

State of Florida

Commissioners:
SUSAN F. CLARK, CHAIRMAN
J. TERRY DEASON
JULIA L. JOHNSON
DIANE K. KIESLING
JOE GARCIA



DIVISION OF LEGAL SERVICES
NOREEN S. DAVIS
DIRECTOR
(904) 413-6199

Public Service Commission

RECEIVED
APR 11 1997

April 4, 1997

FPSC-RECORDS/REPORTING

Jerry Graziani
12538 S.W. Kingsway Circle #102
Lake Suzy, FL 34266

Re: DOCKET NO. ~~960799~~ WS - APPLICATION FOR STAFF-ASSISTED
RATE CASE IN DESOTO COUNTY BY LAKE SUZY UTILITIES,
INC.

Dear Mr. Graziani:

Enclosed is a copy of the Staff Recommendation filed in this matter on April 2, 1997. The Commission is expected to consider this Recommendation at its April 14, 1997, Agenda Conference which will be held in Room 148, Betty Easley Conference Center, 4075 Esplanade Way, in Tallahassee beginning at 9:30 a.m. Due to the number of items to be covered at this conference, we cannot state the exact time at which this item will be heard. You are welcome to come to this Agenda Conference and observe and/or participate in the discussion of this item. If you have any questions, please feel free to call me at (904) 413-6199.

Sincerely,


Donna Cyrus-Williams
Staff Counsel

DCW/dp
Attachment

cc: Division of Water and Wastewater (Dewberry, Davis)
Division of Records and Reporting

State of Florida

Commissioners:
SUSAN F. CLARK, CHAIRMAN
J. TERRY DEASON
JULIA L. JOHNSON
DIANE K. KIESLING
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DIVISION OF LEGAL SERVICES
NOREEN S. DAVIS
DIRECTOR
(904) 413-6199

Public Service Commission

RECEIVED
APR 01 1997

April 4, 1997

FPSC-RECORDS/REPORTING

Mr. John Sleaver
12538 S.W. Kingsway Circle #1302
Lake Suzy, FL 34266

Re: DOCKET NO. 960799-WS - APPLICATION FOR STAFF-ASSISTED RATE
CASE IN DESOTO COUNTY BY LAKE SUZY UTILITIES, INC.

Dear Mr. Sleaver:

Enclosed is a copy of the Staff Recommendation filed in this matter on April 2, 1997. The Commission is expected to consider this Recommendation at its April 14, 1997, Agenda Conference which will be held in Room 148, Betty Easley Conference Center, 4075 Esplanade Way, in Tallahassee beginning at 9:30 a.m. Due to the number of items to be covered at this conference, we cannot state the exact time at which this item will be heard. You are welcome to come to this Agenda Conference and observe and/or participate in the discussion of this item. If you have any questions, please feel free to call me at (904) 413-6199.

Sincerely,

A handwritten signature in cursive script that reads "Donna Cyrus-Williams".

Donna Cyrus-Williams
Staff Counsel

DCW/dp
Attachment

cc: Division of Water and Wastewater (Dewberry, Davis)
Division of Records and Reporting

State of Florida

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Public Service Commission

RECEIVED
APR 01 1997

April 4, 1997

FPSC-RECORDS/REPORTING

Mr. Wallace E. Hertel
12641 S.W. Kingsway Circle
Lake Suzy, FL 34266

Re: DOCKET NO. ~~960799~~-WS - APPLICATION FOR STAFF-ASSISTED RATE
CASE IN DESOTO COUNTY BY LAKE SUZY UTILITIES, INC.

Dear Mr. Hertel:

Enclosed is a copy of the Staff Recommendation filed in this matter on April 2, 1997. The Commission is expected to consider this Recommendation at its April 14, 1997, Agenda Conference which will be held in Room 148, Betty Easley Conference Center, 4075 Esplanade Way, in Tallahassee beginning at 9:30 a.m. Due to the number of items to be covered at this conference, we cannot state the exact time at which this item will be heard. You are welcome to come to this Agenda Conference and observe and/or participate in the discussion of this item. If you have any questions, please feel free to call me at (904) 413-6199.

