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ECONOMIC RESEARCH
AND ANALYSIS

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RECORDS AND
REPORTING

October 16, 1998

Ms. Blanca S. Bayo
Director, Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Blvd.
Gerald Gunter Building
Tallahassee, FL 32399-0850

ORIGINAL

Re: Docket No. 931111-SU

Dear Ms. Bayo,

Enclosed, please find Resort Village Utility, Inc.'s October 15, 1998 Status Report, as required by Order No. PSC-94-1524-FOF-SU. This report covers the period from December 12, 1994 to date.

If you require any further information, please contact John Nesmith at (850) 893-3000.

Sincerely,



Ben Johnson
President
Resort Village Utility, Inc.

BJ/cw

xc: Martha Golden, Division of Water and Wastewater

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PPSC-RECORDS/REPORTING

Docket No. 931111-SU
Resort Village Utility, Inc.
Status Report
October 15, 1998

1. Order Granting Certificate

On December 12, 1994, the Florida Public Service Commission issued order no. PSC-94-1524-FOF-SU (Order). The Order granted Resort Village Utility, Inc. (Utility) Certificate No. 492-S to provide service to the territory described in the Order, and, inter alia, required the Utility to file periodic status reports.

2. Status of "FLAWAC Appeal"

At the time the Order was issued, an appeal was pending before the Florida Land and Water Adjudicatory Commission concerning development of the Resort Village property. That appeal was resolved against the developer, who subsequently submitted new development plans to Franklin County. On October 3, 1996, Franklin County approved the new plans by adopting the "Tenth Amendment" to the 1977 Development Order. The Tenth Amendment approved specific development plans for Phase I of the Resort Village. Concurrently with this amendment, the County approved and adopted Franklin County Ordinances 96-22 and 96-23. Ordinance 96-22 amended the County's Future Land Use Map for Phase I of the Resort Village and changed the land use designation for 9.6 acres of the property from residential to commercial. Ordinance 96-23 granted final site plan approval for Phase I and it amended the County's zoning code by creating the Resort Village Planned Unit Development District.

On March 4, 1997 Franklin County adopted the "Revised Tenth Amendment". This had the effect of reaffirming the County's previous approval of the Tenth Amendment and imposing additional development conditions and restrictions on the Resort Village Property. A copy of the development plans approved by the Tenth Amendment and Revised Tenth Amendment is attached.

On August 19, 1997 Franklin County amended its Comprehensive Plan by adopting Ordinance 97-20. Ordinance 97-20 created a "resort" category applicable to the Resort Village, the boundaries of which are the same as the service territory covered by Certificate No. 492-S. Additionally, Ordinance 97-20 changed the land use designation for 14.6 acres, including the 9.6 acres mentioned above, to resort.

3. Status of DEP/HRS Permitting Process

On March 22, 1996, the Florida Department of Environmental Protection (DEP) issued Permit Number FLA010069-001, which authorizes the Utility to construct an advanced wastewater treatment facility to serve the Resort Village, using surface absorption beds

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FLA010069-001

designed to accommodate 90,000 gallons of treated effluent per day. The AWT plant will be constructed once sufficient wastewater flows are generated.

On May 31, 1995 the Florida Department of Health and Rehabilitative Services (HRS) issued to the developer a construction permit for an aerobic Onsite Sewage Treatment and Disposal System (OSTDS) to serve a portion of Phase I.

When construction of the AWT facility is complete, all then existing and future development on the property will connect to the AWT facility.

4. Status of Utility Construction

No facilities have been constructed by the Utility. However, the developer has installed the above-mentioned aerobic system. The AWT facility will not be needed until additional development occurs, causing wastewater flows to exceed 7,500 gallons per day.

5. Status of Development

Construction has been completed of hotel "D" shown on the attached site plan, with a total of 24 units and associated parking, along with a path and dune walkover. Within the next several months, construction of a 4,200 square foot swimming pool is anticipated. It is currently anticipated that a substantial portion of the remaining Club facilities will commence by late summer or fall of 1999. Another hotel/inn is likely to be constructed at that time as well. This would generate sufficient wastewater demand to necessitate construction of the AWT plant.

