

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-**

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**DATE:** October 19, 2023

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

**FROM:** Emily Knoblauch, Engineering Specialist IV, Division of Engineering *EK LK*  
*MR*

**RE:** Docket No. 20230114-WS - Application for certificates to provide water and wastewater service in Volusia County, by Applegate Utility, LLC.

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Please file the attached emails regarding “Applegate Notice Review and Approval” in the docket file mentioned above.

EK/pz

Attachment

**From:** [Emily Knoblauch](#)  
**To:** "Marty Deterding"  
**Cc:** [Marissa Ramos](#)  
**Subject:** Docket No. 20230114-WS - Applegate Notice Review  
**Date:** Monday, October 16, 2023 2:36:14 PM  
**Attachments:** [20230114-WS \(Applegate\) - Staff Notice Review.docx](#)

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Good afternoon, Mr. Deterding,

Attached is staff's review of Applegate's draft customer notice in a Word document with comments. Please make the noted corrections and submit a revised notice to the Office of Commission Clerk. Once the revised notice has been filed in the docket and if approved, I will provide you with the list of entities for noticing purposes.

Please feel free to contact me if you have any questions at all.

Best regards,

**Emily Knoblauch**

**Engineering Specialist**

**Division of Engineering**

**Florida Public Service Commission**

**Phone: (850) 413-6632**

**[eknoblau@psc.state.fl.us](mailto:eknoblau@psc.state.fl.us)**

**NOTICE OF APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION FOR EXISTING UTILITY CURRENTLY CHARGING FOR WATER AND WASTEWATER SERVICE**

NOTICE IS HEREBY given on the [ ]th day of [ ], 2023, pursuant to Section 367.031, Florida Statutes, of the Application for Original Certificate of Authorization for Existing Utility Currently Charging for Service of Applegate Utility, LLC providing water and wastewater service to the following described territory in Volusia County, Florida:

ALL OF LOTS A AND B, AND THE NORTH 1/2 OF LOT C, NORTHWOOD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE 156, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA LOCATED IN SECTION 28, TOWNSHIP 16 SOUTH RANGE 30 EAST, AND THAT PART OF GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, ALL BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF THE DOMINGO REYES GRANT, SECTION 38, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 11, HAVING A 200.00 FOOT RIGHT-OF-WAY; THENCE S00°43'19"E ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 11, A DISTANCE OF 1312.31 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF LOT C, NORTHWOOD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 156, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°35'41"W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT C, A DISTANCE OF 1180.87 FEET TO A POINT ON THE EAST LINE OF GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; THENCE S00°43'19"E ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 244.42 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL 3, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8125, PAGE 4012, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN S50°22'13"W ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 412.73 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE N41°38'55"W ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 416.74 FEET TO A POINT ON AFORESAID SOUTHEASTERLY LINE OF THE DOMINGO REYES GRANT; THENCE N49°10'51"E, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 2320.44 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 27.77 ACRES, MORE OR LESS.

The development served is Applegate MH Mobile Home Community. The Applicant is Applegate Utility, LLC, 10221 River Road, #59831, Potomac, MD 20859; phone number: 202-838-6471; email: homeoffice@parakeetcommunities.com. The utility is not requesting any change to its rates, classifications, charges, rules and regulations in the application. The application docket title is: Application for Original Certificate of Authorization for Existing Utility Currently Charging for Service in Volusia County, Florida Application for certificates to provide water and wastewater service in Volusia County, by Applegate Utility, LLC and the Docket No. is 20230114-WS.

Any objections to the 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, no later than 30 days from the last date this Notice was mailed or published, with a copy to F. Marshall Deterding, Esquire, Sundstrom & Mindlin, LLP, 2548 Blairstone Pines Drive, Tallahassee, Florida 32301. The objection must state the grounds for the objection with particularity.

APPLEGATE UTILITY, LLC

**Commented [EK1]:** Rule 25-30.030(3)(b), F.A.C. – addition of “Water and Wastewater” to match title listed in rule.

**Commented [EK2]:** Please be sure to update the date to reflect the date(s) each form of notice is issued.

**Commented [EK3]:** Rule 25-30.029(2)(b)2., F.A.C. – if a metes and bounds format is used for the legal description, the point of beginning must be referenced from either a section corner or a subsection corner, such as a quarter corner.

As an example: FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 20 RUN ALONG THE EAST LINE THEREOF, N00°13'44"W, 46.67 FEET TO THE POINT OF BEGINNING

“2. Metes and bounds. The description shall identify a point of beginning which is referenced from either a section corner or a subsection corner, such as a quarter corner. The perimeter shall be described by traversing the service area boundary and closing at the point of beginning. The description shall identify all bearings and distances necessary to provide continuous description.”

**Please revise the description to start at a section corner or a subsection corner, then proceeding to the point of beginning. Alternatively, if a point of the service area boundary falls on a section/subsection corner, that may act as the point of beginning.**

**Commented [EK4]:** Please spell out “Mobile Home” for clarity.

**Commented [EK5]:** Rule 25-30.030(4)(b), F.A.C. – addition of utility phone number

**Commented [EK6]:** Rule 25-30.030(4)(d), F.A.C. – edits to match official docket title and addition of docket number.

**Commented [EK7]:** Rule 25-30.030(4)(h), F.A.C.

**From:** [Emily Knoblauch](#)  
**To:** ["Marty Deterding"](#)  
**Cc:** [Marissa Ramos](#)  
**Subject:** DN 20230114-WS (Applegate) - Entities List  
**Date:** Wednesday, October 18, 2023 2:53:40 PM  
**Attachments:** [DN 20230114-WS \(Applegate\) - Entities List for Volusia County.pdf](#)

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Mr. Deterding,

Thank you for filing a revised notice. This email will serve as staff's approval of the revised notice, designated as Document No. 05707-2023, submitted to the docket file in Docket No. 20230114-WS. Attached is the list of entities for distribution of the notice per Rule 25-30.030(5)(a), Florida Administrative Code.

Please let me know if you have any questions.

Best regards,

**Emily Knoblauch**

**Engineering Specialist**

**Division of Engineering**

**Florida Public Service Commission**

**Phone: (850) 413-6632**

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