Sincerely,


Donna Cyrus-Williams
Staff Counsel

DCW/dp
Attachment

cc: Division of Water and Wastewater (Dewberry, Davis)
Division of Records and Reporting

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Public Service Commission

RECEIVED
APR 01 1997

April 4, 1997

FPSC-RECORDS/REPORTING

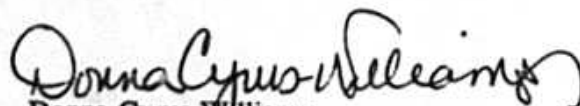
Ms. Virginia Smith
12274 S.W. Egret Circle #3502
Lake Suzy, FL 34266

Re: DOCKET NO. 960799-WS - APPLICATION FOR STAFF-ASSISTED
RATE CASE IN DESOTO COUNTY BY LAKE SUZY UTILITIES, INC.

Dear Ms. Smith:

Enclosed is a copy of the Staff Recommendation filed in this matter on April 2, 1997. The Commission is expected to consider this Recommendation at its April 14, 1997, Agenda Conference which will be held in Room 148, Betty Easley Conference Center, 4075 Esplanade Way, in Tallahassee beginning at 9:30 a.m. Due to the number of items to be covered at this conference, we cannot state the exact time at which this item will be heard. You are welcome to come to this Agenda Conference and observe and/or participate in the discussion of this item. If you have any questions, please feel free to call me at (904) 413-6199.

Sincerely,


Donna Cyrus-Williams
Staff Counsel

DCW/dp
Attachment

cc: Division of Water and Wastewater (Dewberry, Davis)
Division of Records and Reporting

MEMORANDUM

RECEIVED
DEC 30 1996

December 24, 1996

FPSC-RECORDS/REPORTING

TO: DIVISION OF RECORDS AND REPORTING
FROM: DIVISION OF LEGAL SERVICES (CYRUS-WILLIAMS *OCW*)
RE: DOCKET NO. 960799-WS - APPLICATION FOR STAFF-ASSISTED
RATE CASE IN DESOTO COUNTY BY LAKE SUZY UTILITIES, INC.

Please add the following names to the mailing list in the above-referenced docket.

Virginia Smith
12274 S.W. Egret Circle #3502
Lake Suzy, FL 34266
PHONE NO: 941-766-9844

Jerry Graziani
12538 S.W. Kingsway Circle #102
Lake Suzy, FL 34266
PHONE NO: 941-625-4055

John Sleaver
12538 S.W. Kingsway Circle #1302
Lake Suzy, FL 34266
PHONE NO: 941-629-2982

Wallace E. Hertel
12641 S.W. Kingsway Circle
Lake Suzy, FL 34266
PHONE NO: 941-627-0661

cc: Division of Water and Wastewater (Dewberry, Davis)

Lake Suzy Utilities, Inc.

DOCKET NO. 960799-WS

Name Wallace E. Hertel

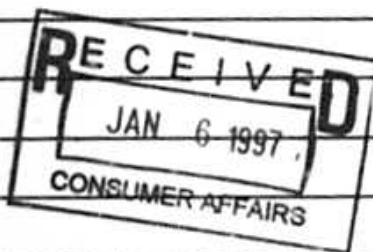
Address 12641 S.W. Kingsway Circle
Lake Suzy Fl 34266

If you want to let the Public Service Commission know how you feel about this case, please fill out this comment form and return it by mail. It will be placed in the correspondence file of this docket.

CUSTOMER COMMENTS

See eleven (11) sheets

attached



Fold and tape - see back for address

STAMP

W.E. HERTEL

12641 S.W. Kingway Circle

Lake County, FL 34766

Florida Public Service Commission
Bureau of Consumer Information and Conservation Education
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Fold Here



Tape

Fold Here

Lake Lure Utilities, Inc
Packet 960799-W5

Customer Comments:

Using the Staffs Preliminary Rates as shown on page "4-Special Report" I took my average monthly bill of 3,000 gal water usage per month and calculated my bill based on the "Preliminary Rates shown," my monthly total for water and wastewater bill goes from \$32.84/month to \$71.93/month on the proposed preliminary rates or 150% increase! On my annual bill for these services increases \$469.00 for the year. These are sizeable increases and I hope that the Public Service Commission would use its jurisprudence to review these increases for the sake of the rate payer.

