

ANDREW B. JACKSON

Attorney at Law
150 NORTH COMMERCE AVENUE
P.O. BOX 2025
SEBRING, FLORIDA 33871

ORIGINAL

Mailing Address
P.O. Box 2025
Sebring, FL 33871

November 12, 1999

Telephone
(941) 382-3686
Fax (941) 382-1509

Director, Division of Records and Reporting
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

Attention: Ms. Stephanie Clapp

RE: Docket No. 990374-WU: Application for certificate to operate a water utility
in Highlands County by the Woodlands of Lake Placid, L.P.
Corrections:

Dear Ms. Clapp:

As per instructions, I am enclosing for your review the following:

- 1) Original and four (4) copies of the corrected sheets for "The Woodlands of Lake Placid, L.P.'s" application for original water certificates. (Original Sheet No.17.0 and Original Sheet No. 22.0; Original Sheet No. 14.0 R.V. Residential Service; Original Sheet No. 23.0 Index of Service Availability; and Original Sheet No. 24.0 Service Availability Policy)
- 2) Original and four (4) copies of the Affidavit of notice to the utilities and consumers of The Woodlands of Lake Placid, L.P. and proof of publication of the Notice the *News-Sun, Inc.* newspaper.
- 3) Original and four copies of the Modified Cash Basis Statement of Revenue and Expenses of The Woodlands of Lake Placid, L.P., signed by Forrest H. Hilton, Certified Public Accountant.
- 4) Copy of Use Permit.
- 5) The applicant purchased the utility as a going concern. The previous owner began providing service originally to its own development and apparently expanded the service outside its development at the request of the State of Florida to provide water

AFA	_____
APP	_____
CAF	_____
CMU	_____
CTR	_____
EAG	_____
LEG	_____
MAS	_____
OPC	_____
PAI	_____
SEC	_____
WAW	_____
OTH	_____

DOCUMENT NUMBER-DATE

14306 NOV 19 99

FPSC-RECORDS/REPORTING

Director, Division of Records and Reporting, Florida Public Service Commission

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November 12, 1999

to consumers with contaminated wells. The rates were established based on rates charged by similar size utilities in the area.

I would greatly appreciate it if you would review the application and advise me of any additional information you feel is necessary.

Your continued cooperation is appreciated.

Sincerely yours,



Andrew B. Jackson
Attorney at Law

ABJ:i

Enclosures:

copy: The Woodlands of Lake Placid, L.P.

ORIGINAL SHEET NO. 14.0

THE WOODLANDS OF LAKE PLACID, L.P.

WATER TARIFF

R.V. RESIDENTIAL SERVICE

RATE SCHEDULE RV

"Held for future use".

R. Anthony Cozier
ISSUING OFFICER

General Partner
TITLE

THE WOODLANDS OF LAKE PLACID, L.P.

WATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company requires multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

Schedule of Miscellaneous Service Charges

Initial Connection Fee	\$ <u>15.00</u>
Normal Reconnection Fee	\$ <u>15.00</u>
Violation Reconnection Fee	\$ <u>15.00</u>
Premises Visit Fee (in lieu of disconnection)	\$ <u>10.00</u>
Late Charge	\$ 10.00 or 1½% of unpaid balance whichever is greater

EFFECTIVE DATE -

TYPE OF FILING - Original in Existence.

R. Anthony Cozier
ISSUING OFFICER

General Partner
TITLE

THE WOODLANDS OF LAKE PLACID, L.P.

WATER TARIFF

INDEX OF SERVICE AVAILABILITY

<u>Description</u>	<u>Sheet Number</u>
Schedule of Fees and Charges	Go to Sheet No. 18.0
Service Availability Policy	24.0

R. Anthony Cozier
ISSUING OFFICER

General Partner
TITLE

THE WOODLANDS OF LAKE PLACID, L.P.

