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ORIGINAL

January 31, 2001

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

RECEIVED FPSC
01 JAN 31 AM 11:59
RECORDS AND REPORTING

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 and approval, on behalf of CWS Communities LP d/b/a Palm Valley, are an original and three copies of the following tariff sheets:

Water

- 1. First Revised Sheet No. 3.0;
- 2. First Revised Sheet No. 3.4;
- 3. Original Sheet No. 3.5;

Wastewater

- 1. First Revised Sheet No. 2.0;
- 2. First Revised Sheet No. 3.0;
- 3. First Revised Sheet No. 3.4;
- 4. Original Sheet No. 3.5;

APP
CAF
CMP
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FPSC-BUREAU OF RECORDS

DOCUMENT NUMBER-DATE

01427 JAN 31 0

TAL:32920:1

Letter to Blanca S. Bayo
January 31, 2001
Page 2 of 2

5. First Revised Sheet No. 15.0; and
6. Original Sheet No. 17.1.

As identified in the Order Amending Certificates in this docket, Order No. PSC-00-2243-PAA-WS, the utility is currently providing water and wastewater service to Palm Valley Manufactured Housing Community as a general service customer. With regard to reuse service, Staff is aware that reuse lines have not been installed, and that certain basic details regarding reuse service provision have been unresolved. Previously, Staff was informed that the utility would be providing the reuse service to certain individual lots. Please be advised that it has been determined that consistent with the manner water and wastewater service is currently being provided, reuse service will be provided directly to Palm Valley Manufactured Housing Community as a general service customer. The general service customer will then be responsible for running the reuse lines and determining which residents of the community will receive the reuse water, depending on engineering and any other applicable considerations. For this reason, the re-use tariff submitted is for general service instead of residential.

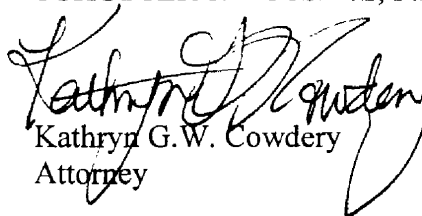
Please acknowledge receipt of the foregoing by stamping the enclosed extra copy of this letter and returning same to my attention. Thank you for your assistance.

Please contact me if you have any questions.

Thank you.

Sincerely,

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


Kathryn G.W. Cowdery
Attorney

KGC/ldv
Enclosures

cc:w/encl.(via hand delivery): Richard Redemann
Billie Messer
Patti Daniel

TAL:32920:1

CWS COMMUNITIES LP d/b/a PALM VALLEY

WATER TARIFF

Territory Served

Certificate No. – 277-W

County – Seminole

Commission Order(s) Approving Territory Served –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
7518	11/22/76	750660-WS	Original
9626	11/05/80	790519-WS	Amendment
12714	11/30/83	830530-WS	Amendment
14480	06/18/85	850040-WS	Amendment
16360	07/16/86	860583-WS	Transfer
19149	04/15/88	880230-WS	Name Change
19149-A	09/14/88	880230-WS	Name Change
23094	06/20/90	900166-WS	Amendment
00-1675	09/19/00	991984-WS	Transfer
00-2243	11/27/00	001138-WS	Amendment

Stephen J. Sherwood
Issuing Officer

General Partner
Title

CWS COMMUNITIES LP d/b/a PALM VALLEY

WATER TARIFF

Description of Territory Served
Order No. 23094

Township 21 South, Range 31 East

In Sections 34 and 35

Parcels 5 and 6: This description is in Order No. 14480, except that is in a different format.

From a Northeast Corner of Section 34, run South along the East line of Section 34 3,250 feet. Thence run west 1,100 feet to the point of beginning. Thence South 00 degrees 30' 26" East 218.31 feet. Thence South 01 degrees 42' 27" East 180.76 feet. Thence South 01 degrees 42' 27" East 300.87 feet. Thence North 89 degrees 36' 50" West 129.82 feet. Thence South 74 degrees 26' 00" West 364.01 feet. Thence North 89 degrees 40' 34" West 68.30 feet. Thence North 89 degrees 40' 34" West 691.70 feet. Thence North 00 degrees 00' 38" West 387.73 feet. Thence South 89 degrees 34' 08" East 224.94 feet. Thence North 00 degrees 54' 35" East 18.92 feet. Thence South 89 degrees 44' 01" East 287.87 feet. Thence North 01 degrees 21' 41" West 208.21 feet. Thence North 89 degrees 40' 28" West 508.25 feet. Thence North 00 degrees 02' 34" West 185.42 feet. Thence South 89 degrees 38' 18" East 800.12 feet. Thence South 89 degrees 37' 25" East 424.39 feet to the point of beginning.

Parcel A-2:

The South 1/2 of the East 3/4 of the Southwest 1/4 of the Northwest 1/4, less the South 453.34 feet of the East 1/2 of the West 1/2 of said Southwest 1/4 of the Northwest 1/4, all in Section 35.

