

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 5, 2023

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Melinda H. Watts, Engineering Specialist IV, Division of Engineering *MW MR LK*

RE: Docket No. 20220203-WS - Application for amendment of Certificate Nos. 552-W and 481-S in Marion County, by C.F.A.T. H2O, Inc.

Please file the attached email regarding "Letter from Marion County Attorney" in the docket file mentioned above.

MW/jp

Attachment

From: [Joann Parsons](#)
To: [Joann Parsons](#)
Subject: FW: C.F.A.T. H2O Inc., Marion County, FL and Tradewinds Utilities, Inc. - Requested Revisions to Service Territory Maps
Date: Friday, May 05, 2023 9:14:09 AM
Attachments: [MC-seal-4C-Rev-19_cba48ea3-e87b-450b-b0b9-d5aeaa4a09a8.png](#)
Importance: High

From: Martin, Donnita <Donnita.Martin@marionfl.org>
Sent: Thursday, May 04, 2023 4:47 PM
To: Melinda Watts <Mwatts@PSC.STATE.FL.US>
Subject: C.F.A.T. H2O Inc., Marion County, FL and Tradewinds Utilities, Inc. - Requested Revisions to Service Territory Maps
Importance: High

Ms. Watts:

Attached please find correspondence from County Attorney, Matthew Minter, in reference to the above-captioned matter.

If you need any additional information, please let us know.

Thank you.

Donnita Martin

Paralegal

County Attorney

Main: 352-438-2330 | Direct: 352-438-2339

[Empowering Marion for Success!](#)



Donnita Martin

Paralegal

County Attorney

Marion County Board of County Commissioners

601 SE 25th Ave.

Ocala, FL 34471

Main: 352-438-2330 | Direct: 352-438-2339

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response to a public records request, contact this office by phone.



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

May 4, 2023

Ms. Melinda H. Watts, P.E.
Engineering Specialist III
Division of Engineering
Florida Public Service Commission
Capital Circle Office Center
Tallahassee, FL 32399-0850

Re: C.F.A.T. H2O Inc., Marion County, FL and Tradewinds Utilities, Inc., Marion County, FL
Requested revisions to Service Territory Maps

Dear Ms. Watts:

As a follow-up to our phone call yesterday, I am writing to provide you with the concerns of the Marion County Utilities Department concerning the requested revisions to service territory maps of these two entities.

- I. **C.F.A.T. H2O INC.** – See Graphic at Exhibit A attached hereto. C.F.A.T. is requesting both a deletion from its service area, and an addition of an area that C.F.A.T. has been serving for some time, even though it is outside of their service area, and within the service area of Marion County Utilities.
 - a. Deletion. Marion County has no objection to the deletion of the rectangular shape parcel North of CR 326, within Section 16 on the aerial.
 - b. Addition. Regarding the seven-sided shape (combination of rectangle and triangle) area North of CR 326, this area includes a small apartment complex that C.F.A.T. began serving outside of its territory, years ago. Marion County Utilities is currently in the process of designing new utility lines along CR 326 to Old Jacksonville Road that will be able to serve this area. This project is scheduled for completion in 2024. While Marion County is not seeking an immediate discontinuance of service by C.F.A.T. to this development, Marion County's position is that the request for approval of this addition be denied, and that the service responsibility for properties within the proposed area be turned over to Marion County Utilities upon completion of our facilities. Finally, in the upper left quadrant of Exhibit A, within Section 17, can be seen a portion of the air strip for Jumbolair Aviation Estates. Marion County has learned that the utility has run a force main along NE 77th Street from the intersection of Old US Hwy 301 west to

West Anthony Road, to provide bulk service to Jumbolair and the Villages of Ocala trailer park. Marion County Utilities notes that these facilities are within Marion County's service area which should be served by the Marion County Utilities. The utility is not seeking an expansion of its service area to include these facilities and Marion County would like to use this opportunity to correct this conflict.

II. Tradewinds Utilities, Inc.

- a. Water Service Territory See Exhibit B attached hereto. Regarding the requested addition of two parcels within Section 34, it is Marion County's understanding that these two parcels are currently within the service area of Central States' Utilities, which has a pending acquisition of Tradewinds Utilities, Inc. Assuming that transaction closes, then that will resolve the issue concerning those additions. Marion County does not object to those two additions. With respect to the requested additions of the two parcels to the east of NE 36th Avenue and west of the CSX Railroad line, Marion County has both water and sewer lines within Section 34, and thus objects to those additions.
- b. Wastewater Service Territory See Exhibit C attached hereto. With respect to the proposed deletion of the small parcel in the middle of the aerial, Marion County has no objection to that deletion. With respect to the two proposed additions East of NE 36th Avenue, Marion County has the same objections as noted above for the expansion of the water territory map.
- c. Areas designated as "EXISTING" for Water and Wastewater in Section 34. Marion County notes that the utility is not seeking to "add" these areas, but they are outside of the utility's service area, and within Marion County's service area. We would like to have these conflicts resolved at this time.

