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MATTHEW M. CARTER II
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STATE OF FLORIDA



ORIGINAL

TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900
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06 DEC 15 AM 9:27

Public Service Commission

COMMISSION
CLERK

December 13, 2006

Martin S. Friedman, Esquire
Rose, Sundstrom & Bentley, LLP
2180 West State Road 434, Suite 2118
Longwood, FL 32779

Re: Docket No. 060741-WS, Application for certificates to provide water and wastewater service in Duval County by Timucuan Utilities, LLC.

Mr. Friedman:

Thank you for the above-referenced application filed on behalf of Timucuan Utilities, LLC (applicant) on November 13, 2006. Staff has preliminarily reviewed the application and has identified the following deficiencies and information needing clarification.

As you are aware, the application does not contain a cost study showing the projected costs, expenses, and capital structure for The Preserve at Thomas Creek (proposed development). Accordingly, the application must be considered deficient until the Commission has had an opportunity to vote at agenda conference on the applicant's Motion for Temporary Rule Waiver (Motion) as filed on November 13, 2006, and amended on December 11, 2006. Since the amended notice will need to be published in the Florida Administrative Weekly, the case management schedule will be revised accordingly.

Deficiencies

- CMP _____ 1. Territory Maps. Rule 25-30.033(1)(n), Florida Administrative Code, requires one copy
- COM _____ of the official county tax assessment map, or other map showing township, range, and section
- CTR _____ with a scale such as 1" = 200' or 1" = 400', with the proposed territory plotted thereon by use of
- ECR _____ metes and bounds or quarter sections, and with a defined reference point of beginning. The map
- GCL _____ provided for the legal description for Parcels G, H, and I, in Exhibit C to the application, does
- OPC _____ not have the proposed territory plotted thereon.
- OPC _____ Please provide a map for Parcels G, H, and I, as required by the rule.
- RCA _____ 2. Legal Description. Rule 25-30.033(1)(l), Florida Administrative Code, requires
- SCR _____ description of the territory to be served, using township, range and section references as specified
- SGA _____ in subsection 25-30.030(2), Florida Administrative Code. The description of the territory
- SEC _____ provided in Exhibit C to the application has several inconsistencies with the territory maps (also

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provided in Exhibit C) for Parcels, B, D, and F. A marked copy of the inconsistent references is attached.

Please provide corrected legal descriptions and/or corrected territory maps.

3. Notice. Rule 25-30.030(3), Florida Administrative Code, requires that the notice (of the application) be appropriately styled, including a description, using township, range and section references, of the territory proposed to be served. The description provided in the notice given in Late-Filed Exhibits E, F, and G, does not include reference to Township 2 North, Range 26 East, Section 50, as specified in the full legal description for Parcel F, provided in Exhibit C to the application.

Please correct the legal description in the notice and renote the entities listed in Exhibits E and F and republish the corrected notice in the manner described in Exhibit G. After renote has been given, please file affidavits attesting to the renoticing.

4. Financial Ability. Rule 25-30.033(1)(e), Florida Administrative Code, requires a statement showing the financial ability of the applicant to provide service. The application contained a statement that, “[t]he applicant is an affiliated party of the developers of the service area and, as such, [the affiliated developer ?] will provide necessary start up funding as well as funds sufficient to cover operation shortfalls during its initial years of inception.” For any entity upon which the applicant is relying to provide funding to the utility, Rule 25-30.033(1)(s), Florida Administrative Code, requires an explanation and amount of funding, which shall include their financial statements and copies of any financial agreements with the utility.

Please provide the information required by the rule for the applicant’s affiliated developer. The information should clarify that it is the affiliated developer upon which the applicant intends to rely and include an affidavit from the affiliated developer verifying intent to provide the applicant with start up funding and funds sufficient to cover operational shortfalls.

Clarifications

5. Owner Names and Addresses. Pursuant to Rule 25-30.033(1)(c), Florida Administrative Code, the application contained the names and addresses of the entities owning an interest in the applicant’s business organization. However, a comparison with the information on file with the Florida Department of State, Division of Corporations (DOC), indicates a minor discrepancy in one of the owners’ names as well as missing address information. (A marked copy of the impacted DOC corporate screens is attached.)

Please clarify which information is correct, the information in the application or on the DOC corporate screens.