WATER TARIFF

SERVICE AVAILABILITY POLICY

The utility will be responsible for all off-site facilities up to the point of connection to the Customer's facilities. The Customer will be responsible for all facilities beyond the point of connection. The Consumer will be required to furnish the Company all necessary easements and right-of-ways and shall pay the actual cost of all line extensions required to serve the Consumer. The Company may require the Consumer to pay an estimated cost of line extension prior to extending the line. All line extensions are the property of the Company. All required governmental inspections must be completed prior to connection to the Company's system. The Consumer shall pay all required charges (see Sheet No. 18.0).

R. Anthony Cozier
ISSUING OFFICER

General Partner
TITLE

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF HIGHLANDS

BEFORE ME, the undersigned authority, personally appeared **JOHN H. LOVELETTE, PLS, THE WOODLANDS OF LAKE PLACID, L.P.**, 1525 U.S. Hwy. 27 South, Lake Placid, Florida 33852, who, after being first duly sworn, deposes, and says that:

1. He is the General Manager, and Real Estate Projects Manager of **THE WOODLANDS OF LAKE PLACID, L.P.**, and he personally mailed a Notice, a copy of which is attached hereto, to the utilities listed in the attached, and also mailed the same Notice to all consumers of **THE WOODLANDS OF LAKE PLACID, L.P.** on July 26, 1999.

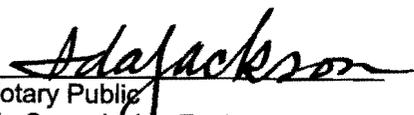
Dated this 10th day of November, 1999.

FURTHER AFFIANT SAITH NOT.

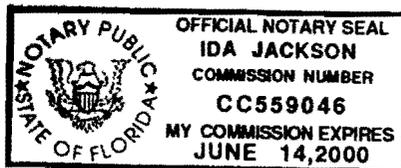


JOHN H. LOVELETTE, PLS, Affiant
THE WOODLANDS OF LAKE PLACID, L.P.

Sworn to and subscribed before me this 10th day of November, 1999, by **JOHN H. LOVELETTE, PLS, THE WOODLANDS OF LAKE PLACID, L.P.**, who is personally known to me or did not take an oath and has produced as identification the following:



Notary Public
My Commission Expires:
(SEAL)



APPLICATION FOR ORIGINAL CERTIFICATE
(FOR A UTILITY IN EXISTENCE AND CHARGING RATES)

(Section 367.045, Florida Statutes)
Legal Notice

Notice is hereby given on 26 July, 1999, pursuant to Section 367.045, Florida Statutes, of the application of **THE WOODLANDS OF LAKE PLACID, L.P.**, to operate a water utility to provide service to the following described territory in Highlands County, Florida as follows:

WATER TARIFF

DESCRIPTION OF TERRITORY SERVED:

Commence at the Northwest corner of Section 17, Township 37 South, Range 30 East, Highlands County, Florida; thence East along the North line of said Section 17, 824 feet, more or less, to the intersection of the North line of said Section 17 and the East right-of-way line of U.S. Highway 27 extended, being the Point of Beginning; thence continue East along the said North line of Section 17, 3700 feet, more or less, to the shoreline of Lake Grassy; thence South and Southwesterly along the shoreline of said Lake Grassy; 5600 feet, more or less, to the South line of said Section 17 and the said East right-of-way line of U.S. Highway 27; thence Northwest along said East right-of-way line, 5950 feet, more or less, to the Point of Beginning.

Any objection to the said application must be made in writing within thirty (30) days from this date to the Director, Division of Records and Reporting, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850. A copy of said objection should be mailed to the applicant whose address is: The Woodlands of Lake Placid, L.P., 1525 U.S. Hwy. 27 S., Lake Placid, Florida 33852.