Customer Comments - Water Service

This water utility purchases its water from the Peace River Water Supply Authority which also serves Charlotte County area which I resided in for ten years before moving to the Lake Lure area. The water taste and odor seem to be about the same. As one of the directors for the Villages of Kings Crossing Land Association I have call the Lake Lure Utilities on a broken cover on a water box for about a month and received no reply or service.

Customer Comments - Wastewater Service

In reviewing the Staffs MEMORANDUM dated October 15, 1996 in above docket I note on page 13 under paragraph titled "Infiltrated Water" that in February 1996 that there was 23,965 gallons per day (gpd) of infiltrated water into the waste water system. I note that the staff is applying a penalty on this infiltrated water on the operation side of the utility. What really concerns me that this infiltrated water rate was taken during the dryer season of year, what would it be in the wet summer season? The utility is requesting in this docket to increase the capacity of its wastewater plant by 37,000 gpd, with 23,965 gpd of infiltrated water that's 64% of the capacity of the new addition. The writer takes morning walks in the area served by Lakeburg Utilities I have noted lift stations that seem to run almost continuously. One particular lift station on Kingsway Circle across the street from Lake Pembroke development made ran continuously after a new waste water lines were installed by the developer. I call the utility to report this condition, ^(lift station running all the time) some weeks later it was found that the newly connected waste water lines installed

Customer Comment (Cont)

by the developer had several leaks in it causing excess infiltration of ground water. Also in my morning walks after a heavy rain I note man holes that should be raised. From my observation the utility seems to have no program of testing new systems connected by developers and no program to protect its waste water system from third party damage to prevent infiltration into its system. I respectfully request that the Commission thoroughly review the problem of infiltrated water into the Utilities waste water system before granting the utility an increase in its waste water plant capacity. Why should the ratepayers pay for sloppy utility operation?

Customer Comment - Land Cost

In Staff MEMORANDUM dated November 22, 1966, page 8, 3rd par, from top it mentioned the utility purchase of 15 acres of land for new waste water plant additions for \$292,800 or \$19,520/acre. This seems excessively high especially in view that is listed as Agricultural-pasture land by Desoto County Tax Appraiser Office. The three (3) parcels of land now surrounding the present waste water plant are appraised at from

Customer Comment (cont.)

\$1350 to \$1980 per acre by Desota Co Tax Appraisors Office. (See Exhibit II-A for rough map of area and Exhibit II-B thru D for Desota County parcel appraisal sheets)

Due to relationships of buyer (utility) and seller I respectfully request that the Commission request that one appraiser be appointed by Commission for rate payers protection, one appraiser by the seller, and one appraiser appointed by the two other appraisers to come up with a reasonable appraisal of the land purchase to avoid any claim by rate payers of conflict of interest.

Customer Comment - Cost of Plant Expansion

Again referring to MEMORANDUM dated November 22, 1996 page 7, last par. it mentions "the total cost for wastewater plant expansion for the wastewater plant expansion is \$524,340." The utility is request to increase its waste water capacity from the present 50,000 gpd to 87,000 gpd or an increase of 37,000 gpd. With application of cost of plant capacity increase of \$524,340 this come to a cost of \$14.27/gpd on overall plant capacity 87,000 gpd plant capacity of \$6.22/gpd of Plant Capacity. This looks like excessive high cost per gpd capacity. As there is no breakdown in plant additions

Lake Sun Utilities Inc
Docket # 87-79-WS
Customer Comment (cont)

Page 5 of 11

I have a number of questions which perhaps the Staff Engineer could answer. Enclosed is question sheet that I would appreciate if your Staff Engineer could answer so I could make an informed comment on plant costs.