6. Comprehensive Plan Consistency. Pursuant to Rule 25-30.033(1)(f), Florida Administrative Code, the application contained a statement that, to the best of the applicant’s knowledge, the provision of service is consistent with the water and wastewater sections of the local comprehensive plan, as approved by the Department of Community Affairs (DCA). On December 11, 2006, the DCA filed the attached comments stating that the Timucuan

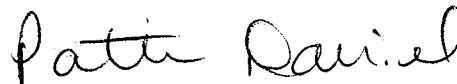
Martin S. Friedman, Esquire
Page 3
December 13, 2006

development is currently not consistent with the City of Jacksonville's Comprehensive Plan under Sections 380.06 and 163.3177(2), Florida Statutes.

Please provide a response to the DCA's comments. If the applicant agrees that the development is not consistent with the City of Jacksonville's Comprehensive Plan, please provide a statement demonstrating why granting the certificates of authorization would be in the public interest, as required by Rule 25-30.033(1)(f), Florida Administrative Code.

In order to process your application in a timely manner, please file a response by January 15, 2007. If you have any questions regarding the information requested, please feel free to call either myself or members of my staff, Patricia Brady at (850) 413-6686 pbrady@psc.state.fl.us or Richard Redemann at (850) 413-6999 redeman@psc.state.fl.us. If you have any legal questions, please contact Commission legal counsel, Lorena Holley, Esq., at (850) 413-6193 lholley@psc.state.fl.us.

Sincerely,



Patti Daniel
Public Utilities Supervisor

PD/PB:kb

Attachments: (3)

cc: Division of Economic Regulation (Brady, Redemann, Marsh)
Office of the General Counsel (Holley)

~~Division of Public Commission, Clerk and Administrative Services (with attachments)~~

PARCEL "A" *OK*

A PORTION OF SECTIONS 39, CHARLES SETON GRANT; SECTION 40, CHARLES SETON/WILLIAM GIBSON GRANT; AND SECTION 41, WILLIAM GIBSON GRANT; TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 41, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID SECTION 40, AND THE NORTHEASTERLY CORNER OF SAID SECTION 8; THENCE SOUTH $76^{\circ}59'35''$ WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 8, 615.14 FEET; THENCE NORTH $14^{\circ}46'25''$ WEST, 646.29 FEET; THENCE NORTH $76^{\circ}41'50''$ EAST, 668.52 FEET; THENCE NORTH $12^{\circ}52'50''$ WEST, 1777.87 FEET; THENCE NORTH $80^{\circ}24'57''$ EAST, 3693.37 FEET; THENCE SOUTH $11^{\circ}23'19''$ EAST, 637.34 FEET; THENCE SOUTH $89^{\circ}26'32''$ EAST, 2504.29 FEET; THENCE SOUTH $00^{\circ}53'06''$ WEST, 3493.17 FEET; THENCE NORTH $88^{\circ}00'13''$ WEST, 5725.00 FEET TO THE EASTERLY LINE OF AFORSAID SECTION 8, ALSO BEING THE WESTERLY LINE OF AFORSAID SECTION 39; THENCE NORTH $00^{\circ}48'47''$ EAST, ALONG LAST SAID LINE, 954.23 FEET TO THE POINT OF BEGINNING.

PARCEL "B"


A PORTION OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 40, TOWNSHIP 1 NORTH, RANGE 26 EAST OF SAID COUNTY; THENCE NORTH $11^{\circ}23'19''$ WEST, ALONG THE EASTERLY LINE OF SAID SECTION 40, A DISTANCE OF 1570.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}26'32''$ EAST, 2504.29 FEET; THENCE SOUTH $00^{\circ}53'06''$ WEST, 3493.17 FEET; THENCE SOUTH $88^{\circ}00'13''$ EAST, 2600 FEET, MORE OR LESS, TO THE WATERS OF HOUSTON CREEK; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF SAID CREEK, 6740 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH $85^{\circ}10'58''$ EAST, 848.46 FEET TO A POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1450.00 FEET, AN ARC DISTANCE OF 870.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $67^{\circ}59'27''$ EAST, 857.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1600.00 FEET, AN ARC DISTANCE OF 861.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $66^{\circ}13'40''$ EAST, 851.35 FEET; THENCE NORTH $08^{\circ}20'35''$ EAST, 150.00 FEET TO THE BEGINNING OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE

*or
3,900.41 feet
on map?*

*or
861.73 feet
on map?*

ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1450.00 FEET, AN ARC DISTANCE OF 780.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°13'40" WEST; 771.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1600.00 FEET, AN ARC DISTANCE OF 960.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°59'27" WEST, 945.84 FEET; THENCE NORTH 85°10'58" WEST, 803.48 FEET TO THE WATERS OF SAID HOUSTON CREEK; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF SAID CREEK, 1390 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 31°48'13" WEST, 2300 FEET, MORE OR LESS; THENCE NORTH 88°09'13" WEST, 7938.10 FEET; THENCE SOUTH 11°23'19" EAST, 3900.41 FEET; TO THE POINT OF BEGINNING.

