Wages - Employees	$ 39,000	$ 40,560	$ 42,182	$ 43,870	$ 45,624	$ 47,449
703	Salaries and Wages - Other						
704	Employees Pensions and Benefits	-	-	-	-	-	-
710	Purchased Wastewater Treatment						
711	Sludge Removal Expense						
715	Purchased Power	833	2,913	4,739	7,733	10,742	14,153
716	Fuel for Power Production						
718	Chemicals	46	161	262	428	594	783
720	Materials and Supplies	115	352	579	990	1,513	1,975
730	Contractual Services	4,950	5,205	5,474	1,639	1,688	1,739
740	Rents	1,926	1,926	1,926	1,926	1,926	1,926
750	Transportation Expense	4,307	4,436	4,569	4,706	4,847	4,992
755	Insurance Expense	500	515	530	546	563	580
765	Regulatory Commission Expense						
770	Bad Debt Expense	81	243	389	645	956	1,213
775	Miscellaneous Expense	483	527	568	625	685	748
403	Depreciation Expense	14,115	28,230	30,249	32,268	34,467	36,666
407	Amortization Expense	(705)	(3,048)	(5,500)	(11,125)	(14,787)	(20,410)
408	Taxes Other Than Income						
409	Income Taxes	-	-	-	-	-	-
	Total Expenses	$ 65,650	$ 82,020	$ 85,967	$ 84,251	$ 88,819	$ 91,815
	Average cost per customer per month	$ 575.88	$ 239.82	$ 157.45	$ 92.99	$ 70.49	$ 55.85

SCHEDULE 19A
SKYLAND UTILITIES, LLC
OPERATION & MAINTENANCE EXPENSE PROJECTION[1]
WASTEWATER O & M COST IN HERNANDO COUNTY

Description	YEAR 1	2	3	4	5	6
Salary	$ 15,600	$ 16,224	$ 16,873	$ 17,548	$ 18,250	$ 18,980
Fringe Benefit	-	-	-	-	-	-
Purchased Power	357	952	952	2,142	2,975	3,808
Chemicals	20	53	53	118	165	211
Material and Supplies	37	99	102	236	432	515
Contractual Services	750	773	796	820	844	869
Rents	642	642	642	642	642	642
Transportation Expense	2,153	2,218	2,284	2,353	2,424	2,496
Insurance Expense	250	258	265	273	281	290
Bad Debt Expense	26	68	68	154	273	316
Misc.Expense	198	213	220	243	263	281
Total O&M Expense	$ 20,033	$ 21,498	$ 22,255	$ 24,528	$ 26,548	$ 28,407
Total Rounded[2]	**$ 20,000**	**$ 21,500**	**$ 22,300**	**$ 24,500**	**$ 26,500**	**$ 28,400**

(1) Rounded to nearest $100/yr.
(2) Does not include Engineering, Finance, Administration, Management Fee and /or reporting /testing/lab cost.

SCHEDULE 19B
SKYLAND UTILITIES, LLC
OPERATION & MAINTENANCE EXPENSE PROJECTION[1]
WASTEWATER O & M COST IN PASCO COUNTY

Description	YEAR 1	2	3	4	5	6
Salary	$ 23,400	$ 24,336	$ 25,309	$ 26,322	$ 27,375	$ 28,470
Fringe Benefit	-	-	-	-	-	-
Purchased Power	476	1,961	3,787	5,591	7,768	10,346
Chemicals	26	108	209	309	430	572
Material and Supplies	78	253	477	754	1,080	1,461
Contractual Services	750	773	796	820	844	869
Rents	1,284	1,284	1,284	1,284	1,284	1,284
Transportation Expense	2,153	2,218	2,284	2,353	2,424	2,496
Insurance Expense	250	258	265	273	281	290
Bad Debt Expense	56	175	320	491	683	897
Misc. Expense	285	314	347	382	422	467
Total O&M Expense	$ 28,757.77	$ 31,679.35	$ 35,080	$ 38,579	$ 42,590	$ 47,151
Total Rounded[2]	**$ 28,800**	**$ 31,700**	**$ 35,100**	**$ 38,600**	**$ 42,600**	**$ 47,200**

(1) Rounded to nearest $100/yr.
(2) Does not include Engineering, Finance, Administration, Management Fee and /or reporting /testing/lab cost.

SCHEDULE 19C
SKYLAND UTILITIES, LLC
OVERHEAD COSTS (TOTAL)[1]

ITEM	YEAR 1	2	3	4	5	6
Engineering & Technical Service	$ 750	$ 773	$ 796	$ 820	$ 844	$ 869
Financial Service	500	515	530	546	563	580
Administration	1,000	1,030	1,061	1,093	1,126	1,159
Management	900	927	955	983	1,013	1,043
Reporting/Testing/Lab	200	206	212	219	225	232
Permitting Renewals FDEP Regulatory Expenses	50 50	52 52	53 53	55 55	56 56	58 58
Total	$ 3,450	$ 3,554	$ 3,660	$ 3,770	$ 3,883	$ 3,999
Total Rounded	$ 3,500	$ 3,600	$ 3,700	$ 3,800	$ 3,900	$ 4,000

(1) Rounded to nearest $100/yr.

SCHEDULE 20

SKYLAND UTILITIES, LLC

PROJECTED CAPITAL STRUCTURE AND RATE OF RETURN WASTEWATER SYSTEM

END OF YEAR 6

	Amount of Capital	Weight	Cost Rate [1][2]	Weighted Cost
Equity	$ 89,523	40.00%	11.30%	4.520%
Debt	134,284	60.00%	7.27%	4.360%
Total	$ 223,807	100.00%		8.880%

Note:

(1) FPSC Order # PSC-08-0846-FOF-WS, issued December 31, 2008, establishes the following leverage formula for 2009: Return on Equity = 8.58% + 1.087/Equity Ratio, and the Allowable Range of Return = 9.67% @ 100% Equity to 11.30% @ 40% Equity.

(2) For related party debt, cost is equal to the 10-year average of the prime rate + 1.0%.

