

State of Florida



ORIGINAL

Public Service Commission

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

-M-E-M-O-R-A-N-D-U-M-

DATE: September 30, 2005

TO: Kay B. Flynn, Chief of Records, Division of the Commission Clerk & Administrative Services

FROM: Thomas J. Walden, Utilities System Engineering Specialist, Division of Economic Regulation *TJW*

RE: Docket No. 050595-WS; Application for certificates to provide water and wastewater service in Polk County by Island Club West Development Inc.

Attached are Exhibit 1-A (types of service provided), Exhibit 2-A (number of customers), composite Exhibit 3 (utility easements), Exhibit 4-A (technical ability), Exhibit 5-A (statement how service was provided prior to obtaining a PSC certificate), Exhibit 6-A (authority for rates and charges), composite Exhibit 7 (rates and charges), and Exhibit 8-A (territory description using plat book references).

These exhibits were filed separately and were not a part of the docketed filing. Please include them in the docket file.

TW
cc: Jennifer Rodan, Office of the General Counsel
Cheryl Johnson, ECR

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- RCA _____
- SCR _____
- SGA _____
- SEC 1

DOCUMENT NUMBER-DATE

09377 OCT-3 05

FPSC-COMMISSION CLERK

EXHIBIT 1-A

The development has both potable and not-potable water service.

DOCUMENT NUMBER-DATE
09377 OCT-3 8
FPSC-COMMISSION CLERK

EXHIBIT 2-A

NUMBER OF METERS	TYPE OF METER	SIZE	LOCATION
255	Badger	$\frac{3}{4}$	housing units
2	Badger	1-1/4	clubhouse – administration

EX. 3



INSTA # 2001041873

OR BK 04648 PG 0454

UTILITY EASEMENT

RECORDED 03/13/2001 03:21 PM
RICHARD M. WEISS CLERK OF COURT
POLK COUNTY
DOC. JAN. 18, 2001. 021 0.70
DEPUTY CLERK T Tierney

THIS EASEMENT, made this 22nd day of JANUARY, A.D. 2001

Island Club West Development, Inc.
David Meadows
3175 Lindfields Boulevard
Kissimmee, Florida 34747

the Owner of the property hereinafter described, in consideration for the sum of One Dollar and other valuable considerations in hand paid, do hereby give and grant unto POLK COUNTY, P.O. Box 988, Bartow, Florida 33831, a right-of-way for construction, maintenance and operation of a utility facility across the following described property situate in Polk County, Florida, to-wit:

SEE ATTACHED PAGE 1 & 2 FOR LAND DESCRIPTION - MASTER WATER METER EASEMENT

TO HAVE AND TO HOLD THE SAME unto the second party, its successors and assigns.

This grant shall continue perpetually.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal this 22nd day of JANUARY, 2001.

Signed, sealed and delivered in the presence of:
(Signature of Two Witnesses Required by Florida Law)

[Signature]
Witness as to all Signatories
Print Name: ROBERT FIGUEROA

[Signature]
Print Name: David M. Meadows
President
Address: 3175 Lindfields Blvd.
Kissimmee, FL 34747

[Signature]
Witness as to all Signatories
Print Name: CAROL T. JONES

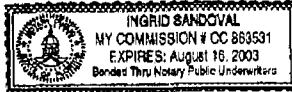
STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me personally appeared David M. Meadows to me well known and known to the individuals described herein who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 22nd day of JANUARY, A.D., 2001.

[Signature]
Notary Public
Print Name: _____

My Commission Expires:



R- Utilities - Phillips

Approved for Recording



SKETCH OF DESCRIPTION

This is not a Boundary Survey

LAND DESCRIPTION: (PROPOSED MASTER WATER METER EASEMENT)

BEGIN AT THE NORTHEAST CORNER OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE S 00°19'10" W ALONG THE EAST LINE OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 14 A DISTANCE OF 22.50 FEET; THENCE N 89°55'19" W, 52.50 FEET; THENCE N 00°19'10" E, 22.50 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 14; THENCE S 89°55'19" E ALONG THE SAID NORTH LINE A DISTANCE OF 52.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.03 ACRES MORE OR LESS

POLK OR BK 04648 PG 0455

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SW. 1/4 OF NE. 1/4 OF SECTION 14-25-26 AS BEING S 00°19'10" W.

