

State of Florida



Public Service Commission

-M-E-M-O-R-A-N-D-U-M-

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**DATE:** November 10, 1999  
**TO:** Division of Records and Reporting  
**FROM:** Patricia Brady, Division of Water and Wastewater *pb*  
**RE:** Docket No. 991056-SU, Application for transfer of Certificate No. 456-S from Del Vera Limited Partnership to Coolidge - Fort Myers Realty Limited Partnership d/b/a Herons Glen Utilities in Lee County.

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Attached for inclusion in the docket file is a copy of an October 13, 1999 memo from Ms. Tonya Graham, Rose Sundstrom & Bentley, enclosing corrected tariff sheets for Heron's Glen Utilities. The original copy of the tariff revisions is being retained in the Division of Water and Wastewater.

Attachment

cc: Division of Legal Services (Fudge)

- AFA \_\_\_\_\_
- APP \_\_\_\_\_
- CAF \_\_\_\_\_
- CMU \_\_\_\_\_
- CTR \_\_\_\_\_
- EAG \_\_\_\_\_
- LEG \_\_\_\_\_
- MAS \_\_\_\_\_
- OFC \_\_\_\_\_
- PAI \_\_\_\_\_
- SEC \_\_\_\_\_
- WAW \_\_\_\_\_
- OTH \_\_\_\_\_

DOCUMENT NUMBER - DATE

~~14056~~ NOV 15 1999

FPSC-RECORDS/REPORTING

# Memo

**To:** Pat Brady  
**From:** Tonya Graham  
**Date:** October 13, 1999  
**Subject:** Coolidge - Fort Myers Realty Limited Partnership d/b/a Heron's Glen Utilities' Tariff

Per your request, enclosed please find the original tariff sheets that have now been corrected to reflect your suggested changes. I enclosed Sheet No. 17.0 as well, even though you did not request it, because I found an error in the spelling of the word "Partnership" at the top.

Should you have any questions or comments with regard to the enclosed, please do not hesitate to contact me.

**RECEIVED**

**OCT 13 1999**

*Florida Public Service Commission  
Division of Water and Wastewater*

WASTEWATER TARIFF

COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES  
NAME OF COMPANY

2250 Avenida Del Vera

North Fort Myers, Florida 33917  
(ADDRESS OF COMPANY)

(941) 543-6200 ext. 528  
(Business & Emergency Telephone Numbers)

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

DOUGLAS CORDELLO  
ISSUING OFFICER

C.F.O.  
TITLE

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NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

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DOUGLAS CORDELLO  
ISSUING OFFICER

C.F.O.  
TITLE

NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

A parcel of land in Sections 2, 3, 4, 5, & 10, Township 43 South, Range 24 East, Lee County, Florida, more particularly described as follows:

Commence at the northeast corner of Section 3, Township 43 South, Range 24 East; thence N89°57'30" W along the North line of the northeast one quarter of said Section 3 for 355.01 feet to an intersection with the westerly right of way line of the former S.A.L. Railroad and the point of beginning of the herein described parcel of land; thence continue N89°57'30"W along said North line for 2313.55 feet to the northeast corner of the northwest one quarter of said Section 3; thence S89°48'38"W along the North line of said northwest one quarter for 2667.53 feet to the northwest corner of said Section 3; thence N89°42'40"W along the North line of Section 4, Township 43 South, Range 24 East for 5335.96 feet to the northwest corner of said Section 4; thence S89°33'20"W along the North line of the northeast one quarter of Section 5, Township 43 South, Range 24 East for 1671.76 feet to an intersection with the northeasterly line of North Fort Myers Park according to the plat thereof as recorded in Plat Book 9, Page 113 of the Public Records of Lee County, Florida; thence S26°03'40"E along said northeasterly line for 318.64 feet to an intersection with the southeasterly line of lot 3 of said plat of North Fort Myers Park; thence S63°56'20"W along said southeasterly line for 300.77 feet to an intersection with the northeasterly right of way line of Tamiami Trail (S.R. 45, U.S. 41) being a point on the arc of a circular curve concave to the southwest, said point bearing N63°13'24"E from the radius point of said curve; thence southeasterly along the arc of said curve having for its elements a radius of 7739.44 feet and a central angle of 0°42'56" for 96.66 feet to the point of tangency; thence S26°03'40"E along said northeasterly right of way line for 1943.40 feet to an intersection with the southeasterly line of the northwesterly one half of lot 24 of the aforementioned plat of North Fort Myers Park; thence N63°56'20"E along said southeasterly line for 300.17 feet to an intersection with the aforementioned northeasterly line of North Fort Myers Park; thence N26°03'40"W along said northeasterly line for 4.46 feet to an intersection with the southerly line of that certain parcel of land described in Official Record Book 1032 at Page 707 of the aforementioned Public Records; thence N89°48'47"E along said southerly line for 3357.09 feet to an intersection with the East line of that certain parcel of land described in Official Record Book 410 at Page 690 of the aforementioned Public Records; thence S0°06'41"E along said East line for 2040.37 feet to an intersection with the South line of that certain parcel of land described in Deed Book 224 at Page 437 of the aforementioned Public Records; thence S89°48'47"W along said South line for 2698.40 feet to an intersection with the aforementioned northeasterly right of way line of Tamiami Trail; thence S26°03'40"E along said northeasterly right of way line for 370.00 feet; thence N89°48'47"E for 3845.26 feet; thence N0°11'13" W for 332.91 feet to an intersection with the aforementioned South line of that certain parcel of land described in Deed Book 224 at Page 437 of the aforementioned Public Records; thence N69°48'47"E along said south line for 4368.87 feet to an intersection with the northerly extension of the West line of that certain parcel of land described in Official Record Book 368 at Page 80 of the aforementioned Public Records; thence S0°02'36"W along said northerly extension and along the West line of said parcel for 2553.91

(Continued to Sheet No. 3.2)

DOUGLAS CORDELLO  
ISSUING OFFICER

C.F.O.  
TITLE

NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

feet; thence S89°56'45"E along the South line of said parcel for 1711.91 feet; thence N0°02'36"E along the East line of said parcel for 16.72 feet to an intersection with the South line of that certain parcel of land described in Official Record Book 1516 at page 1802 of the aforementioned Public Records; thence S89°56'45"E along said south line for 441.17 feet; thence N0°02'36"E along the East line of said parcel for 2546.26 feet to an intersection with the aforementioned South line of that certain parcel of land described in Deed Book 224 at Page 437 of the aforementioned Public Records; thence N89°48'47"E along said South line for 775.65 feet to an intersection with the aforementioned westerly right of way line of the former S.A.L. Railroad; thence N11°11'01"W along said westerly right of way line for 4190.51 feet to the point of beginning. A tract or parcel of land lying in Section 4, Township 43 South, Range 24 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of Lot 45 of Unit No. 1, North Fort Myers Park according to a plat thereof recorded in Plat Book 9 at page 113 Public Records of Lee County, Florida, run S 89°59'E along the South line of the lands conveyed by Deed recorded in Deed Book 224 at Page 437 of said Public Records and along the South line of Section No. 1, Unit No. 1, Lakeville, according to a plat thereof recorded in Plat Book 10, page 48 of said Public Records and Section No. 1, Unit No. 2, Lakeville according to a plat thereof recorded in Deed Book 298 at Pages 303 to 306, inclusive of said Public Records for 1,940 feet to the southeast corner of said Section No. 1, Unit No. 2 and the point of beginning of the lands herein described:

From said point of beginning continue S89°59'E along the South line of the lands conveyed by said Deed recorded in Deed Book 224 at Page 437, for 425 feet to a concrete monument at the southwest corner of the lands described in and conveyed by Deed recorded in Deed Book 300, Page 633, of said Public Records; thence run N0°01'E along the West line of said lands for 2040 feet to a point in the centerline of a roadway easement 80 feet wide which point is marked by a concrete monument; thence run N89°59'W along said centerline for 500 feet to a point on a prolongation of the East line of said Section No. 1, Unit No. 2, Lakeville which point is 40 feet North of the northeast corner of said Section No. 1, Unit No. 2; thence run South along said prolongation and along the easterly boundary of said Section No. 1, Unit No. 2, S0°01'W for 335 feet, S89°59'E for 60 feet, S0°01'W for 600 feet to a point of curvature; thence run southeasterly along the arc of a curve of radius 236.25 feet for 131.72 feet, thence run S89°59'E for 39.71 feet, S0°01'W for 125 feet, N89°59'W for 35.48 feet, S0°01'W for 650 feet, N89°59'W for 25 feet and S0°01'W for 205 feet to the southeast corner of said Section No. 1, Unit No. 2, Lakeville and the point of beginning. Subject to roadway easements over and along the North 40 feet and over and along the North 80 feet of the South 655 feet being an extension of Lakeville Drive as shown on said plat of Section No. 1, Unit No. 2, Lakeville. Also granting an easement for roadway purposes over and along a strip of land 40 feet in width north of and adjacent to the northern boundary of the above described lands and an easement for roadway purposes 80 feet in width extending from the westerly boundary of the above described lands westerly along the northern boundaries of said Section No. 1, Unit No. 2, and Section No. 1, Unit No. 1 of Lakeville and through lot 24 of said Unit No. 1, Fort Myers Park to the Tamiami Trail (State Road No. 45).

DOUGLAS CORDELLO  
ISSUING OFFICER

C.F.O.  
TITLE

NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

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DOUGLAS CORDELLO  
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NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>REFER TO SERVICE AVAILABILITY POLICY SHEET NO./RULE NO.</u>
<u>Customer Connection (Tap-in) Charge</u>		
5/8" x 3/4" metered service .....	\$	
1" metered service .....	\$	
1 1/2" metered service .....	\$	
2" metered service .....	\$	
Over 2" metered service .....	\$ <sup>1</sup>	
<u>Guaranteed Revenue Charge</u>		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month ( )GPD .....	\$	
All others-per gallon/month .....	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month ( )GPD .....	\$	
All others-per gallon/month .....	\$	
<u>Inspection Fee</u> .....	\$ <sup>1</sup>	
<u>Main Extension Charge</u>		
Residential-per ERC ( )GPD .....	\$	
All others-per gallon .....	\$	
or		
Residential-per lot ( )foot frontage .....	\$	
All others-per front foot .....	\$	
<u>Plan Review Charge</u> .....	\$ <sup>1</sup>	
<u>Plant Capacity Charge</u>		
Residential-per ERC ( 200 GPD) .....	\$	200.00
All others-per gallon .....	\$	1.00
<u>System Capacity Charge</u>		
Residential-per ERC ( )GPD .....	\$	
All others-per gallon .....	\$	

<sup>1</sup>Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE - \_\_\_\_\_, 1999

TYPE OF FILING - Transfer of Certificate

DOUGLAS CORDELLO  
ISSUING OFFICER

C.F.O.  
TITLE



NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

APPLICATION FOR WASTEWATER SERVICE

COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER SERVICE USERS AGREEMENT

\_\_\_\_\_

This Agreement is made and entered into this \_\_\_\_ day \_\_\_\_\_, 19\_\_\_\_, between Coolidge - Fort Myers Realty Limited Partnership d/b/a Herons Glen Utilities, hereinafter referred to as the "Utility Company", and: \_\_\_\_\_, hereinafter referred to as "Customer", with the address of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_, as the property to be served.

WHEREAS, the customer desires wastewater service from the Utility Company and to enter into a wastewater service users agreement as required by the Utility Company.

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein, it is mutually agreed by and between the parties hereto as follows:

1. The Utility Company shall furnish, subject to limitations herein provided for such wastewater service in connection with the occupancy of the property listed herein.
2. The Customer shall furnish and install, at his own expense, a wastewater service line which shall begin at his property and extend to the dwelling and other portion of his premises.
3. The Customer shall pay for such wastewater service at such rates, time and place as determined by the Utility Company and as approved by the State of Florida Public Service Commission.
4. The Utility Company shall have final jurisdiction relative to the location of any wastewater service line connection and shall have the authority to inspect and approve the Customer's wastewater service line to insure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice.