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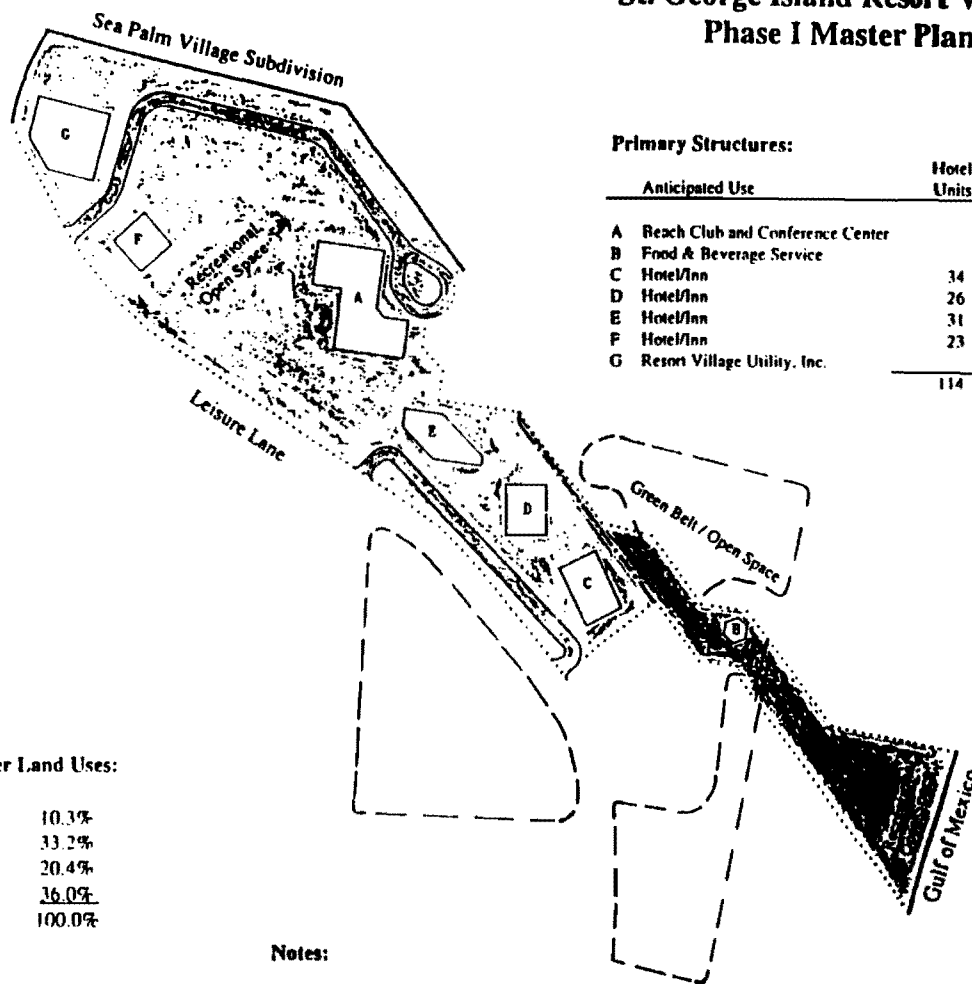
St. George Island Resort Village Phase I Master Plan

Primary Structures:

Anticipated Use	Hotel Units	Building Footprint
A Beach Club and Conference Center		14,750
B Food & Beverage Service		1,350
C Hotel/Inn	34	6,500
D Hotel/Inn	26	5,000
E Hotel/Inn	31	6,000
F Hotel/Inn	23	4,500
G Resort Village Utility, Inc.		
	114	38,100

Graphic Legend

- Boundary of Resort Village
- Boundary of 95% Naturally Vegetated Area
- Boundary of Phase I
- Coastal Construction Control Line
- Primary Vehicular Circulation
- Approximate Location of Primary Structures (see separate legend)
- 95% Naturally Vegetated Surfaces
- Resort Development Area
- Approximate Location of Wastewater Absorption Cells



Acreeage Attributable to Impervious and Other Land Uses:

Building Footprints	1.0 acres	10.3%
Other Impervious Surfaces	3.2 acres	33.2%
Naturally Vegetated Surfaces	2.0 acres	20.4%
Other Non-Impervious Surfaces	1.5 acres	16.0%
Total	9.6 acres	100.0%

Magnitude of Each Land Use:

114 inn/hotel units;
 10,250 square feet of heated and cooled commercial space;
 300 square feet of heated and cooled retail space;
 125 seat conference space
 and Ancillary support and recreation facilities

Notes:

- In accordance with the 1977 Development Order, food and beverages may be provided in all areas as desirable and appropriate.
- In accordance with the 1977 Development Order, condominiums and multi-family residential structures shall not be allowed without the prior consent of the Board of County Commissioners. To the extent such consent is granted, other uses will be reduced accordingly.
- Distribution of hotel units in individual buildings may vary.

Site Location Map:

