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REPLY TO ALTAMONTE SPRINGS

May 6, 2005

HAND DELIVERY

CENTRAL FLORIDA OFFICE
600 S. NORTH LAKE BLVD., SUITE 160
ALTAMONTE SPRINGS, FLORIDA 32701-6177
(407) 830-6331
FAX (407) 830-8522

MARTIN S. FRIEDMAN, P.A.
VALERIE L. LORD

COMMISSION
CLERK

MAY -9 PM 12:26
RECEIVED-FPSC

Ms. Blanca Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RE: Docket No.: 050192-WS; Central Sumter Utility Company, L.L.C.'s Application for Original Water and Wastewater Certificates
Our File No.: 38056.01

Dear Ms. Bayo:

Central Sumter Utility Company, LLC (*Applicant*), provides the following responses to Staff's data requests dated April 14, 2005:

DEFICIENCIES

1. Please provide the names and addresses of all persons or entities owning an interest in the applicant's business organization as required by Rule 25-30.033(1)(c), Florida Administrative Code. The application indicates that there are 36 individuals that own a membership interest of 47.5% in total.

RESPONSE: Please refer to Exhibit "A" attached hereto.

2. Pursuant to Rule 25-30.03(1)(j), Florida Administrative Code, the applicant should provide evidence in the form of a warranty deed, that the utility owns the land upon which the utility facilities will be located. The application included the contract for the purchase of the land. However, a warranty deed is also required.

RESPONSE: Please refer to Exhibit "B" attached hereto.

DOM
CTR
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GCL
OPC
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SEC 1

DOCUMENT NUMBER: DATE
04499 MAY -9 05

Ms. Blanca Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
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3. The application requested that the Commission bifurcate its decision on certification and rate setting. In order for the Commission to grant this request, please file, pursuant to the requirements of section 120.542, Florida Statutes, a request for a temporary waiver of the relevant subsections of Rule 25-30.033, Florida Administrative Code.

RESPONSE: The Applicant's Motion for Temporary Rule Waiver was filed with the Commission on April 19, 2005.

ADDITIONAL INFORMATION

1. In the application you indicated that this is a planned unit development (PUD). Please list the steps you took to get approval of the PUD.

RESPONSE: The Villages of Lake-Sumter, Inc. is developing the area proposed to be served by the Applicant under authorization from a Development Order issued for The Villages of Sumter Development of Regional Impact (**Development**). The Development received approval through Section 380.06, Florida Statutes. During that process, the Development received approval from the Sumter County Zoning and Adjustment Board as a mixed use development with a PUD zoning classification.

2. According to the application, the water treatment plant site, will have 3-12" wells spaced 8 feet apart. Typically, the close spacing of wells that are less than 200 feet apart can result in the well's cone of depression affecting the draw down of an adjacent well. We have contacted the Department of Environmental Protection (DEP) and they have concerns about the close spacing of wells. Please explain why the utility believes that the spacing of the wells is appropriate. If the spacing is expected to change, please provide those details:

3. Considering the close proximity of the three wells, well construction integrity problems with any one of the wells would cause impacts to the other two. Furthermore, any water quality or pollutant contamination problem identified at any one well would almost certainly be identified at the other two wells. In view of these concerns, it seems there is no true redundancy to this design. Were alternative well configurations evaluated and, if so, which alternative designs were evaluated and why was each rejected?

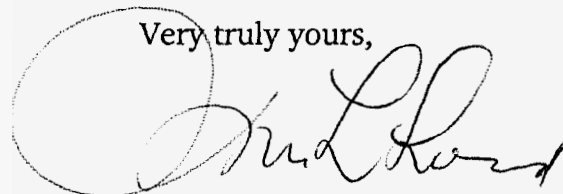
RESPONSE TO NOS. 2 AND 3: The sketch of description for the Applicant's water treatment plant that shows the three 12-inch wells is not intended to indicate the plan for development of the water treatment plant. A revised sketch is attached. (Please refer to Exhibit "C.") At this point, no design work has been completed on this plant.

Ms. Blanca Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
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Page 3

The three 12-inch wells drilled in close proximity to each other is being done in place of drilling a single 24-inch well. It is understood that the wells will essentially function as a single well. However, the Applicant can drill the three 12-inch wells and install the pumps for less capital cost than would be incurred by installing one 24-inch well and pump. Further, using three wells provides redundant pumping equipment instead of a single pump. With three pumps, the Applicant can also start the wells independently, which allows the Applicant to match pumping closer to actual demand. This will permit the wells to run at smaller incremental flow rates, which puts less short term stress on the aquifer. A single well will generate maximum hydrologic stress whenever it is running. The last five water plants that have been constructed at The Villages have taken this same approach with great success and approval from both the DEP and the Southwest Florida Water Management District.

