

**MEMORANDUM**

TO: Blanca Bayo, Director, Division of Records and Reporting  
FROM: Ben Johnson  
SUBJECT: Status Report  
DATE: May 25, 1999

**ORIGINAL**  
MAY 26 8 03 AM '99  
ADMINISTRATION  
MAIL ROOM

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Enclosed, please find Resort Village Utility, Inc.'s May 25, 1999 Status Report, as required by Order No. PSC-94-1524-FOF-SU. This report covers the period from October 15, 1998 to date.

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APP \_\_\_\_\_  
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DOCUMENT NUMBER-DATE  
**06620 MAY 26 99**  
FPSC-RECORDS/REPORTING

Docket No. 931111-SU  
Resort Village Utility, Inc.  
Status Report  
May 25, 1999

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

designed to accommodate 90,000 gallons of treated effluent per day. In accordance with the requirements of the Revised Tenth Amendment, construction of the AWT plant will begin once wastewater flows reach 7,500 gallons per day, and will be completed before wastewater flows exceed 10,000 gallons per day.

On May 31, 1995 and February 8, 1999 the Florida Department of Health and Rehabilitative Services (HRS) issued construction permits to the developer for aerobic Onsite Sewage Treatment and Disposal Systems (OSTDS) to serve portions of Phase I. The total capacity of these systems, which are currently operating, is less than 5,500 gallons per day.

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 systems. The AWT facility will not be needed until additional development occurs, causing wastewater flows to exceed 7,500 gallons per day.

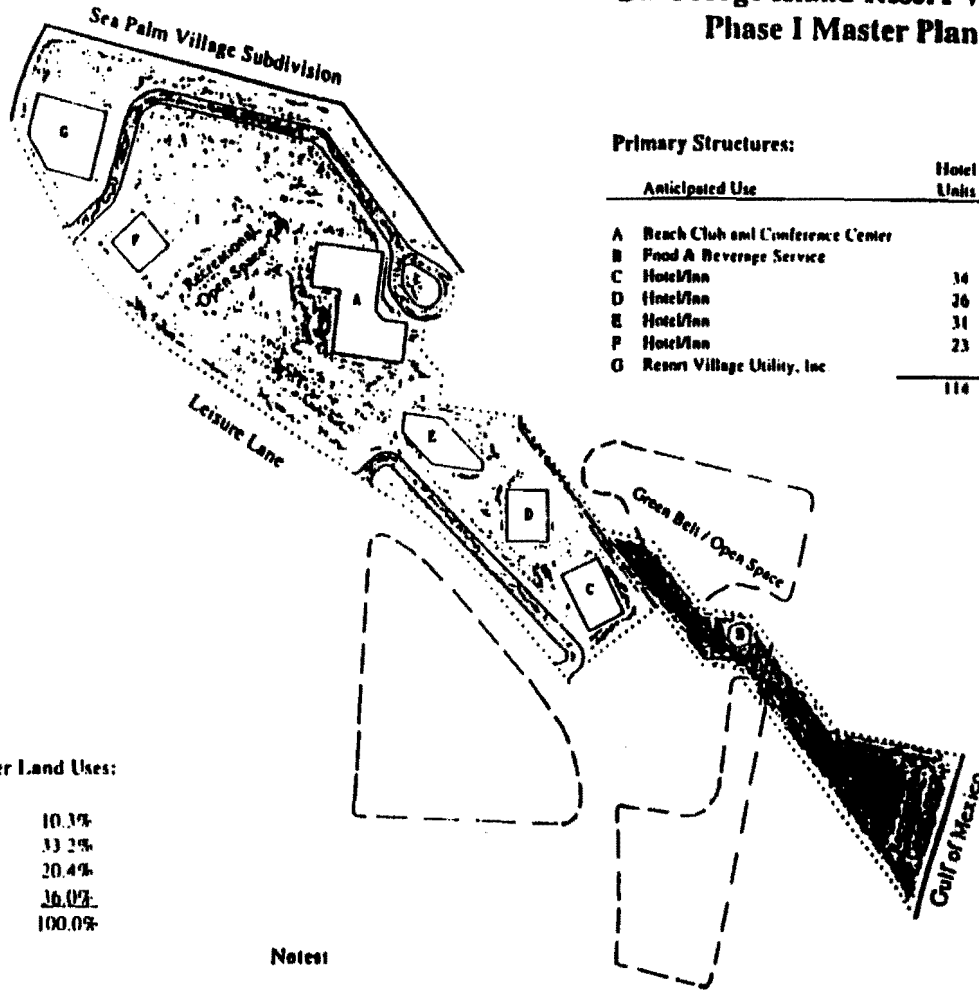
#### 5. Status of Development

Construction of hotel "D" as shown on the approved site plan was completed in 1998, including a total of 24 units and associated parking, along with a path and dune walkover. Construction of the initial portion of the Beach Club, including a 1,000 square foot building with a conference room and restrooms, and a 9,500 square foot swimming pool and deck, was completed in April 1999. It is currently anticipated that another portion of the Beach Club facilities (primarily tennis courts) will commence by Fall of 1999. Timing of other construction remains uncertain. It is currently anticipated that another hotel/inn will be constructed in Fall of 2000. The AWT plant will be constructed when it is needed. Construction of the AWT plant will not begin any sooner than Fall of 1999.



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 CO:FRANKLIN ST:FL

### 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	36	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

**Acres 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	4.5 acres	46.0%
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;
- 100 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:**

