



R A D E Y
ATTORNEYS & COUNSELORS at LAW

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tcrabb@radeylaw.com

January 5, 2026

Via Electronic Filing

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

RE: Docket No. 20250110-WS - In re: Application for transfer of water and wastewater facilities and Certificate Nos. 600-W and 516-S from Orchid Springs Development Corporation to CSWR-Florida Utility Operating Company, LLC, in Polk County.

Dear Commission Clerk:

CSWR-Florida Utility Operating Company, LLC, pursuant to Rule 25-30.030(5)(a)-(c), Florida Administrative Code, gives notice of filing the following:

Attachment 1 - Affidavit of Mailing notice to governmental entities and utilities;
Attachment 2 - Affidavit of Mailing notice to customers; and
Attachment 3 - Affidavit of Publication of notice in a newspaper of general circulation.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

/s/ Thomas A. Crabb

Thomas A. Crabb
Susan F. Clark
Attorneys for CSWR-Florida Utility
Operating Company, LLC

ATTACHMENT 1

AFFIDAVIT OF MAILING

STATE OF MISSOURI

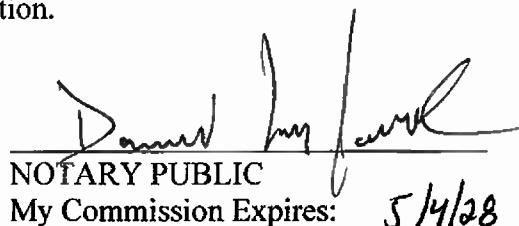
COUNTY OF ST. LOUIS

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Eric Rocchio, who, after being duly sworn on oath, did depose on oath and say that on behalf of CSWR-Florida Utility Operating Company, LLC on November 20, 2025, he did mail, via U.S. regular mail, a copy of the Notice of Application, attached hereto, to all of the entities on the list provided by the Commission Staff, also attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.



Subscribed and sworn to/affirmed before me this 14th day of December, 2025, by Eric Rocchio, who is personally known to me OR has produced _____ as identification.



NOTARY PUBLIC
My Commission Expires: 5/4/28



**NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER AND
WASTEWATER CERTIFICATES OF AUTHORIZATION TO ANOTHER
REGULATED UTILITY**

DOCKET NO. 20250110

**APPLICATION FOR TRANSFER OF WATER AND WASTEWATER
FACILITIES AND CERTIFICATE NOS. 600-W AND 516-S FROM ORCHID
SPRINGS DEVELOPMENT CORPORATION TO CSWR-FLORIDA UTILITY
OPERATING COMPANY, LLC, IN POLK COUNTY.**

DATE OF CUSTOMER NOTICE –11/18/2025

Notice is hereby given that CSWR-Florida Utility Operating Company, LLC ("Central States Water Resources"), has filed an Application for Approval of Transfer of the Water and Wastewater Systems of Orchid Springs Development Corporation in Polk County, Florida, pursuant to Section 367.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code.

Central States Water Resources is not requesting a change to rates, classifications, charges, or rules and regulations; therefore, your current rates will not be affected by this transfer. The Orchid Springs Development Corporation water and wastewater systems provides service to Orchid Springs Village in the following described service territory in Polk County, Florida:

The following is a simplified legal description of the Utility's service territory. For the full legal description, please contact Central States Water Resources at the contact information below.

LEGAL DESCRIPTION

Portions of Sections 25, 26, 35, and 36, Township 28 South, Range 26 East in Polk County, FL

Common Street Names Affected by Transfer: Orchid Springs Drive, Granada Way, El Camino Drive, Martinique Drive, Island Way, Las Floras, Rosa Rojo, Rosa Blanca, Alta Mesa, Selva Vista, Mariposa, La Serena Street, El Dorado Blvd., San Jose Drive, Mariposa, Bretton Ridge Drive, Bretton Ridge Blvd., Bretton Ridge Way, Bretton Ridge Loop, Las Cruces, Pavare Court, Overlook Drive, Pino Poco

For more information concerning this notice, please contact the Utility at the address below:

Central States Water Resources
1630 Des Peres Rd., Suite 140
St. Louis, MO 63131
Office: (314) 736-4672
Fax: (314) 736-4743
Email address: regulatory@cswrgroup.com

Any objection to the application must be filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

List of Water and Wastewater Utilities in POLK County (45)

(Valid for 60 days)

10/27/2025 - 12/26/2025

Utilities

Alturas Water, LLC (WU986)