This concludes the concerns of Marion County Utilities Department concerning the requested service area modifications. Please feel free to contact either Jody Kirkman P.E., Marion County Utilities Director, at Jody.Kirkman@Marionfl.org, direct, (352) 307-4625, or me, if we need to discuss further.

Respectfully submitted,



Matthew ("Guy") Minter
County Attorney

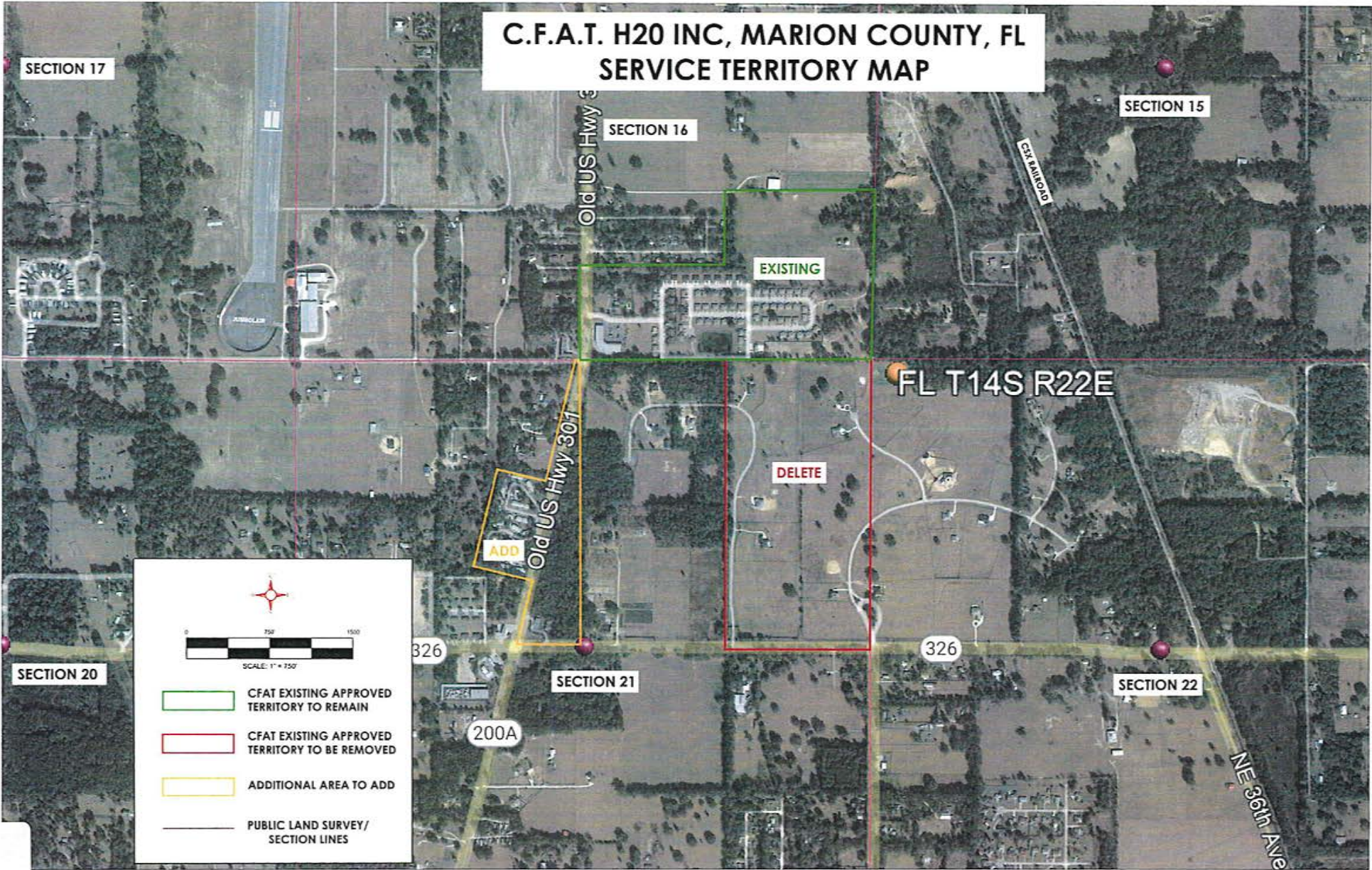
MGM/dmm

Attachments – Exhibits A, B, and C

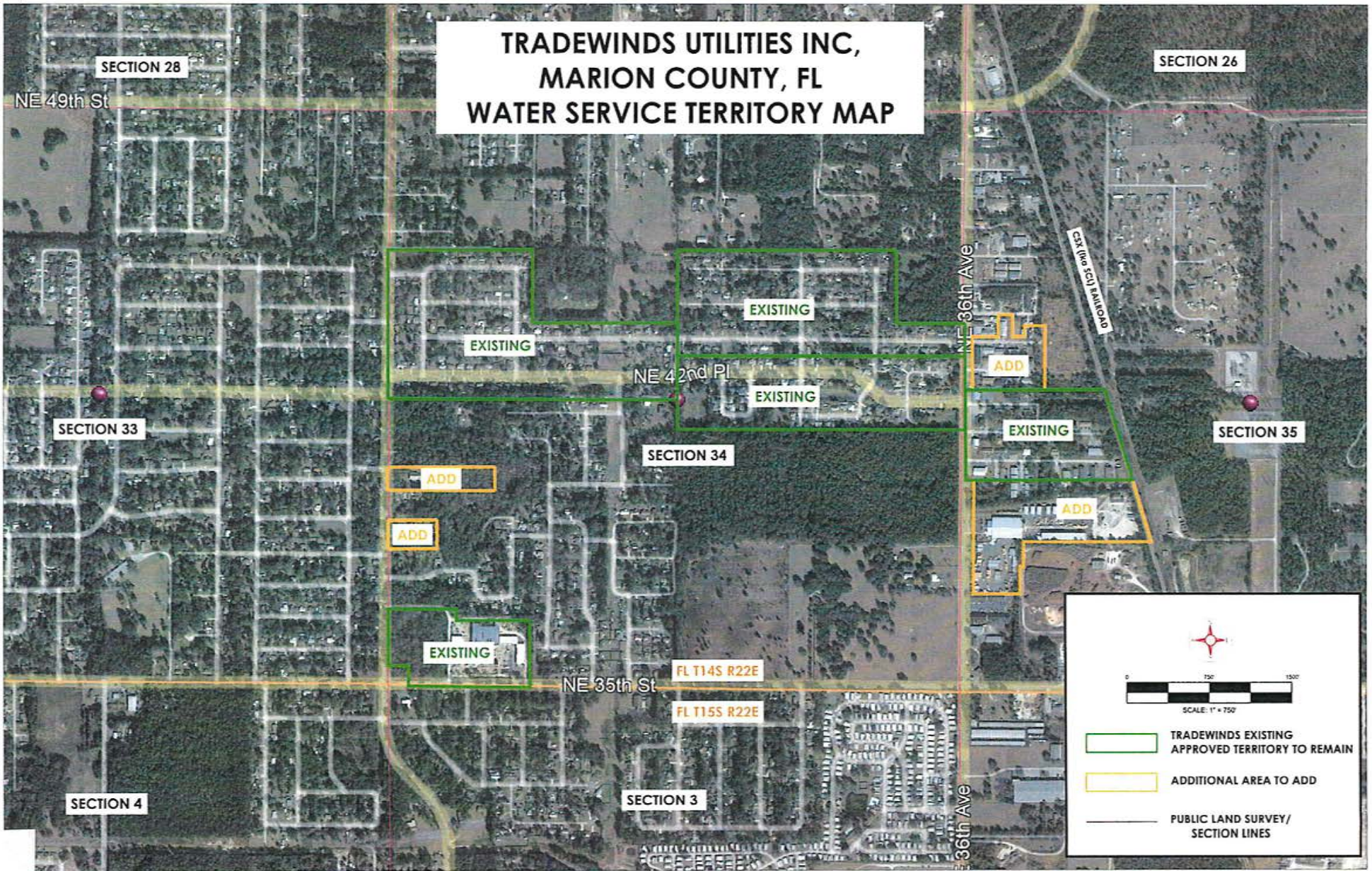
cc: Jody C. Kirkman, P.E.

Attorney Tom Crabb

C.F.A.T. H2O INC, MARION COUNTY, FL SERVICE TERRITORY MAP



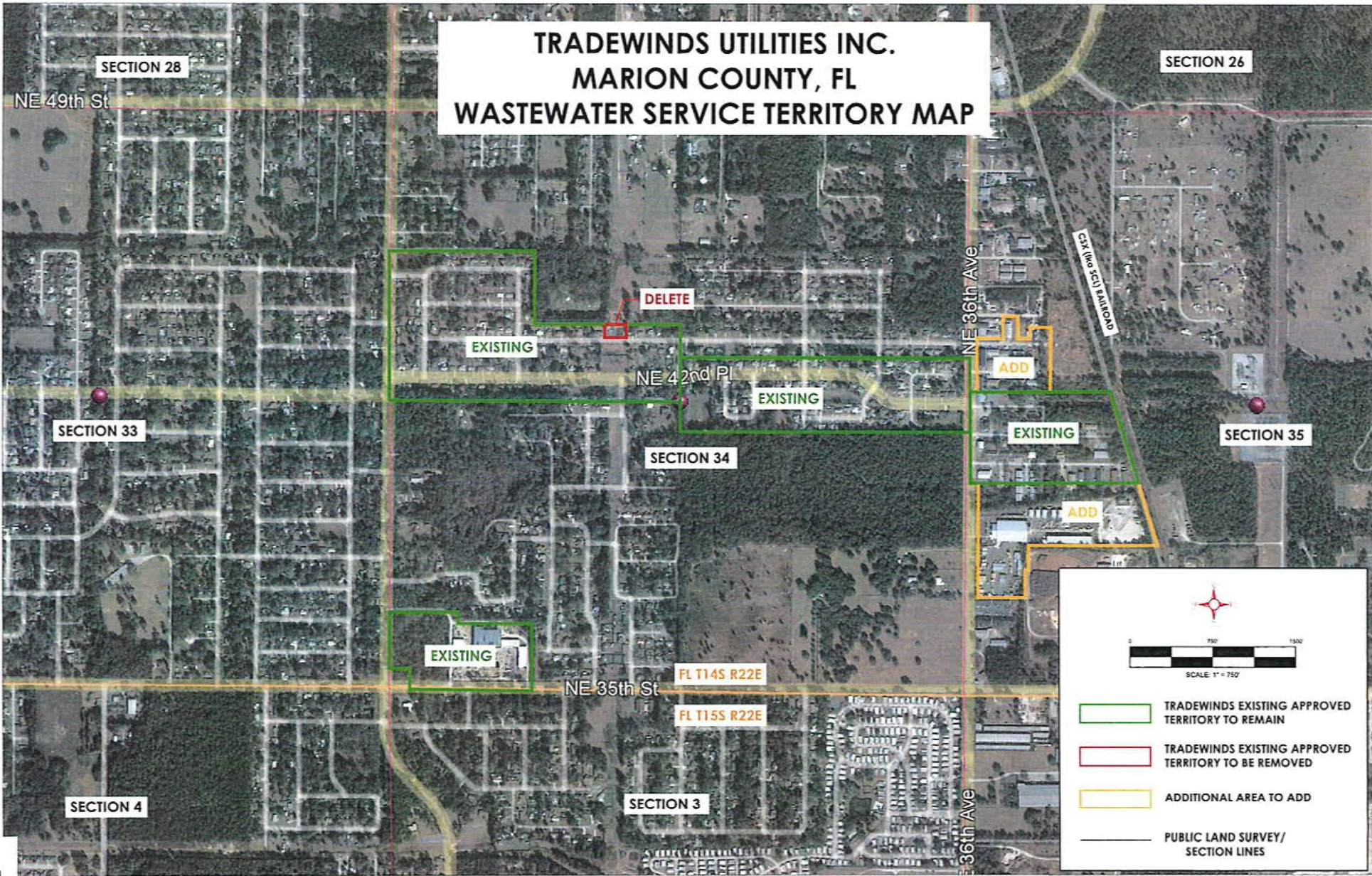
TRADEWINDS UTILITIES INC, MARION COUNTY, FL WATER SERVICE TERRITORY MAP





0 750 1500
SCALE: 1" = 750'

- TRADEWINDS EXISTING APPROVED TERRITORY TO REMAIN
- ADDITIONAL AREA TO ADD
- PUBLIC LAND SURVEY/ SECTION LINES

TRADEWINDS UTILITIES INC. MARION COUNTY, FL WASTEWATER SERVICE TERRITORY MAP







SCALE: 1" = 750'

- TRADEWINDS EXISTING APPROVED TERRITORY TO REMAIN
- TRADEWINDS EXISTING APPROVED TERRITORY TO BE REMOVED
- ADDITIONAL AREA TO ADD
- PUBLIC LAND SURVEY/ SECTION LINES