Respectfully submitted

Wallace E. Hertel
12641 S.W. Kingway Circle
Lake Suny FL 34266

Tel # (941) 627-8661

Exhibit FMonthly Rate Calculations

Calculations based on 3,000 gal water usage per month on Residential Rate

<u>Water Service</u>	<u>Existing Rate</u>	<u>Preliminary Rate</u>	<u>Change</u>
Base Facility Charge 5/8 x 3/4 meter size	\$ 12.63	\$ 9.76	
Ballonage Charge $\frac{3,000 \text{ gal}}{1,000} \times \$ 3.54/1,000 \text{ gal}$	10.62	15.36	
$\frac{3,000 \text{ gal}}{1,000} \times 5.12/1,000 \text{ gal}$			
Monthly Water Service Charge	\$ <u>23.25</u>	\$ <u>25.12</u>	8.1% increase
<u>Wastewater Rates</u>			
Base Facility Charge	\$ 13.59	26.14	
$\frac{3,000 \text{ gal}}{1,000} \times \$ 2.00/1,000 \text{ gal}$	6.00	78.42	
$\frac{3,000 \text{ gal}}{1,000} \times \$ 6.84$		20.67	
Monthly Waste Water Rate	\$ <u>19.59</u>	\$ <u>46.81</u>	139% increase
<u>Total Monthly Bill for Water & Wastewater Service</u>			
	\$ <u>32.84/mo</u>	\$ <u>71.93/mo</u>	150% increase
Annual Bill	\$ 394.08/yr	\$ 863.16/yr	\$ 469.08 Increase per yr.

EXHIBIT II-C
0014
100.53A
71350 MV

EXHIBIT II-D
0010
167.04A
71350 MV

0021
5.97A
EXHIBIT II-E

30 29
31 32

EXHIBIT II-B
0020
290.47A
\$564.91/acre
\$19'80/acre MV

0027
2.7A

0025
21.29A

0026A
20.45A

10' UTILITY EASEMENT

INDUSTRIAL PARK

S.W. RIVERSIDE CIRCLE

APPRAISAL MAP

DESOTO COUNTY
FLORIDA

SECTION 30 & 29
31 & 32
TOWNSHIP 30S
RANGE 23E

MAP PAGE 11

NOT TO SCALE

N1/2 LESS PARCELS 0021,0022,
0025,0026,0027,0028,0029,0060
OR 44/539 OR 186/802

SHEPARD BEN & HARRIETT C TRS
12375 SW AUSTIN AV
LAKE SUZY FL 34264-0000

31-39-23-0000-0020-0000
DESOTO COUNTY HX
CARD 1 OF 1 TX DIST 007

EXHIBIT II-B

PROPERTY CHARACTERISTICS

MARKET ADJUSTMENTS

PROP USE	DESCRIPTION	TP	DESCRIPTION	ARCH	DESCRIPTION	MOD	DESCRIPTION	EFF AREA	INDEX	EFF RATE	BLDG VALUE	DEPREC	% COND
3300	PASTURELAND 4	0100	SINGLE FAM			1	SFR	2880	132	35.66	102,701	12.75	87.25
EXW	15 CONC BLOCK	STYS	2.0	APPRAISED ON 05/14/90 BY SWDT PRINTED 12/11/96 BY MP									
%		BATH	2.0	VALUE SUMMARY									
RCVR	12 MODULAR HT	FIXT		DEPRECIATED BLDG VALUE 89,607									
RSTR	8 IRREGULAR	RMS		DEPRECIATED XFOB VALUE 43,865									
INT	6 CUST PANEL	UNIT		LAND VALUE (NOT CLASSIFIED) 164,090									
%		BDRM	3	LAND VALUE (CLASSIFIED) 9,282									
FLR	3 CONC FINSH	C-W%		TOTAL CLASSIFIED USE VALUE - CARD 306,844									
%		HGHT		TOTAL CLASSIFIED USE VALUE - PARCEL 306,844									
HTFL	1 NONE	PMTR		TOTAL JUST-MKT VALUE - CARD 575,132									
HTTP	1 NONE	AYB	1981	TOTAL JUST-MKT VALUE - PARCEL 575,132									
A/C	1 NONE	EYB	1981	INCOME VALUATION									
QUAL	5 EXCELLENT	ECON		METHOD									
FRME		FUNC		RENTAL AREA PCT									
CER		SPCD		GROSS INCOME									
SIZE		SP%		VAC & COL LOSS									
UD-1		NEIGHBORHOOD			+-----25-----+		+-----25-----+						
UD-2		IBAS93			I		IFUS93	I					
UD-3		NBHD INDEX			I		I	I					
UD-4		100.00			I		I	I					
UD-5		LOCATION			I		I	I					
UD-6					I		I	I					
UD-7		BLOCK			I		I	I					
UD-8					I		I	4					
					I		I	8					
AREA TYPE	TOT GROSS AREA	%	TOT ADJ AREA	SUB-AREA VALUE									
BAS93	1600	100	1600	57056	6		6	1					
FUS93	1200	100	1200	42792	4		4	1					
UOP93	400	20	80	2853	8		8	1					
TOT	3200		2880	102701	+-----25-----+		+-----25-----+						