PROFESSIONAL LAND SURVEYING SERVICES, INC.
1280 SEMINOLA BOULEVARD • SUITE 2
CASSELBERRY, FLORIDA 32709
(407) 898-0446 FAX: (407) 898-0535
MICHAEL E. PETULLA,
PROFESSIONAL LAND SURVEYOR AND MAPPER



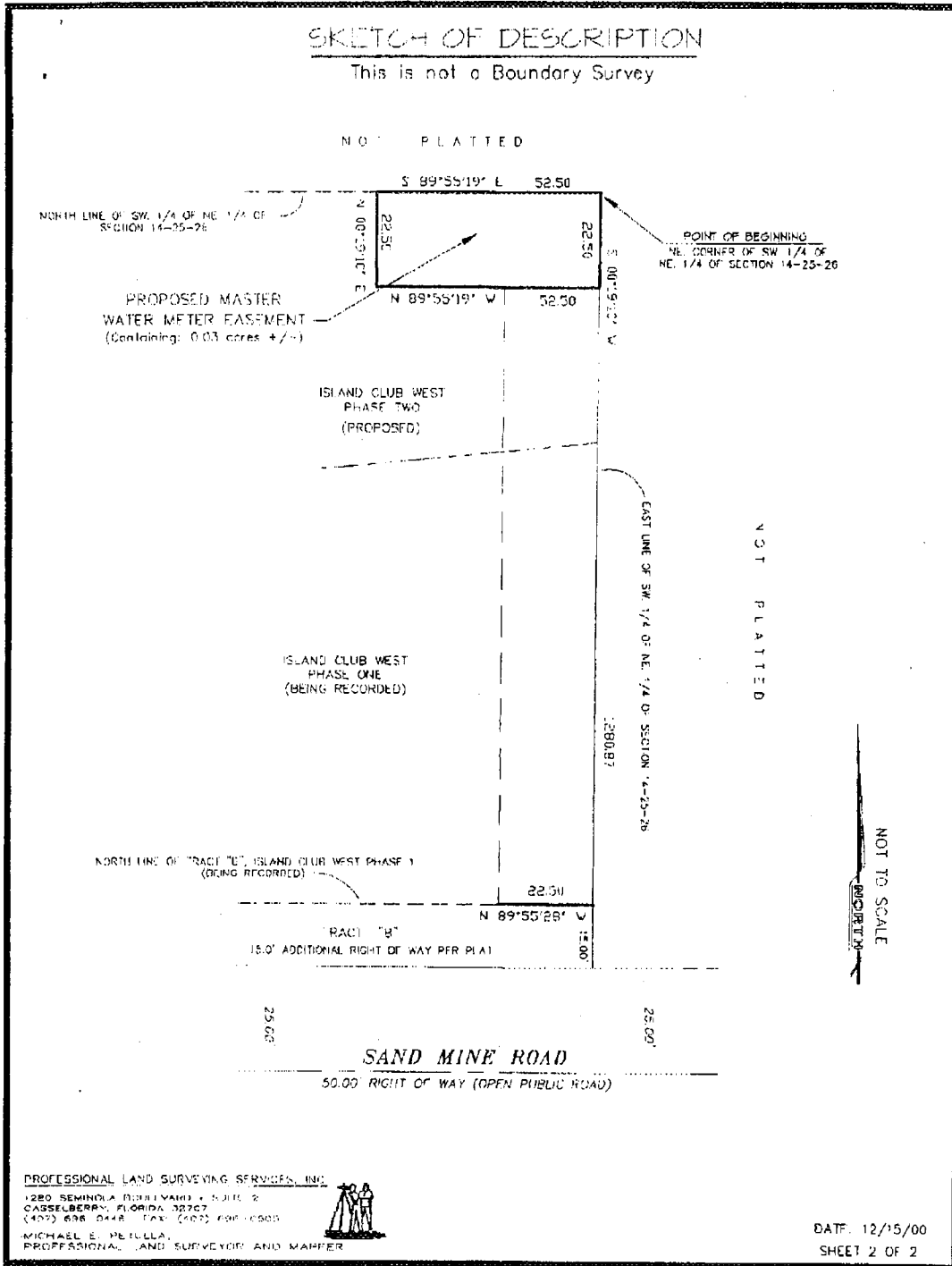
DATE: 12/15/00
SHEET 1 OF 2

Michael E. Petulla
MICHAEL E. PETULLA,
PROFESSIONAL LAND SURVEYOR AND MAPPER,
FLORIDA REGISTRATION #4372



SKETCH OF DESCRIPTION

This is not a Boundary Survey



POINT OR BK 04648 PG 0456

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52

UTILITY EASEMENT

THIS EASEMENT, made this 30th day of NOVEMBER, A.D. 2000, between

Island Club West Development, Inc.
David Meadows
3175 Lindfields Boulevard
Kissimmee, FL 34747

the Owner of the property hereinafter described, in consideration for the sum of One Dollar and other valuable considerations in hand paid, do hereby give and grant unto POLK COUNTY, P. O. Box 988, Bartow, Florida 33831, a right-of-way for construction, maintenance and operation of a utility facility across the following described property situate in Polk County, Florida, to-wit:

SEE ATTACHED 4 SHEETS FOR LEGAL DESCRIPTION OF LIFT STATION AND UTILITY EASEMENT

TO HAVE AND TO HOLD THE SAME unto the second party, its successors and assigns.

This grant shall continue perpetually.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal this 30th day of NOVEMBER, 2000.

Signed, sealed and delivered in the presence of:
(Signature of Two Witnesses Required by Florida Law)

[Signature]
Witness as to all Signatories
Print Name: SUZET M. MUNO

[Signature]