SCHEDULE 21
TRILBY UTILITIES, LLC
WASTEWATER REVENUE REQUIREMENTS
YEAR 6

Operation and Maintenance Expense	$	75,559
Depreciation Expense		36,666
CIAC Amortization Adjustment		(20,410)
Regulatory Assessment Fees (4.5%)		5,263
State and Federal Income Tax		-
TOTAL EXPENSES	$	97,078
Return on Investment		19,874
REVENUE REQUIREMENT	$	116,952

SCHEDULE 21A
SKYLAND UTILITIES, LLC
WASTEWATER RATE BASE
YEAR 6

Utility Plant In Service	$	857,146
Accumulated Depreciation	$	(175,995)
Contributions in Aid of Construction	$	(522,364)
Accumulated Amortization of CIAC	$	55,575
Less: Non Used & Useful Adjustment	$	-
Working Capital Allowance	$	9,445
Total Rate Base	$	223,807

SCHEDULE 22
SKYLAND UTILITIES, LLC
WASTEWATER RATE CALCULATION
YEAR 6

Account No.	Description	Test Year - Year 6	Base Facility Charge	Gallonage Charge	Base Facility Cost	Base Facility Charge	Gallonage Cost	Gallonage Charge
Operation and Maintenance Expenses								
701	Salaries and Wages - Employees	$ 47,449	25%	75%	$ 11,862	$ 7.23	$ 35,587	$ 2.03
703	Salaries and Wages - Other	-	25%	75%	-	-	-	-
704	Employees Pensions and Benefits	-	25%	75%	-	-	-	-
710	Purchased Wastewater	-	10%	90%	-	-	-	-
715	Purchased Power	14,153	15%	85%	2,123	1.29	12,030	0.69
716	Fuel for Power Production	-	15%	85%	-	-	-	-
718	Chemicals	783	15%	85%	117	0.07	665	0.04
720	Materials and Supplies	1,975	15%	85%	296	0.18	1,679	0.10
730	Contractual Services	1,739	20%	80%	348	0.21	1,391	0.08
740	Rents	1,926	35%	65%	674	0.41	1,252	0.07
750	Transportation Expense	4,992	25%	75%	1,248	0.76	3,744	0.21
755	Insurance Expense	580	40%	60%	232	0.14	348	0.02
765	Regulatory Expense	-	25%	75%	-	-	-	-
770	Bad Debt Expense	1,213	25%	75%	303	0.18	910	0.05
775	Miscellaneous Expense	748	25%	75%	187	0.11	561	0.03
Total Operation and Maintenance Expenses		$ 75,559			$ 17,390	$ 10.58	$ 58,167	$ 3.32
Depreciation and Amortization								
403	Depreciation Expense	$ 36,666	25%	75%	$ 9,166	$ 5.59	$ 27,499	$ 1.57
407	Amortization Expense - CIAC	(20,410)	25%	75%	(5,102)	(3.11)	(15,307)	(0.87)
Total Depreciation and Amortization		$ 16,256			$ 4,064	$ 2.48	$ 12,192	$ 0.70

SCHEDULE 22
SKYLAND UTILITIES, LLC
WASTEWATER RATE CALCULATION
YEAR 6

Account No.	Description	Test Year - Year 6	Base Facility Charge	Gallonage Charge	Base Facility Cost	Base Facility Charge	Gallonage Cost	Gallonage Charge
Taxes Other Than Income Taxes								
408.10	Utility Regulatory Assessment Fees	$ 5,263	15%	85%	$ 789	$ 0.48	$ 4,473	$ 0.26
408.20	Other Income and Deductions	-	15%	85%	-	-	-	-
Total Taxes Other Than Income Taxes		$ 5,263			$ 789	$ 0.48	$ 4,473	$ 0.26
Income Taxes								
409	Federal, State, and Local Income Taxes	$ -	15%	85%	$ -	$ -	$ -	$ -
Total Income Taxes		$ -			$ -	$ -	$ -	$ -
Return on Investment		19,874	25%	75%	4,969	3.03	14,906	0.85
Total Revenue Requirement		$ 116,952			$ 27,212	$ 16.57	$ 89,739	$ 5.13
Less: Miscellaneous Revenues		-	25%	75%	-	-	-	-
Total Revenues for Rate Setting		$ 116,952			$ 27,212	$ 16.57	$ 89,739	$ 5.13
Factored ERCs (Test Year Average)		1,640						
Factored Gallons (In 000s) (Test Year Average @ 350 GPD)		17,520						

SCHEDULE 23
SKYLAND UTILITIES, LLC
PROFORMA WASTEWATER UTILITY PLANT
YEAR 1 to YEAR 6

Acct. No.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
351	Organization	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000
352	Franchises						
353	Land and Land Rights						
354	Structures and Improvements	68,000	68,000	68,000	68,000	68,000	68,000
360	Collection Wastewater - Force	117,304	117,304	238,471	238,471	370,396	370,396
361	Collection Wastewater - Gravity						
362	Special Collecting Structures						
363	Services to Customers						
364	Flow Measuring Devices						
365	Flow Measuring Installations						
370	Receiving Wells						
371	Pumping Equipment						
380	Treatment and Disposal Equipment	383,750	383,750	383,750	383,750	383,750	383,750
381	Plant Wastewater						
382	Outfall Wastewater Lines						
389	Other Plant and Miscellaneous Equipment						
390	Office Furniture and Equipment						
391	Transportation Equipment						
393	Tools, Shop and Garage Equipment						
395	Power Operated Equipment						
398	Other Tangible Plant						
		604,054	604,054	725,221	725,221	857,146	857,146

Treatment Capacity	41,310	GPD	153	ERCs
Line Capacity			153	ERCs
		ERC =	270	GPD

SCHEDULE 24
SKYLAND UTILITIES, LLC
PROFORMA BALANCE SHEET - WASTEWATER SYSTEM
YEAR 1 to YEAR 6

Acct. No.	Assets and Other Debits	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
101	Utility Plant In Service	604,054	604,054	725,221	725,221	857,146	857,146
103	Property Held For Future Use						
104	Utility Plant Purchased or Sold						
105	Construction Work in Progress						
108	Accumulated Depreciation and Amortization of Utility Plant In Service	(14,115)	(42,344)	(72,593)	(104,862)	(139,329)	(175,995)
114	Utility Plant Acquisition Adjustments						
115	Accumulated Amortization of Utility Plant Acquisition Adjustments						
121	Nonutility Property						
122	Accumulated Depreciation and Amortization of Nonutility Property						
124	Utility Investments						
131	Cash	6,530	7,105	7,652	7,888	8,642	9,445
132	Special Deposits						
141	Customer Accounts Receivable						
143	Accumulated Provision of Uncollectible Accounts - CR						
151	Plant Material and Supplies						
174	Miscellaneous Current and Accrued Assets						
186	Miscellaneous Deferred Debits						
190	Accumulated Deferred Income Taxes						
	Total Assets and Other Debits	596,469	568,814	660,279	628,247	726,460	690,596