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)
09/14/1999-11/12/1999

UTILITY NAME

MANAGER

HIGHLANDS COUNTY

BUTTONWOOD BAY UTILITIES, INC. (WS387) % ROSE, SUNDSTROM & BENTLEY, LLP 2548 BLAIRSTONE PINES DRIVE TALLAHASSEE, FL 32301-5915	MARTIN S. FRIEDMAN (850) 877-6555
C & H UTILITIES, INC. (SU526) P. O. BOX 1088 SEBRING, FL 33871-1088	WENDELL L. FAIRCLOTH (941) 471-1400
C & H UTILITIES, INC. (WU649) P. O. BOX 1088 SEBRING, FL 33871-1088	WENDELL L. FAIRCLOTH (941) 471-1400
COUNTRY CLUB OF SEBRING (WS654) 4800 HAW BRANCH ROAD SEBRING, FL 33872-4706	R. GREG HARRIS (941) 382-8538
CREOLA, INC. (SU658) P. O. BOX 1346 SEBRING, FL 33871-1346	DAVID L. HICKMAN (941) 385-0981
CRYSTAL LAKE CLUB (WS636) % CLAYTON, SHERWOOD, WILLIAMS 2500 MAITLAND CENTER PARKWAY, STE. 105 MAITLAND, FL 32751-4165	JOE SHERWOOD (407) 660-0050
DAMON UTILITIES, INC. (WS551) 47 LAKE DAMON DRIVE AVON PARK, FL 33825-8902	LISA DAVIS (941) 453-0773
FAIRMOUNT UTILITIES, THE 2ND, INC. (SU648) P. O. BOX 488 AVON PARK, FL 33826-0488	ROGER E. MILLER (941) 385-8542
FLORIDA WATER SERVICES CORPORATION (WS618) P. O. BOX 609520 ORLANDO, FL 32860-9520	BRIAN P. ARMSTRONG (407) 598-4152
HARDER HALL - HOWARD, INC. (SU644) 122 EAST LAKE DRIVE BLVD. SEBRING, FL 33872-5018	PAUL E. HOWARD (941) 382-8725

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)
09/14/1999-11/12/1999

UTILITY NAME

MANAGER

HIGHLANDS COUNTY (continued)

HEARTLAND UTILITIES, INC. (WU566) P. O. BOX 1991 SEBRING, FL 33871-1991	HOWARD SHORT (941) 655-4300
HIGHLANDS RIDGE ASSOCIATES, INC. (WS672) 3003 EAST FAIRWAY VISTA DRIVE AVON PARK, FL 33825-6001	ROB REED (941) 471-9976
HIGHLANDS UTILITIES CORPORATION (SU299) 720 U.S. HIGHWAY 27 SOUTH LAKE PLACID, FL 33852-9515	DIXON PUGH (941) 465-1296
HOLMES UTILITIES, INC. (WU760) 760 HENSCRATCH ROAD LAKE PLACID, FL 33852-8397	DANIEL HOLMES (941) 465-6044 OR -6911
LAKE JOSEPHINE WATER (WU349) 760 HENSCRATCH ROAD LAKE PLACID, FL 33852-8397	DARALD E. PUGH (941) 465-2916
LAKE PLACID UTILITIES, INC. (WS709) & UTILITIES, INC. 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4099	DONALD RASMUSSEN (407) 869-1919
LANDMARK ENTERPRISES, INC. (SU686) 62 LAKE HENRY DRIVE LAKE PLACID, FL 33852-6000	DAVID S. PLANK (941) 382-3030
PLACID LAKES UTILITIES, INC. (WU193) 2000 JEFFERSON AVENUE, NORTH LAKE PLACID, FL 33852-9749	ROLAND TOBLER (941) 465-0345
SEBRING RIDGE UTILITIES, INC. (WS345) 3625 VALERIE BLVD. SEBRING, FL 33870-7814	CHRISTOPHER F. MILLER (941) 385-8542

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)
09/14/1999-11/12/1999

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CENTRAL FL. REGIONAL PLANNING COUNCIL
P.O. BOX 2089
BARTOW, FL 33831

CLERK, BOARD OF COUNTY COMMISSIONERS, HIGHLANDS COUNTY
590 SOUTH COMMERCE AVENUE
SEBRING, FL 33870-3867

DEP SOUTH DISTRICT
2295 VICTORIA AVE., SUITE 364
FORT MYERS, FL 33901

MAYOR, CITY OF AVON PARK
110 EAST MAIN STREET
AVON PARK, FL 33825-3945

MAYOR, CITY OF SEBRING
368 SOUTH COMMERCE AVENUE
SEBRING, FL 33870-3606

MAYOR, TOWN OF LAKE PLACID
50 PARK DRIVE
LAKE PLACID, FL 33852-9693

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

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)
09/14/1999-11/12/1999

UTILITY NAME

MANAGER

STATE OFFICIALS

STATE OF FLORIDA PUBLIC COUNSEL
C/O THE HOUSE OF REPRESENTATIVES
THE CAPITOL
TALLAHASSEE, FL 32399-1300

DIVISION OF RECORDS AND REPORTING
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

News-Sun, Inc.