Print Name: David M. Meadows,
President
Address: 3175 Lindfields Boulevard
Kissimmee, FL 34747

[Signature]
Witness as to all Signatories
Print Name: LINDA C. CLARK

R. Utilities - Phillips

Approved for Recording
POLK COUNTY, FLORIDA
County of Seminole

STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me personally appeared David M. Meadows to me well known and known to the individuals described herein who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 30th day of NOVEMBER A.D., 2000.

[Signature]
Notary Public
Print Name: LINDA C. CLARK

My Commission Expires
LINDA C. CLARK
My Comm. Exp. 4/23/2002
No. CC 756440
 Personally Known Other LD.

INSTR # 2001041872 OR BK 4648 PG 0449 REC'D 03/13/2001 03:21 PM
RICHARD M. REISS, CLERK OF COURT, POLK COUNTY
DOC TAK PD(F.S.201.02) 0.70
DEPUTY CLERK T Tierney

SKETCH OF DESCRIPTION

This is not a Boundary Survey

LAND DESCRIPTION: (PROPOSED LIFT STATION EASEMENT)

COMMENCE FROM THE NORTH-EAST CORNER OF THE SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE S 00°19'10" W ALONG THE EAST LINE OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 14 A DISTANCE OF 896.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°19'10" W ALONG SAID EAST LINE A DISTANCE OF 22.50 FEET; THENCE N 89°40'50" W, 22.50 FEET; THENCE N 00°19'10" E, 22.50 FEET; THENCE S 89°40'50" E, 22.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 506.25 SQUARE FEET MORE OR LESS

POLK OR BK 04648 PG 0450

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SW. 1/4 OF NE. 1/4 OF SECTION 14-25-26 AS BEING S 00°19'10" W.

