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JOHN L. WHARTON

August 11, 2006

VIA HAND DELIVERY

MARTIN S. FRIEDMAN, P.A.

VALERIE L. LORD

BRIAN J. STREET

WAYNE L. SCHIEFELBEIN, OF COUNSEL
ROBERT M. C. ROSE, (1924-2006)

Blanca S. Bayo, Director
Commission Clerk & Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RE: ^{MAS GROVE} Town and Country Utilities Company
Our File No. 40076.01

060601-WS

Dear Ms. Bayo:

Enclosed for filing, please find an original and 15 copies of each of the following documents:

1. Application for Original Water and Wastewater Certificates; and 08247-06
2. Motion for Temporary Rule Waiver. 08248-06

Please stamp and return a copy of each document to my office acknowledging its receipt.

Sincerely

John R. Jenkins
For the Firm

JRJ/dcr
Enclosure

Cc: Katie Sproul
David Genson
Brian Goguen

RECEIVED & FILED

FPSC-BUREAU OF RECORDS

DOCUMENT NUMBER-DATE

08247 SEP 11 8

FPSC-COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of The Grove Utilities,)
Inc. for original water and wastewater)
certificates in Okeechobee County, Florida)
_____)

060601-WS

APPLICATION FOR ORIGINAL
WATER AND WASTEWATER CERTIFICATES

The Grove Utilities, Inc. ("Applicant"), by and through its undersigned counsel and pursuant to Sections 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, hereby applies for original certificates authorizing Applicant to provide water and wastewater service in Okeechobee County, Florida, and in support submits the following information:

1. The full name and address of the Applicant:

The Grove Utilities, Inc.
2600 Golden Gate Parkway
Naples, FL 34105

2. The names, address, telephone number, facsimile number and email addresses of Applicant's counsel are:

John R. Jenkins, Esquire
Rose, Sundstrom & Bentley, LLP
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
Phone: (850) 877-6555
Fax: (850) 656-4029
jjenkins@rsbattorneys.com

A. REQUEST TO BIFURCATE CERTIFICATION AND RATESETTING

1. Applicant is preparing its applications to the Florida Department of Environmental Protection for permits authorizing construction of new water and wastewater facilities and to the South Florida Water Management District for a water use permit. Section 367.031, Florida Statutes, establishes the issuance of original certificates of authorization from the Florida Public Service Commission (the "Commission") as a condition precedent to the issuance of said permits. Accordingly, Applicant requests that the certification and rate setting processes be bifurcated so that the certificates can be issued within ninety (90) days of the official filing date of the instant application and the Applicant may proceed with its environmental permitting. Such bifurcation procedure has been previously approved by the Commission, including by Order No. PSC-05-0844-PAA-WS for Central Sumter Utility Company, Inc., in Docket No. 050192-WS.

DOCUMENT NUMBER-DATE

08247 SEP 11 8

FPSC-COMMISSION CLERK

2. Concurrent with the instant application, the Applicant is submitting its Request for Temporary Rule Waiver seeking to defer the filing of various matters required by Rule 25-30.033, Florida Administrative Code, which pertain to the rate-setting portion of this proceeding, as well as other matters identified therein.

B. APPLICANT INFORMATION

1. The Applicant is a Florida corporation created on May 16, 2006. Exhibit "A" is a certified copy of Applicant's Certificate of Active Status. The Applicant has made an election under Internal Revenue Code Section 1362 to be an S corporation.

2. The names of all officers, directors, and any persons or entities owning an interest in the Applicant are as follows:

Officers:

President:	Paul J. Marinelli
Vice President:	Katie Sproul
Secretary & Treasurer:	Brian Goguen

Directors:

Paul J. Marinelli
Katie Sproul
Ron Edwards
Jeremy Beaseman

Shareholder:

The Grove Community Development Corporation

The business address for all the foregoing is the same as that of the Applicant.

