

ORIGINAL

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RECORDS AND
REPORTING

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October 12, 2000

Blanca S. Bayo, Director
Division of Records & Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Betty Easley Building, Room 110
Tallahassee, FL 32399-0850

Via Hand Delivery

Re: Docket No. 001138-WS
Application for amendment of Certificate Nos. 277-W and 223-S to add territory
in Seminole County by CWS Communities LP d/b/a Palm Valley.

Dear Ms. Bayo:

Enclosed for filing on behalf of CWS Communities LP d/b/a Palm Valley are an original and twelve (12) copies of a letter dated October 5, 2000, to Ms. Patti Daniel. Please note that the affidavit referred to in the attached letter is not enclosed, as it has been sent to the Clerk of Courts of Seminole County for recording. A copy of the original recorded affidavit will be filed with the PSC as soon as it has been returned to this office.

Please acknowledge receipt of the foregoing by stamping the enclosed extra copy of this letter and returning same to my attention.

Sincerely,

RUDEN, McCLOSKEY, SMITH,
SCHUSTER & RUSSELL, P.A.

Kathryn G.W. Cowdery
Kathryn G.W. Cowdery
Attorney

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cc: Richard Redemann (via hand delivery)
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PALM VALLEY

ACTIVE RETIREMENT COMMUNITY

October 5, 2000

Public Service Commission
Director, Division of Records and Reporting
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Deficiencies for Docket No. 001138-WS: Application for Amendment of Certificates Nos. 277-W and 223-S to add territory in Seminole County by Alafaya Palm Valley Associates, Ltd.

Dear Ms. Daniel,

Please find attached an original and five copies of the requested information from your letter dated September 28, 2000.

A clearer copy of the territory map/boundary survey showing the detail of the new land addition was sent to Richard Redemann last week. Please notify me if the map is still not satisfactory.

In response to the needed documentation/affidavit to show that the land has been dedicated to the utility, please find enclosed a signed affidavit that has been pre-approved by the Commission. The affidavit states that CWS Communities LP d/b/a Palm Valley owns and operates a water and wastewater utility and that the physical utility facilities are located on certain real property dedicated to those utilities.

The utility proposes to provide reuse to 140 existing homesites, all 148 homesites in our new phase 8/8a and common areas. All of our reuse customers/areas are within Palm Valley Manufactured Housing Community and all customers are residents of Palm Valley. The reuse rate for our customers will be \$0, but CWS plans to apply for a staff assisted rate case in the future, that will include establishing a rate for reuse. The following is a breakdown of the lots numbers for reuse on existing lots:

Lot Nos. 375 thru 384, 358 thru 374, 392 thru 399, 400 thru 411, 626 thru 654,
701 thru 705, 708 thru 759 and 761 thru 767.

If you have any questions please call me at my office at (407) 365-6651.

Sincerely,

Sandra Seyffart
Community Director