PROFESSIONAL LAND SURVEYING SERVICES, INC.

1280 SEMINOLA BOULEVARD - SUITE 2
DASSELBURGH, FLORIDA 32707
(407) 898-0448 FAX: (407) 896-0505

MICHAEL E. PETULLA,
PROFESSIONAL LAND SURVEYOR AND MAPPER



DATE: 11/30/00
SHEET 1 OF 2

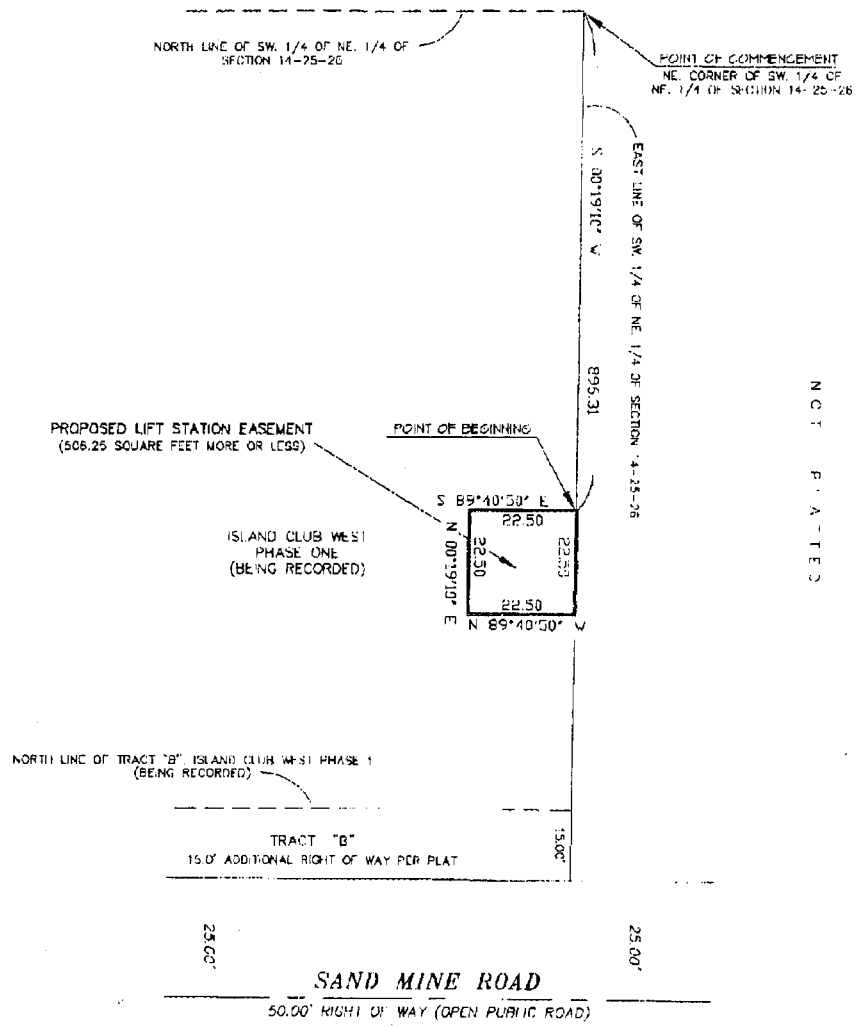
MICHAEL E. PETULLA,
PROFESSIONAL LAND SURVEYOR AND MAPPER,
FLORIDA REGISTRATION #4372



SKETCH OF DESCRIPTION

This is not a Boundary Survey

NOT PLATTED



NOT PLATTED

NOT TO SCALE

PROFFSSIONAL LAND SURVEYING SERVICES, INC.
 1280 SEMINOLA BOULEVARD • SUITE 2
 GAINESVILLE, FLORIDA 32707
 (407) 696-0448 FAX: (407) 696-0509
 MICHAEL E. PETULLA,
 PROFESSIONAL LAND SURVEYOR AND MAPPER