2227 U.S. 27 SOUTH

Published three (3) times weekly

SEBRING, HIGHLANDS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF HIGHLANDS:

Before the undersigned authority personally appeared **Tim Thompson** who on oath says that he is Publisher of the **News-Sun**, a tri-weekly newspaper published at Sebring, in Highlands County, Florida; that the attached copy of advertisement, being a Proof of Publication in the matter of

Application for Certificate

was published in said newspaper in the issues of

July 28, 1999

Affiant further says the **News-Sun** is a newspaper published at Sebring, in Highlands County, Florida, and that the said newspaper has heretofore been continuously published in said Highlands County, Florida, Wednesday, Friday and/or Sunday and has been entered as a second class mail matter at the post office in Sebring, in said county, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund of the purchase of securing this advertisement of publication in the said newspaper.


Tim Thompson, Publisher

Swore to and subscribed before me

this 28th day of July

A.D. 19 99

 **DENISE W. KNUDTSON**
Notary Public, State of Florida
My comm. expires Nov. 24, 2000
Comm. No. CC603854



**APPLICATION FOR ORIGINAL CERTIFICATE
(FOR A UTILITY IN EXISTENCE AND CHARGING
RATES)**

(Section 367.045, Florida Statutes)
Legal Notice

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**WATER TARIFF
DESCRIPTION OF TERRITORY SERVED:**

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Any objection to the said application must be made in writing within thirty (30) days from this date to the Director, Division of Records and Reporting, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850. A copy of said objection should be mailed to the applicant whose address is: **The Woodlands of Lake Placid, L.P., 1525 U. S. Hwy 27 S., Lake Placid, Florida 33852.**
July 28, 1999 18857

FORREST H. HILTON, CPA
702 U.S. HWY 27 NORTH
P.O. BOX 1850
AVON PARK, FL 33825

October 18, 1999

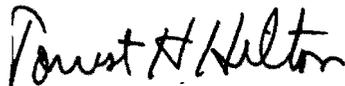
Woodlands of Lake Placid LP
1525 US Hwy 27 South
Lake Placid, FL 33852

I have compiled the accompanying Modified Cash Basis Statement of Revenue and Expenses of Woodlands of Lake Placid LP for the eight months ended August 31, 1999, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Accountants.

The aforementioned financial statement has been prepared on the modified cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of the partners. I have not audited or reviewed the aforementioned financial statement and, accordingly, do not express an opinion or any other form of assurance on it.

The partners have elected to omit substantially all the disclosures required by generally accepted accounting principles, including a balance sheet. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's financial position, results of operations, and changes in financial position. Accordingly, these financial statements are not designed for those who are not informed about such matters.



Forrest H. Hilton
Certified Public Accountant

Woodlands of Lake Placid L.P.
 Modified Cash Basis Statement of Revenue and Expenses
 Water Department
 For the Eight Months Ended August 31, 1999

	<u>Year to Date</u>	
	<u>Amount</u>	<u>Percent</u>
Revenue		
Water sales	36,858	100.00%
Operating expenses		
Wages	5,333	14.47%
Accounting	400	1.09%
Bank charges	16	0.04%
Depreciation expense	7,111	19.29%
Interest expense	10,667	28.94%
Insurance expense	8,000	21.71%
Licenses and taxes	533	1.45%
Plant operator expenses	3,766	10.22%
Repairs and maintenance	6,400	17.36%
Utilities	1,600	4.34%
Total operating expenses	43,826	118.91%
Excess of operating expenses over revenue	(6,969)	-18.91%

The accountant's compilation report should be read in order
 to determine the scope of services and conclusions.

