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COMMISSION CLERK

September 13, 2004

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

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:

Lighthouse Point Self Serve Car Wash

THADDEUS AND ROSALIN JANCZEWSKI, INC. has reserved 3.01 ERC's or 0.001053 MGD for domestic water capacity, 1.57 ERC's or 0.000548 MGD for irrigation water capacity and 0.33 ERC's or 0.000100 MGD for wastewater capacity.

Southlake Water Treatment Plant has a capacity of 2.916 MGD and the current 3 month average daily flow is 1.292 MGD. Southlake Wastewater Treatment Plant has a capacity of 0.600 MGD and the current 3 month average daily flow is 0.598 MGD. The Florida Department of Environmental Protection has issued a construction permit to expand the plant and material is now being delivered to the plant. The completion date is scheduled for April 2005.

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.

CMP _____
COM _____
CTR _____
ECR Randall W. Corbin
GCL _____
Manager

OPC Copy: Developer File

MMS _____

RCA _____

SCR _____

SEC +

OTH _____

DOCUMENT NUMBER-DATE

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