DATE: 11/30/00
 SHEET 2 OF 2

SKETCH OF DESCRIPTION

This is not a Boundary Survey

LAND DESCRIPTION: (PROPOSED 22.50 UTILITY EASEMENT)

BEGIN AT THE NORTHEAST CORNER OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE S 00°19'10" W ALONG THE EAST LINE OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 14 A DISTANCE OF 1280.87 FEET TO A POINT ON THE NORTH LINE OF TRACT "B", ISLAND CLUB WEST PHASE ONE; THENCE N 89°55'28" W ALONG THE SAID NORTH LINE A DISTANCE OF 22.50 FEET; THENCE N 00°19'10" E, 1280.87 FEET; THENCE S 89°55'19" E, 22.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.66 ACRES MORE OR LESS

POLK OR BK 04648 PG 0452

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SW. 1/4 OF NE. 1/4 OF SECTION 14--25--26 AS BEING S 00°19'10" W.

PROFESSIONAL LAND SURVEYING SERVICES, INC.

1280 SW 40TH BOULEVARD - SUITE 2
CASSELBERRY, FLORIDA 32707
(407) 896 0446 FAX: (407) 896 0808

MICHAEL E. PETULLA,
PROFESSIONAL LAND SURVEYOR AND MAPPER



DATE: 11/30/00
SHEET 1 OF 2

Michael E. Petulla

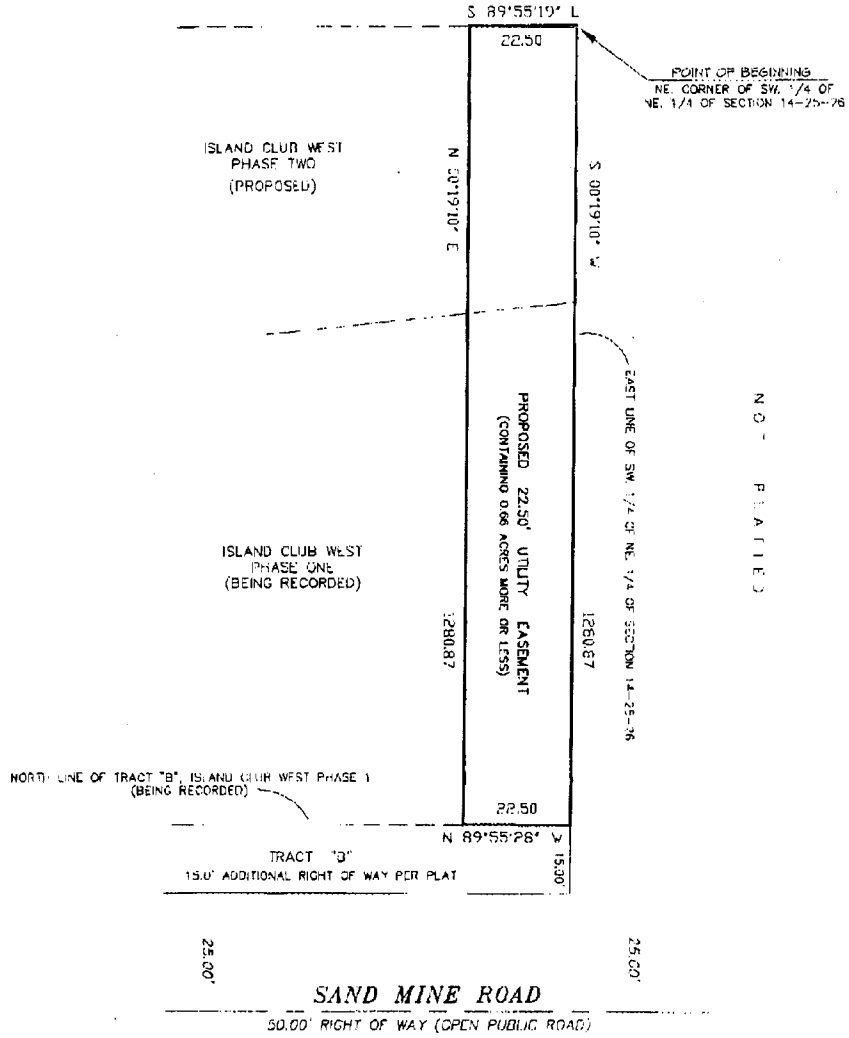
MICHAEL E. PETULLA
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA REGISTRATION #4312