(Continued to Sheet No. 21.0)

DOUGLAS CORDELLO  
ISSUING OFFICER

C.F.O.  
TITLE



NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

COPY OF CUSTOMER'S BILL

COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES  
2250 AVENIDA DEL VERA  
N. Fort Myers, FL 33917

REMIT PAYMENT TO:  
Coolidge - Fort Myers Realty  
Limited Partnership d/b/a Herons  
Glen Utilities  
2250 Avenida Del Vera  
N. Fort Myers, FL 33917

Customer Account No.:  
Invoice #

-----  
FIRST QUARTER 1999 UTILITY SERVICE  
-----

CONSUMPTION:

SEWER CHARGES \$

DUE AND PAYABLE UPON RECEIPT

1 1/2% PER MONTH (18% PER ANNUM) SERVICE CHARGE ON PAST DUE ACCOUNTS

-----  
FEES & SCHEDULES  
-----

Sewer Charge per 1,000 gallons of water consumption: \$

Base Facility Charge per month: \$

Billing Period - Quarterly: \$ \_\_\_\_ x 3 = \$

Payment Terms: Past Due after 20 days  
Service can be discontinued after (5) days written notice  
\$15.00 Normal reconnection fee

-----  
ENCLOSE THIS PORTION WITH YOUR PAYMENT DUE AND PAYABLE UPON RECEIPT  
-----

LOT#                      LAST NAME                      AMOUNT DUE                      \$

Please indicate any address changes below:                      INVOICE #  
\_\_\_\_\_  
\_\_\_\_\_

Effective Date: \_\_\_\_\_

DOUGLAS CORDELLO  
ISSUING OFFICER

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NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

INDEX OF SERVICE AVAILABILITY POLICY

Sheet Number

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DOUGLAS CORDELLO  
ISSUING OFFICER

C.F.O.  
TITLE

NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

SERVICE AVAILABILITY POLICY

The Company will provide service to any customer within its certificated territory requesting same upon application or execution of a developer agreement and payment of the required system capacity charges, and compliance with such other requirements as may be appropriate under the provisions of the Company's tariff and the rules and statutes of the Florida Public Service Commission.

The developer will be required as a prerequisite to service to construct and donate to the Company all on-site facilities, including on-site sewer lines. Such installations shall comply with the requirements imposed by the Company.

DOUGLAS CORDELLO  
ISSUING OFFICER

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NAME OF COMPANY: COOLIDGE - FORT MYERS REALTY LIMITED PARTNERSHIP  
D/B/A HERONS GLEN UTILITIES

WASTEWATER TARIFF

TABLE OF DAILY FLOWS

<u>Types of Building Usages</u>	<u>Estimated Daily Flows of Water</u>
Apartments . . . . .	200 gpd [1]
Bars and Cocktail Lounges . . . . .	5 gpcd [2]
Boarding Schools (Students and Staff) . . . . .	75 gpcd
Bowling Alleys (toilet wastes only, per lane). . . . .	100 gpd
Country Clubs, per member . . . . .	25 gpcd
Day Schools (Students and Staff) . . . . .	10 gpcd
Drive-in Theaters (per car space) . . . . .	5 gpd
Factories, with showers . . . . .	30 gpcd
Factories, no showers . . . . .	10 gpd/100 sq. ft.
Hospitals, with laundry . . . . .	250 gpd/bed
Hospitals, no laundry . . . . .	200 gpd/bed
Hotels and Motels . . . . .	200 gpd/room & unit
Laundromat . . . . .	225 gpd/washing machine
Mobile Home Parks . . . . .	200 gpd/trailer
Movie Theaters, Auditoriums, Churches (per seat) . . . . .	3 gpd
Nursing Homes . . . . .	150 gpd/100 sq. ft.
Office Buildings . . . . .	10 gpd/100 sq. ft.
Public Institutions (other than listed herein) . . . . .	75 gpcd
Restaurants (per seat) . . . . .	50 gpcd
Single Family Residential . . . . .	200 gpd
Townhouse Residence . . . . .	200 gpd
Stadiums, Frontons, Ball Parks, etc. (per seat) . . . . .	3 gpd
Stores, without kitchen wastes . . . . .	5 gpd/100 sq. ft.
Speculative Buildings . . . . .	10 gpd/100 sq. ft.
Warehouses . . . . .	30 gpd plus 10 gpd/1000 sq. ft.

[1] gpd - gallons per day

[2] gpcd - gallons per capita per day

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