C. NEED FOR SERVICE

1. The Grove Community Development Corporation (the "Developer") plans to develop a new self-contained community, to be known as The Grove, on approximately nine square miles in the northeastern corner of Okeechobee County. The northern project boundary is the Indian River County line while the eastern boundary is St. Lucie County. Primary access to The Grove will be via a new interchange with Florida's Turnpike that will be constructed at the Developer's expense. The Developer will also construct a roadway through the community to connect with US 441, which will be the access to the City of Okeechobee. The Grove will be developed on 5,700 acres with an estimated 15,000 residential units and over 3.0 million square feet of commercial development with a build-out over the next 18 years. The Developer has submitted a Request for Service to the Applicant, a copy of which is attached as Exhibit "B." The Applicant plans to begin serving customers on or about July 1, 2010.

2. Master planning for The Grove development is underway. Current agricultural (citrus) activities will continue on the site until impacted by development activity. The Grove is envisioned to be an age-targeted active adult community. The Grove will contain a wide range of residential units, commercial (retail/service and office), recreation, public and industrial uses. Dwelling units will range from single family detached to attached villa, townhouse, condominium and apartment units. Approximately 80% of the units are anticipated to be single family. Commercial activities will include retail, service and office uses. A central community town center will anchor the commercial development, but neighborhood commercial centers will be spread throughout the residential areas. The office uses will include both general and medical establishments. Recreation will consist of a series of recreation centers, tennis courts, pools, a golf course, clubhouses, community parks and more. Public/institutional uses will include locations for public safety (fire and EMS station with sheriff's substation), and other uses. The Developer has been in discussions with the Indian River Community College concerning partnering in the establishment of a lifelong learning center within The Grove. The light industrial uses contemplated include the utility (water and wastewater) facilities and typical community serving uses such as cabinet shops; tile and carpet installers; and electric, HVAC, plumbing and roofing contractors.

3. The anticipated phasing of the project and buildout dates at this time are as follows:

Phase	I	II	III	Totals
Date	2007-2014*	2015-2019	2020-2024	
Commercial				
Retail (sf)	344,000	840,000	1,216,000	2,400,000 (sf)
Office (sf)	86,000	210,000	304,000	600,000 (sf)
Industrial (acres)	20	30	50	100 (acres)
Residential				
Single-Family	3,540	4,600	4,601	12,741
Multi-Family	610	825	824	2,259

*Occupancy for any commercial or residential uses (and thus impacts to infrastructure) is not expected until 2010.

D. OTHER AREA UTILITIES

1. There are no other water and/or wastewater utilities within or near the proposed service area which could potentially provide service in the area. The proposed service area is located in the extreme northeast corner of Okeechobee County. Most other development in the County has taken place in the area of the City of Okeechobee and around Lake Okeechobee. No other central utility system in Okeechobee County is located within 22 miles of the proposed service area. A description of the other utilities in Okeechobee County, including four small PSC regulated utilities, is as follows:

a. Okeechobee Utility Authority ("OUA") The OUA is the primary provider of water and wastewater service to the City of Okeechobee, as well as urbanized areas of Okeechobee County near the City. OUA operates a water treatment plant near the north shore of Lake Okeechobee on State Road 78, and a wastewater treatment plant approximately 2 miles north of the City Limits. The OUA does not have capacity or plans to serve the proposed service area. The WTP and WWTP are located approximately 28 miles and 22 miles, respectively, from the proposed service area.

b. Blue Heron Golf & Country Club This utility operates a water treatment plant serving approximately 280 residences in Blue Heron, a single family home development. The plant is operated under permit from FDEP (PWSID # 4474444), and is regulated by the Public Service Commission. According to FDEP records, the plant capacity is limited to the development. The service area of this water-only utility is the Blue Heron plat, located approximately 25 miles from the proposed service area.

c. Pine Ridge Management Corporation This utility operates water and wastewater treatment plants serving approximately 135 residences and 5 general service customers within the Pine Ridge Park, a platted mobile home park under FDEP permit Nos. 4471110 and FLA013928. According to FDEP records, capacity at both plants is essentially limited to existing users within the development. The utility is located approximately 24 miles from the proposed service area.

