

State of Florida



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: May 27, 2010
TO: Ann Cole, Commission Clerk, Office of Commission Clerk
FROM: Lisa C. Bennett, Senior Attorney, Office of the General Counsel *LHB*
RE: Docket No. 100065-SU - Application for certificate to provide wastewater service in Monroe County by Venture Out at Cudjoe Cay, Inc.

Please place this letter and attachments in Docket No. 100065-SU. It was sent in response to Staff's Data Request.

LCB

RECEIVED - FPSC
 10 MAY 27 PM 3:17
 COMMISSION
 CLERK

DOCUMENT NUMBER-DATE

04461 MAY 27 0

FPSC-COMMISSION CLERK



VENTURE OUT AT CUDJOE CAY, INC.

May 24th, 2010

Office of Commission Clerk
2540 Shumard Oak Blvd.
Tallahassee, FL. 32399-0850

Re: Docket No. 100065-SU

Dear Ms. Bennett:

Please allow this communication to serve as the Venture Out at Cudjoe Cay, Inc. official response to your letter of inquiry, dated 3/29/10. The Association hereby offers the additional and corrected information as requested in accordance with the aforementioned letter. Additionally, the Association offer its responses to your department's questions in the order in which they were presented.

1. According to the application, the wastewater gallonage billing is based upon water usage. Who supplies the water service? Does the utility have an agreement to receive water meter readings? *Venture Out at Cudjoe Cay, Inc. operates and maintains a secondary potable water system which services all residences and facilities via owned and maintained meters which are read monthly and billed quarterly. This system is supplied by both a 2" and 4" main connection to the FCAA owned and operated primary system.*

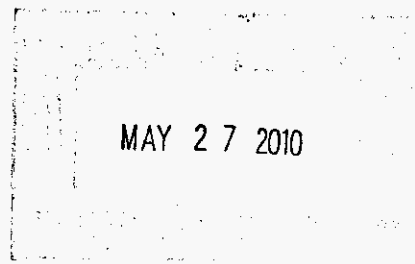
2. Are the rates in the proposed tariff currently being charged? If yes, when did the utility start charging these rates? If not the applicant is required to file a cost study. *Yes, the proposed tariff rates are currently incorporated into the Association quarterly maintenance and reserve assessment billed to each unit owner. This appropriately apportioned share became effective April 1, 2010. Association Fiscal Year is 1 Apr.10 – 31 Mar. 11*

3. Has the utility been charging the miscellaneous service charge? If yes, when did the utility start charging these rates? If not the applicant is required to file a cost study. *Yes, the proposed miscellaneous service charges are currently incorporated into the Association quarterly maintenance and reserve assessment to each unit owner. This appropriately apportioned share became effective April 1, 2010. Association Fiscal Year is 1 Apr.10 – 31 Mar. 11*

Please do not hesitate to contact me should you have any further questions.