BUILDING DIMENSIONS 12375 AUSTIN AV SW

BAS93=W25 S64 E25 N64# PTR=E15 FUS93=848 UOP93=S16 E25 N16 W25# E25 N48 W25# W15#

DN	CODE	DESCRIPTION	DM 1	DM 2	NO. UNITS	UT PRICE	YR	QT	COND.	DEPRE VALUE	BOOK	PAGE	SALE DATE	IN	C/U	RC	V/I	SALE PRICE	
	0350	BARN-WB	00	90	500000	808	3065	90.00		36,360	GRANTOR								GRANTEE
	0250	BARN-PD	56	25	140000	202	3065	90.00		2,545									
	0850	CONCR SLAB	36	26	93600	152	3065	90.00		1,280									
	0250	BARN-PD	44	46	202400	202	3065	90.00		3,680									
TOTAL DEPRECIATED XFOB VALUE										43,865									

ADJ	CODE	DESCRIPTION	CL	ZONING	RD	END	UT	FRONT	DEPTH	DT	ADJ 1	ADJ 2	ADJ 3	ADJ 4	NO UNITS	UT	UT PRICE	ADJ UT PRICE	LAND VALUE			
	5005	SHOESITE		A-10							1.00	1.00	1.00	1.00	100	AC	200000	200000	2,000			
	5325	NP-25AC									1.00	1.00	1.00	1.00	408	2AC	3000	3000	1,225			
	5240	SI-4AC									1.00	1.00	1.00	1.00	432	3AC	1000	1000	4,393			
	5308	NP-8AC									1.00	1.00	1.00	1.00	272	3AC	6000	6000	1,664			
	9900	AC NON-AG									1.00	1.00	1.00	1.00	1640	9AC	100000	100000	164,090			
	9950	MKT. VAL. AG									1.00	1.00	1.00	1.00	277	7AC	100000	100000	277,570			
MARKET / JUST LAND															441,660		CLASSIFIED LAND		173,372		VALUE	

BEG NW COR TH N 89D05M18S E
 832 FT TO POB TH CONT SAME LI
 1300 FT TH S 0D54M42S E 200 FT

LAKE SUZY UTILITIES INC
 12408 SW SHERI ST
 LAKE SUZY FL 34266-0000

31-39-23-0000-0021-0000
 DESOTO COUNTY
 CARD 1 OF 1 TX DIST 007

EXHIBIT II-B

PROPERTY CHARACTERISTICS										MARKET ADJUSTMENTS			
PROP USE	DESCRIPTION	TP	DESCRIPTION	ARCH	DESCRIPTION	MOO	DESCRIPTION	EFF AREA	INDEX	EFF RATE	BLDG VALUE	DEPREC	% COND

