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COMMISSION CLERK

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January 7, 2004

Ms. Blanca Bayo
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Filing Developer Agreement for Southlake Utilities, Inc.

Dear Ms. Bayo:

Pursuant to Rule 25-30.550, Florida Administrative Code, Southlake Utilities, Inc. ("Southlake"), hereby files with the Florida Public Service Commission ("Commission") the following developer agreement:

KB HOME ORLANDO, LLC

KB Home Orlando, LLC has reserved 133 ERC's or 0.046550 MGD for domestic water capacity and 133 ERC's or 0.039900 MGD for wastewater capacity.

Southlake Water Treatment Plant has a capacity of 2.916 MGD and the current 3 month average daily flow is 1.164 MGD. Southlake Wastewater Treatment Plant has a capacity of 0.600 MGD and the current 3 month average daily flow is 0.520 MGD.

Southlake has filed a replacement tariff with the Commission. Unlike its previous tariff, the new tariff does not include a standard developer agreement in the service availability policy section of the tariff. The enclosed developer agreement is not based upon the old developer agreement, but upon the replacement tariff and the Commission's orders changing Southlake's service availability charges, including changes to plant capacity charges and Allowance for Funds Prudently Invested Charges.

Please call me at (352) 636-8072 if you have any questions.

Sincerely,

Randall W. Corbin
Manager

- US _____ Copy: Developer File
- AF _____
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