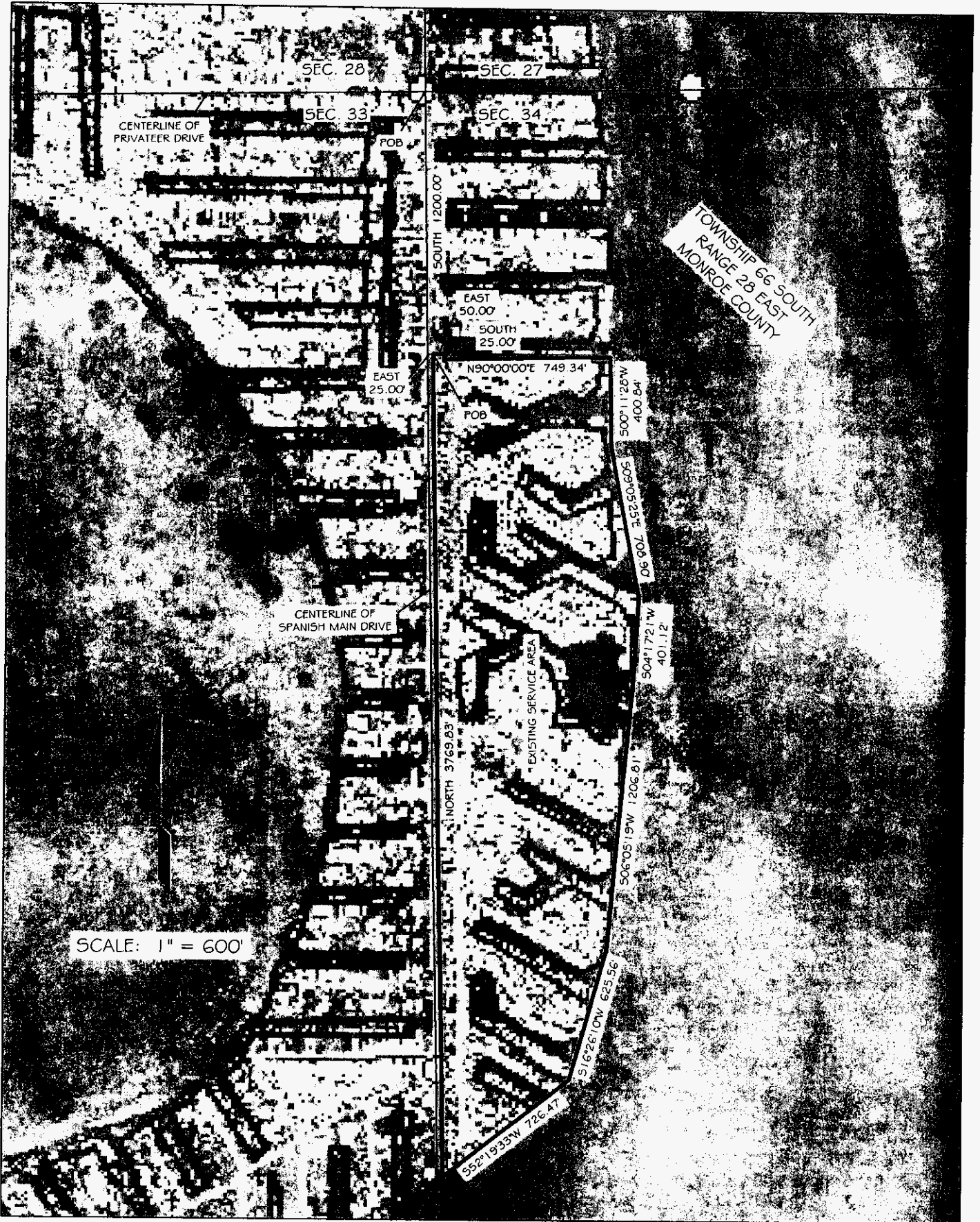
Sincerely,

Kevin S. Grube, General Manager
VENTURE OUT AT CUDJOE CAY, INC.



DOCUMENT # 100065-SU
04461 MAY 27 2010
FPSC-COMMISSION CLERK

EXHIBIT "G"



SCALE: 1" = 600'

TOWNSHIP 66 SOUTH
RANGE 28 EAST
MONROE COUNTY

DRAFT

DRAFT

APPLICATION FOR ORIGINAL CERTIFICATE
FOR A WASTEWATER UTILITY IN EXISTANCE AND CHARGING RATES

LEGAL NOTICE

Notice is hereby given on _____, pursuant to Section 367.045, Florida Statutes, of the application of VENTURE OUT AT CUDJOE CAY, INC. to operate a wastewater utility that provides service to the following described territory in MONROE County, Florida as follows:

Township 66 South; Range 28 East; A subdivision of the East ½ of the Southeast ¼ of Section 28.

This area consists of approximate 63.87 acres and which is commonly and locally referred to as “Venture Out” that exists within the area which is immediately south of the waterway lying parallel to the south right-of-way of Sailfish Lane; and between the East right-of-way of Spanish Main Drive and West of Kemp Channel on Cudjoe Key, Monroe County, Florida

Any objection to the said application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

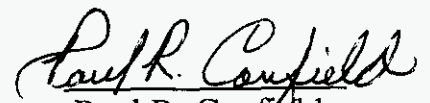
**VENTURE OUT AT CUDJOE CAY, INC.
701 Spanish Main drive
Cudjoe Key, FL. 33042**

Venture Out at Cudjoe Cay, Inc.

WASTEWATER TARIFF

TABLE OF CONTENTS

	Sheet Number
Community Served _____	4.0
Description of Territory Served _____	3.1
Index of	
Rates and Charges Schedule _____	11.0
Rules and Regulations _____	6.0, 6.1
Service Availability Policy _____	21.0
Standard Forms _____	17.0
Technical Terms and Abbreviations _____	5.0, 5.1
Territory Authority _____	3.0


Paul R. Canfield
Vice - President

Venture Out at Cudjoe Cay, Inc.