PARCEL "C" 

A PORTION OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 39; THENCE SOUTH 06°08'32" WEST, ALONG THE WESTERLY MOST EASTERLY LINE OF SAID SECTION, ALSO BEING THE WESTERLY LINE OF SECTION 42, CHARLES SETON GRANT, AND ITS SOUTHERLY PROLONGATION, 7204.95 FEET; THENCE NORTH 81°39'25" WEST, 160.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 81°39'25" WEST, 511.91 FEET; THENCE SOUTH 08°20'35" WEST, 84.00 FEET TO A POINT ON A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1600.00 FEET, AN ARC DISTANCE OF 861.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°13'40" WEST, 851.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1450.00 FEET, AN ARC DISTANCE OF 351.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°45'06" WEST, 351.06 FEET; THENCE SOUTH 25°17'43" WEST, 35.50 FEET; THENCE SOUTH 64°26'13" WEST, 681.94 FEET; THENCE SOUTH 52°19'18" WEST, 60.72 FEET; THENCE SOUTH 56°43'58" EAST, 63.47 FEET; THENCE SOUTH 66°42'12" EAST, 500.00 FEET; SOUTH 65°24'39" WEST, 749.06 FEET; THENCE SOUTH 00°09'13" EAST, 1990.64 FEET, THENCE NORTH 88°53'04" EAST, 2204.56 FEET; THENCE NORTH 30°15'02" EAST, 498.25 FEET; THENCE NORTH 14°03'02" EAST, 680.02 FEET; THENCE NORTH 08°23'58" WEST, 1257.17 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A PORTION SECTION 39, E. WATERMAN GRANT AND SECTION 42, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND A PORTION OF SECTION 37, CHARLES SETON GRANT; SECTION 38, CHARLES SETON GRANT AND SECTION 42, ISAAC CARTER GRANT, TOWNSHIP 2 NORTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 26 EAST, OF SAID COUNTY; THENCE NORTH 22°35'43" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SECTION 42, A DISTANCE OF 48.00 FEET; THENCE SOUTH 89°21'19" EAST, 85.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'19" EAST, 200 FEET, MORE OR LESS TO THE MARSH LINE OF BEAR BRANCH; THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY, ALONG THE MARSH LINE OF BEAR BRANCH AND ALONG THE MARSH LINE OF THE MARSHES OF THOMAS CREEK, 12500 FEET, MORE OR LESS TO A POINT; THENCE SOUTH 51°55'06" WEST, 510 FEET, MORE OR LESS; THENCE SOUTH 08°07'00" WEST, 1413.50 FEET; THENCE SOUTH 05°41'30" WEST, 3007.57 FEET; THENCE NORTH 83°56'00" WEST, 1455.06 FEET; THENCE NORTH 88°40'00" WEST, 3637.11 FEET; THENCE NORTH 08°59'28" EAST, 480.36 FEET; THENCE NORTH 12°08'30" WEST, 181.77 FEET; THENCE NORTH 01°13'04" EAST, 302.76 FEET; THENCE NORTH 02°43'46" EAST, 262.93 FEET; THENCE NORTH 15°28'26" WEST, 230.93 FEET; THENCE NORTH 11°19'08" WEST, 532.34 FEET; THENCE NORTH 14°13'32" EAST, 366.22 FEET; THENCE NORTH 03°59'44" EAST, 49.21 FEET; THENCE NORTH 06°14'04" WEST, 225.37 FEET; THENCE NORTH 15°08'07" WEST, 107.50 FEET; THENCE NORTH 24°00'34" WEST, 56.15 FEET; THENCE SOUTH 89°26'26" WEST, 750.64 FEET; THENCE NORTH 00°00'00" EAST, 66.00 FEET; THENCE NORTH 89°26'26" EAST, 750.00 FEET; THENCE NORTH 00°33'34" WEST, 400.00 FEET; THENCE NORTH 32°30'47" WEST, 176.79 FEET; THENCE SOUTH 89°26'26" WEST, 880 FEET, MORE OR LESS TO THE EASTERLY BANK OF SAID BEAR BRANCH; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG SAID EASTERLY BANK OF BEAR BRANCH, 2200 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

or
NORTH/EAST
on Map?

