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STATE OF FLORIDA



DIVISION OF ENGINEERING  
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# Public Service Commission

November 21, 2024

Ms. Sherri Boyd  
P.O. Box 786  
Ponchatoula, LA 70454  
[consolidatedwatersystem@gmail.com](mailto:consolidatedwatersystem@gmail.com)

VIA EMAIL

**Re: Docket No. 20240121-WU - Application for grandfather certificate to operate water utility in Columbia County by Consolidated Water Works.**

Dear Ms. Boyd:

Staff has reviewed Consolidated Water Works' (CWW or Utility) response to staff's September 20, 2024 deficiency letter. After reviewing this information, we have found the following remaining deficiencies:

- 1. Legal Description.** Rule 25-30.035(10), Florida Administrative Code (F.A.C.), requires the applicant to provide a legal description of the territory proposed to be served, in the format prescribed in Rule 25-30.029, F.A.C. Rule 25-30.029(2)(a), F.A.C., states that legal descriptions must identify references to townships, ranges, land sections, and counties. Rule 25-30.029(2)(b), F.A.C., states that a complete and accurate description of the service area should be provided in either a sections format or a metes and bounds format, shall have a point of beginning referenced from either a section corner or a subsection corner, and not rely on references to government lots, recorded plats or lots, tracts, or other recorded instruments. While CWW provided individual legal descriptions for the territory it proposes to serve, the legal description provided for the Azalea Park subdivision appears to be inaccurate, and the legal description provided for the Shady Oaks subdivision appears to only depict a portion of the service territory, specifically "Shady Oaks Acres Unit 2 Addition".

Regarding Azalea Park, it appears that the legal description provided on the territory map, and attached as Attachment A, accurately depicts the service territory. Please review Attachment A and either provide a statement confirming that this legal description is accurate, or submit a revised legal description accurately depicting the Azalea Park subdivision that conforms to the requirements of Rule 25-30.029(2), F.A.C.

Regarding "Shady Oaks Acres Unit Number One", the legal description provided on the territory map is illegible. Please submit a legible version of the legal description

individually for this portion of the Shady Oaks subdivision that conforms to the requirements of Rule 25-30.029(2), F.A.C.

Regarding “Shady Oaks Acres Unit 2”, which was identified in the territory maps provided in the Utility’s application submitted on August 14, 2024, it appears that the legal description provided on the territory map, and attached as Attachment B, accurately depicts the service territory for this portion of the Shady Oaks subdivision. Please review Attachment B and either provide a statement confirming that this legal description is accurate, or submit a revised legal description accurately depicting this portion of the Shady Oaks subdivision that conforms to the requirements of Rule 25-30.029(2), F.A.C.

Regarding “Shady Oaks Acres Unit 2 Addition”, please review the legal description the Utility provided for the Shady Oaks subdivision, and either provide a statement confirming that this legal description depicts only the “Shady Oaks Acres Unit 2 Addition” service territory, or submit a revised legal description accurately depicting this portion of the Shady Oaks subdivision that conforms to the requirements of Rule 25-30.029(2), F.A.C.

2. **System Map.** Rule 25-30.035(14), F.A.C., requires the applicant to provide 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 pursuant to Rule 25-30.035(10), F.A.C., and discussed in request number one above. While CWW provided system maps for the territory it proposes to serve, the maps provided for the Azalea Park and Shady Oaks subdivisions cannot be verified to satisfy this requirement without accurate legal descriptions.
3. **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 provided pursuant to Rule 25-30.035(10), F.A.C., and discussed in request number one above. The map provided for “Shady Oaks Acres Unit Number One” is illegible. Please submit a territory map of sufficient size, scale, and detail that clearly shows the perimeter of this portion of the Shady Oaks subdivision consistent with the requirements of Rule 25-30.029(2), F.A.C., and that conforms to the requirements of Rule 25-30.035(15), F.A.C. The map provided for the Azalea Park subdivision and the remaining maps provided for the Shady Oaks subdivision cannot be verified to satisfy this requirement without accurate legal descriptions.
4. **Permits.** Rule 25-30.035(16), F.A.C., requires that the applicant provide a copy of all current permits issued by the DEP and water management district. It appears that no permits issued by CWW’s water management district were provided. Please submit copies of all current consumptive use or water use permits issued by the Suwannee River Water Management District. If CWW is exempt from the requirements of obtaining either of the aforementioned permits, please provide a statement explaining how the Utility is exempt from these requirements, and submit copies of all current general permits for each of the Utility’s subdivisions.

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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 **Friday, December 20, 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 Ms. Takira Thompson by phone at (850) 413-6592 or email at [tthompso@psc.state.fl.us](mailto:tthompso@psc.state.fl.us) for technical questions, or Mr. Carlos Marquez by phone at (850) 413-6212 or email at [cmarquez@psc.state.fl.us](mailto:cmarquez@psc.state.fl.us) for legal questions. Please include the docket number on all submissions to the Commission Clerk.

Sincerely,

*s/Takira Thompson*

Takira Thompson  
Engineering Specialist  
Division of Engineering

TTT:da

Attachments

cc: Office of Commission Clerk (Docket No. 20240121-WU)

Azalea Park Legal Description (per territory map):

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ , SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN S.  $89^{\circ}22'00''$  E. ALONG THE NORTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  410.80 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH  $89^{\circ}22'00''$  EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  995.20 FEET, THENCE S.  $0^{\circ}40'00''$  E. ALONG THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  1361.70 FEET, THENCE N.  $88^{\circ}16'30''$  W. ALONG THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  1406.25 FEET, THENCE N.  $9^{\circ}02'00''$  E. PARALLEL TO STATE ROAD NO. 47 A DISTANCE OF 694.65 FEET, THENCE S.  $89^{\circ}16'30''$  W. PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  417.00 FEET, THENCE N.  $9^{\circ}02'00''$  E. ALONG THE EAST LINE OF STATE ROAD NO. 47 A DISTANCE OF 296.00 FEET, THENCE SOUTH  $89^{\circ}22'$  EAST, PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  597.00 FEET, THENCE N.  $9^{\circ}02'00''$  E. PARALLEL TO STATE ROAD NO. 47 A DISTANCE OF 369.00 FEET TO THE POINT OF BEGINNING. SAID LAND LYING IN THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ , AND THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND CONTAINING 42.23 ACRES MORE OR LESS.

Shady Oaks Acres Unit 2 Legal Description (per territory map):

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST AND RUN THENCE N 89°03'30" E, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SOUTHEAST ¼, 705.00 FEET, THENCE N 0°20'30" W, 145.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 0°20'30" W, 865.00 FEET, THENCE N 89°03'30" E 750.00 FEET, THENCE S 0°20'30" E 970.00 FEET, TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. S-242, THENCE S 89°03'30" W ALONG SAID NORTH RIGHT OF WAY LINE 540.00 FEET, THENCE N 0°20'30" W, 105.00 FEET, THENCE S 89°03'30" W, 210.00 FEET TO THE POINT OF BEGINNING