9100 UTILITIES													
EX 1		STYS	APPRAISED ON 01/01/94 BY										
		BATH	PRINTED 12/11/96 BY MP										
WCVR		FKT	VALUE SUMMARY										
RSTR		RMS	DEPRECIATED BLDG VALUE										
INT		UNIT	DEPRECIATED XFOB VALUE 72,495										
%		BORM	LAND VALUE (NOT CLASSIFIED) 23,880										
FLR		C-W%	LAND VALUE (CLASSIFIED) 0										
%		HGHT	TOTAL CLASSIFIED USE VALUE - CARD 0										
HTFL		PMTR	TOTAL CLASSIFIED USE VALUE - PARCEL 0										
HTTP		AYB	TOTAL JUST-MKT VALUE - CARD 96,375										
A/C		EYB	TOTAL JUST-MKT VALUE - PARCEL 96,375										
QUAL		ECON	INCOME VALUATION										
FRME		FUNC	METHOD										
CEIL		SPCD	RENTAL AREA PCT										
SIZE		SP%	GROSS INCOME										
UD-1		NEIGHBORHOOD	VAC & COL LOSS										
UD-2		NBHD INDEX	EXP & RES FOR REPL										
UD-3		LOCATION	NET OPERATING INCOME										
UD-4		BLOCK	TAX RATE										
UD-5													
UD-6													
UD-7													
UD-8													
AREA TYPE	TOT GROSS AREA	%	TOT ADJ AREA	SUB-AREA VALUE									

12169 EGRET CIR SW

PERMIT NUMBER	TYPE	DESCRIPTION
AMOUNT <td></td> <td>DATE ISSUED</td>		DATE ISSUED
Y6-00307	/	001 BLDG
2,880		02/20/96

IN	CODE	DESCRIPTION	DM 1	DM 2	NO. UNITS	UT PRICE	YR	DT	COND.	DEPRE VALUE	BOOK	PAGE	SALE DATE	IN	QU	RC	VR	SALE PRICE	
	1410	FNC CH L6	446	6	267600	4048875			95.00	10,270									
	1975	BWR PL1			5000000	1318875			95.00	62,225	328	1161027	19/87	U	1	1		450,000	
											GRANTOR		GRANTEE						
											BEN & HARRIET SHEPAR		LAKE SUZY UTILITIES						
TOTAL DEPRECIATED XFOB VALUE											72,495								

AS	CODE	DESCRIPTION	CL	ZONING	RD	EPG	UT	FRONT	DEPTH	DT	ADJ 1	ADJ 2	ADJ 3	ADJ 4	NO. UNITS	UT	UT PRICE	ADJ UT PRICE	LAND VALUE
	9100	UTILITY		A-10							1.00	1.00	1.00	1.00	5.7	AC	400000	400000	23,880
															MARKET / JUST LAND	23,880	CLASSIFIED LAND	0	VALUE
															5.77	TOTAL ACRES			

BEG SW COR 1H S 89D06M37S E
 2000 TH N 00D04M14S E 2191.90
 FT TH N 89D14M16S W 1999.94 FT

KUMMERER ERIKA TR
 C/O USEPPA MINING & MANAGEMENT
 USPREY FI 34229-0000

EXHIBIT # - C
 30-39-23-0000 0014-0000
 DESOTO COUNTY
 CARD 1 OF 1 IX DIST 007

PROPERTY CHARACTERISTICS						MARKET ADJUSTMENTS							
PROP USE	DESCRIPTION	TP	DESCRIPTION	ARCH	DESCRIPTION	MOD	DESCRIPTION	EFF AREA	INDEX	EFF RATE	BLDG VALUE	DEPREC	% COND

4300 PASTURELAND 4				
EXW	STYS			
	BATH			
RCVR	FIXT			
RSTR	RMS			
INT	UNIT			
%	BDRM			
FLR	C-W%			
%	HGHT			
HTFL	PMTR			
HTTP	AYB			
A/C	EYB			
QUAL	ECON			
FRME	FUNC			
CEIL	SPCD			
SIZE	SP%			
UD-1	NEIGHBORHOOD			
UD-2				
UD-3	NBHD INDEX			
UD-4				
UD-5	LOCATION			
UD-6				
UD-7	BLOCK			
UD-8				
AREA TYPE	TOT GROSS AREA	%	TOT ADJ AREA	SUB-AREA VALUE
TOT	BUILDING DIMENSIONS			