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
WATER USE
GENERAL
PERMIT NO. 209490.001**

EXPIRATION DATE: June 29, 2009

PERMIT ISSUE DATE: June 29, 1999

THE PERMITTEE IS RESPONSIBLE FOR APPLYING FOR A RENEWAL OF THIS PERMIT PRIOR TO THE EXPIRATION DATE WHETHER OR NOT THE PERMITTEE RECEIVES PRIOR NOTIFICATION BY MAIL. FAILURE TO DO SO AND CONTINUED USE OF WATER AFTER EXPIRATION DATE IS A VIOLATION OF DISTRICT RULES AND MAY RESULT IN A MONETARY PENALTY AND/OR LOSS OF WATER. APPLICATION FOR RENEWAL PRIOR TO THE EXPIRATION DATE IS SUBJECT TO DISTRICT EVALUATION AND APPROVAL.

This permit, issued under the provision of Chapter 373, Florida Statutes and Florida Administrative Code 40D-2, authorizes the Permittee to withdraw the quantities outlined herein, and may require various activities to be performed by the Permittee as outlined by the Special Conditions. This permit, subject to all terms and conditions, meets all District permitting criteria.

PROJECT NAME: Not Specified

GRANTED TO: Woodlands of Lake Placid
1525 US Highway 27 South
Lake Placid, FL 33852

TOTAL QUANTITIES AUTHORIZED UNDER THIS PERMIT (in gpd)

AVERAGE: 175,200 PEAK MONTHLY: 262,800

<u>Use</u>	<u>Average</u>	<u>Peak Monthly</u>
Public Supply:	175,200 gpd	262,800 gpd

See Withdrawal Table for quantities permitted for each withdrawal point.

PROPERTY LOCATION: Highlands County, approximately 2 miles southeast of the Town of Lake Placid and at the intersection of State Highway 29 and US Highway 27.

TYPE OF APPLICATION: Renewal

WATER USE CAUTION AREA:
Highlands Ridge
Southern

APPLICATION FILED: July 31, 1998

ACRES: 80 Owned
131 Serviced
211 Total

APPLICATION AMENDED: March 10, 1999

Permit No.: 209490.001
 Permittee: Woodlands of Lake Placid
 Page 2

WATER USE: PUBLIC SUPPLY

SERVICE AREA NAME

Woodlands of Lake Placid

<u>USE TYPE</u>	<u>POPULATION SERVED</u>	<u>PER CAPITA RATE</u>
Residential Single Family		
Commercial/Industrial Non-Process		
Fire Fighting/Testing		
Unaccounted Uses		
Water Utility Use		
Treatment Losses		

Total Public Supply: 1,234 Gross = 142gpd/person

<u>CROP/ USE TYPE</u>	<u>IRRIGATION METHOD(S)</u>	<u>IRRIGATION RATE</u>	<u>ACRES</u>
Lawn and Landscape Irrigation	Sprinkler (Over Plant)	34.9"/yr.	1.12

<u>ID. NO.</u>	<u>PERMITTEE/ DISTRICT</u>	<u>DIAM. (IN.)</u>	<u>DEPTH TTL./CSD.</u>	<u>USE</u>	<u>GALLONS PER DAY</u>		
					<u>AVERAGE</u>	<u>PEAK MONTHLY</u>	
2 / 1		10	1,780 / 726	PS	172,300	255,300	
1 / 2		6	1,400 / 400	PS	172,300	255,300	Standby
3 / 3		4	150 / UNK	PS	2,900	7,500	

PS=Public Supply

<u>DISTRICT ID. NO.</u>	<u>SECTION/TOWNSHIP/RANGE</u>	<u>LOCATION LAT./LONG.</u>
1	17/37/30	271552.13/812043.99
2	17/37/30	271548.41/812018.44
3	17/37/30	271554.00/812046.90

Permit No.: 209490.001
Permittee: Woodlands of Lake Placid
Page 3

SPECIAL CONDITIONS:

All conditions referring to approval by the Regulation Department Director, Resource Regulation, shall refer to the Director, Bartow Regulation Department, Resource Regulation.