Order No. 00-1675 Involved a Transfer

Stephen J. Sherwood
Issuing Officer

General Partner
Title

CWS COMMUNITIES LP d/b/a PALM VALLEY

WATER TARIFF

Description of Territory Served
Order No. 00-2243

Township 21 South, Range 31 East

Section 35

Addition 8

That part of the Northwest 1/4 of Section 35, Township 21 South, Range 31 East, Seminole County, Florida, being further described as follows:

Commence at the Northwest corner of Section 35, Township 21 South, Range 31 East, Seminole County, Florida and run thence N89 degrees 52'09"E 332.91 feet (N89 degrees 45'42"E 332.85 feet record) along the North boundary of Section 35 to the point of beginning; thence continue N89 degrees 47'40"E 662.10 feet (N89 degrees 45'42"E 665.73 feet record) along the North boundary of said Section 35; thence S00 degrees 15'18"E 1332.93 feet; thence N89 degrees 49'23"E 333.79 feet (N89 degrees 42'41"E record) to the Northwest corner of SE 1/4 of NW 1/4 of said Section 35; thence continue along the boundary of Brighton Park at Carillon according to the map or plat thereof as recorded in plat book 42, pages 86-89 of the Public Records of Seminole County, Florida, N89 degrees 49'23"E 283.75 feet to the appropriate centerline of a creek; thence continue along the boundary of said subdivision S09 degrees 24'12"E 271.06 feet (S09 degrees 24'12"E 273.12 feet record); thence continue along the said subdivision S06 degrees 51'54"W 400.91 feet (S06 degrees 51'54"W 389.91 feet record); thence S89 degrees 47'41" W 278.55 feet to the 40 acre line; thence continue S89 degrees 47'41"W 1003.11 feet along the Northerly boundary of Palm Valley Manufactured Housing; thence N00 degrees 00'32"W 1998.66 feet (N00 degrees 14'22"E deed) along the Easterly boundary of Palm Valley Manufactured Housing to the point of beginning.

Containing 1,755,983.6218 square feet of 40.3118 acres M.O.L.

Addition 8A

The East quarter of the Northwest quarter of the Northwest quarter of Section 35, Township 21 South, Range 31 East, Seminole County, Florida.

Containing 443,725.39 square feet or 10.1865 acres M.O.L.

Stephen J. Sherwood
Issuing Officer

General Partner
Title

CWS COMMUNITIES LP d/b/a PALM VALLEY

WASTEWATER TARIFF

Table of Contents

	<u>Sheet Number</u>
Territory Served	3.0 – 3.5
Miscellaneous	4.0
Technical Terms and Abbreviations	5.0
Index of Rules and Regulations	6.0 – 7.0
Rules and Regulations	8.0 – 14.0
Index of Rate Schedules	15.0
Rate Schedules	16.0 – 17.1
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Standard Forms	19.0 – 21.0
Application for Reuse Service	21.1 – 21.4
Index of Service Availability	22.0
Service Availability	23.0 – 24.0
Contracts and Agreements	There are no contracts at the date of original issue (Submit Contracts)

Stephen J. Sherwood
Issuing Officer

General Partner
Title

CWS COMMUNITIES LP d/b/a PALM VALLEY

WASTEWATER TARIFF

Territory Served

Certificate No. – 223-S

County – Seminole

Commission Order(s) Approving Territory Served –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
7518	11/22/76	750660-WS	Original
9626	11/05/80	790519-WS	Amendment
12714	11/30/83	830530-WS	Amendment
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00-2243	11/27/00	001138-WS	Amendment

Stephen J. Sherwood
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General Partner
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CWS COMMUNITIES LP d/b/a PALM VALLEY

WASTEWATER TARIFF

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CWS COMMUNITIES LP d/b/a PALM VALLEY

WASTEWATER TARIFF

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Stephen J. Sherwood
Issuing Officer

General Partner
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FIRST REVISED SHEET NO. 15.0
CANCELS ORIGINAL SHEET NO. 15.0

CWS COMMUNITIES LP d/b/a PALM VALLEY

WASTEWATER TARIFF

INDEX OF RATE SCHEDULES

	<u>SHEET NO.</u>
GENERAL SERVICE, GS	16.0
RESIDENTIAL SERVICE, RS	17.0
REUSE SERVICE, GS	17.1

Stephen J. Sherwood
Issuing Officer

General Partner
Title

CWS COMMUNITIES LP d/b/a PALM VALLEY

WASTEWATER TARIFF

IRRIGATION QUALITY REUSE SERVICE – GENERAL SERVICE

RATE SCHEDULE

AVAILABILITY – Reuse lines have not yet been installed and preliminary engineering and planning projects that reuse will be made available to Palm Valley Manufactured Home Community.

APPLICABILITY – To the extent of its capacity and wastewater flows, the Utility shall provide irrigation quality water using treated wastewater effluent.

LIMITATIONS – Subject to all the rules and regulations of this tariff and general rules and regulations of the Commission.

FLAT RATE – – 0 –

AVAILABILITY FEE -- – 0 –

BILLING CYCLE – Monthly

TERMS OF PAYMENT – The Florida Public Service Commission may in the future approve a rate for reuse service. In this event, bills will be due and payable when rendered and will become delinquent if not paid within twenty (20) days. After five (5) working days written notice, separate and apart from any bill, reuse service may then be discontinued.

TYPE OF FILING – Amendment

EFFECTIVE DATE – June 30, 2001

Stephen J. Sherwood
Issuing Officer

General Partner
Title