Pollutant issues will be identified at the time the wells are drilled. Because the Development is residential and has no industrial components associated with it, it is extremely unlikely that there will be any contaminant issues in the future. The water system will be interconnected with adjacent systems to provide emergency backup in the event of system problems. Because the water system provides only indoor water demand, peaking issues will be greatly diminished. Storage supplied by the water system will be adequate to provide an entire day's demand.

Should you have any questions regarding the foregoing responses, please do not hesitate to give me a call.

Very truly yours,


VALERIE L. LORD
For the Firm

VLL/tlc
Enclosures

cc: Mr. John F. Wise, Chief Financial Officer (w/enclosures)

M:\1 ALTAMONTE\CENTRAL SUMTER UTILITY\PSC Clerk 04 (RAI Response).ltr.wpd

Exhibit "A"

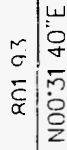
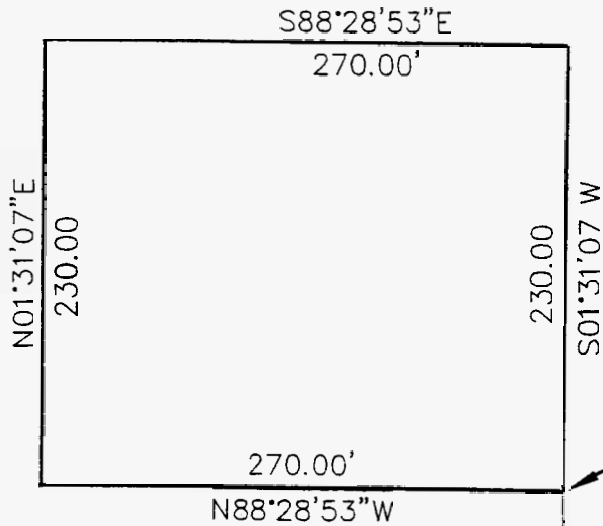
Ownership Interests in Central Sumter Utility Company, LLC

<u>Member Name</u>	<u>Ownership %</u>	<u>Address for Members</u>
Anderson, Carl	00.50	C/o The Villages
Anderson, Monica	00.50	1020 Lake Sumter Landing
Arnett, Trey	00.50	The Villages, FL 32159
Borrowman, Dale	02.50	
Brooks, Tom	02.75	
Carroll, Justin	00.50	
Carter, Dean	01.00	
Cichielo, Jim	01.00	
Creely, Ken	00.50	
Drake, Steve	02.00	
Dzuro, Marty	02.00	
Grant, John	01.00	
Hess, Ron	01.00	
Heald, Steve	00.50	
Hoopfer, Sr., Bob	01.00	
Hoopfer, Jr., Bob	00.50	
Hoopfer, Coleen	00.50	
Hughes, Joyce	01.00	
Lester, Gary	02.00	
Mark, Gary	02.00	
Markward, Phil	02.00	
Mathews, Tracey	12.75	
McDonough, Tom	02.00	
McDowell, Dodd	01.00	
McCabe, George	01.00	
Morse, HG	14.25	
Morse, Mark G	12.75	
Moyer, Gary	02.75	
Murray, Rick	02.50	
Parr, Jennifer	12.75	
Resmondo, Lori	00.50	
Resmondo, Sonny	01.00	
Rohan, John	00.50	
Roy, Steve	02.75	
Thompson, Randy	00.50	
Upton, Terry	01.00	
Wahl, Pete	02.00	
Wartenbee, Sam	01.00	
West, Mike	01.00	
Wise, John	02.75	
	=====	
TOTAL	100.00%	

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)
EXHIBIT "A"

C.S.U. WATER
SUPPLY & TREATMENT
PLANT SITE



POINT OF
COMMENCEMENT

S.E. CORNER OF THE
S.E. 1/4 OF SECTION
2-19-23

N89°28'20"W
1634.74'

SOUTH LINE OF THE S.E. 1/4
OF SECTION 2-19-23



LEGAL DESCRIPTION

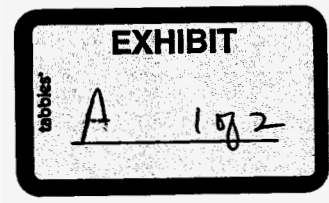
A PARCEL OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE N89°28'20"W, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 1634.74 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°31'40"E, 801.93 FEET TO THE POINT OF BEGINNING; THENCE N88°28'53"W, 270.00 FEET; THENCE N01°31'07"E, 230.00 FEET; THENCE S88°28'53"E, 270.00 FEET; THENCE S01°31'07"W, 230.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.43 ACRES, MORE OR LESS.