1. All reports required by the permit shall be submitted to the District on or before the tenth day of the month following data collection and shall be addressed to:

Permits Data Section, Resource Regulation
Southwest Florida Water Management District
2379 Broad Street
Brooksville, Florida 34609-6899

Unless otherwise indicated, three copies of each plan or report, with the exception of pumpage, rainfall, evapotranspiration, water level or water quality data which require one copy, are required by the permit.

2. The Permittee shall investigate the feasibility of using reclaimed water as a water source and submit a report describing the feasibility to the Permits Data Section by **May 31, 2004**. The report shall contain an analysis of reclaimed water sources for the area, including the relative location of these sources to the Permittee's property, the quantity of reclaimed water available, the projected date(s) of availability, costs associated with obtaining the reclaimed water, and an implementation schedule for reuse, if feasible. Infeasibility shall be supported with a detailed explanation.
3. The Permittee shall continue to maintain and operate the existing non-resettable, totalizing flow meter(s), or other flow measuring device(s) as approved by the Permitting Department Director, Resource Regulation, for District ID Nos. **1 and 2**, Permittee ID Nos. **2 and 1**. Such device(s) shall maintain an accuracy within five percent of the actual flow as installed. Total withdrawal and meter readings from each metered withdrawal shall be recorded on a **monthly** basis and reported to the Permits Data Section (using District forms) on or before the tenth day of the following month. If a metered withdrawal is not utilized during a given month, a report shall be submitted to the Permits Data Section indicating zero gallons.
4. By **May 31, 2008**, and prior to modification of this permit, Permittee shall caliper or video log District ID No. **2**, Permittee ID No. **1**, to verify the casing depth and total depth of the well. If the well or pump is to be accessed for maintenance work prior to the above time constraints, the logging shall be done at that time. Results of the logging shall be submitted to the District within 30 days of the logging event. The log shall at a minimum indicate the casing depth, diameter, and total depth of the aforementioned well. A valid well completion report may be submitted in lieu of the caliper or video log.
5. The Permittee shall:
 - a. Incorporate best water management practices, specifically including but not limited to irrigation practices, as recommended for the permitted activities in reports and publications by the IFAS and/or the United States Soil Conservation Service (SCS).

- b. Limit daytime irrigation to the greatest extent practicable to reduce losses from evaporation. Daytime irrigation for purposes of system maintenance, control of heat stress, crop protection, plant establishment, or for other reasons which require daytime irrigation are permissible; but should be limited to the minimum amount necessary as indicated by best management practices.
 - c. Implement a leak detection and repair program as an element of an ongoing system maintenance program. This program shall include a system-wide inspection at least once per year.
 - d. Evaluate the feasibility of improving the efficiency of the current irrigation system or converting to a more efficient system. This condition includes implementation of the improvement(s) or conversion when determined to be operationally and economically feasible.
6. By January 1, 1993, the Permittee shall have achieved a per capita water rate equal to or less than 150 gpd; this standard shall remain in effect until modified by rule. For planning purposes, listed below are per-capita goals for future management periods. These goals may be established as requirements through future rulemaking by the District:
- a. By January 1, 1997, the District may establish a new per capita water use standard. Based on current information, the per capita water use goal may be established by rule at 140 gpd; and
 - b. By January 1, 2002, the District may establish a new per capita water use standard. Based on current information, the per capita water use goal may be established by rule at 130 gpd.

By April 1 of each year for the preceding period of October 1 through September 30, the Permittee shall submit a report detailing:

- a. The population served;
- b. Significant deducted uses, the associated quantity, and conservation measures applied to these uses;
- c. Total withdrawals;
- d. Treatment losses.
- e. Environmental mitigation quantities.
- f. Sources and quantities of incoming and outgoing transfers of water and wholesale purchases and sales of water, with quantities determined at the supplier's departure point.
- g. Documentation of reuse and desalination credits, if taken.

