

ORIGINAL

STATE OF FLORIDA

COMMISSIONERS:
BRAULIO L. BAEZ, CHAIRMAN
J. TERRY DEASON
LILA A. JABER
RUDOLPH "RUDY" BRADLEY
CHARLES M. DAVIDSON



TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900

Public Service Commission

June 4, 2004

RECEIVED-TPSC
04 JUN -7 PM 3:44
COMMISSION
CLERK

Ms. Valerie L. Lord, Esquire
Rose, Sundstrom & Bentley, LLP
600 S. North Lake Blvd.
Suite 160
Altamonte Springs, FL 32701 6177

Re: PSC Docket No. 040384-WS; Application for amendment to Certificates 247-W and 189-S in Seminole County by Sanlando Utilities Corporation.

Dear Ms. Lord:

After reviewing the application in the above-referenced docket, the staff has identified the following deficiencies. Please correct and/or provide additional information as requested.

1. As required by Rule 25-30.036(3)(f), Florida Administrative Code, the utility must provide one copy of a detailed system map showing the proposed lines, treatment facilities, and the territory proposed to be served. The map shall be of sufficient scale and detail to enable correlation with the description of the territory.

2. As required by Rule 25-30.036(3)(j), Florida Administrative Code, the utility must provide a statement describing the capacity of the existing lines, the capacity of the treatment facilities, and the design capacity of the proposed extension.

3. As required by Rule 25-30.036(3)(k), Florida Administrative Code, the utility must provide the numbers and dates of any permits issued for the proposed systems by the Department of Environmental Protection.

4. As required by Rule 25-30.036(3)(l), Florida Administrative Code, the utility must provide a detailed statement regarding the proposed method of financing the construction, and the projected impact on the utility's capital structure.

5. As required by Rule 25-30.036(3)(e), Florida Administrative Code, the utility must provide a description of the territory proposed to be served, using township, range and section references as specified in Rule 25-30.030(2), Florida Administrative Code. The proposed amendment descriptions were submitted in Exhibit A; however, they do not agree with the territory map. Also, there appears to be an new area that the utility intends to delete from the

CMP _____
COM _____
CTR _____
ECR _____
GCL _____
OPC _____
MMS _____
RCA _____
SCR _____
SEC | _____
OTH _____

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD • TALLAHASSEE, FL 32399-0850

An Affirmative Action / Equal Opportunity Employer

PSC Website: <http://www.floridapsc.com>

Internet E-mail: contact@psc.state.fl.us

DOCUMENT NUMBER-DATE

06365 JUN-7 2004

TPSC-COMMISSION OFFICE

Ms. Valerie L. Lord, Esquire
Page 2
Friday, June 04, 2004

water and wastewater service areas in Section 5, Township 21 S, Range 29 E that is not included in Attachment A, but is included in the composite description (Attachment B). We have enclosed notes on the proposed water and wastewater territory descriptions (Attachment A). Please check the territory description and resubmit.

6. As required by Rule 25-30.036(3)(i), Florida Administrative Code, the utility must provide one copy of the official county tax assessment map or other map showing township, range and section, with a scale such as 1"=200' or 1"=400', with the proposed territory plotted thereon by use of metes and bounds or quarter sections, and with a defined reference point of beginning. As indicated above the territory descriptions does not agree with the maps. Please resubmit.

Additional Information

We are not able to correlate the composite territory description provided in Exhibit A (Attachment B) with the existing and proposed territory descriptions or the territory map. By Order No. PSC-03-1103-FOF-SU, issued October 6, 2003, in Docket No. 030485-SU; and by Order No. PSC-04-0532-AS-WS, issued May 25, 2004 in Docket No. 030667-WS (Attachment C) the utility was granted additional territory. The composite description for water and wastewater do not agree with these orders. Also, there may be some area that should be included in the composite description in Section 11, Township 21 South, Range 29 East where the utility recently obtained a deletion. Please superimpose all the existing previously granted water and wastewater territory, label all bearings and distances (if possible) necessary to provide a continuous description and the proposed territory on a water and wastewater maps and resubmit these maps. Please resubmit the composite territory descriptions.

As, discussed above, there appears to be an new area that the utility intends to delete from the water and wastewater service areas in Section 5, Township 21 S, Range 29 E. If the utility does intend to delete this area Rule 25-30.036(4), Florida Administrative Code needs to be followed.

The application indicates that Sanlando is currently serving customers not within its Commission-approved territory. Please provide a description of any factors or circumstances which may serve to mitigate this apparent violation of Section 367.045(2), Florida Statutes.

In addition, we have received a number of protests in response to Sanlando's notice of its application for amendment. The staff attorney will be contacting the individuals to determine if they want to proceed with a hearing.