SKETCH OF DESCRIPTION

This is not a Boundary Survey

NOT PLATTED



PROFESSIONAL LAND SURVEYING SERVICES, INC.

1280 SEMINOLE HARBORWAY • SUITE 2
CASSELBERRY, FLORIDA 32707
(407) 896-0446 FAX: (407) 896-0506

MICHAEL E. PETULLA,
PROFESSIONAL LAND SURVEYOR AND MAPPER



DATE: 11/30/00
SHEET 2 OF 2

Exhibit 4-A

We currently have licensed plumbers on duty at all times.

Exhibit 5-A

We were unaware at that time that we needed to obtain any other permits other than what the county requested at the time.

Exhibit 6-A

The plans were approved by Polk County (ref. #99.006.20). The rates were established by contacting Polk County and supplying us with the current rate at which they charged for Residential customers.

EXHIBIT 7

OUR RATES

Water Usage Range		Water Rate		Water Water Rate		Total Charge	Sales Tax	Total Charge	Old Rate
		Base	Usage Charge	Base	Usage Charge		8%		
0	0	\$8.59	\$1.93	\$27.12	\$5.04	\$42.68	\$3.41	\$46.09	0
1	1000	\$8.59	\$1.93	\$27.12	\$2.52	\$40.16	\$3.21	\$43.37	34.07
1001	2000	\$8.59	\$1.93	\$27.12	\$5.04	\$42.68	\$3.41	\$46.09	37.93
2001	3000	\$8.59	\$1.93	\$27.12	\$7.56	\$45.20	\$3.62	\$48.82	41.79
3001	4000	\$8.59	\$1.93	\$27.12	\$10.08	\$47.72	\$3.82	\$51.54	45.65
4001	5000	\$8.59	\$1.93	\$27.12	\$12.60	\$50.24	\$4.02	\$54.26	49.51
5001	6000	\$8.59	\$1.93	\$27.12	\$15.12	\$52.76	\$4.22	\$56.98	53.37
6001	7000	\$8.59	\$1.93	\$27.12	\$17.64	\$55.28	\$4.42	\$59.70	57.23
7001	8000	\$8.59	\$1.93	\$27.12	\$17.64	\$55.28	\$4.42	\$59.70	61.09
8001	9000	\$8.59	\$1.93	\$27.12	\$17.64	\$55.28	\$4.42	\$59.70	62.63
9001	10000	\$8.59	\$1.93	\$27.12	\$17.64	\$55.28	\$4.42	\$59.70	64.17
10001	15000	\$8.59	\$4.35	\$27.12	\$17.64	\$57.70	\$4.62	\$62.32	65.71
15001	20000	\$8.59	\$7.37	\$27.12	\$17.64	\$60.72	\$4.86	\$65.58	65.71
20001	25000	\$8.59	\$11.13	\$27.12	\$17.64	\$64.48	\$5.16	\$69.64	65.71
25001	30000	\$8.59	\$15.85	\$27.12	\$17.64	\$69.20	\$5.54	\$74.74	65.71
30001	35000	\$8.59	\$21.28	\$27.12	\$17.64	\$74.63	\$5.97	\$80.60	65.71
35001	40000	\$8.59	\$27.52	\$27.12	\$17.64	\$80.87	\$6.47	\$87.34	65.71
40001	45000	\$8.59	\$34.71	\$27.12	\$17.64	\$88.06	\$7.04	\$95.10	65.71
45001	50000	\$8.59	\$42.97	\$27.12	\$17.64	\$96.32	\$7.71	\$104.03	65.71
50001		\$8.59	\$52.47	\$27.12	\$17.64	\$105.82	\$8.47	\$114.29	65.71

WATER, WASTEWATER & RECLAIMED WATER RATES

POLK COUNTY

Effective 10/1/04

WATER RATES

RESIDENTIAL

BASE CHARGE

.75 Inch, 1 Inch & 1.5 Inch Meters **\$8.59**

USAGE CHARGE — PER 1,000 GALLONS

FOR FIRST 10,000 GALLONS	\$1.93
FOR NEXT 5,000 GALLONS	\$2.42
FOR NEXT 5,000 GALLONS	\$3.02
FOR NEXT 5,000 GALLONS	\$3.76
FOR NEXT 5,000 GALLONS	\$4.72
FOR NEXT 5,000 GALLONS	\$5.43
FOR NEXT 5,000 GALLONS	\$6.24
FOR NEXT 5,000 GALLONS	\$7.19
FOR NEXT 5,000 GALLONS	\$8.26
FOR USAGE OVER 50,000 GALLONS	\$9.50

COMMERCIAL/MULTI-FAMILY

BASE CHARGE

.75 Inch Meter	\$ 16.48
1 Inch Meter	\$ 45.44
1.5 Inch Meter	\$ 72.75
2 Inch Meter	\$ 136.29
3 Inch Meter	\$ 245.58
4 Inch Meter	\$ 408.00
6 Inch Meter	\$ 818.33
8 Inch Meter	\$1,090.88

USAGE CHARGE — PER 1,000 GALLONS

FOR FIRST 10,000 GALLONS	\$1.64
FOR NEXT 10,000 GALLONS	\$1.86
FOR NEXT 20,000 GALLONS	\$2.05
FOR USAGE OVER 40,000 GALLONS	\$2.26

WASTEWATER RATES

RESIDENTIAL

BASE CHARGE **\$27.12**

USAGE CHARGE

PER 1,000 GALLONS **\$2.52**
UP TO AND THROUGH
7,000 GALLONS USAGE

COMMERCIAL/MULTI-FAMILY

BASE CHARGE

.75 Inch Meter	\$ 29.32
1 Inch Meter	\$ 58.62
1.5 Inch Meter	\$ 146.17
2 Inch Meter	\$ 256.11
3 Inch Meter	\$ 475.35
4 Inch Meter	\$ 804.17
6 Inch Meter	\$1,389.12
8 Inch Meter	\$1,900.98

USAGE CHARGE

PER 1,000 GALLONS **\$2.52**
OF WATER USE

RECLAIMED WATER RATES

USAGE CHARGE

RETAIL

PER 1,000 GALLONS **\$.21**

BULK - PRIORITY

PER 1,000 GALLONS **\$.12**

BULK - INTERRUPTIBLE

PER 1,000 GALLONS **\$.05**

Exhibit 8-A

ISLAND CLUB WEST DEVELOPM

3100 SAND MINE RD

Full Description

ISLAND CLUB WEST-PHASE ONE PB 113 PGS 47 THRU 49 COMMON AREAS BEING TRACT A (DRAINAGE EASEMENT) & TRACT C (PRIVATE ROADS) & LANDS ADJACENT TO UNITS BEING BLOCKS 1 THRU 17 LESS THAT PT OF TRACT C LYING WITHIN FOLL DESC: COMM SW COR OF NE1/4 OF SEC N 25 FT E 391.52 FT TO POB E 422.6 FT N 355.7 FT NWLY ALONG CURVE 107.84 FT S 56-44-27W 116.54 FT N33-27-00W 105.3 FT S76-31-38W 139.69 FT S39-18-53W 77.16 FT S 136.21 FT W 61.04 FT S 255.91 FT TO POB

