



16554 Crossings Boulevard - Suite No. 2  
Clermont, Florida 34711

2004 FEB -2 AM 10:00

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January 29, 2004

Ms. Blanca Bayo  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

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Re: Filing Developer Agreement for Southlake Utilities, Inc.

Dear Ms. Bayo:

Pursuant to Rule 25-30.550, Florida Administrative Code, Southlake Utilities, Inc. ("Southlake"), hereby files with the Florida Public Service Commission ("Commission") the following developer agreement:

WAL-MART STORES EAST, L.P.

Wal-Mart Stores East, L.P. has reserved 23.21 ERC's or 0.008124 MGD for domestic water capacity, 66.49 ERC's or 0.023272MGD for domestic water capacity and 27.08 ERC's or 0.008124 MGD for wastewater capacity.

Southlake Water Treatment Plant has a capacity of 2.916 MGD and the current 3 month average daily flow is 1.169 MGD. Southlake Wastewater Treatment Plant has a capacity of 0.600 MGD and the current 3 month average daily flow is 0.520 MGD.

Southlake has filed a replacement tariff with the Commission. Unlike its previous tariff, the new tariff does not include a standard developer agreement in the service availability policy section of the tariff. The enclosed developer agreement is not based upon the old developer agreement, but upon the replacement tariff and the Commission's orders changing Southlake's service availability charges, including changes to plant capacity charges and Allowance for Funds Prudently Invested Charges.

Please call me at (352) 636-8072 if you have any questions.

Sincerely,

Randall W. Corbin  
Manager

- AUS  Copy: Developer File
- CAF
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