Please file an original and five copies of the requested information no later than July 7, 2004 with the Director, Division of Commission Clerk and Administrative Services, 2540 Shumard Oak Boulevard, Tallahassee, FL 32399. Only one copy of the maps are required.

Ms. Valerie L. Lord, Esquire
Page 3
Friday, June 04, 2004

If you have any questions please call Mr. Richard Redemann at (850) 413-6999 or Ms. Jennifer Brubaker at (850) 413-6228.

Sincerely,



Patti Daniel, Supervisor
Bureau of Certification

C:\WP9\040384b.RPR

cc: **Division of Economic Regulation (Redemann)**
Office of the General Counsel (Brubaker)
Division of Commission Clerk and Administrative Services
Mr. Patrick C. Flynn, Regional Director
Sanlando Utilities Corporation
200 Weathersfield Avenue
Altamonte Springs, FL 32714-4099
Mr. David Orr, Regional Operations Manager
Sanlando Utilities Corporation
200 Weathersfield Avenue
Altamonte Springs, FL 32714-4099

APPENDIX TO EXHIBIT "A"

AREAS TO BE ADDED TO
CONSOLIDATED WATER AND WASTEWATER SERVICE AREAS
(CONTINUED)

Water Service Area Additions

That portion of Section 2, Township 21 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

(A1) 3 Begin at the Northwest corner of said Section 2, thence South for a distance of 3200³⁷⁰⁰ feet; thence North 55° East for a distance of 2500 feet; thence North for a distance of 850 feet; thence North 27° East for a distance of 1650 feet; thence West 2800 feet to the POINT OF BEGINNING; (?)

AND

That portion of Section 4, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

(A2) (W3) Begin at the Northeast corner of said Section 4; thence West for a distance of 1350 feet; thence South 40° East for a distance of 1900 feet; thence North for a distance of 1500 feet to the POINT OF BEGINNING;

AND

That portion of Section 4, Township 21 South, Range 29 East and Section 33, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

(A3) Commence at the Northwest corner of said Section 4; thence East 2950 feet to the POINT OF BEGINNING; thence North 1100 feet; thence South 45° East along South Right-of-Way of Wekiva Springs Road 250 feet; thence South 2200 feet; thence West 500 feet; thence North 500 feet; thence North 30° East 600 feet; thence North 250 feet to the POINT OF BEGINNING;

AND

That portion of Section 7, Township 21 South, Range 29 East, Seminole County, Florida, being described as follows:

(A4) (W5) Commence at the Northeast corner of said Section 7; thence South 1320 feet to the POINT OF BEGINNING; thence South 1320 feet; thence West 1320 feet; thence North

A12
W14

Commence at the Southeast corner of said Section 25; thence West 1900 feet to the POINT OF BEGINNING; thence West 150 feet; thence North 660 feet; thence East 150 feet; thence South 660 feet to the POINT OF BEGINNING.

AND

That part of Section 36, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

A14

Commence at the Southwest corner of Section 36; thence East 600 feet to the POINT OF BEGINNING; thence North 2900 feet; thence East 2000 feet; thence North 2600 feet; thence East 200 feet; thence South 660 feet; thence East 330 feet; thence South 550 feet; thence East 400 feet; thence South 500 feet; thence East 900 feet; thence South 2300 feet; thence West 1500 feet; thence South 1400 feet; thence West 2300 feet to the POINT OF BEGINNING.

Wastewater Service Area Additions

That portion of Section 1, Township 21 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

W1

Commence at the Northwest corner of said Section 1, thence East 1320 feet to the POINT OF BEGINNING; thence East 1320 feet; thence South 2640 feet; thence West 1320 feet; thence North 2640 feet to the POINT OF BEGINNING;

AND

That portion of Section 3, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

W2

Commence at the Southwest corner of said Section 3, Township 21 South, Range 29 East; thence ²⁶⁰⁰ 1320 feet West; thence ^{1,100} 1320 feet North to the North Right-of-Way of State Road 434; thence 2500 feet along said Right-of-Way to the POINT OF BEGINNING; thence South 400 feet; thence West 100 feet; thence South 50 feet; thence West 100 feet; thence North 10° East 500 feet; thence East along the North Right-of-Way of State Road 434 150 feet to the POINT OF BEGINNING.

?

