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STATE OF FLORIDA



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

# Public Service Commission

October 15, 2025

Mr. Michael Smallridge  
5911 Trouble Creek Rd  
New Port Richey, FL 34652  
[mike@fusllc.com](mailto:mike@fusllc.com)

VIA EMAIL

**Re: Docket No. 20240123-WU - Application for grandfather certificate to operate water utility in Columbia County by Suwannee Valley Utilities, LLC.**

Dear Mr. Smallridge:

On September 23, 2024, Commission staff issued a letter identifying deficiencies within Suwannee Valley Utilities, LLC's (Suwannee or Utility) application for a grandfather certificate to provide water service in Columbia County (Attachment 1). Suwannee cured the first deficiency (Filing Fee) on October 3, 2024. Upon Commission staff's request, the Utility provided updates regarding its delayed response to the remaining deficiencies in staff's letter. These updates were filed in the docket on November 12, 2024, February 10, 2025, April 21, 2025, and June 24, 2025. Please respond to following requests regarding the remaining deficiencies.

1. For each of the deficiencies identified in staff's original letter listed below, please provide either the information requested, or the current status of completion and estimated date of completion.
  - a. Legal Description
  - b. System Map
  - c. Territory Map
  - d. Permits
2. For the Legal Description and Territory Map deficiencies identified in staff's original letter, please identify the contractor that the Utility acquired to survey the area, when they were acquired, and the contractor's current estimate of completion, if not yet complete. If this information is unavailable at this time, please explain why.

Mr. Michael Smallridge

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October 15, 2025

Please file all responses electronically no later than **Tuesday, October 28, 2025**, via the Commission's website at [www.floridapsc.com](http://www.floridapsc.com), by selecting the Clerk's Office tab and Electronic Filing Web Form (reference Docket No. 20240123-WU). If you have any questions, please contact me by phone at (850) 413-6592 or by email at [tthomps@psc.state.fl.us](mailto:tthomps@psc.state.fl.us).

Sincerely,

*/s/Takira Thompson*

Takira Thompson  
Engineering Specialist

TTT:da

Attachment

cc: Office of Commission Clerk (Docket No. 20240123-WU)

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# Public Service Commission

September 23, 2024

Mr. Michael Smallridge  
5911 Trouble Creek Rd  
New Port Richey, FL 34652  
[mike@fusllc.com](mailto:mike@fusllc.com)

VIA EMAIL

**Re: Docket No. 20240123-WU - Application for grandfather certificate to operate water utility in Columbia County by Suwannee Valley Utilities, LLC.**

Dear Mr. Smallridge:

Staff has reviewed Suwannee Valley Utilities, LLC's (Suwannee Valley or Utility) application for a grandfather certificate to provide water service in Columbia County. After reviewing this information, we find the application to be deficient. The specific deficiencies are identified as:

- Filing Fee.** Rule 25-30.035(2), Florida Administrative Code (F.A.C.), requires that the applicant provide a filing fee pursuant to Rule 25-30.020(2)(d), F.A.C. Based on Rule 25-30.020(2)(d), F.A.C., and the combined plant design capacity provided in the most recent sanitary survey reports from the Department of Environmental Protection (DEP) for each of Suwannee Valley's water systems, staff has determined that the Utility's filing fee should be \$1,000, whereas the Utility provided a filing fee of \$750. Please submit the remaining filing fee balance of \$250.
- Legal Description.** Rule 25-30.035(10), 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 the Utility provided legal descriptions for the territory it proposes to serve, the legal descriptions are illegible. Please submit legible versions of the legal descriptions individually, and submit amended versions, as necessary, if the legal descriptions do not conform to the requirements of Rule 25-30.029(2), F.A.C., as outlined above.

3. **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 two above. While the Utility provided system maps for the territory it proposes to serve, these maps did not include legends in order to clearly identify the locations of the required items on the maps, with the exception of the system map for the Brent Heights subdivision. However, although the system map for the Brent Heights subdivision did include a legend, it did not identify all of the required items. Please provide revised system maps of sufficient size and detail that include identification of the locations and sizes of all existing and proposed pipelines, and the locations of all water treatment facilities, customer meters, flush points, fire hydrants, and pumping stations. Please include legends on all maps in order to clearly identify the locations of the outlined items on the maps.
4. **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 two above. The maps provided do not appear to be of sufficient scale to verify the territory descriptions. Please provide a set of territory maps of sufficient size and scale that, together, clearly show the perimeter of the entire territory being requested, consistent with the requirements of Rule 25-30.029(2), F.A.C., and that meet all of the requirements of Rule 25-30.035(15), F.A.C.
5. **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 the Utility provided a copy of the permit for Suwannee Valley Estates, but no permits were provided for College Manor Estates, Woodgate Village, Country Dale Estates, and the Brent Heights subdivision. Please submit copies of all current permits issued by the specified agencies.

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 **Wednesday, October 23, 2024**, to the following address:

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

Mr. Michael Smallridge  
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Attachment  
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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 [tthomps@psc.state.fl.us](mailto:tthomps@psc.state.fl.us) for technical questions, or Mr. Ryan Sandy by phone at (850) 413-6856 or email at [rsandy@psc.state.fl.us](mailto:rsandy@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

cc: Office of Commission Clerk (Docket No. 20240123-WU)