APPRAISED ON 11/15/93 BY PRINTED 12/11/96 BY HP

VALUE SUMMARY	
DEPRECIATED BLDG VALUE	
DEPRECIATED XFOB VALUE	
LAND VALUE (NOT CLASSIFIED)	0
LAND VALUE (CLASSIFIED)	3,234
TOTAL CLASSIFIED USE VALUE - CARD	3,234
TOTAL CLASSIFIED USE VALUE - PARCEL	3,234
TOTAL JUST-MKT VALUE - CARD	135,716
TOTAL JUST-MKT VALUE - PARCEL	135,716

INCOME VALUATION	
METHOD	PCT
RENTAL AREA	
GROSS INCOME	
VAC & COL LOSS	
EXP & RES FOR REPL	
NET OPERATING INCOME	
TAX RATE	

INCOME VALUE	
NOTES	

PERMIT NUMBER	TYPE	DESCRIPTION
AMOUNT		DATE ISSUED

DN	CODE	DESCRIPTION	DM 1	DM 2	NO. UNITS	UT PRICE	YR	DT	COND.	DEPRE VALUE	BOOK	PAGE	SALE DATE	IN	O/U	RC	VR	SALE PRICE			
											GRANTOR		GRANTEE								
											316	94707723793	WD	U	210	408,700					
											ATLANTIC GULF		KUMMERER								
TOTAL DEPRECIATED XFOB VALUE																					

AG	CODE	DESCRIPTION	CL	ZONING	RD	TD	UT	FRONT	DEPTH	DT	ADJ 1	ADJ 2	ADJ 3	ADJ 4	NO UNITS	UT	UT PRICE	ADJ. UT PRICE	LAND VALUE
	6280	SI-BAC		A-10							1.00	1.00	1.00	1.00	544	AC	7000	7000	381
	6325	NP-25AC									1.00	1.00	1.00	1.00	750	AC	3000	3000	2,853
	9710	MKT. VAL. AG									1.00	1.00	1.00	1.00	100	3AC	135000	135000	135,716
															MARKET / JUST LAND	135,716	CLASSIFIED LAND	3,234	VAL



Lape Sugg Utilities Inc

Work# 960799WS

Customer Request for Additional Information
on Wastewater Plant Additions

1. At the public hearing held Dec 19, 1996 it was my understanding from utility owner that the present waste water plants filter beds are being abandoned. Has their cost been retreived from utility plant for rate making purposes?

1.a. If yes, what the dollar

amount retreived from utility plant \$ _____

2. How many yards of fill were used to construct the new filter fields? _____ cu yd

2.a. What is cost per yard of fill \$ _____ cu yd

2.b. Are scale plans for new fields _____

2.c. What are the length _____ ft width _____ ft height ft surrounding filter beds?

3. Is new plant Type III steel plant package new or used equipment _____

3.a. What is utility cost of above Steel Package Plant delivered on site \$ _____

4. Is utility or contractor constructing the new plant? _____

5. If contractor making installation what is Contractors Name & address _____

6. What is total Labor Contract Cost \$ _____

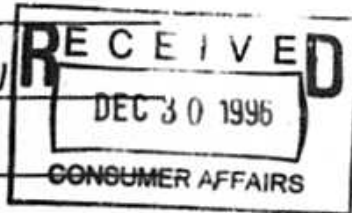
7. What is amount being charged to plant for Engineering & Administration \$ _____

Please send information to Wallace E. Hertel
12641 SW Kingsway Circle
Lape Sugg, FL 34266
Tel # (407) 627-8661

Lake Suzy Utilities, Inc.

DOCKET NO. 960799-WS

Name WILLIAM C. WILKES
Address 12800 SW PEMBROKE CIR N
LAKE SUZY FL 34266



If you want to let the Public Service Commission know how you feel about this case, please fill out this comment form and return it by mail. It will be placed in the correspondence file of this docket.

CUSTOMER COMMENTS

THE SERVICE, WATER QUALITY, AND WATER INCREASE ARE OK,
ON SEWERS / THE LOCAL MEETING YOU HELD!

THE RATE INCREASE IS VERY HIGH BUT REFLECTS A
VERY SMALL CUSTOMER BASE... A NECESSARY INCREASE!