5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA

Contact: Sole Managing Member Michael Smallridge

Email: Mike@Fus1lc.Com

Telephone: (863) 904-5574 ext 5574

Anglers Cove West, Ltd. (WS817)

P. O. Box 330 Lakeland, FL 33802 USA

Contact: VP Of Property Mgt. Of General Partner Brian Altman

Email: Baltman@Centurycompanies.Net

Telephone: (863) 647-1581

CHC VII, Ltd. (WS816)

P. O. Box 330 Lakeland, FL 33802 USA

Contact: VP Of Property Mgt. Of General Partner Brian Altman

Email: Baltman@Centurycompanies.Net

Telephone: (863) 647-1581

Deer Creek RV Golf & Country Club, Inc. (WS973)

42749 Highway 27 Davenport, FL 33837-6821 USA

Contact: President Edgar Riley

Email: Deercreekutilities@Artemislifestyles.Com

Telephone: (863) 424-2839

Four Lakes Golf Club, Ltd. (WS815)

P. O. Box 330 Lakeland, FL 33802 USA

Contact: VP Of Property Mgt. Of General Partner Brian Altman

Email: Baltman@Centurycompanies.Net

Telephone: (863) 647-1581

GCP Plantation Landings, LLC (WS960)

C/O Sun Communities, Inc. 27777 Franklin Rd., Suite 300 Southfield, MI 48034-8205 USA

Contact: Senior Vice President Sheri Woodworth, Sr. Vice President Property Services Bryan Hamburger

Email: Swoodworth@Suncommunities.Com

Telephone: (248) 208-2598

Gold Coast Utility Corp. (WS899)

2517 Elm Circle Lake Wales, FL 33898-7030 USA

Contact: Director Of Utility Operations Keith A. Burge

Email: Burkimwater@Aol.Com

Telephone: (772) 201-3299

Hidden Cove, Ltd. (WS814)

P. O. Box 330 Lakeland, FL 33802 USA

Contact: VP Of Property Mgt. Of General Partner Brian Altman

Email: Baltman@Centurycompanies.Net

Telephone: (863) 647-1581

Keen Sales, Rentals And Utilities, Inc. (WU771)

685 Dyson Road Haines City, FL 33844-8587 USA

Contact: A. Dunnahoe, President Melinda Keen Dunnahoe

Email: Adunnahoe@Aol.Com

Mcleod Gardens Utilities, LLC (WU979)

5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA

Contact: Managing Member Michael Smallridge

Email: Mike@Fus1lc.Com

Telephone: (863) 904-5574

Mountain Lake Corporation (WU791)

P. O. Box 832 Lake Wales, FL 33859-0832 USA
Contact: CFO Kirsty M. Taylor, Assistant Controller Sharon J. Doria
Email: Ktaylor@Mountainlakeflorida.Com
Telephone: (863) 679-2403
Website: <https://www.mountainlakeflorida.com/>

NC Real Estate Projects, LLC D/B/A Grenelefe Utility (WS989)
3425 Turnberry Drive Lakeland, FL 33803 USA
Contact: Controller Jason Michael Cox
Email: Jason@Roninassets.Com
Telephone: (407) 351-3350

Orchid Springs Development Corporation (WS789)
346 East Central Avenue Winter Haven, FL 33880-3046 USA
Contact: President Albert B. Cassidy, Vice President Peter E. Cassidy
Email: Acassidy@Cassidyhomes.Com
Telephone: (863) 324-4445

Pinecrest Utilities, LLC (WU954)
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA
Contact: Owner Michael A. Smallridge
Email: Mike@Fus1lc.Com
Telephone: (863) 904-5574

River Ranch Water Management, L.L.C. (WS850)
5601 Windhover Drive Orlando, FL 32819-7936 USA
Contact: Utility Manager Bryon Smith
Email: Bryon_Smith@Wgresorts.Com
Telephone: (407) 351-3350 ext 187

S. V. Utilities, Ltd. (WS812)
P. O. Box 330 Lakeland, FL 33802 USA
Contact: VP Of Property Mgt. Of General Partner Brian Altman
Email: Baltman@Centurycompanies.Net
Telephone: (863) 647-1581

Sunrise Water, LLC (WU985)
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA
Contact: Sole Managing Member Michael Smallridge
Email: Mike@Fus1lc.Com
Telephone: (803) 904-5574

Sunshine Water Services (WS800)
200 Weathersfield Avenue Altamonte Springs, FL 32714-4027 USA
Contact: President Gary Rudkin, Regulatory Manager Jared Deason
Email: Gary.Rudkin@Corix.Com
Telephone: (407) 774-5078
Website: <http://www.uwater.com>