4/22/04
DATE

William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815

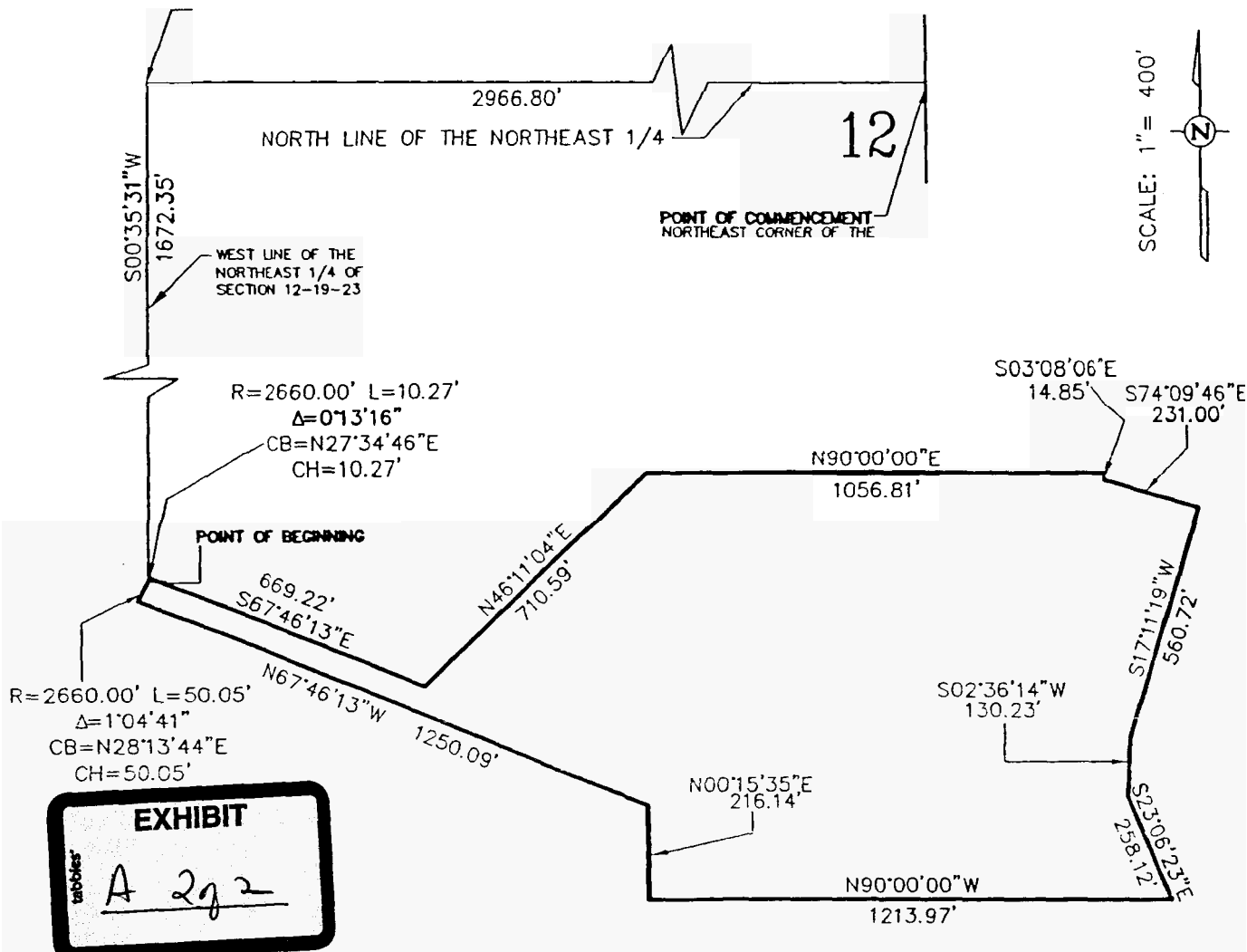


GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

FARNER
BARLEY
AND ASSOCIATES, INC.
1507 RUENOS AIRES BOULEVARD • THE VILLAGES, FL 32159 • (352) 753-3114

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY) CENTRAL SUMTER UTILITIES WASTEWATER TREATMENT



SCALE: 1" = 400'