If for some reason, the Permittee does not achieve the specified per capita rate, the report shall document why the rate and requirements were not achievable, measures taken to attempt meeting them, and a plan to bring the permit into compliance. This report is subject to District approval. If the report is not approved, the Permittee is in violation of the Water Use Permit.

The District will evaluate information submitted by Permittees who do not achieve these requirements to determine whether the lack of achievement is justifiable and a variance is warranted. Permittees may justify lack of achievement by documenting unusual water needs, such as larger-than-average lot sizes with greater water irrigation needs than normal-sized lots. However, even with such documented justification, phased reductions in water use shall be required unless the District determines that water usage was reasonable under the circumstances reported and that further reductions are not feasible. For such Permittees, on a case-by-case basis, individual water conservation requirements may be developed for each management period. Per capita rate requirements may be adjusted upward or downward through rulemaking and will become requirements.

7. By April 1 of each year, the Permittee shall submit a residential water use report for the preceding period of October 1, through September 30, detailing:
- The number of single family dwelling units served and their total water use,
 - The number of multi-family dwelling units served and their total water use,
 - The number of mobile homes served and their total water use.

Where separate indoor and outdoor meters exist, residential water use quantities shall include both the indoor and outdoor water uses associated with the dwelling units, including irrigation water.

8. By January 1 of each year for the preceding period of October 1 through September 30, the Permittee shall submit a report detailing:
- Quantity of total reclaimed water provided by the Permittee for reuse on both a total annual average daily and monthly basis;
 - For all individual customer reuse connections with line sizes of 4 inches or greater, list:
 - account name and address;
 - location of connection(s) by latitude - longitude;
 - line size;
 - meter (yes or no); and
 - metered quantities, if metered

9. The average day, peak monthly, and maximum daily, if applicable, quantities for District ID Nos. **1 and 2**, Permittee ID Nos. **2 and 1**, shown above in the production withdrawal table are estimates based on historic and/or projected distribution of pumpage, and are for water use inventory and impact analysis purposes. The quantities listed in the table for these individual sources are not intended to dictate the distribution of pumpage from permitted sources. The Permittee may make adjustments in pumpage distribution as necessary up to **172,300** gallons per day (gpd) on an average basis, and up to **255,300** gpd on a peak monthly basis, for the individual wells, so long as adverse environmental impacts do not result and other conditions of this Permit are complied with. In all cases, the total average annual daily withdrawal, the total peak monthly daily withdrawal, and the total crop protection daily withdrawal are limited to the quantities set forth above.

10. The Permittee shall conduct water audits of the water distribution system as designated below. A water audit may include the following activities: detection of unauthorized uses and authorized unmetered uses, correction of under-registration of meters, determination of fire flow use, and leak detection/repair. Water audits which identify a greater than 12 percent unaccounted for water shall include a schedule for remedial action, followed by appropriate actions. Audits shall be completed and reports documenting the results of the audit shall be submitted as an element of the report required in the per capita condition to the Permits Data Section by the following dates: September 30, 2002, and April 1, 2011. Water audit reports shall include a schedule for remedial action if needed.

11. By **September 30, 1999**, the Permittee shall implement a new water conservation oriented rate structure that the Permittee intends to pursue with Public Service Commission (PSC). The Permittee shall submit a report describing the rate structure and the proposed implementation date within 14 days following approval by the PSC.

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12. The Woodlands of Lake Placid has not achieved a gross/compliance water use rate of 150 gallons per capita per day (gpcd), phased reductions in the gpcd will be required and the corresponding public supply withdrawal quantities (i.e, the total withdrawals from District ID Nos. 1, 2, and 3, (Permittee ID Nos. 2, 1, and 3) in gallons per day (gpd) will be prorated accordingly, as follows:

<u>Calendar Year</u>	<u>Compliance/ Gross GPCD</u>	<u>Projected Population</u>	<u>Annual Average (gpd) Public Supply</u>	<u>Peak Month (gpd) Public Supply</u>
1999	161.0	704	113,300	170,000
2000	156.0	704	109,800	164,700
2001	151.0	704	121,400	182,100
2002	150.0	804	135,800	203,700

As of the year 2002, the gross and/or compliance per capita water use shall not exceed 150 gpcd.