AND

That portion of Section 4, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

W3

Begin at the Northeast corner of said Section 4; thence West for a distance of 1350 feet; thence South 40° East for a distance of 1900 feet; thence North for a distance of 1500 feet to the POINT OF BEGINNING;

1320 feet; thence East 1320 feet to the POINT OF BEGINNING;

AND

A5
W6

That portion of Section 7, Township 21 South, Range 29 East, Seminole County, Florida, being described as follows:

Commence at the Northeast corner of said Section 7; thence South 4320 feet to the POINT OF BEGINNING; thence continue South 400 feet; thence West 250 feet; thence North 400 feet; thence East 250 feet to the POINT OF BEGINNING;

AND

That portion of Section 7, Township 21 South, Range 29 East, Seminole County, Florida, being described as follows:

A6
W7

Commence at the Southeast corner of said Section 7; thence North 150 feet to the POINT OF BEGINNING; thence West 150 feet; thence North 200 feet; thence West 100 feet; thence North 150 feet; thence East 250 feet; thence South 350 feet to the POINT OF BEGINNING;

AND

That portion of Section 29 & 30, Township 20 South, Range 29 East, Seminole County, Florida, being described as follows:

A7
W8

Begin at the Southwest corner of said Section 30; thence North 550 feet; thence East 2750 feet; thence North 57° East 650 feet; thence East 400 feet; thence South 38 East 780 feet; thence North 67° East 2050 feet; thence South 36° East 600 feet; thence East 685 feet; thence North 68° East 425 feet; thence East 300 feet; thence South 360 feet; thence East 300 feet; thence North 72° East 610 feet; thence South 77° East, 630 feet; thence South 65° East 570 feet; thence South 240 feet; thence West 9800 feet to the POINT OF BEGINNING;

AND

That part of Section 14, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

A8
W9

Commence at the Southwest corner of said Section 14; thence East 1320 feet to the POINT OF BEGINNING; thence North 330 feet; thence East 1320 feet; thence South 330 feet; thence West 1320 feet to the POINT OF BEGINNING;

AND

That portion of Section 22 & 27, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

A 9
W10

Begin at the Southeast corner of said Section 27; thence West 1960 feet; thence North 3560 feet; thence North 05° East 880 feet; thence North 45° East 620 feet; thence North 11° East 400 feet; thence East 410 feet; thence North 1200 feet; thence North 19° East 1975 feet; thence East 310 feet; thence South 8330 feet to the POINT OF BEGINNING;

AND

That portion of Section 25, Township 20 South, Range 29 East, Seminole County Florida, being more particularly described as follows:

A10

Begin at the Northeast corner of said Section 25; thence South 2300 feet; thence West 1900 feet; thence South 950 feet; thence West 600 feet; thence North 700 feet; thence East 250 feet; thence North 1320 feet; thence West 850 feet; thence South 850 feet; thence West 900 feet; thence South 17° West 750 feet along Southeasterly Right-of-Way of Interstate-4; thence South 36° East 700 feet; thence South 500 feet; thence West 600 feet; thence North 1600 feet; thence North 17° East 1685 feet along the Northwesterly Right-of-Way of Interstate-4; thence North 73° West 300 feet; thence North 17° East 500 feet; thence South 73° East 300 feet; thence North 17° East 300 feet; thence East 3700 feet to the POINT OF BEGINNING;

AND

That portion of Section 25, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

A11
W12

Commence at the Southwest corner of said Section 25; thence East 990 feet to the POINT OF BEGINNING; thence North 1320 feet; thence East 330 feet; thence South 1320 feet; thence West 330 feet to the POINT OF BEGINNING;

AND

That part of Section 25, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

A12
W13

Commence at the Southwest corner of Section 25; thence East 1650 feet to the POINT OF BEGINNING; thence North 660 feet; thence East 330 feet; thence South 660 feet; thence West 330 feet to the POINT OF BEGINNING;

AND

That part of Section 25, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

A13
W14

Commence at the Southeast corner of said Section 25; thence West 1900 feet to the POINT OF BEGINNING; thence West 150 feet; thence North 660 feet; thence East 150 feet; thence South 660 feet to the POINT OF BEGINNING.

AND

That part of Section 36, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

A14

Commence at the Southwest corner of Section 36; thence East 600 feet to the POINT OF BEGINNING; thence North 2900 feet; thence East 2000 feet; thence North 2600 feet; thence East 200 feet; thence South 660 feet; thence East 330 feet; thence South 550 feet; thence East 400 feet; thence South 500 feet; thence East 900 feet; thence South 2300 feet; thence West 1500 feet; thence South 1400 feet; thence West 2300 feet to the POINT OF BEGINNING.

Wastewater Service Area Additions

That portion of Section 1, Township 21 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

W1

Commence at the Northwest corner of said Section 1, thence East 1320 feet to the POINT OF BEGINNING; thence East 1320 feet; thence South 2640 feet; thence West 1320 feet; thence North 2640 feet to the POINT OF BEGINNING;

AND

That portion of Section 3, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

W2

?