SCHEDULE 24
SKYLAND UTILITIES, LLC
PROFORMA BALANCE SHEET - WASTEWATER SYSTEM
YEAR 1 to YEAR 6

Acct. No.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Equity Capital						
201	Common Stock Issued						
204	Preferred Stock Issued						
211	Other Paid In Capital	460,602	449,134	459,520	390,053	373,818	261,551
215	Retained Earnings	(58,482)	(117,208)	(165,924)	(189,345)	(192,062)	(172,029)
218	Proprietary Capital						
	Liabilities and Other Credits						
Acct. No.							
224	Long Term Debt	134,284	134,284	134,284	134,284	134,284	134,284
231	Accounts Payable						
232	Noted Payable						
235	Customer Deposits						
236	Accrued Taxes						
237	Accured Interest						
241	Miscellaneous Current and Accrued Liab.						
252	Advances for Construction						
253	Other Deferred Credits						
255	Accumulated Deferred Investment Tax Credits						
265	Miscellaneous Operating Revenues						
271	Contributions in Aid of Construction (CIAC)	60,770	106,357	241,652	313,633	445,585	522,364
272	Accumulated Amortization of CIAC	(705)	(3,753)	(9,253)	(20,378)	(35,165)	(55,575)
281	Accumulated Deferred Income Taxes - Accelerated Amortization						
282	Accumulated Deferred Income Taxes - Liberalized Depreciation						
283	Accumulated Deferred Income Taxes - Other						
	Total Equity, Liabilities and Other Credits	596,469	568,814	660,279	628,247	726,460	690,596

Attachments to Cost Study

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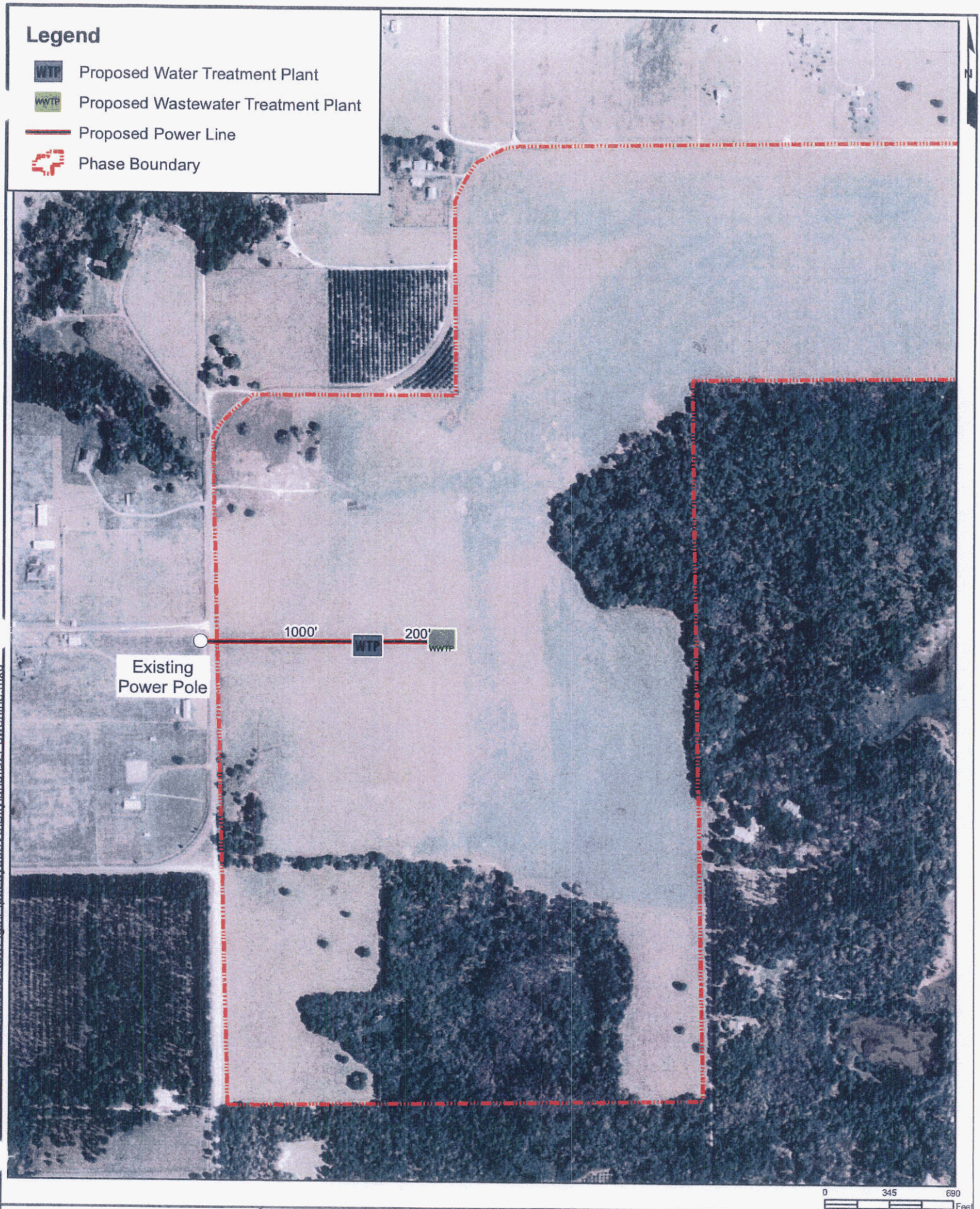


FIGURE O-1

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 1
CONCEPTUAL POWER SUPPLY LAYOUT

PO #675380

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SKYLAND UTILITIES, LLC
HERNANDO COUNTY ID 2
CONCEPTUAL POWER LINE LAYOUT

FIGURE
O-2

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FIGURE O-3

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 3
CONCEPTUAL POWER LINE LAYOUT

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O-4

FIGURE

SKYLAND UTILITIES, LLC
PASCO COUNTY ID 4
CONCEPTUAL POWER LINE LAYOUT

PO #675380

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Appendix IX

NOTICE OF APPLICATION FOR AN INITIAL CERTIFICATE OF AUTHORIZATION

FOR WATER AND WASTEWATER CERTIFICATE

LEGAL NOTICE

Notice is hereby given on October 7, 2009, pursuant to Section 367.045, Florida Statutes, of the application of Skyland Utilities, LLC to operate a water and wastewater utility to provide service to the following described territory in Hernando and Pasco Counties, Florida:

DESCRIPTION ID Parcel 1
Section 4, Township 24 South, Range 20 East, Pasco County

NE 1/4 of the NW 1/4 AND the North 1/2 of the NE 1/4, LESS, Road Right Of Ways, all in Section 4 Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 2
Section 29, Township 23 South, Range 20 East, Hernando County