Full Description

ISLAND CLUB WEST-PHASE TWO PB 115 PGS 3 THRU 8 COMMON AREAS BEING TRACT H (RETENTION POND) & TRACT K (PRIVATE ROADS) & LANDS ADJACENT TO UNITS BEING BLOCKS 18 THRU 64 LESS THAT PT COMMON AREA OF BLK 53 DESC AS: COM NW COR LOT 210 S 14 DEG 15 MIN 52 SEC E 3.23 FT TO POB CONT S 14 DEG 15 MIN 52 SEC E 20.10 FT S 75 DEG 44 MIN 08 SEC W 4.80 FT N 14 DEG 15 MIN 52 SEC W 10.60 FT S 75 DEG 44 MIN 08 SEC W 2 FT N 14 DEG 15 MIN 52 SEC W 9.50 FT N 75 DEG 44 MIN 08 SEC E 6.80 FT TO POB & LESS THAT PART OF BLK 36 DESC AS: COM SW COR SD LOT 141 N 3.74 FT TO POB W 10.81 FT N 19.51 FT E 10.81 FT S 19.51 FT TO POB & LESS THAT PART OF BLK 53 DESC AS: COM NE COR SD LOT 209 S 14 DEG 15 MIN 52 SEC E 7.79 FT TO POB CONT S 14 DEG 15 MIN 52 SEC E 15.54 FT N 75 DEG 44 MIN 08 SEC E 4.54 FT N 14 DEG 15 MIN 52 SEC W 8.07 FT S 75 DEG 44 MIN 08 SEC W 3.58 FT N 14 DEG 15 MIN 52 SEC W 7.47 FT S 75 DEG 44 MIN 08 SEC W .95 FT TO POB & LESS THAT PART OF BLK 35 DESC AS: COM SE COR SD LOT 138 N 3.15 FT TO POB E 6.80 FT N 9.58 FT W 1.95 FT N 0.60 FT W 4.85 FT S 20.18 FT TO POB & LESS THAT PART BLK 36 DESC AS: COM SE COR SD UNIT 144 N 3.66 FT TO POB N 19.67 FT E 10.75 FT S 19.67 FT W 10.75 FT TO POB & LESS THAT PART OF BLK 33 DESC AS: COM SELY COR UNIT 130 N 3.19 FT TO POB N 20.14 FT E 8.08 FT S 10.63 FT E 1.95 FT S 9.50 FT W 10.05 FT TO POB & LESS THAT PART OF BLK 53 DESC AS: COM NW COR OF SD UNIT 208 S 14 DEG 15 MIN 52 SEC E 3.75 FT TO POB S 14 DEG 15 MIN 52 SEC E 19.58 FT S 75 DEG 44 MIN 08 SEC W 10.85 FT N 14 DEG 14 MIN 00 SEC W 19.56 FT N 75 DEG 38 MIN 41 SEC E 10.84 FT TO POB & LESS THAT PART BLK 53 DESC AS: COM NE COR SD UNIT 211 S 14 DEG 15 MIN 52 SEC E 3.73 FT TO POB S 14 DEG 15 MIN 52 SEC E 19.60 FT N 75 DEG 44 MIN 08 SEC E 10.71 FT N 14 DEG 08 MIN 57 SEC W 19.62 FT S 75 DEG 39 MIN 39 SEC W 10.75 FT M/L TO POB & LESS THAT PART BLK 34 DESC AS: COM SE COR SD UNIT 136 N 3.70 FT TO POB N 19.63 FT E 10.73 FT S 19.56 FT W 10.73 FT TO POB & LESS COM SE COR LOT 142 BLK 36 N 3.22 FT FOR POB CONT N 20.11 FT E 4.