d. The Vantage Development Corporation This utility operates a 50,000 gpd wastewater treatment plant serving 338 residential connections in the Vantage Oaks Mobile Home Park and portions of the platted Treasure Island Units No. 10, 11, 11A, 12 and 13, approximately 25 miles from the proposed service area.

e. Zachary Taylor Camping and Lodge, Inc. This wastewater utility is located on U.S. Highway 441 SE, south of the City of Okeechobee. It is at capacity serving 88 condominium units in the Taylor Creek Condominium Association and the campground and lodge. The plant is operated under FDEP permit (ID No. FLA013910). The utility is located approximately 25 miles from the proposed service area.

No existing utility operating within Okeechobee County has the potential to provide water and/or wastewater service to the proposed service area.

f. Utilities in St. Lucie and Indian River Counties The major governmental utility providers in these counties were researched in order to determine whether the project could be served by these systems. According to the Indian River County Comprehensive Plan, it is the intent of the County to provide sewer service to all residents within the "Urban Service Area." This area extends from the Atlantic Ocean to between 5 and 11 miles inland. At its closest reach, that Urban Service Area is 15.5 miles from the proposed service area. In addition to the Urban Service Area, Indian River County Utilities Department owns and operates a very small wastewater treatment facility (0.020 MGD) at Blue Cypress Lakes, approximately 6.0 miles from the proposed service area. There is no plan to expand this facility. In St. Lucie County, service

areas have been established for the Fort Pierce Utility Authority, St. Lucie County Utilities, and Port St. Lucie Utilities. The St. Lucie County Utilities service area extends to the Okeechobee County line, but the nearest facility is over 30 miles from the proposed service area.

There are no utility facilities located in either St. Lucie or Indian River Counties which are anywhere near the proposed service area, nor is there any intent or ability to serve in Okeechobee County.

E. CONSISTENCY WITH COMPREHENSIVE PLAN

1. To the best of the Applicant's knowledge, the provision of service by the Applicant will be consistent with the water and wastewater sections of the local comprehensive plan of Okeechobee County as approved by the Department of Community Affairs at the time the application is filed. The comprehensive plan in pertinent part concerns itself with ensuring that water and wastewater facilities (public or privately owned) are available or projected to be available concurrent with the impacts of development.

2. The land on which the community will be developed is currently classified for agricultural use. The Applicant acknowledges that compliance with local and state land use requirements will be required. The project developers have undertaken full scale development planning and approval processes with all relevant agencies.

F. ABILITY TO SERVE

1. The Applicant has the financial ability to provide service to the proposed service area. Exhibit "C" is a balance sheet of the financial condition of Applicant showing its assets and liabilities at July 31, 2006. Because Applicant is a new entity, it does not have certified financial statements at the time of filing this application.

2. The Applicant is an affiliated party of the Developer. The related party Developer will provide necessary start-up funding as well as funds sufficient to cover shortfalls during its initial years of operation. Attached as Exhibit "D" is a letter from the Developer committing the necessary financial support. The financial statement of the Developer will be made available for inspection by the Commission Staff at the Tallahassee offices of the undersigned counsel.

3. The Applicant intends to finance the construction of its water and wastewater utility system with funds from the following sources:

- a. Equity
- b. Debt Financing – Either through conventional borrowing or issuance of tax exempt bond financing.
- c. CIAC collections – The Applicant will collect main extension charges and other service availability charges for water and wastewater service.

- d. Loans from its affiliates - The Developer has agreed to provide financial assistance to the Applicant in order for the Applicant to be able to expand and meet its financial obligations.

More detail in this regard will be submitted in the rate-setting portion of this docket.