SW 1/4 AND the South 1/2 of the NW 1/4 lying East and South of State Road 420 TOGETHER WITH the North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 LESS State Road 420 Right of Way, all in Section 29 Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 3,7A,7B,7C,9 & 11
Sections 20, 21, 28, 29, 31,32 and 33 Township 23 South, Range 21 East Township 24 South, Range 21 East, Pasco County

All of Section 20 TOGETHER WITH the NW 1/4 of Section 21 AND the NW 1/4 of the SW 1/4 lying South and West of Bonnett Pond in Section 28, AND all of Section 29, AND that part of the East 1/2 of the NE and SE 1/4 of Section 31, lying East of State Road 575, LESS AND EXCEPT the North 611.00 of the West 700.0 feet of said SE 1/4 AND the North 1/2 AND that part of the South 1/2 in Section 32, lying West of the former Seaboard Coastline Railroad Right of Way TOGETHER WITH The North 1/2

AND the North 1/2 of the SW 1/4 AND the SE 1/4 of the SW 1/4 of Section 33 ALL in Township 23 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 4
Section 3, Township 24 South, Range 20 East, Pasco County

North 1/2 of the SW ¼, LESS road Right of Way, in Section 3, Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 5
Section 30, Township 23 South, Range 20 East, Hernando County

NW 1/4 of the SE 1/4 LESS one Acre in the Southwest corner thereof AND the NE 1/4 of the SW1/4, all lying North of State Road 420, TOGETHER WITH the West 1/2 of the SW 1/4 of the NE 1/4 AND the South 1/2 of the NW1/4 all in Section 30, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 6
Section 1, Township 24 South, Range 20 East and Section 6, Township 24 South, Range 21 East, Pasco County

North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 AND the SW 1/4 of the NE 1/4 AND the North 1/2 of the SE 1/4 of the NW 1/4 AND the SE 1/4 of the SE 1/4 of the NW 1/4 AND all land lying North & West of a branch or stream running through the NW corner of SE 1/4 of the NE 1/4 all in Section 1 Township 24 South, Range 20 East
TOGETHER WITH that portion of the NW 1/4 of Section 6 more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 6; thence East 677 feet; thence North to a point situated 663 feet East of the Northwest corner of the said NW 1/4, thence West to the Northwest corner of aforesaid NW 1/4; thence South to the Point of Beginning LESS AND EXCEPT that portion lying in Dowling Lake, all in Township 24 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 8
Section 30, Township 23 South, Range 20 East, Hernando County

The SW 1/4 of the SW ¼ in Section 30, lying South of State Road 420 and West of Road Right of Way all in Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 10A & 10B
Section 36, Township 23 South, Range 20 East, Hernando County

SW 1/2 of the SE 1/4, AND the E 1/2 of the SW 1/4 lying South and West of Flag Pond AND the SW 1/4 of the SW 1/4 in Section 36 TOGETHER WITH the following described land: Begin at the Southeast corner of Section 36, thence Northwesterly 570.65 feet along the east line of the SW 1/2 of the SE 1/4; thence East 700 feet; thence South 700 feet to the Point of Beginning, all in Section 36, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 12A&12B
Sections 4 and 5, Township 24 South, Range 21 East, Pasco County

The West 1/2 of the NW 1/4 of Section 4 AND the NE 1/4 of Section 5 TOGETHER WITH that portion of the NW 1/4 of said Section 5 that lies East of the Railroad all in Township 24 Range 21 East, Pasco County, Florida

Any objection to the said application must be made in writing and filed with the Office of Commision Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Skyland Utilities, LLC

660 Beachland Blvd., Suite 301

Vero Beach, FL 32963

Appendix X

WATER TARIFF

SKYLAND UTILITIES, LLC

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

ORIGINAL SHEET NO. 1.0

WATER TARIFF

SKYLAND UTILITIES, LLC

660 Beachland Blvd., Suite 301
Vero Beach, FL 32963
(772) 234-2410

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

TABLE OF CONTENTS

	Sheet Number
Communities Served Listing	4.0
Description of Territory Served	3.1
Index of	
Rates and Charges Schedules	11.0
Rules and Regulations	6.0
Service Availability Policy	23.0
Standard Forms	18.0
Technical Terms and Abbreviations	5.0
Territory Authority	3.0

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY -

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

Order Number	Date Issued	Docket Number	Filing Type
			ORIGINAL CERTIFICATE

(Continued to Sheet No. 3.1)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 1
Section 4, Township 24 South, Range 20 East, Pasco County

NE 1/4 of the NW 1/4 AND the North 1/2 of the NE 1/4, LESS, Road Right Of Ways, all in Section 4 Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 2
Section 29, Township 23 South, Range 20 East, Hernando County

SW 1/4 AND the South 1/2 of the NW 1/4 lying East and South of State Road 420 TOGETHER WITH the North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 LESS State Road 420 Right of Way, all in Section 29 Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 3,7A,7B,7C,9 & 11
Sections 20, 21, 28, 29, 31,32 and 33 Township 23 South, Range 21 East Township 24 South, Range 21 East, Pasco County

All of Section 20 TOGETHER WITH the NW 1/4 of Section 21 AND the NW 1/4 of the SW 1/4 lying South and West of Bonnett Pond in Section 28, AND all of Section 29, AND that part of the East 1/2 of the NE and SE 1/4 of Section 31, lying East of State Road 575, LESS AND EXCEPT the North 611.00 of the West 700.0 feet of said SE 1/4 AND the North 1/2 AND that part of the South 1/2 in Section 32, lying West of the former Seaboard Coastline Railroad Right of Way TOGETHER WITH The North 1/2 AND the North 1/2 of the SW 1/4 AND the SE 1/4 of the SW 1/4 of Section 33 ALL in Township 23 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 4
Section 3, Township 24 South, Range 20 East, Pasco County

North 1/2 of the SW ¼, LESS road Right of Way, in Section 3, Township 24 South, Range 20 East in Pasco County, Florida.

(Continued to Sheet No. 3.2)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 5
Section 30, Township 23 South, Range 20 East, Hernando County

NW 1/4 of the SE 1/4 LESS one Acre in the Southwest corner thereof AND the NE 1/4 of the SW1/4, all lying North of State Road 420, TOGETHER WITH the West 1/2 of the SW 1/4 of the NE 1/4 AND the South 1/2 of the NW1/4 all in Section 30, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 6
Section 1, Township 24 South, Range 20 East and Section 6, Township 24 South, Range 21 East, Pasco County

North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 AND the SW 1/4 of the NE 1/4 AND the North 1/2 of the SE 1/4 of the NW 1/4 AND the SE 1/4 of the SE 1/4 of the NW 1/4 AND all land lying North & West of a branch or stream running through the NW corner of SE 1/4 of the NE 1/4 all in Section 1 Township 24 South, Range 20 East
TOGETHER WITH that portion of the NW 1/4 of Section 6 more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 6; thence East 677 feet; thence North to a point situated 663 feet East of the Northwest corner of the said NW 1/4, thence West to the Northwest corner of aforesaid NW 1/4; thence South to the Point of Beginning LESS AND EXCEPT that portion lying in Dowling Lake, all in Township 24 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 8
Section 30, Township 23 South, Range 20 East, Hernando County

The SW 1/4 of the SW ¼ in Section 30, lying South of State Road 420 and West of Road Right of Way all in Township 23 South, Range 20 East, Hernando County, Florida.