PARCEL "E"

OX

A PORTION OF SECTIONS 39 AND 42, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 37, CHARLES SETON GRANT, TOWNSHIP 2 NORTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SECTION 42, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, OF SAID COUNTY;

THENCE SOUTH 83°51'28" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 1417.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°20'41" WEST, 1508.17 FEET; THENCE SOUTH 81°39'25" EAST, 1235.60 FEET; THENCE NORTH 00°54'52" EAST, 3122.18 FEET; THENCE NORTH 75°50'18" EAST, 1234.21 FEET; THENCE SOUTH 07°43'35" EAST, 1140.14 FEET; THENCE SOUTH 85°30'50" EAST, 836.79 FEET; THENCE NORTH 00°25'41" WEST, 1916.89 FEET; THENCE NORTH 01°02'11" WEST, 2690 FEET, MORE OR LESS TO THE WATERS OF HOUSTON CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, AND NORTHWESTERLY ALONG SAID WATERS OF HOUSTON CREEK 2345 FEET, MORE OR LESS TO THE MARSHES OF THOMAS CREEK; THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHWESTERLY, ALONG SAID MARSHES OF THOMAS CREEK, 5110 FEET, MORE OR LESS; THENCE SOUTH 51°55'06" WEST, 510 FEET, MORE OR LESS; THENCE SOUTH 08°07'00" WEST, 1413.50 FEET; THENCE SOUTH 05°41'30" WEST, 3300.00 FEET; THENCE SOUTH 09°27'00" WEST, 1430.00 FEET; THENCE SOUTH 05°46'00" WEST, 2821.59 FEET; THENCE SOUTH 03°20'41" WEST, 98.27 FEET TO THE POINT OF BEGINNING.

PARCEL "F"

A PORTION OF SECTION 42, CHARLES SETON GRANT AND A PORTION OF SECTION 50 (LOCALLY RECOGNIZED AND ACCEPTED AS SECTION 48 (AREA NOT ON TOWNSHIP PLAT), TOWNSHIP 1 NORTH, RANGE 26 EAST, AND A PORTION OF SECTION 37, CHARLES SETON GRANT, AND SECTION 50, TOWNSHIP 2 NORTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 45, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE NORTH 05°26'24" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 45, A DISTANCE OF 596.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 05°26'24" EAST, ALONG SAID WESTERLY LINE, AND A PART OF THE WESTERLY LINE OF SECTION 49, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID DUVAL COUNTY, 3525 FEET, MORE OR LESS, TO THE WATERS OF BOAT SWAMP CREEK; THENCE WESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG THE CENTERLINE OF BOAT SWAMP CREEK, SEATON CREEK, AND HOUSTON CREEK, 15500 FEET, MORE OR LESS; THENCE SOUTH 01°02'11" EAST, 2690 FEET, MORE OR LESS; THENCE SOUTH 00°25'41" EAST, 1916.89 FEET; THENCE SOUTH 00°43'39" WEST, 70 FEET, MORE OR LESS, TO THE CENTERLINE MEANDERINGS OF WILLIAMSON BRANCH; THENCE NORTHEASTERLY AND EASTERLY, ALONG THE CENTERLINE MEANDERINGS OF SAID WILLIAMSON BRANCH, 2230 FEET, MORE OR LESS; THENCE NORTH 01°47'20" EAST, 770 FEET, MORE OR LESS; THENCE NORTH 04°29'37" EAST, 451.25 FEET; THENCE NORTH 65°43'36" EAST, 601.09 FEET; THENCE NORTH 72°45'19" EAST, 188.44 FEET; THENCE NORTH 82°35'45" EAST, 332.18 FEET; THENCE SOUTH 89°07'16" EAST, 464.53 FEET; THENCE

or
NORTH on
map?

