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STATE OF FLORIDA



DIVISION OF ENGINEERING  
TOM BALLINGER  
DIRECTOR  
(850) 413-6910

# Public Service Commission

August 29, 2024

Mr. Chet Carter  
161 SW Quail Heights Terrace  
Lake City, Florida 32025  
[ccarter@quailheightscc.com](mailto:ccarter@quailheightscc.com)

VIA EMAIL

**Re: Docket No. 20240124-WU - Application for grandfather certificate to operate water utility in Columbia County, by Quail Heights Utilities LLC.**

Dear Mr. Carter:

Staff has reviewed the application of Quail Heights Utilities LLC (QHU or Utility) for a grandfather certificate to operate a wastewater utility in Columbia County. After reviewing this information we find the application to be deficient. The specific deficiencies are identified as:

- Date Established:** Rule 25-30.035(7), Florida Administrative Code (F.A.C.), requires the Utility to provide the date the Utility was established. In its application, the Utility indicated that there were no records found. Please review records with the Florida Department of Environmental Protection or Columbia County to provide the date the Utility was established to meet this requirement.
- Legal Description:** Rule 25-30.035(10), F.A.C., requires a legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C. The Utility must provide documentation of the territory the Utility was serving, or was authorized to serve, from the county which had jurisdiction over the Utility on the day Chapter 367, Florida Statutes (F.S.), became applicable to the Utility. The Utility identified this information as Exhibit 2 of its application; however, Exhibit 2 is not attached to the application. Please provide the legal description to meet this requirement.
- Land Rights:** Rule 25-30.035(11), F.A.C., requires documentation of the Utility's right to access and continued use of the land upon which the utility treatment facilities are located. Documentation of continued use shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the Utility's right to access and continued use of the land upon which the Utility treatment facilities are or will be located, provided the applicant files a recorded copy within the time required in the order granting the certificate. The Utility identified this information as Exhibit 3 of its application; however, Exhibit 3 is not attached to the application. Please provide the documentation to meet this requirement.

4. **Authorization of Rates:** Rule 25-30.035(12), F.A.C., requires documentation, or if no documentation exists, a statement specifying on what date and under what authority the current rates and charges were established. In its application, the Utility stated that no documentation was found. Please provide a statement specifying when the Utility's current rates and charges were established.
5. **Tariff:** Rule 25-30.035(13), F.A.C., requires the Utility to file a tariff containing all rates, classifications, charges, rules, and regulations, which shall be consistent with Form PSC 1010 (12/15), entitled "Water Tariff". The Form may be found by following this link: <https://www.psc.state.fl.us/application-tariff-forms>. The Utility did not submit Form PSC 1010 with its application. Please submit a copy of the water tariff, using the aforementioned form, with the Utility's requested rates and charges.
6. **System Map:** Rule 25-30.035(14), F.A.C., requires a detailed system map showing the existing and proposed lines and treatment facilities, with the territory proposed to be served plotted thereon, consistent with the legal description provided. It does not appear that a system map was provided with the Utility's application. Please provide a system map to meet this requirement.
7. **Territory Map:** Rule 25-30.035(15), F.A.C., requires an official county tax assessment map, or other map showing township, range, and section with a scale such as 1" = 200' or 1" = 400', with the proposed territory plotted thereon, consistent with the legal description. It appears that no map was provided with the Utility's application. Please provide a territory map to meet this requirement.

Please submit the information requested above to the Office of Commission Clerk referencing Docket No. 20240124-WU. Your application will not be deemed filed until the deficiencies identified in this letter have been corrected. These corrections should be submitted no later than **Thursday, September 26, 2024**, to the following address:

Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Should you have any questions concerning the information in this letter, please feel free to contact Mr. Clayton Lewis by phone at (850) 413-6578 or by email at [clewis@psc.state.fl.us](mailto:clewis@psc.state.fl.us) for technical questions, or Mr. Saad Farooqi by phone at (850) 413-6214 or email at [sfarooqi@psc.state.fl.us](mailto:sfarooqi@psc.state.fl.us) for legal questions.

Sincerely,

*s/ Clayton Lewis*

Clayton Lewis  
US Engineering Specialist  
Division of Engineering

CL:da

cc: Office of Commission Clerk (Docket No. 20240124-WU)