(Continued to Sheet No. 3.3)

SKYLAND UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 10A & 10B
Section 36, Township 23 South, Range 20 East, Hernando County

SW 1/2 of the SE 1/4, AND the E 1/2 of the SW 1/4 lying South and West of Flag Pond AND the SW 1/4 of the SW 1/4 in Section 36 TOGETHER WITH the following described land: Begin at the Southeast corner of Section 36, thence Northwesterly 570.65 feet along the east line of the SW 1/2 of the SE 1/4; thence East 700 feet; thence South 700 feet to the Point of Beginning, all in Section 36, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 12A&12B
Sections 4 and 5, Township 24 South, Range 21 East, Pasco County

The West 1/2 of the NW 1/4 of Section 4 AND the NE 1/4 of Section 5 TOGETHER WITH that portion of the NW 1/4 of said Section 5 that lies East of the Railroad all in Township 24 Range 21 East, Pasco County, Florida

(Continued to Sheet No. 3.4)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

COMMUNITIES SERVED LISTING

County Name	Development Name	Rate Schedule(s) Available	Sheet No.
Hernando		All	
Pasco		All	

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.

2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide water service in a specific territory.

3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.

4.0 "COMMUNITIES SERVED" - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.

5.0 "COMPANY" - The shortened name for the full name of the utility which is SKYLAND.

6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.

7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.

8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.

9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.

10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.

11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

(Continued to Sheet No. 5.1)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 5.0)

12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.

13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.

14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

SKYLAND UTILITIES, LLC

WATER TARIFF

INDEX OF RULES AND REGULATIONS

	Sheet Number:	Rule Number:
Access to Premises	9.0	14.0
Adjustment of Bills	10.0	22.0
Adjustment of Bills for Meter Error	10.0	23.0
All Water Through Meter	10.0	21.0
Application	7.0	3.0
Applications by Agents	7.0	4.0
Change of Customer's Installation	8.0	11.0
Continuity of Service	8.0	9.0
Customer Billing	9.0	16.0
Delinquent Bills	7.0	8.0
Extensions	7.0	6.0
Filing of Contracts	10.0	25.0
General Information	7.0	1.0
Inspection of Customer's Installation	9.0	13.0
Limitation of Use	8.0	10.0
Meter Accuracy Requirements	10.0	24.0
Meters	10.0	20.0
Payment of Water and Wastewater Service Bills Concurrently	10.0	18.0

(Continued to Sheet No. 6.1)

ISSUING OFFICER

PRESIDENT

TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 6.0)

	Sheet Number:	Rule Number:
Policy Dispute	7.0	2.0
Protection of Company's Property	8.0	12.0
Refusal or Discontinuance of Service	7.0	5.0
Right-of-way or Easements	9.0	15.0
Termination of Service	9.0	17.0
Type and Maintenance	7.0	7.0
Unauthorized Connections - Water	10.0	19.0

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

RULES AND REGULATIONS

1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders water service.

The Company shall provide water service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

2.0 POLICY DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.

3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service.

4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled, and protected or which may adversely affect the water service. The Company reserves the right to discontinue or withhold water service to such apparatus or device.

8.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued to Sheet No. 8.0)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 7.0)

9.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous water service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

10.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the Customer only for the purposes specified in the application for water service. Water service shall be rendered to the Customer for the Customer's own use and the Customer shall not sell or otherwise dispose of such water service supplied by the Company.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

11.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

12.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code.

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

(Continued to Sheet No. 9.0)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 8.0)

13.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's water service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Not withstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

14.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

15.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of water service.

16.0 CUSTOMER BILLING - Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

17.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where water service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

(Continued to Sheet No. 10.0)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 9.0)

18.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company.

19.0 UNAUTHORIZED CONNECTIONS - WATER - Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

20.0 METERS - All water meters shall remain the property of the Company and shall be accessible and subject to its control, in accordance with Rule 25-30.230, Florida Administrative Code.

21.0 ALL WATER THROUGH METER - That portion of the Customer's installation for water service shall be so arranged to ensure that all water service shall pass through the meter. No temporary pipes, nipples, or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.

22.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be refunded or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.

23.0 ADJUSTMENT OF BILLS FOR METER ERROR - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.

24.0 METER ACCURACY REQUIREMENTS - All meters used by the Company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.

25.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

	Sheet Number
Customer Deposits	14.0
General Service, GS	12.0
Meter Test Deposit	15.0
Miscellaneous Service Charges	16.0
Residential, RS	13.0
Service Availability Fees and Charges	17.0

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Meter Size	Base Facility Charge
5/8"	$ 18.09
3/4"	27.14
1.0"	45.23
1.5"	90.45
2.0"	144.72
3.0"	289.44

Gallonage Charge per 1,000 gallons: $ 5.77

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the company.

APPLICABILITY - For water service for all purposes in private residences.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Meter Size	Base Facility Charge
5/8"	$ 18.09
3/4"	27.14
1.0"	45.23
1.5"	90.45
2.0"	144.72
3.0"	289.44

Gallonage Charge per 1,000 gallons: $ 5.77

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	General Service
5/8" x 3/4"	N/A
1"	N/A
1 1/2"	N/A
Over 2"	N/A

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a). The Company will pay or credit accrued interest to the Customer's account during the month of N/A each year.

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

METER TEST DEPOSIT

METER BENCH TEST REQUEST - If any Customer requests a bench test of his or her water meter, in accordance with Rule 25-30.266, Florida Administrative Code, the Company may require a deposit to defray the cost of testing; such deposit shall not exceed the schedule of fees found in Rule 25-30.266, Florida Administrative Code.

