

STATE OF FLORIDA

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DIVISION OF REGULATORY OVERSIGHT  
DANIEL M. HOPPE, DIRECTOR  
(850) 413-6480

Public Service Commission

October 25, 2000

Mr. John H. Lovelette  
The Woodlands of Lake Placid, L.P.  
1525 US Highway 27 S  
Lake Placid, Florida 33852

Re: Docket No. 990374-WS: Application for certificate to operate a water and wastewater utility in Highlands County by the Woodlands of Lake Placid, L.P.

Dear Mr. Lovelette:

Your application on behalf of The Woodlands of Lake Placid (Woodlands) for a certificate to operate a wastewater utility was received by the Public Service Commission (PSC or Commission) on September 14, 2000, and incorporated into your existing docket for a certificate to operate a water utility. The above referenced docket number and name includes both of your applications. Staff has preliminarily reviewed the wastewater application for deficiencies as well as for items that need clarification or correction. These items plus remaining issues from the water certification application are as follows:

Deficiencies:

- Financial Ability. Pursuant to Rule 25-30.034(1)(d), Florida Administrative Code (F.A.C.), the owner is to provide a statement regarding the financial ability of the owner to continue to provide service. The attached statement from Forrest H. Hilton, CPA is a statement of Revenue and Expenses for the water utility, not a financial statement for the owner, and is irrelevant for the purposes of this application. The attached Exhibit D provided in the wastewater application is inadequate. A formal financial statement, or balance sheet, or letter of credit for the owner is needed to meet this requirement. Should the owner have confidentiality concerns about filing such a document, which becomes a public record when filed, other arrangements can be made. The owner could formally request that the information be treated confidentially pursuant to Rule 25-22.006, F.A.C. or a PSC staff auditor could visit the owner's office to review the financial information and provide a statement about the results of the review. Should the owner desire a PSC staff auditor visit the owner's office, please contact Ms. Stephanie Clapp, of my office, at 850/413-6997 to make arrangements.

APP \_\_\_\_\_  
CAF \_\_\_\_\_  
CMP \_\_\_\_\_  
COM \_\_\_\_\_  
CTR \_\_\_\_\_  
ECR \_\_\_\_\_  
LEG \_\_\_\_\_  
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SEC \_\_\_\_\_  
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OTL \_\_\_\_\_

DOCUMENT NUMBER-DATE

13899 OCT 27 00

FPSC-RECORDS/REPORTING

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2. Territory Description. Pursuant to Rule 25-30.034(1)(h), F.A.C., the applicant is to provide an accurate description of the territory the utility is currently serving. Exhibit H provided in the wastewater application is missing distance information in four areas of the description. A copy of Exhibit H, with the areas of missing information indicated, is attached. Please provide a corrected Exhibit H. In addition, which customers are in Section 8, Township 37 South, Range 30 East. This appears to be vacant land from the map.
3. System Map. Pursuant to Rule 25-30.034(1)(i), F.A.C., the applicant is to provide a detailed system map showing the lines, treatment facilities and the territory to be served. The map provided is missing: 1) the lines and treatment facilities, 2) footage indicators; 3) a second page, which seems to be missing as the lines drawn on County Road No. 29 indicate a gap and continuation to a second map; 4) most of the development of Area A, Grassy Lake Circle. Who provides wastewater service to Area A? Please provide a corrected map.
4. Notice of Applications. Pursuant to Rule 25-30.030, F.A.C., the applicant is to provide affidavits that the notice of actual application were: given to governing bodies and other privately held water and wastewater utilities; given to customers; published once in a newspaper of general circulation. These affidavits have not been received.

#### Clarifications or Corrections

1. Schedule of Customers. Pursuant to Rule 25-30.034(1)(n), F.A.C., the applicant is to provide a detailed schedule showing the number of customers currently served. Exhibit B of the wastewater certification application indicates 406 wastewater connections. How many of these connections are directly billed for wastewater service? How many of these connections are directly billed for water service?
2. Water Conservation Rates. Item 11 of the Special Conditions of the Water Use Permit issued by the Southwest Florida Water Management District requires the implementation of a new water conservation oriented rate structure by September 30, 1999. What is the status of your compliance with this requirement?
3. Application Affidavit. Part VIII of the water certification application was completed to say, "I, R. Anthony Cozier, President of Camper Corral, Inc. the general partner of The Woodlands of Lake Placid, L.P. (Applicant) do solemnly swear...." The same part of the wastewater certification application simply states "I Camper Corral, Inc. (applicant) do solemnly swear...." Please resubmit a signed and notarized wastewater affidavit completed in the same manner the water affidavit was completed.

The original and four copies of the response to the information requested in this letter should be filed with the Commission on or before **November 30, 2000**. When filing the response, please be sure to reference the docket and to direct the response to :

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

Should you have any questions concerning the information requested in this letter, please contact Stephanie Clapp, of my staff, at (850) 413-6997

Sincerely,



Patti Daniel  
Chief, Bureau of Certification

PD:sc  
Enclosures

cc: Division of Water and Wastewater (lowe, Messer, Redemann)  
Division of Legal Services (Fudge)  
Division of Records and Reporting  
Mr. Andrew B. Jackson

EXHIBIT H

LEGAL DESCRIPTION  
FOR  
WASTEWATER TERRITORY

Begin at a point on the North line of Section 17, Township 37 South, Range 30 East, Highlands County, Florida, 660 feet Easterly of the East right-of-way line of US Highway 27, as measured at right angles; thence run Easterly along the North line of Section 17 to the shore line of Lake Grassy, thence run Southerly and Southwesterly along the shore line of Lake Grassy to as point that is 413.15 feet North of the South line of the Northeast 1/4 and the Northwest 1/4 of Section 17; thence run Westerly along a line 413.15 feet North of the South line of said Northeast 1/4 and said Northwest 1/4 to a point that is 600 feet Easterly of the East right-of-way line of US Highway 27, as measured at right angles; thence run Northwesterly, 660 feet East of and parallel to the Easterly right-of-way line of US Highway 27 to the Point of Beginning.

a distance  
of ?

a distance  
of ?

a distance  
of ?

AND

a distance of ?

The North 300 feet of the South 750 feet of the West 410 feet of the East 1/2, of the East 1/2, of the Southwest 1/4 of Section 8, Township 37 South, Range 30 East, Highlands County, Florida.

AND

The West 210 feet of the South 450 feet of the East 1/2, of the East 1/2 of the SW 1/4 of Section 8, Township 37 South, Range 30 East, Highlands County, Florida.