Commence at the Southwest corner of said Section 3, Township 21 South, Range 29 East; thence 1320 feet West; thence 1320 feet North to the North Right-of-Way of State Road 434; thence 2500 feet along said Right-of-Way to the POINT OF BEGINNING; thence South 400 feet; thence West 100 feet; thence South 50 feet; thence West 100 feet; thence North 10° East 500 feet; thence East along the North Right-of-Way of State Road 434 150 feet to the POINT OF BEGINNING.

?

AND

That portion of Section 4, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

W3

Begin at the Northeast corner of said Section 4; thence West for a distance of 1350 feet; thence South 40° East for a distance of 1900 feet; thence North for a distance of 1500 feet to the POINT OF BEGINNING;

AND

That portion of Section 4, Township 21 South, Range 29 East and Section 33, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

W4 Commence at the Southwest corner of said Section 33; thence East 1950 feet to the POINT OF BEGINNING; thence North 1750 feet; thence South 38° East 1050 feet; thence South 2100 feet; thence West 500 feet; thence North 1250 feet; thence West 150 feet to the POINT OF BEGINNING;

AND

That portion of Section 7, Township 21 South, Range 29 East, Seminole County, Florida, being described as follows:

W5 Commence at the Northeast corner of said Section 7; thence South 1320 feet to the POINT OF BEGINNING; thence South 1320 feet; thence West 1320 feet; thence North 1320 feet; thence East 1320 feet to the POINT OF BEGINNING;

AND

That portion of Section 7, Township 21 South, Range 29 East, Seminole County, Florida, being described as follows:

W6 Commence at the Northeast corner of said Section 7; thence South 4320 feet to the POINT OF BEGINNING; thence continue South 400 feet; thence West 250 feet; thence North 400 feet; thence East 250 feet to the POINT OF BEGINNING;

AND

That portion of Section 7, Township 21 South, Range 29 East, Seminole County, Florida, being described as follows:

W7 Commence at the Southeast corner of said Section 7; thence North 150 feet to the POINT OF BEGINNING; thence West 150 feet; thence North 200 feet; thence West 100 feet; thence North 150 feet; thence East 250 feet; thence South 350 feet to the POINT OF BEGINNING;

AND

W8 That portion of Section 29 & 30, Township 20 South, Range 29 East, Seminole County, Florida, being described as follows:

Begin at the Southwest corner of said Section 30; thence North 550 feet; thence East 2750 feet; thence North 57° East 650 feet; thence East 400 feet; thence South 38° East 780 feet;

thence North 67° East 2050 feet; thence South 36° East 600 feet; thence East 685 feet; thence North 68° East 425 feet; thence East 300 feet; thence South 360 feet; thence East 300 feet; thence North 72° East 610 feet; thence South 77° East, 630 feet; thence South 65° East 570 feet; thence South 240 feet; thence West 9800 feet to the POINT OF BEGINNING;

AND

That part of Section 14, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

W9 Commence at the Southwest corner of said Section 14; thence East 1320 feet to the POINT OF BEGINNING; thence North 330 feet; thence East 1320 feet; thence South 330 feet; thence West 1320 feet to the POINT OF BEGINNING;

AND

That portion of Section 22 & 27, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

W10 Begin at the Southeast corner of said Section 27; thence West 1960 feet; thence North 3560 feet; thence North 05° East 880 feet; thence North 45° East 620 feet; thence North 11° East 400 feet; thence East 410 feet; thence North 1200 feet; thence North 19 East 1975 feet; thence East 310 feet; thence South 8330 feet to the POINT OF BEGINNING;

AND

That portion of Section 25, Township 20 South, Range 29 East, Seminole County Florida, being more particularly described as follows:

W11 Begin at the Northeast corner of said Section 25; thence South 2300 feet; thence West 900 feet; thence South 400 feet; thence West 1000 feet; thence South 550 feet; thence West 600 feet; thence North 700 feet; thence East 250 feet; thence North 1320 feet; thence West 850 feet; thence South 850 feet; thence West 900 feet; thence South 17° West 750 feet along Southeasterly Right-of-Way of Interstate-4; thence South 36° East 700 feet; thence South 500 feet; thence West 600 feet; thence North 1600 feet; thence North 17° East 1685 feet along the Northwesterly Right-of-Way of Interstate-4; thence North 73° West 300 feet; thence North 17° East 500 feet; thence South 73° East 300 feet; thence North 17° East 300 feet; thence East 3700 feet to the POINT OF BEGINNING;

AND

That portion of Section 25, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

W12 Commence at the Southwest corner of said Section 25; thence East 990 feet to the POINT

OF BEGINNING; thence North 1320 feet; thence East 330 feet; thence South 1320 feet; thence West 330 feet to the POINT OF BEGINNING;

AND

That part of Section 25, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

W13 Commence at the Southwest corner of said Section 25; thence East 1650 feet to the POINT OF BEGINNING; thence North 660 feet; thence East 330 feet; thence South 660 feet; thence West 330 feet to the POINT OF BEGINNING;

AND

That part of Section 25, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

W14 Commence at the Southeast corner of said Section 25; thence West 1500 feet to the POINT OF BEGINNING; thence West 150 feet; thence North 660 feet; thence East 150 feet; thence South 660 feet to the POINT OF BEGINNING.