METER SIZE	FEE
5/8" x 3/4"	$ 20.00
1" and 1 1/2"	$ 25.00
2" and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - The Company may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A Customer may request a no-charge field test of the accuracy of a meter in accordance with Rule 25-30.266, Florida Administrative Code.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

Schedule of Miscellaneous Service Charges

Initial Connection Fee	$ 15.00
Normal Reconnection Fee	$ 15.00
Violation Reconnection Fee	$ Actual Cost
Premises Visit Fee (in lieu of disconnection)	$ 15.00

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ISSUING OFFICER

PRESIDENT

TITLE

SKYLAND UTILITIES, LLC
WATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

Description	Amount	Refer to Service Availability Policy Sheet No./Rule No.
Back-Flow Preventor Installation Fee		
5/8" x 3/4"	$	
1"	$	
1 1/2"	$	
2"	$	
Over 2"	$[1]	
Customer Connection (Tap-in) Charge		
5/8" metered service	$	
1" metered service	$	
1 1/2" metered service	$	
2" metered service	$	
Over 2" metered service	$[1]	
Guaranteed Revenue Charge		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month (__GPD)	$	
All others-per gallon/month	$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (__GPD)	$	
All others-per gallon/month	$	
Inspection Fee	$[1]	
Main Extension Charge		
Residential-per ERC (__GPD)	$	
All others-per gallon	$	
or		
Residential-per lot (__foot frontage)	$	
All others-per front foot	$	
Meter Installation Fee		
5/8"	$	
3/4"	$	
1"	$	
1 1/2"	$	
2"	$	
Over 2"	$[1]	
Plan Review Charge	$[1]	
Plant Capacity Charge		
Residential-per ERC (350 GPD)	$ 2,889.57	
General Service per ERC (350 GPD)	$ 2,889.57	
All others-per gallon	$ 8.26	
System Capacity Charge		
Residential-per ERC (__GPD)	$	
All others-per gallon	$	

[1]Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE –

TYPE OF FILING - Original Application

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

INDEX OF STANDARD FORMS

Description	Sheet No.
APPLICATION FOR METER INSTALLATION	21.0
APPLICATION FOR WATER SERVICE	20.0
COPY OF CUSTOMER'S BILL	22.0
CUSTOMER'S GUARANTEE DEPOSIT RECEIPT	19.0

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

Application for Water Service

Name _____ Telephone Number

Billing Address

_____

City State Zip

Service Address

_____

City State Zip

Date service should begin

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled, and protected or which may adversely affect the water service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.

2. The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff.

4. Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.

5. When a Customer wishes to terminate service on any premises where water and/or wastewater service is supplied by the Company, the Company may require (oral, written) notice within 5 days prior to the date the Customer desires to terminate service.

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

APPLICATION FOR METER INSTALLATION

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

COPY OF CUSTOMER'S BILL

SKYLAND UTILITIES, LLC
ONE CONCOURSE PARKWAY, SUITE 755
VIERO, FL 33333
(770) 829-6316

Account Number:	111-222	Service Period:	5/1/10 - 5/31/10

Service Address: 123 Main Street

WATER SERVICE	Previous Read	Present Read	Consumption	CHARGES
Consumption	100	105	5	
Base Facility Charge				$ 18.09
Gallonage Charge	5	@	$ 5.77	$ 28.85

Water Meter Size:	5/8 Inch	Previous Unpaid Balance:	$ -
Water Usage Billed this Period	5	Total Current Charges:	$ 46.94
Compared to Same Last Year	6	**Total Now Due:**	**$ 46.94**

Service Address	Account Number	Date Billed	Date Due
123 Main Street	111-222	6/1/2010	6/21/2010

Customer Name and Address

Previous Unpaid Balance:	$	-
Total Current Charges:	$	46.94
Total Now Due:	**$**	**46.94**
Amount Paid:		

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

INDEX OF SERVICE AVAILABILITY

Description	Sheet Number
Schedule of Fees and Charges	Go to Sheet No. 17.0
Service Availability Policy	24.0

ISSUING OFFICER

PRESIDENT

TITLE

SKYLAND UTILITIES, LLC

WATER TARIFF

SERVICE AVAILABILITY POLICY

The provisions of this policy are available throughout the territory served by the Utility. The Utility adopts herein, by reference, Part VI, Chapter 25-30, Florida Administrative Code.

Fees and Charges
Each new connection to the system shall pay the applicable service availability fees and charges shown on Tariff Sheet No. 17.0.

Policies Applicable to Developers
Developers will construct and convey, at no cost to the Utility, all on-site water distribution facilities, off-site water transmission facilities, pump stations, hydrants, and water meters pursuant to the standards and specifications of the Utility. Conveyance of the facilities by the Developer and acceptance of the facilities by the Utility will take place upon the successful completion of the following:

1. Inspection by representatives of the Utility.
2. Transmittal of a one year warranty against defects in materials or workmanship.
3. Transmittal of a complete statement of cost to construct by NARUC chart of accounts.
4. Transmittal of a bill of sale together with perpetual rights-of-way and easements for appropriate access to facilities as well as complete as-built plans for all such lines and facilities.

Furthermore, at the Utility's option, where facilities, either on-site or off-site, are required to serve more than one developer, the first developer may be required to construct oversized facilities. In that event, subsequent developers, builders, and individuals who connect to those facilities or use those facilities may be required to pay their prorate share of the costs of the facilities, which will be refunded to the developer who constructed the facilities, less a reasonable administrative fee, not to exceed 10%, to be retained by the Utility.

WASTEWATER TARIFF

SKYLAND UTILITIES, LLC

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

ORIGINAL SHEET NO. 1.0

WASTEWATER TARIFF

SKYLAND UTILITIES, LLC

660 Beachland Blvd., Suite 301
Vero Beach, FL 32963
(772) 234-2410

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

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TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

TABLE OF CONTENTS

	Sheet Number
Communities Served Listing	4.0
Description of Territory Served	3.1
Index of	
Rates and Charges Schedules	11.0
Rules and Regulations	6.0
Service Availability Policy	24.0
Standard Forms	19.0
Technical Terms and Abbreviations	5.0
Territory Authority	3.0

ISSUING OFFICER

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TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY -

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

Order Number	Date Issued	Docket Number	Filing Type
			ORIGINAL CERTIFICATE

(Continued to Sheet No. 3.1)

ISSUING OFFICER

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TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 1
Section 4, Township 24 South, Range 20 East, Pasco County

NE 1/4 of the NW 1/4 AND the North 1/2 of the NE 1/4, LESS, Road Right Of Ways, all in Section 4 Township 24 South, Range 20 East in Pasco County, Florida.