ON THE SHEPHERD'S LAND SALE/PURCHASE, HIGH AT
ISA / 300,000? MAYBE A LITTLE HIGH. BUT THEY HAD
25,000 IN LOSSES LAST YEAR SELLING TO SURROUNDING
RESIDENCES ON EXPENSIVE PROPERTY. I COULD HIT
THEIR PLANT WITH A 30-06 FROM MY PROPERTY
WHICH, ONE YEAR AGO, COST \$43,000 FOR AN 86' X 135'
LOT. (THE ADJOINING DEVELOPMENT, DEEP CREEK CHARGES
\$5,000 FOR WATER + SEWER HOOKUP PLUS 2800 IMPACT FEES.
PORT CHARLOTTE IS PUSHING FOR THEIR \$6,000/LOT FEE.) SO
ISA BY A PLANT ISN'T WORTH RESIDENTIAL PRICES BUT IT'S
WORTH MORE THAN \$1500^{PER ACRE} AS IMPLIED BY SOME JERK AT THE
MEETING. THE SHEPHERD BOUGHT WORTHLESS LAND, MOLDED IT
INTO AN UPGRADED COMMUNITY WITH LAKES + GOLF COURSES.
THEY ARE ENTITLED TO A FAIR RETURN + THE CASH FLOW TO
CONTINUE THE FINE JOB THEY ARE DOING.

Fold and tape - see back for address

Lake Suzy Utilities, Inc.

DOCKET NO. 960799-WS

Name John W. Sweeney and Ethel Sweeney

Address 12538 SW Kingsway CR Unit 104

Lake Suzy Fl 34266



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CUSTOMER COMMENTS

The staff's report indicated that the utility purchased 15 acres of land for \$292,800. Such purchase by the utility was from a relative of the principal of the utility at a market value which is almost 4 times the market value of adjacent lands. The local tax assessor can verify this fact.

When you add this sum to the cost of the expansion of the waste water treatment plant, more than \$400,000 was erroneously included in the making of the new waste water rates. These rates should not be increased prior to the completion of the expanded plant and the addition of new customers for which the addition was intended to serve. To do otherwise is totally unfair to the existing customers and is unacceptable from any reasonable standpoint.

Please arrange to have the staff report amended accordingly.

Thank you.

John W. Sweeney
Ethel Sweeney

Fold and tape - see back for address

Lake Suzy Utilities, Inc.

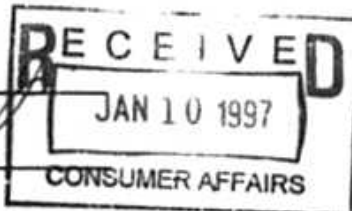
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DOCKET NO. 960799-WS

Name Mr. & Mrs. Edward G. Smith

Address 18233 S.W. Kingsway Circle

Lake Suzy, Fl. 34266



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CUSTOMER COMMENTS

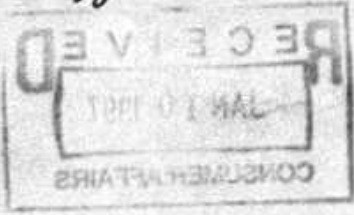
I was at the meeting held in Dec. and was unable to stay to the finish as it was held at 6:00 & 7:00 I left as I had company for dinner. It was well attended & I know, like myself, not everyone there got to sign the attendance sheet.

The week prior to the meeting I was told at their office that they would check my complaint that the water had started tasting like dirt. The girl in the office said someone would come & sample our water - to this date 1/7/97 nobody has called or come by to check our water.

We have lived here 3 yrs. This is the poorest tasting water right now since we moved here & the poorest tasting of anywhere we have lived. For the past 2 months I have purchased water to drink at Publix. On top of this, they now want to charge new rates that are much to costly for retirees!!

Fold and tape - see back for address Ms. E. G. Smith Jr.

J. B. Smith Jr.
12233 NW Kingsway Circle
Lake Susan, Fl. 34266



Florida Public Service Commission
Bureau of Consumer Information and Conservation Education
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

32399/0850 

Fold Here

Tape

Fold Here