AND

That part of Section 36, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

W15 Commence at the Southwest corner of Section 36; thence East 600 feet to the POINT OF BEGINNING; thence North 2900 feet; thence East 2000 feet; thence North 2600 feet; thence East 200 feet; thence South 660 feet; thence East 330 feet; thence South 550 feet; thence East 400 feet; thence South 500 feet; thence East 900 feet; thence South 2300 feet; thence West 1500 feet; thence South 1400 feet; thence West 2300 feet to the POINT OF BEGINNING.

→ The territory is the same for water and wastewater, but the maps are different

Water and Wastewater Delition 5

? That part of section 5, Township 21 S, Range 29 E...

SANLANDO UTILITIES CORPORATION

WATER SERVICE AREA

LEGAL DESCRIPTION

A tract of land lying in Township 20 South, Range 29 East and Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 30 Township 20 South, Range 29 East; thence North 550 feet; thence East 2750 feet; thence North 57° East 650 feet; thence East 400 feet; thence South 38° East 780 feet; thence North 67° East 2050 feet; thence South 36° East 600 feet; thence East 685 feet; thence North 68° East 425 feet; thence East 300 feet; thence South 360 feet; thence East 300 feet; thence North 72° East 610 feet; thence South 77° East 630 feet; thence South 65° East 570 feet; thence South 240 feet; thence East along the South line of Section 29, Township 20 South, Range 29 East for 1300 feet to the Northwest corner of Section 33, Township 20 South, Range 29 East; thence East 5280 feet to the Northwest corner of Section 34, Township 20 South, Range 29 East; thence East 3320 feet; thence North 3560 feet; thence North 05° East 880 feet; thence North 45° East 620 feet; thence North 11° East 400 feet; thence East 410 feet; thence North 1200 feet; thence North 19° East 1975 feet; thence East 310 feet; to the West line of Section 23, Township 20 South, Range 29 East; thence North 2300 feet to the Northwest corner of said Section 23; thence East 1320 feet; thence North 330 feet; thence East 1320 feet; thence South 330 feet; thence East 2640 feet; to the Northeast corner of said Section 23; thence continue East along the North line of Section 24, Township 20 South, Range 29 East for 2400 feet to the West Right-of-Way of Interstate No. 4, thence South 17° West along said Right-of-Way for 5500 feet to the North line of Section 25, Township 20 South, Range 29 East; thence East 3700 feet to the Northeast corner of said Section 25; thence South 2300 feet; thence West 950 feet; thence South 330 feet; thence West 950 feet; thence South 2640 feet to the North line of Section 36, Township 20 South, Range 29 East; thence East 200 feet; thence South 750 feet; thence East 300 feet; thence South 600 feet; thence East 400 feet; thence South 500 feet; thence East 900 feet to the East line of said Section 36; thence South 2300 feet; thence West 1500 feet; thence South 1500 feet to the North line of Section 1, Township 21 South, Range 29 East; thence West 850 feet; thence South 2640 feet; thence West 1320 feet; thence South 330 feet; thence West 660 feet; thence North 330 feet; thence West 660 to the West line of Section 1; thence South 660 feet along the East line of Section 2, Township 21 South, Range 29 East; thence West 660 feet; thence North 660 feet; thence West 660 feet; thence South 300 feet; thence South 50° West for 700 feet; thence West 1500 feet; thence North 850 feet; thence South 55° West for 2500 feet to the East line of Section 3, Township 21 South, Range 29 East; thence South along said East line of Section 3 for 1320 feet to the Northeast corner of Section 10, Township 21 South, Range 29 East; thence South 2800 feet; thence West for 1320 feet; thence South 1320 feet; thence East for 660 feet; thence North for 660 feet; thence East for 660 feet; thence South 1980 feet to the Southeast corner of Section 10, Township 21 South, Range 29 East; thence West along the South

← See amend
(1000)