The Harbor (WS975)
10511 Monroe Court Lake Wales, FL 33898 USA
Contact: Manager Brian R. Keller
Email: Brkprime@Gmail.Com
Telephone: (727) 686-2700

West Lakeland Wastewater, LLC (SU967)
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA
Contact: Managing Member Michael Smallridge
Email: Mike@Fus1lc.Com
Telephone: (352) 302-7406 ext 7406

Governmental Agencies

Central Fl. Regional Planning Council
P.O. BOX 2089
Bartow FL33831

City Manager, City Of Bartow
P. O. Box 1069
Bartow FL 33830-1069
Contact: Mayor Scott Sjoblom; George Long, City Manager
Email: Glong@Cityofbartow.Net; Psams.Cm@Cityofbartow.Net.
Telephone: (863) 534-0100
Website: <http://www.cityofbartow.net>

Clerk, Board Of County Commissioners, Polk County
P. O. Box 9000, Drawer CC-1
Bartow FL 33831-9000
Contact: Stacy M. Butterfield, Clerk Of Court
Email: Stacybutterfield@Polk-County.Net.
Telephone: 863-534-4000
Website: www.polkcountyclerk.net

Dep Central District
3319 MAGUIRE BLVD., SUITE 232
Orlando FL 32803-3767

Dep Southwest District
3804 COCONUT PALM DRIVE
Tampa FL 33618-8318

Mayor, City Of Auburndale
P. O. Box 186
Auburndale FL 33823-0186
Contact: Mayor Timothy Pospichal
Email: Cmo@Auburndalefl.Com.
Telephone: (863) 965-5530
Website: <http://www.auburndalefl.com>

Mayor, City Of Davenport
P. O. Box 125
Davenport FL 33836-0125
Email: Darlene@Mydavenport.Org.
Telephone: (863) 419-3300
Website: www.mydavenport.org

Mayor, City Of Eagle Lake
P. O. Box 129
Eagle Lake FL 33839-0129
Email: Cityclerk@Eaglelake-Fla.Com.
Telephone: (863) 293-4141

Mayor, City Of Frostproof
P. O. Box 308
Frostproof FL 33843-0308
Contact: Mayor Martin Sullivan; Nicole McDowell, City Clerk
Email: Msfpccs4@Yahoo.Com; Nmcowell@Cityoffrostproof.Com.
Telephone: (635) 635-7855
Website: www.cityoffrostproof.com

Mayor, City Of Ft. Meade
P. O. Box 856
Ft. Meade FL 33841-0856
Contact: Mayor Robert Elliott; Melissa Cannon, Deputy City Clerk
Email: Bob.Elliott@Directchevy.Com; Mcannon@Cityoffortmeade.Com.
Telephone: (863) 285-1100
Website: www.cityoffortmeade.com

Mayor, City Of Haines City
620 East Main Street
Haines City FL 33844-4222
Email: Cityclerk@Hainescity.Com

Telephone: (863) 421-3600
Website: <http://www.ci.haines-city.fl.us>

Mayor, City Of Lake Alfred
120 East Pomelo Street
Lake Alfred FL 33850-2136
Email: Information@Mylakealfred.Com
Telephone: (863) 291-5747

Mayor, City Of Lake Wales
P. O. Box 1320
Lake Wales FL 33859-1320
Email: Efulz@Cityoflakewales.Com
Telephone: (863) 678-4191
Website: <http://www.cityoflakewales.com>

Mayor, City Of Lakeland
228 South Massachusetts Avenue
Lakeland FL 33801-5012
Contact: Mayor William "Bill" Mutz; Kelly Koos, City Clerk
Email: Bill.Mutz@Lakelandgov.Net; Cityclerk@Lakelandgov.Net
Telephone: (863) 834-6005
Website: www.lakelandgov.net

Mayor, City Of Mulberry
P. O. Box 707
Mulberry FL 33860-0707
Email: Commissioners@Cityofmulberry.Com
Telephone: (863) 425-1125

Mayor, City Of Winter Haven
P. O. Box 2277
Winter Haven FL 33883-2277
Email: Vcastillo@Mywinterhaven.Com
Telephone: (863) 291-5627
Website: <http://www.mywinterhaven.com>

Mayor, Town Of Dundee
P. O. Box 1000
Dundee FL 33838-1000
Email: Townclerk@Townofdundee.Com
Telephone: (863) 438-8330
Website: <http://www.townofdundee.clm>