DESCRIPTION ID Parcel 2
Section 29, Township 23 South, Range 20 East, Hernando County

SW 1/4 AND the South 1/2 of the NW 1/4 lying East and South of State Road 420 TOGETHER WITH the North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 LESS State Road 420 Right of Way, all in Section 29 Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 3,7A,7B,7C,9 & 11
Sections 20, 21, 28, 29, 31,32 and 33 Township 23 South, Range 21 East Township 24 South, Range 21 East, Pasco County

All of Section 20 TOGETHER WITH the NW 1/4 of Section 21 AND the NW 1/4 of the SW 1/4 lying South and West of Bonnett Pond in Section 28, AND all of Section 29, AND that part of the East 1/2 of the NE and SE 1/4 of Section 31, lying East of State Road 575, LESS AND EXCEPT the North 611.00 of the West 700.0 feet of said SE 1/4 AND the North 1/2 AND that part of the South 1/2 in Section 32, lying West of the former Seaboard Coastline Railroad Right of Way TOGETHER WITH The North 1/2 AND the North 1/2 of the SW 1/4 AND the SE 1/4 of the SW 1/4 of Section 33 ALL in Township 23 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 4
Section 3, Township 24 South, Range 20 East, Pasco County

North 1/2 of the SW ¼, LESS road Right of Way, in Section 3, Township 24 South, Range 20 East in Pasco County, Florida.

(Continued to Sheet No. 3.2)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 5
Section 30, Township 23 South, Range 20 East, Hernando County

NW 1/4 of the SE 1/4 LESS one Acre in the Southwest corner thereof AND the NE 1/4 of the SW1/4, all lying North of State Road 420, TOGETHER WITH the West 1/2 of the SW 1/4 of the NE 1/4 AND the South 1/2 of the NW1/4 all in Section 30, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 6
Section 1, Township 24 South, Range 20 East and Section 6, Township 24 South, Range 21 East, Pasco County

North 1/2 of the NE 1/4 AND the NE 1/4 of the NW 1/4 AND the SW 1/4 of the NE 1/4 AND the North 1/2 of the SE 1/4 of the NW 1/4 AND the SE 1/4 of the SE 1/4 of the NW 1/4 AND all land lying North & West of a branch or stream running through the NW corner of SE 1/4 of the NE 1/4 all in Section 1 Township 24 South, Range 20 East
TOGETHER WITH that portion of the NW 1/4 of Section 6 more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of said Section 6; thence East 677 feet; thence North to a point situated 663 feet East of the Northwest corner of the said NW 1/4, thence West to the Northwest corner of aforesaid NW 1/4; thence South to the Point of Beginning LESS AND EXCEPT that portion lying in Dowling Lake, all in Township 24 South, Range 21 East, Pasco County, Florida.

DESCRIPTION ID Parcel 8
Section 30, Township 23 South, Range 20 East, Hernando County

The SW 1/4 of the SW ¼ in Section 30, lying South of State Road 420 and West of Road Right of Way all in Township 23 South, Range 20 East, Hernando County, Florida.

(Continued to Sheet No. 3.3)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 10A & 10B
Section 36, Township 23 South, Range 20 East, Hernando County

SW 1/2 of the SE 1/4, AND the E 1/2 of the SW 1/4 lying South and West of Flag Pond AND the SW 1/4 of the SW 1/4 in Section 36 TOGETHER WITH the following described land: Begin at the Southeast corner of Section 36, thence Northwesterly 570.65 feet along the east line of the SW 1/2 of the SE 1/4; thence East 700 feet; thence South 700 feet to the Point of Beginning, all in Section 36, Township 23 South, Range 20 East, Hernando County, Florida.

DESCRIPTION ID Parcel 12A&12B
Sections 4 and 5, Township 24 South, Range 21 East, Pasco County

The West 1/2 of the NW 1/4 of Section 4 AND the NE 1/4 of Section 5 TOGETHER WITH that portion of the NW 1/4 of said Section 5 that lies East of the Railroad all in Township 24 Range 21 East, Pasco County, Florida

ORIGINAL SHEET NO. 4.0

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

COMMUNITIES SERVED LISTING

County Name	Development Name	Rate Schedule(s) Available	Sheet No.
Indian River		All	
Okeechobee		All	
St. Lucie		All	

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.

2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide water service in a specific territory.

3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.

4.0 "COMMUNITIES SERVED" - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.

5.0 "COMPANY" - The shortened name for the full name of the utility which is SKYLAND.

6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.

7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.

8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.

9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.

10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.

11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

(Continued to Sheet No. 5.1)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 5.0)

12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.

13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.

14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

INDEX OF RULES AND REGULATIONS

	Sheet Number:	Rule Number:
Access to Premises	9.0	12.0
Adjustment of Bills	10.0	20.0
Application	7.0	3.0
Applications by Agents	7.0	4.0
Change of Customer's Installation	8.0	10.0
Continuity of Service	8.0	8.0
Customer Billing	9.0	15.0
Delinquent Bills	10.0	17.0
Evidence of Consumption	10.0	22.0
Extensions	7.0	6.0
Filing of Contracts	10.0	21.0
General Information	7.0	1.0
Inspection of Customer's Installation	8.0	11.0
Limitation of Use	8.0	9.0
Payment of Water and Wastewater Service Bills Concurrently	9.0	16.0

(Continued to Sheet No. 6.1)

ISSUING OFFICER

PRESIDENT

TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 6.0)

	Sheet Number:	Rule Number:
Policy Dispute	7.0	2.0
Protection of Company's Property	9.0	13.0
Refusal or Discontinuance of Service	7.0	5.0
Right-of-way or Easements	9.0	14.0
Termination of Service	10.0	18.0
Type and Maintenance	7.0	7.0
Unauthorized Connections - Wastewater	10.0	19.0

ISSUING OFFICER

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TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

RULES AND REGULATIONS

1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders wastewater service.

The Company shall provide wastewater service to all Customers requiring such service within its Certificated Territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

2.0 POLICY DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.

3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service.

4.0 APPLICATIONS BY AGENTS - Applications for wastewater service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service. The Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

(Continued to Sheet No. 8.0)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 7.0)

8.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous wastewater service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous wastewater service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

9.0 LIMITATION OF USE - Wastewater service purchased from the Company shall be used by the Customer only for the purposes specified in the application for wastewater service. Wastewater service shall be rendered to the Customer for the Customer's own use and shall be collected directly into the Company's main wastewater lines.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish wastewater service to the adjacent property even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's wastewater service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for wastewater service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any change resulting from a violation of this Rule.

11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's wastewater service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render wastewater service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Not withstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering wastewater service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

(Continued to Sheet No. 9.0)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 8.0)

12.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

13.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code. In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

14.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.

15.0 CUSTOMER BILLING - Bills for wastewater service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public utility shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a utility utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

16.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any wastewater service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any water service bill rendered by the Company.