STANDARD CONDITIONS:

1. The Permittee shall comply with the Standard Conditions attached hereto, incorporated herein by reference as Exhibit "A" and made a part hereof.



Authorized Signature
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

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40D-2
Exhibit "A"
WATER USE PERMIT CONDITIONS

STANDARD CONDITIONS

1. If any of the statements in the application and in the supporting data are found to be untrue and inaccurate, or if the Permittee fails to comply with all of the provisions of Chapter 373, F.S., Chapter 40D, or the conditions set forth herein, the Governing Board shall revoke this permit in accordance with Rule 40D-2.341, following notice and hearing.
2. This permit is issued based on information provided by the Permittee demonstrating that the use of water is reasonable and beneficial, consistent with the public interest, and will not interfere with any existing legal use of water. If, during the term of the permit, it is determined by the District that the use is not reasonable and beneficial, in the public interest, or does impact an existing legal use of water, the Governing Board shall modify this permit or shall revoke this permit following notice and hearing.
3. The Permittee shall not deviate from any of the terms or conditions of this permit without written approval by the District.
4. In the event the District declares that a Water Shortage exists pursuant to Chapter 40D-21, the District shall alter, modify, or declare inactive all or parts of this permit as necessary to address the water shortage.
5. The District shall collect water samples from any withdrawal point listed in the permit or shall require the Permittee to submit water samples when the District determines there is a potential for adverse impacts to water quality.
6. The Permittee shall provide access to an authorized District representative to enter the property at any reasonable time to inspect the facility and make environmental or hydrologic assessments. The Permittee shall either accompany District staff onto the property or make provision for access onto the property.
7. Issuance of this permit does not exempt the Permittee from any other District permitting requirements.
8. The Permittee shall cease or reduce surface water withdrawal as directed by the District if water levels in lakes fall below applicable minimum water level established in Chapter 40D-8 or rates of flow in streams fall below the minimum levels established in Chapter 40D-8.
9. The Permittee shall cease or reduce withdrawal as directed by the District if water levels in aquifers fall below the minimum levels established by the Governing Board.
10. The Permittee shall practice water conservation to increase the efficiency of transport, application, and use, as well as to decrease waste and to minimize runoff from the property. At such time as the Governing Board adopts specific conservation requirements for the Permittee's water use classification, this permit shall be subject to those requirements upon notice and after a reasonable period for compliance.

11. The District may establish special regulations for Water Use Caution Areas. At such time as the Governing Board adopts such provisions, this permit shall be subject to them upon notice and after a reasonable period for compliance.
12. The Permittee shall mitigate, to the satisfaction of the District, any adverse impact to existing legal uses caused by withdrawals. When adverse impacts occur or are imminent, the District shall require the Permittee to mitigate the impacts. Adverse impacts include:
 - a. A reduction in water levels which impairs the ability of a well to produce water;
 - b. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
 - c. Significant inducement of natural or manmade contaminants into a water supply or into a usable portion of any aquifer or water body.
13. The Permittee shall mitigate to the satisfaction of the District any adverse impact to environmental features or offsite land uses as a result of withdrawals. When adverse impacts occur or are imminent, the District shall require the Permittee to mitigate the impacts. Adverse impacts include the following:
 - a. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams, or other watercourses;
 - b. Sinkholes or subsidence caused by reduction in water levels;
 - c. Damage to crops and other vegetation causing financial harm to the owner; and
 - d. Damage to the habitat of endangered or threatened species.
14. When necessary to analyze impacts to the water resource or existing users, the District shall require the Permittee to install flow metering or other measuring devices to record withdrawal quantities and submit the data to the District.
15. A District identification tag shall be prominently displayed at each withdrawal point by permanently affixing the tag to the withdrawal facility.
16. The Permittee shall notify the District within 30 days of the sale or conveyance of permitted water withdrawal facilities or the land on which the facilities are located.
17. All permits issued pursuant to these Rules are contingent upon continued ownership or legal control of all property on which pumps, wells, diversions or other water withdrawal facilities are located.