175
Docket No
030667

line of said Section 10 for 2640 feet; thence North for 5280 feet to the Northwest corner of the Northeasterly ¼ of said Section 10; thence East for 1320 feet; thence North for 1320 feet to the North Right-of-Way of State Road 434; thence West along said Right-of-Way 2500 feet to Wekiva Springs Road; thence North 45° West along Wekiva Springs Road for 3500 feet; thence South 1000 feet; thence West 1320 feet; thence North 52° West for 850 feet; thence North 1450 feet to the Northeast corner of the Northwest ¼ of Section 4, Township 21 South, Range 29 East; thence West 1320 feet; thence South for 3800 feet; thence West for 1320 feet; thence South 1320 feet to the Southwest corner of said Section 4; thence continue South along the East line of Section 8, Township 21 South, Range 29 East for 1320 feet; thence West 3000 feet; thence South for 660 feet; thence East for 360 feet; thence South for 1980 feet; thence East for 1320 feet; thence South for 1320 feet to the Southwest corner of the Southeast ¼ of the Southeast ¼ of said Section 8; thence continue South for 800 feet; thence West for 260 feet; thence South for 200 feet; thence West for 400 feet; thence North for 200 feet; thence West for 660 feet; thence South for 1980 feet; thence West for 1320 feet; thence North for 2500 feet; thence West for 1320 feet; thence North 140 feet to the Southeast corner of Section 7, Township 21 South, Range 29 East; thence North 150 feet; thence West 150 feet; thence North 50 feet; thence West 550 feet; thence South 50 feet; thence West 320 feet; thence North 1200 feet; thence East 1020 feet to the East line of said Section 7; thence North 1320 feet; thence West 1320 feet; thence North 1320 feet; thence West 3960 feet to the West line of said Section 7; thence North 1320 feet to the Southwest corner of Section 6, Township 21 South, Range 29 East; thence North 5280 feet to the Northwest corner of said Section 6 and the Southwest corner of Section 31, Township 20 South, Range 29 East; thence North 5280 feet to the POINT OF BEGINNING.

LESS: Commence at the Northwest corner of Section 5, Township 21 South, Range 29 East; thence 1320 feet West; thence South 1008 feet to the POINT OF BEGINNING; thence West 190 feet; thence South 500 feet; thence East 190 feet; thence South 1132 feet; thence East 1320 feet; thence North 1320 feet; thence West 1320 feet; thence North 312 feet to the POINT OF BEGINNING.

?

?

2,700

1,300

Part of this area appears to be newly deleted area that was not noticed

SANLANDO UTILITIES CORPORATION

Wastewater
WATER SERVICE AREA

LEGAL DESCRIPTION

A tract of land lying in Township 20 South, Range 29 East and Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 30 Township 20 South, Range 29 East; thence North 550 feet; thence East 2750 feet; thence North 57° East 650 feet; thence East 400 feet; thence South 38° East 780 feet; thence North 67° East 2050 feet; thence South 36° East 600 feet; thence East 685 feet; thence North 68° East 425 feet; thence East 300 feet; thence South 360 feet; thence East 300 feet; thence North 72° East 610 feet; thence South 77° East 630 feet; thence South 65° East 570 feet; thence South 240 feet; thence East along the South line of Section 29, Township 20 South, Range 29 East for 1300 feet to the Northwest corner of Section 33, Township 20 South, Range 29 East; thence East 5280 feet to the Northwest corner of Section 34, Township 20 South, Range 29 East; thence East 3320 feet; thence North 3560 feet; thence North 05° East 880 feet; thence North 45° East 620 feet; thence North 11° East 400 feet; thence East 410 feet; thence North 1200 feet; thence North 19° East 1975 feet; thence East 310 feet; to the West line of Section 23, Township 20 South, Range 29 East; thence North 2300 feet to the Northwest corner of said Section 23; thence East 1320 feet; thence North 330 feet; thence East 1320 feet; thence South 330 feet; thence East 2640 feet; to the Northeast corner of said Section 23; thence continue East along the North line of Section 24, Township 20 South, Range 29 East for 2400 feet to the West Right-of-Way of Interstate No. 4; thence South 17° West along said Right-of-Way for 5500 feet to the North line of Section 25, Township 20 South, Range 29 East; thence East 3700 feet to the Northeast corner of said Section 25; thence South 2300 feet; thence West 950 feet; thence South 330 feet; thence West 950 feet; thence South 2640 feet to the North line of Section 36, Township 20 South, Range 29 East; thence East 200 feet; thence South 750 feet; thence East 300 feet; thence South 600 feet; thence East 400 feet; thence South 500 feet; thence East 900 feet to the East line of said Section 36; thence South 2300 feet; thence West 1500 feet; thence South 1500 feet to the North line of Section 1, Township 21 South, Range 29 East; thence West 850 feet; thence South 2640 feet; thence West 1320 feet; thence South 660 feet; thence West 4600 feet; thence North 850 feet to the North Right-of-Way of State Road 434; thence South 60° West 500 feet; thence South along the West Right-of-Way of Interstate No. 4 for 2700 feet; thence West 1700 feet to the Northwest corner of Section 11, Township 21 South, Range 29 East and the Northeast corner of Section 10, Township 21 South, Range 29 East; thence South 2800 feet; thence West for 1320 feet; thence South 1320 feet; thence East for 660 feet; thence North for 660 feet; thence East for 660 feet; thence South 1980 feet to the Southeast corner of Section 10, Township 21 South, Range 29 East; thence West along the South line of said Section 10 for 2640 feet; thence North for 5280 feet to the Northwest corner of the Northeasterly ¼ of said Section 10; thence East for 1320 feet to the North Right-of-Way of State Road 434; thence West 2625 feet; thence

Amendment map

see (1000) Amends

?