(Continued to Sheet No. 10.0)

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 9.0)

17.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, wastewater service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

18.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where wastewater service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

19.0 UNAUTHORIZED CONNECTIONS - WASTEWATER - Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

20.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule or, if wastewater service is measured by water consumption and a meter error is determined, the amount may be credited or billed to the Customer as the case may be, pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.

21.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

22.0 EVIDENCE OF CONSUMPTION - The initiation or continuation or resumption of water service to the Customer's premises shall constitute the initiation or continuation or resumption of wastewater service to the Customer's premises regardless of occupancy.

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

	Sheet Number
Customer Deposits	14.0
General Service, GS	12.0
Miscellaneous Service Charges	15.0
Residential, RS	13.0
Service Availability Fees and Charges	16.0

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Meter Size	Base Facility Charge
5/8"	$ 16.57
3/4"	24.86
1.0"	41.43
1.5"	82.85
2.0"	132.56
3.0"	265.12

Gallonage Charge per 1,000 gallons: $ 5.13

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the company.

APPLICABILITY - For water service for all purposes in private residences.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Base Charge:	All Meter Sizes	$ 16.57
Gallonage Charge per 1,000 gallons: (Billed gallonage capped at 11,000 gallons per month per ERC.)		$ 5.13

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	General Service
5/8" x 3/4"	N/A
1"	N/A
1 1/2"	N/A
Over 2"	N/A

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a). The Company will pay or credit accrued interest to the Customer's account during the month of N/A each year.

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

Schedule of Miscellaneous Service Charges

Initial Connection Fee	$ 15.00
Normal Reconnection Fee	$ 15.00
Violation Reconnection Fee	$ Actual Cost
Premises Visit Fee (in lieu of disconnection)	$ 15.00

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

ISSUING OFFICER

PRESIDENT

TITLE

SKYLAND UTILITIES, LLC
WASTEWATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

Description	Amount	Refer To Service Availability Policy Sheet No./Rule No.
Customer Connection (Tap-in) Charge		
5/8" x 3/4" metered service	$	
1" metered service	$	
1 1/2" metered service	$	
2" metered service	$	
Over 2" metered service	$[1]	
Guaranteed Revenue Charge		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month (__)GPD	$	
All others-per gallon/month	$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (__)GPD	$	
All others-per gallon/month	$	
Inspection Fee	$[1]	
Main Extension Charge		
Residential-per ERC (__GPD)	$	
All others-per gallon	$	
or		
Residential-per lot (__foot frontage)	$	
All others-per front foot	$	
Plan Review Charge	$[1]	
Plant Capacity Charge		
Residential-per ERC (270 GPD)	$ 2,399.35	
General Service per ERC (270 GPD)	$ 2,399.35	
All others-per gallon	$ 8.89	
System Capacity Charge		
Residential-per ERC (__GPD)	$	
All others-per gallon	$	

[1]Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE –

TYPE OF FILING - Original Application

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

INDEX OF STANDARD FORMS

Description	Sheet No.
APPLICATION FOR WASTEWATER SERVICE	19.0
COPY OF CUSTOMER'S BILL	20.0
CUSTOMER'S GUARANTEE DEPOSIT RECEIPT	18.0

ISSUING OFFICER

PRESIDENT

TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

Application for Service

Name _____ Telephone Number

Billing Address

_____

City State Zip

Service Address

_____

City State Zip

Service Requested: _____ Water _____ Wastewater _____ Both

Date service should begin

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.

2. The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.

3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff.

4. Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.

5. When a Customer wishes to terminate service on any premises where water and/or wastewater service is supplied by the Company, the Company may require (oral, written) notice within five days prior to the date the Customer desires to terminate service.

ISSUING OFFICER

PRESIDENT

TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

COPY OF CUSTOMER'S BILL

SKYLAND UTILITIES, LLC
ONE CONCOURSE PARKWAY, SUITE 755
VIERO, FL 33333
(770) 829-6316

Account Number:	111-222	Service Period:	5/1/10 - 5/31/10

Service Address: 123 Main Street

WATER SERVICE

	Previous Read	Present Read	Consumption	CHARGES
Consumption	100	105	5	
Base Facility Charge				$ 18.09
Gallonage Charge	5	@	$ 5.77	$ 28.85

WASTEWATER SERVICE

Base Facility Charge				$ 16.57
Gallonage Charge	5	@	$ 5.13	$ 25.65

Water Meter Size:	5/8 Inch	Previous Unpaid Balance:	$ -
Water Usage Billed this Period	5	Total Current Charges:	$ 89.16
Compared to Same Last Year	6	**Total Now Due:**	**$ 89.16**

Service Address	Account Number	Date Billed	Date Due
123 Main Street	111-222	6/1/2010	6/21/2010

Customer Name and Address

Previous Unpaid Balance:	$	-
Total Current Charges:	$	89.16
Total Now Due:	**$**	**89.16**
Amount Paid:		

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

INDEX OF SERVICE AVAILABILITY

Description	Sheet Number
Schedule of Fees and Charges	Go to Sheet No. 16.0
Service Availability Policy	22.0

ISSUING OFFICER

PRESIDENT
TITLE

SKYLAND UTILITIES, LLC

WASTEWATER TARIFF

SERVICE AVAILABILITY POLICY

The provisions of this policy are available throughout the territory served by the Utility. The Utility adopts herein, by reference, Part VI, Chapter 25-30, Florida Administrative Code.

Fees and Charges
Each new connection to the system shall pay the applicable service availability fees and charges shown on Tariff Sheet No. 16.0.

Policies Applicable to Developers
Developers will construct and convey, at no cost to the Utility, all on-site wastewater collection facilities, off-site wastewater transmission facilities, and lift/pump stations pursuant to the standards and specifications of the Utility. Conveyance of the facilities by the Developer and acceptance of the facilities by the Utility will take place upon the successful completion of the following:

1. Inspection by representatives of the Utility.
2. Transmittal of a one year warranty against defects in materials or workmanship.
3. Transmittal of a complete statement of cost to construct by NARUC chart of accounts.
4. Transmittal of a bill of sale together with perpetual rights-of-way and easements for appropriate access to facilities as well as complete as-built plans for all such lines and facilities.

Furthermore, at the Utility's option, where facilities, either on-site or off-site, are required to serve more than one developer, the first developer may be required to construct oversized facilities. In that event, subsequent developers, builders, and individuals who connect to those facilities or use those facilities may be required to pay their prorated share of the costs of the facilities, which will be refunded to the developer who constructed the facilities, less a reasonable administrative fee, not to exceed 10%, to be retained by the Utility.