Mayor, Town Of Hillcrest Heights
151 Scenic Highway, N. P. O. Box 129
Babson Park FL 33827-0127
Email: Townofhillcrestheights@Netzero.Com
Telephone: (941) 638-2732

Mayor, Town Of Lake Hamilton
P. O. Box 126
Lake Hamilton FL 33851-0126
Email: Sara@Townoflakehamilton.Com
Telephone: (863) 439-1910
Website: www.townoflakehamilton.com

Mayor, Town Of Polk City
123 Broadway Blvd., S.E.
Polk City FL 33868-9225
Email: Cory.Carrier@Mypolkcity.Org
Telephone: (863) 984-1375
Website: <http://www.mypolkcity.org>

Mayor, Village Of Highland Park
P. O. Box 168

Lake Wales FL 33859-0168
Email: Clerk@Highlandpark-Fl.Org
Telephone: (863) 455-6518
Website: <http://www.highlandpark-fl.org>

S.W. Florida Water Management District
2379 BROAD STREET
Brooksville FL 34609-6899

So. Florida Water Management District
P.O. BOX 24680
West Palm Beach FL 33416-4680

State Officials

Telephone: 1-800-342-0222
Website: <http://www.floridaopc.gov/>
Office of Public Counsel
111 West Madison Street
Room 812
Tallahassee FL 32399-1400

Email: contact@psc.state.fl.us
Telephone: 1-800-342-3552
Website: <http://www.floridpsc.com>
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee FL 32399-0850

ATTACHMENT 2

AFFIDAVIT OF MAILING

STATE OF MISSOURI

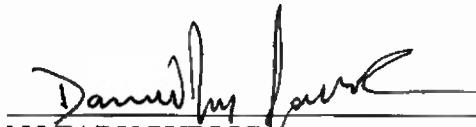
COUNTY OF ST. LOUIS

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Eric Rocchio, who, after being duly sworn on oath, did depose on oath and say that on behalf of CSWR-Florida Utility Operating Company, LLC on November 19, 2025, he did mail, via U.S. regular mail, a copy of the Notice of Application, attached hereto, to each customer and property owner located within the existing service area and the service area to be transferred.

FURTHER AFFIANT SAYETH NAUGHT.



Subscribed and sworn to/affirmed before me this 11th day of December 2025, by Eric Rocchio, who is personally known to me OR has produced _____ as identification.



Daniel Ryan Janowiak
NOTARY PUBLIC
My Commission Expires: 5/4/28



**NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER AND
WASTEWATER CERTIFICATES OF AUTHORIZATION TO ANOTHER
REGULATED UTILITY**

DOCKET NO. 20250110

**APPLICATION FOR TRANSFER OF WATER AND WASTEWATER
FACILITIES AND CERTIFICATE NOS. 600-W AND 516-S FROM ORCHID
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LEGAL DESCRIPTION

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Common Street Names Affected by Transfer: Orchid Springs Drive, Granada Way, El Camino Drive, Martinique Drive, Island Way, Las Floras, Rosa Rojo, Rosa Blanca, Alta Mesa, Selva Vista, Mariposa, La Serena Street, El Dorado Blvd., San Jose Drive, Mariposa, Bretton Ridge Drive, Bretton Ridge Blvd., Bretton Ridge Way, Bretton Ridge Loop, Las Cruces, Pavare Court, Overlook Drive, Pino Poco

For more information concerning this notice, please contact the Utility at the address below:

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Fax: (314) 736-4743
Email address: regulatory@cswrgroup.com

Any objection to the application must be filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

ATTACHMENT 3

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

TJ Atwood
Eric Rocchio
Central States Water Resources
1630 Des Peres RD
Des Peres MO 63131-1504

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

LKL The Ledger - News Chief 12/17/2025

LKL theledger.com 12/17/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/17/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	\$389.99
Tax Amount:	\$0.00
Payment Cost:	\$389.99
Order No:	11915531
Customer No:	1126374
PO #:	

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF APPLICATION FOR
AUTHORITY TO TRANSFER WATER
AND WASTEWATER CERTIFICATES
OF AUTHORIZATION TO ANOTHER
REGULATED UTILITY
DOCKET NO. 20250110
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NOS. 600-W AND 516-S FROM
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LLC, IN POLK COUNTY.
DATE OF CUSTOMER NOTICE -
12/17/25

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Louis, MO 63131
Office: (314) 736-4672
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Dec.17, 2025
No.11915531