South 400 feet; thence West 100 feet; thence South 50 feet; thence West 100 feet; thence North 10° East for 500 feet; thence West along the North Right-of-Way of State Road 434 for 800 feet; thence North 800 feet; thence North 45° West 500 feet; thence West 1200 feet; thence North 52° West 700 feet; thence North 30° East 300 feet; thence West 600 feet; thence North 52° West for 850 feet; thence North 1450 feet to the Northeast corner of the Northwest ¼ of Section 4, Township 21 South, Range 29 East; thence West 1320 feet; thence South for 3800 feet; thence West for 1320 feet; thence South 1320 feet to the Southwest corner of said Section 4; thence continue South along the East line of Section 8, Township 21 South, Range 29 East for 1320 feet; thence West 3000 feet; thence South for 660 feet; thence East for 360 feet; thence South for 1980 feet; thence East for 1320 feet; thence South for 1320 feet to the Southwest corner of the Southeast ¼ of the Southeast ¼ of said Section 8; thence continue South for 800 feet; thence West for 260 feet; thence South for 200 feet; thence West for 400 feet; thence North for 200 feet; thence West for 660 feet; thence South for 1980 feet; thence West for 1320 feet; thence North for 2500 feet; thence West for 1320 feet; thence North 140 feet to the Southeast corner of Section 7, Township 21 South, Range 29 East; thence North 150 feet; thence West 150 feet; thence North 50 feet; thence West 550 feet; thence South 50 feet; thence West 320 feet; thence North 1200 feet; thence East 1020 feet to the East line of said Section 7; thence North 1320 feet; thence West 1320 feet; thence North 1320 feet; thence West 3960 feet to the West line of said Section 7; thence North 1320 feet to the Southwest corner of Section 6, Township 21 South, Range 29 East; thence North 5280 feet to the Northwest corner of said Section 6 and the Southwest corner of Section 31, Township 20 South, Range 29 East; thence North 5280 feet to the POINT OF BEGINNING.

?
LESS: Commence at the Northwest corner of Section 5, Township 21 South, Range 29 East; thence 1320 feet West; thence South 1008 feet to the POINT OF BEGINNING; thence West 190 feet; thence South 500 feet; thence East 190 feet; thence South 1132 feet; thence East 1320 feet; thence North 1320 feet; thence West 1320 feet; thence North 312 feet to the POINT OF BEGINNING.

See water comments

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for amendment
of Certificate No. 189-S to
extend wastewater service area
in Seminole County, by Sanlando
Utilities Corporation.

DOCKET NO. 030485-SU
ORDER NO. PSC-03-1103-FOF-SU
ISSUED: October 6, 2003

ORDER APPROVING AMENDMENT
AND CLOSING DOCKET

BY THE COMMISSION:

On June 5, 2003 Sanlando Utilities Corporation (Sanlando or utility) filed an application with this Commission for approval to amend Certificate No. 189-S in Seminole County, pursuant to Section 367.045, Florida Statutes. Sanlando is a Class A water and wastewater utility with three water and two wastewater plants. Sanlando's service area lies within the St. Johns River Water Management District, which has been declared a water use caution area.

Sanlando serves about 10,044 water customers and about 8,106 wastewater customers. Sanlando's parent company is Utilities, Inc., which owns and operates about nineteen separate companies providing water and/or wastewater service in Florida. Water Service Corporation provides administrative services to the utility.

The application is in compliance with Section 367.045, Florida Statutes, and other pertinent statutes and provisions of the Florida Administrative Code. The application contains a filing fee in the amount of \$100, pursuant to Rule 25-30.020, Florida Administrative Code. The utility has provided copies of warranty deeds as evidence that it owns the land upon which its facilities are located, as required by Rule 25-30.036(3)(d), Florida Administrative Code.