EXHIBIT

A 292

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, N89°46'31"W, 2966.80 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 500°35'31"W, 1672.35 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EAST LINE ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2660.00 FEET, AND A CHORD BEARING AND DISTANCE OF N27°34'46"E, 10.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°13'16", AN ARC DISTANCE OF 10.27 FEET; THENCE S67°46'13"E, 669.22 FEET; THENCE N46°11'04"E, 710.59 FEET; THENCE N90°00'00"E, 1056.81 FEET; THENCE S03°08'06"E, 14.85 FEET; THENCE S74°09'46"E, 231.00 FEET; THENCE S17°11'19"W, 560.72 FEET; THENCE S02°36'14"W, 130.23 FEET; THENCE S23°06'23"E, 258.12 FEET; THENCE N90°00'00"W, 1213.97 FEET; THENCE N00°15'35"E, 216.14 FEET; THENCE N67°46'13"W, 1250.09 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2660.00 FEET, AND A CHORD BEARING AND DISTANCE OF N28°13'44"E, 50.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°04'41", AN ARC DISTANCE OF 50.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.26 ACRES, MORE OR LESS.

1/5/04

DATE

Millard R. Bowsky

MILLARD R. BOWSKY, JR., PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5756

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**FARNER
BARLEY
AND ASSOCIATES, INC.**

1507 BUCHANAN APRES BOULEVARD • THE VILLAGES, FL. 32759 • (202) 753-3114

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

THIS DOCUMENT PREPARED BY:
VALERIE L. LORD, ESQUIRE
ROSE, SUNDSTROM & BENTLEY, LLP
600 S. North Lake Blvd., Ste. 160
Altamonte Springs, FL 32701
(407) 830-6331

Parcel ID Number

General Warranty Deed

Made this ____ day of _____, 2005 A.D. by **PM3, LTD.**, a Florida limited partnership, by **PM3, Inc.**, a Florida corporation, its General Partner, whose address is 1020 Lake Sumter Landing, The Villages, Florida 32162 (*Grantor*), to **CENTRAL SUMTER UTILITY COMPANY, LLC**, a Florida limited liability corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida 32162 (*Grantee*):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

This is Not the homestead property of the Grantor.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

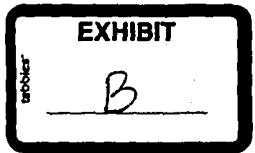
Signed, sealed and delivered in our presence:

PM3, LTD., a Florida limited partnership,
by **PM3, Inc.**, a Florida corporation,
its General Partner

Witness Printed Name

By: _____
Mark G. Morse, Vice President

Witness Printed Name

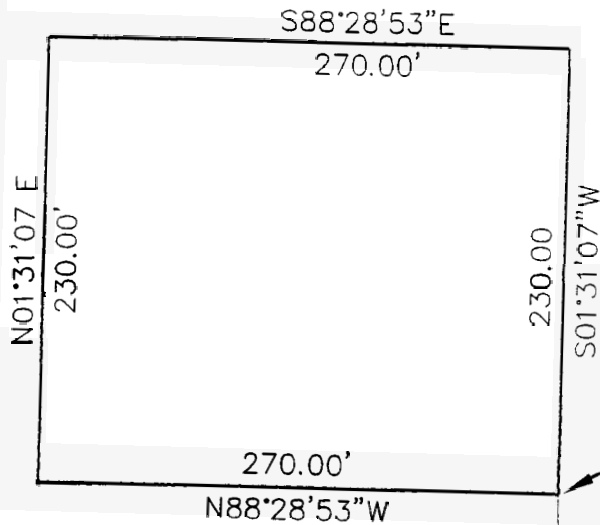


State of Florida
County of Sumter

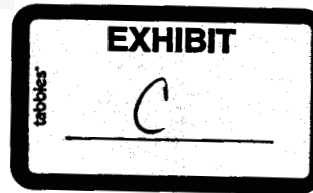
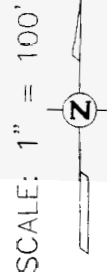
The foregoing instrument was acknowledged before me this ____ day of _____, 2005, by Mark G. Morse, Vice President of PM3, Inc., the General Partner of PM3, Ltd., who is personally known to me or who has produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY) EXHIBIT "A"



C.S.U. WATER
SUPPLY & TREATMENT
PLANT SITE



POINT OF
COMMENCEMENT

S.E. CORNER OF THE
S.E. 1/4 OF SECTION
2-19-23

N89°28'20"W
1634.74'

SOUTH LINE OF THE S.E. 1/4
OF SECTION 2-19-23

2 1
11 12

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LB 4709

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