NORTH 83°31'41" EAST, 226.83 FEET; THENCE NORTH 46°43'59" EAST, 77.47 FEET; THENCE SOUTH 89°16'25" EAST, 195.53 FEET; THENCE SOUTH 05°20'56" WEST, 552.36 FEET; THENCE SOUTH 84°37'10" EAST 527.55 FEET TO THE POINT OF BEGINNING.

or
NORTH/WEST
on map?

PARCEL "G"

DESCRIPTION OF LANDS LOCATED IN FRACTIONAL SECTION 7, FRACTIONAL SECTION 8, FRACTIONAL SECTION 17, SECTIONS 18 AND 19, TOWNSHIP 1 NORTH, RANGE 26 EAST DUVAL COUNTY, FLORIDA

BEING ALL OF FRACTIONAL SECTION 7, FRACTIONAL SECTION 8, A PORTION OF FRACTIONAL SECTION 17, A PORTION OF SECTIONS 18 AND 19, ALL IN TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, STATE OF FLORIDA AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF FRACTIONAL SECTION 8, SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 41, ALSO KNOWN AS THE WILLIAM GIBSON AND OTHERS GRANT, SAID POINT BEING THE SOUTHWEST CORNER OF SECTION 40, ALSO BEING A PART OF THE WILLIAM GIBSON AND OTHERS GRANT, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LANDS AND THE TRUE POINT OF BEGINNING;

THENCE WITH THE EAST LINE OF FRACTIONAL SECTION 8 AND A WESTERLY LINE OF SECTION 39, ALSO KNOWN AS THE CHARLES SETON GRANT, SOUTH 01° 20' 51" WEST, A DISTANCE OF 1537.27 FEET TO THE SOUTHEAST CORNER OF FRACTIONAL SECTION 8, SAID CORNER BEING THE NORTHEAST CORNER OF FRACTIONAL SECTION 17;

THENCE WITH THE EAST LINE OF FRACTIONAL SECTION 17 AND THE WEST LINE OF SECTION 39, ALSO KNOWN AS THE CHARLES SETON GRANT, SOUTH 00° 14' 21" WEST, A DISTANCE OF 2778.43 FEET TO A CORNER, SAID CORNER BEING A WESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10333, PAGE 486 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA;

THENCE WITH THE NORTHERLY AND WESTERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10333, PAGE 486 ON THE FOLLOWING FOUR (4) COURSES,

- 1) NORTH 89° 31' 54" WEST, A DISTANCE OF 1209.25 FEET TO A CORNER;
- 2) THENCE SOUTH 57° 37' 38" EAST, A DISTANCE OF 37.68 FEET TO A CORNER;

Florida Department of State, Division of Corporations

Corporations Online

www.sunbiz.org

Public Inquiry

Florida Limited Liability

TIMUCUAN UTILITIES, LLC

PRINCIPAL ADDRESS

13400 SUTTON PARK DRIVE SOUTH
SUITE 1402
JACKSONVILLE FL 32224

MAILING ADDRESS

13400 SUTTON PARK DRIVE SOUTH
SUITE 1402
JACKSONVILLE FL 32224

Document Number
L06000096828

FEI Number
NONE

Date Filed
10/03/2006

State
FL

Status
ACTIVE

Effective Date
NONE

Last Event
LC ARTICLE OF COR-
RECTION/NAME CHANGE

Event Date Filed
10/04/2006

Event Effective Date
NONE

Total Contribution
0.00

Registered Agent

Name & Address

FRIEDMAN, MARTIN S
2180 WEST STATE ROAD 434
SUITE 2118
LONGWOOD FL 32779

Manager/Member Detail

Name & Address	Title
BARON LAND INVESTMENTS, LLC 6101 GAZEBO PARK PLACE NORTH, SUITE 105 JACKSONVILLE FL 32257	MGRM
TIMUCUAN-MLC, INC 13400 SUTTON PARK DRIVE SOUTH, SUITE 1402	MGRM

Florida Department of State, Division of Corporations

Corporations Online

www.sunbiz.org

Public Inquiry

Florida Profit

TIMUQUAN-MLC, INC.