Adequate service territory and system maps and a territory

SANLANDO UTILITIES CORPORATION
Wastewater Service Area
Serving Centex's Single Family Development
Seminole County

A parcel of land being a portion of Sections 3 and 4, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Begin at a point 593.1 feet West of the East 1/4 corner of said Section 4, Township 21 South, Range 29 East, Seminole County, Florida; said point being the Northeast corner of Gene Gables Section of Meredith Manor per the plat thereof as recorded in Plat Book 8, Page 93, Public Records of Seminole County, Florida; thence along the Northerly boundary of said plat the following (2) courses; West, 375.85 feet; thence North 55° West, 540 feet more or less to the Easterly shore of the Lake Brantley; thence Northeasterly along said Lake Shore for a distance of 300 feet more or less to a point on the South boundary of Shadow Bay Unit One per the plat thereof as recorded in Plat Book 24, Pages 99-100, Public Records of Seminole County, Florida; thence North 89° 54' 34" East, 810 feet more or less to the West Right-of-Way of the East Lake Brantley Drive; thence continue North 89° 54' 34" East on a Easterly extension of the afore described line for a distance of 66.0 feet to the East Right-of-Way of East Lake Brantley Drive, thence North for a distance of 900 feet more or less long said Right-of-Way to the Westerly Right-of-Way of Wekiva Springs Road; thence South 37° East along said Right-of-Way for a distance of 3200 feet more or less to the North Right-of-Way of State Road No. 434; thence Westerly along said Right-of-Way for a distance of 1000 to the Southeast corner of Golfview Estates Section of Meredith Manor per the plat thereof as recorded in Plat Book 13, Page 20, Public Records of Seminole County, Florida; thence along the exterior Boundary of said Plat the following (11) courses; North 00° 48' West, 171.93 feet; thence North 01° 03' East, 571.87 feet; thence North 39° 11' West, 276.79 feet; thence North 76° 10' West, 76.41 feet; thence North 88° 57' West, 136.21 feet; thence North 01° 03' East, 41.0 feet; thence North 88° 57' West, 160.0 feet; thence South 01° 03' West, 15.0 feet; thence North 88° 57' West, 110.0 feet; thence North 01° 03' East, 43.0 feet; thence North 88° 57' West, 176.0 feet; thence leaving said plat run South 63° West for a distance of 75 feet more or less to the POINT OF BEGINNING.

BEFORE THE PUBLIC SERVICE COMMISSION

In re: Petition for approval of deletion of territory in Seminole County and for amendment of Certificate Nos. 279-W and 226-S by Florida Water Services Corporation. DOCKET NO. 030637-WS

In re: Application for amendment of Certificate Nos. 247-W and 189-S for extension of water and wastewater service area in Seminole County, by Sanlando Utilities Corporation. DOCKET NO. 030667-WS
ORDER NO. PSC-04-0532-AS-WS
ISSUED: May 25, 2004

The following Commissioners participated in the disposition of this matter:

BRAULIO L. BAEZ, Chairman
J. TERRY DEASON
LILA A. JABER
RUDOLPH "RUDY" BRADLEY
CHARLES M. DAVIDSON

ORDER APPROVING SETTLEMENT AGREEMENT AND
AMENDMENT OF CERTIFICATE NOS. 279-W AND 226-S
BY FLORIDA WATER SERVICES CORPORATION AND
AMENDMENT OF CERTIFICATE NOS. 247-W AND 189-S
BY SANLANDO UTILITIES CORPORATION

BY THE COMMISSION:

BACKGROUND

An overlap of territory was identified between Sanlando Utilities Corporation (Sanlando or utility) and Florida Water Services Corporation (FWSC or Florida Water), in Docket No. 980957-WS, In Re: Application for Transfer of Majority Organizational Control of Sanlando Utilities Corporation in Seminole County to Utilities, Inc. The utilities negotiated a Settlement Agreement with amendments to resolve the dispute in Docket Nos. 030637-WS and 030667-WS (Attachment A hereto).

Docket No. 030667-WS - Sanlando is a Class A water and wastewater utility located in Altamonte Springs, Florida, which operates three water and two wastewater plants. Sanlando serves about 10,044 water customers and about 8,106 wastewater customers. Its 2003 annual report shows a total annual operating revenue of \$4,801,410 and a net operating income of \$666,873. Sanlando's service area lies within the St. Johns River Water Management District (SJRWMD), which has declared its entire district a water use caution area.

NT C

Sanlando Utilities Corporation

Seminole County

To Be Added to Water Territory

Township 21 South, Range 29 East, Seminole County, Florida.

Section 1

The North 175 feet of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1 and the North 50 feet of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1.

Section 2

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 2.

To Be Deleted from Water and Wastewater Territory

Township 21 South, Range 29 East, Seminole County, Florida.

Section 3

The Southwest 1/4 of the Southeast 1/4 of Section 3 lying South of State Road 434.

Section 11

That portion of the West 1/4 of Section 11 lying West of Interstate 4.