WASTEWATER TARIFF

(Continued from Sheet No. 3.0)


DESCRIPTION OF TERRITORY SERVED

Plat Book 6, Page 56 of Public Records of Monroe County, Florida

Newly authored description:

All of tract "A" of Cudjoe Ocean Shores according to the plat thereof as recorded in Plat Book 5, Page 107 of the Public records of Monroe County, Florida, more particularly described by metes and bounds as follows:

COMMENCING at the NW corner of Section 34, Township 66 South, Range 28 East as shown on page 2 or 2 of Plat Book 5, Page 107 of Public records of Monroe County, Florida;
Thence South and along the west line of the said section 34 for a distance of 1200.0' feet to a point;
Thence East for a distance of 25' feet to a point, said point being the SW corner of Lot 19, Block 8 of said Cudjoe Ocean Shores and the POINT OF BEGINNING;
thence East for a distance 50' feet to a point;
thence South for a distance 25' feet to a point;
thence East for a distance of 749.34' feet to a point;
thence South 00 degrees 11 minutes 28 seconds West for a distance of 400.84 feet to a point;
thence South 09 degrees 05 minutes 25 seconds East for a distance of 708.90 feet to a point;
thence South 04 degrees 17 minutes 21 seconds West for a distance of 401.12 feet to a point;
thence South 06 degrees 05 minutes 19 seconds West for a distance of 1206.81 feet to a point;
thence South 16 degrees 26 minutes 10 seconds West for a distance of 625.56 feet to a point;
thence South 52 degrees 19 minutes 33 seconds West for a distance of 726.47 feet to a point;
thence North for a distance of 3769.83' feet back to the POINT OF BEGINNING,
containing 63.87 acres, more or less.


Paul R. Canfield
Vice - President

Venture Out at Cudjoe Cay, Inc.

WASTEWATER TARIFF

GENERAL SERVICE (Commercial)

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by Venture Out.
- APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Quarterly – Due upon the first day of the first subsequent month of the quarter being billed.:
First Quarter – April
Second Quarter – July
Third Quarter – October
Fourth Quarter – January

RATE – Monthly Base Facility Charge for the following potable water meter sizes:

<u>Meter Size</u>	<u>Monthly Charge</u>
5/8" x 3/4"	\$16.37
1"	\$40.92
1.5"	\$81.84
2"	\$132.00

Wastewater flow charge is the monthly per thousand gallon charge for wastewater flow, based on metered potable water consumption, billed in 100 gallon increments:

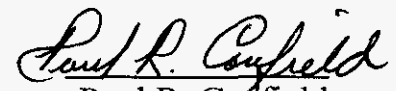
Wastewater Flow Charge - \$5.16 per thousand gallons (ptg) for all metered water consumption

MINIMUM CHARGE – Monthly Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE –

TYPE OF FILING -


Paul R. Canfield
Vice - President

Venture Out at Cudjoe Cay, Inc.**WASTEWATER TARIFF****RESIDENTIAL SERVICE****RATE SCHEDULE RS**

- AVAILABILITY** - Available throughout the area served by Venture Out.
- APPLICABILITY** - For wastewater service for all purposes in private residences individually metered.
- LIMITATIONS** - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD** - Quarterly – Due upon the first day of the first subsequent month of the quarter being billed.:
- First Quarter – April
Second Quarter – July
Third Quarter – October
Fourth Quarter – January
- SERVICE RATE** – Monthly Base Facility Charge for the following potable water meter sizes:
- | <u>Meter Size</u> | <u>Monthly Charge</u> |
|-------------------|-----------------------|
| 5/8" x 3/4" | \$16.37 |
| 1" | \$40.92 |
| 1.5" | \$81.84 |
| 2" | \$132.00 |
- Wastewater flow charge is the monthly per thousand gallon charge for wastewater flow, based on metered potable water consumption, billed in 100 gallon increments:
- \$4.29 ptg billed up to a maximum 10,000 gallons of metered water consumption
- \$5.16 ptg billed when consumption is greater than > 10,000 gallons
- MINIMUM CHARGE** - Monthly Base Facility Charge
- TERMS OF PAYMENT** - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.
- EFFECTIVE DATE** -
- TYPE OF FILING** -

Paul R. Canfield
Paul R. Canfield
Vice -President

Venture Out at Cudjoe Cay, Inc.

WASTEWATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES


POLICY REFER TO SERVICE AVAILABILITY

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>SHEET NO.</u>
Customer Connection Charge		
5/8" x 3/4" metered service	\$ 15.00	15.0
1" metered service	\$ 15.00	15.0
1 1/2" metered service	\$ 15.00	15.0
2" metered service	\$ 15.00	15.0
Violation Reconnection Fee.....	(1) Actual Cost	
Inspection Fee	\$10.00	15.0

(1) Actual Cost is equal to the total cost incurred for services rendered

EFFECTIVE DATE -

TYPE OF FILING -



 Paul R. Canfield
 Vice - President

Venture Out at Cudjoe Cay, Inc.

WASTEWATER TARIFF

INDEX OF STANDARD FORMS

	<u>Sheet No.</u>
APPLICATION FOR WASTEWATER SERVICE.....	19.0
COPY OF CUSTOMER BIL (<i>SAMPLE</i>).....	20.0
CUSTOMER'S GUARANTEE DEPOSIT RECEIPT.....	18.0



Paul R. Canfield
Vice - President

Venture Out at Cudjoe Cay, Inc.

WASTEWATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

<u>Wastewater Service Deposit Receipt</u>	
Customer Name: _____	for V.O. Unit # _____
Amount Received _____	Date Received _____
V.O. Admin. Initials _____	
<u>INTEREST ON DEPOSIT</u> – Venture Out shall pay interest on Customer deposits pursuant to Rule 25-30.311(4) and (4a). Venture Out will pay or credit accrued interest to the Customer's account during the Month of March of each year.	


Paul R. Canfield
Vice – President

Venture Out at Cudjoe Cay, Inc.

WASTEWATER TARIFF

SAMPLE CUSTOMER BILL

Venture Out
 701 Spanish Main Drive
 Cudjoe Key, FL. 33042
 Telephone (305) 745-3233

WASTEWATER SERVICE

Billed To:

 701 Spanish Main Dr. # ____
 Cudjoe Key, FL. 33042

Account #: _____
Bill Period: Second Quarter
Payment Due: 07/01/10
Past Due: 07/02/10
AMOUNT DUE: \$ _____

BILLING INFORMATION

Wastewater flow charge is the monthly per thousand gallon charge for wastewater flow, based on metered potable water consumption, billed in 100 gallon increments:

\$4.29 ptg billed up to a maximum 10,000 gallons of metered water consumption
 \$5.16 ptg billed when consumption is greater than > 10,000 gallons

DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, wastewater service may be discontinued after Venture Out has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

<u>Potable Meter#</u>	<u>Size</u>	<u>Service Dates</u>	<u>Previous Read</u>	<u>Current Read</u>	<u>Usage(Gal)</u>
_____	5/8"x 3/4"	2/15/10 - 5/15/10	_____	_____	_____

BALANCE SUMMARY AS OF 07/01/10

Previous Balance	\$ _____
Payment	(\$ _____)
Wastewater Base Facility Charge	\$ _____
Wastewater Usage Charge	\$ _____
Total Current Charge	\$ _____
Previous Balance	_____
TOTAL AMOUNT DUE	\$ _____

Paul R. Canfield
 Paul R. Canfield
 Vice - President

Venture Out at Cudjoe Cay, Inc.

WASTEWATER TARIFF

INDEX OF SERVICE AVAILABILITY POLICY

Sheet Number

Schedule of Fees and Charges.....	Go to Sheet No. 16.0
Service Availability Policy	22.0

Paul R. Canfield
 Paul R. Canfield
 Vice - President

Venture Out at Cudjoe Cay, Inc.

WASTEWATER TARIFF

SERVICE AVAILABILITY POLICY

Venture Out at Cudjoe Cay, Inc. is a condominium, being a Florida not-for-profit corporation, organized under the laws of the State of Florida, filed on August 12, 1975, and existing pursuant to chapter 718, of the Florida Statutes. The Florida document number of this corporation is 733544.

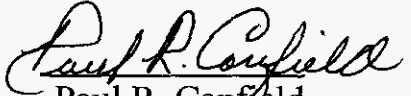
A Venture Out owner possesses actual title to the condominium unit (lot) and a proportional undivided interest in the common elements and limited common elements, equal to 1/659 for each lot owned.

The Venture Out property is full developed and consists of 659 subdivided residential units (lots), all of which are continually maintained with secondary electric, potable water, and wastewater service availability. This is in addition to the areas identified as association common property, all within a location of approximately sixty-six (66) acres as evidenced by a certificate by a registered land surveyor. In accordance with Monroe County Land Development Regulations the property is zoned Urban Residential Mobile – Limited (URML).

Venture Out operates its waste treatment facility in accordance with DEP Facility Permit #FLA014946 which expires May 29th, 2014. The treatment facility is an existing 0.085mgd maximum month average daily flow, “MMADF,” extended aeration consisting of 97,000 gallons of aeration volume, two sets of dual blower-motor assemblies, three clarifiers, dual chlorine contact chambers, and an aerobic digester with five (5) class V underground injection wells.

The Venture Out WWTP Facility Operating Permit was recently renewed by the FDEP in accordance with Chapter 99-395, Laws of Florida, and is currently in the process of modifying its’ WWTP facility to ensure full compliance of chapter 99-395 LOF by July 1, 2010.

All Venture Out unit owners are required to connect to the Venture Out at Cudjoe Cay, Inc. Wastewater System. The owner shall retain a qualified contactor to repair, replace, and/or install required facilities and connections. All facility repair/installations shall conform to all Venture Out Construction Rules & Regulations and all applicable growth management, plumbing, and building regulations and codes.


Paul R. Canfield
Vice - President