PRINCIPAL ADDRESS

13400 SUTTON PARK DR SOUTH SUITE 1402
JACKSONVILLE FL 32224

MAILING ADDRESS

13400 SUTTON PARK DR SOUTH SUITE 1402
JACKSONVILLE FL 32224

Document Number
P06000110944

FEI Number
NONE

Date Filed
08/24/2006

State
FL

Status
ACTIVE

Effective Date
NONE

Registered Agent

Name & Address

PARRISH, CHRISTINA E
13400 SUTTON PARK DR SOUTH SUITE 1402
JACKSONVILLE FL 32224

Officer/Director Detail

Name & Address	Title
MONTGOMERY, MITCHELL R 13400 SUTTON PARK DR SOUTH SUITE 1402 JACKSONVILLE FL 32224	D

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Florida Department of State, Division of Corporations

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Public Inquiry

Florida Limited Liability

BARON LAND INVESTMENTS, LLC

PRINCIPAL ADDRESS

6101 GAZEBO PARK PLACE N
SUITE 105
JACKSONVILLE FL 32257 US
Changed 09/26/2006

MAILING ADDRESS

6101 GAZEBO PARK PLACE N
SUITE 105
JACKSONVILLE FL 32257 US
Changed 09/26/2006

Document Number
L04000053877

FBI Number
753167189

Date Filed
07/20/2004

State
FL

Status
ACTIVE

Effective Date
NONE

Last Event
CANCEL ADM DISS/REV

Event Date Filed
09/26/2006

Event Effective Date
NONE

Total Contribution
0.00

Registered Agent

Name & Address
SHEFFIELD AND BOATRIGHT PA 6101 GAZEBO PARK PLACE N SUITE 101 JACKSONVILLE FL 32257
Name Changed: 09/26/2006
Address Changed: 09/26/2006

Manager/Member Detail

Name & Address	Title
WARE, DONALD S JR 6101 GAZEBO PARK PLACE N #105	MGR



ORIGINAL Attachment 3

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06 DEC 11 AM 9:16

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

COMMISSION
THADDEUS L. COLEMAN
Secretary

December 7, 2006

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

RE: PSC Docket No. 060741-WS, Application by Timucuan Utilities, LLC for an amendment to for Original Water and Wastewater Certificates in Jacksonville, Duval County, Florida

Dear Ms. Blanco:

The Department of Community Affairs has reviewed the application by the Timucuan Utilities, LLC to provide water and wastewater service in the City of Jacksonville, Duval County. The Department finds that the development is currently not consistent with the City of Jacksonville Comprehensive Plan.

Timucuan Utilities is proposing to provide water and wastewater service to the Timucuan development of regional impact under review pursuant to Section 380.06, Florida Statutes. Because the existing land uses on the project site are unable to accommodate the density and intensity of the proposed development, the Jacksonville comprehensive plan Future Land Use Map will require an amendment to assign a more suitable land use category or categories to the site in order to accommodate this development. The Application for Development Approval for this development of regional impact acknowledges that a comprehensive plan amendment will be required. Usually, an amendment of this type is undertaken simultaneously with the local government approval of the development of regional impact.

The proposed development is also currently inconsistent with the Section 163.3177(2), Florida Statutes, which requires all capital improvement projects to be financially feasible. To meet the requirements for financial feasibility, the statutes require capital improvements that will be implemented within the next five (5) years to be listed in the Schedule of Capital Improvements of the local comprehensive plan. For capital improvements included in the first three (3) years of the Schedule, the Schedule must also identify the committed and available funding sources pay for the improvements. At this time, the proposed capital improvements are

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: (850) 488-8466/Suncom 278-8466 FAX: (850) 921-0781/Suncom 291-0781
Internet address: <http://www.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE
2796 Overseas Highway, Suite 212
Marathon, FL 33050-2227
(305) 289-2402

COMMUNITY PLANNING
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-2356

EMERGENCY MANAGEMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-7956

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Ms. Blanca Bayo
December 7, 2006
Page Two

not included in the City's Schedule of Capital Improvements, and therefore, these proposed improvements are not consistent with these statutory requirements. It is anticipated that the required comprehensive plan amendment will include a revision to the Schedule of Capital Improvements to address this issue.

We very much appreciate the opportunity to provide comment on this application. If you have any questions or need additional information, please call Bob Dennis, Principal Planner, or me for assistance at (850) 487-4545.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive, slightly slanted style.

Mike McDaniel
Acting Chief, Office of Comprehensive Planning

MDM/bd

cc: Martin S. Friedman, Esquire, Rose, Sunstrom & Bentley, LLP
Brian Teeple, Executive Director, Northeast Florida Regional Council
Brad Thoburn, Interim Director, Jacksonville Growth Management Department