4. The Applicant has the technical ability to provide service to the proposed service area. The development and utility management team includes David B. Genson, P.E., Brian Goguen, CPA and Katherine G. Sproul. Each of these individuals fulfill key areas of responsibility in the start-up and management of Ave Maria Utility Company, LLLP (AMUC), a new water and wastewater utility providing service to the Town of Ave Maria. The Town of Ave Maria will contain some 11,000 residential dwellings, a university and substantial retail and commercial space located on about 5,000 acres in Collier County, Florida. The individual shareholders of the Barron Collier Companies, which holds a 50% interest in the development entity of the Town of Ave Maria (and AMUC), also hold a 50% interest in the Developer of The Grove (and the Applicant), together with Evans Properties, Inc., the owner of the land on which The Grove will be developed.

Mr. Genson joined Barron Collier Companies in May 1999 and has been responsible for the planning, design, permitting, and construction of several site developments for the Barron Collier Companies including the water and wastewater treatment facilities of Ave Maria Utility Company, LLLP. Mr. Genson graduated with a Bachelor's degree in Civil Engineering from the University of Wisconsin-Milwaukee in 1993 and obtained a Master's degree in Business Administration from Florida Gulf Coast University in 2003. He is also a licensed Professional Engineer in the State of Florida. Construction of the Ave Maria Utility Company, LLLP water and wastewater treatment facilities is substantially complete, and Mr. Genson will continue to manage the operations of the facilities.

Mr. Goguen has been with the Barron Collier Companies since July 1996 and is closely involved in all aspects of the Company's real estate development activities, including the Ave Maria Utility Company, LLLP water and wastewater treatment facilities. Mr. Goguen graduated with a Bachelor's Degree in Management Information Systems from Rensselaer Polytechnic Institute in 1988 and obtained a Master's degree in Business Administration from Florida Gulf Coast University in 2004.

Ms. Sproul joined the Barron Collier Companies as Director of Strategic Planning and Special Projects in 1999. In such capacity, she is currently involved in various projects including the development of the Town of Ave Maria with responsibilities of zoning and entitlement, landscape design, master planning and builder selection. Ms Sproul was awarded an MBA from the Yale School of Management, and received her B.A. in Psychology from Cornell University.

The Applicant has retained the services of CH2MHill, a leading national water and wastewater engineering firm, to provide utility master planning engineering services; CH2MHill

designed, built and operates the AMUC water and wastewater facilities, and is in discussions with the Developer to perform the same duties for the Applicant.

The Applicant has also retained Cronin, Jackson, Nixon and Wilson, CPAs, to provide regulatory accounting services; and the law firm of Rose, Sundstrom & Bentley, LLP, as regulatory counsel.

G. SYSTEM INFORMATION

1. The Applicant proposes to provide water and wastewater services.
2. Exhibit "E" is a letter from Evans Properties, Inc., owner of land to be developed into The Grove, (including the future water and wastewater utility facilities sites), stating that the utility sites will be conveyed to the Applicant. Once the exact location of such sites is determined through the master planning process, the Applicant will submit either a contract by which the Applicant will acquire the real estate upon which the facilities will be located, or a long-term (99-year) lease ensuring the continuous availability of those sites to the Applicant.
3. The water and wastewater facilities will likely be located on the same site to take advantage of common operating needs and to minimize the use of land otherwise available for development. System capacity is planned as follows (actual water and wastewater capacities may vary somewhat by phase):

Water

<u>Phase</u>	<u>MGD</u>	<u>Years</u>
I	1.25	2010-13
II	2.50	2014-17
III	3.75	2018-20
IV	5.00	2021-24

Wastewater

<u>Phase</u>	<u>MGD</u>	<u>Years</u>
I	1.50	2010-15
II	3.00	2016-20
III	4.50	2021-24

System phasing is different from development phasing due to the economics of construction.

H. WATER SYSTEM

1. The build-out water treatment facility will consist of a 5.0 million gallon per day (mgd) water treatment plant. Phase I construction will include a 1.25 million gallon per day ("mgd") water treatment plant. The water treatment process is expected to be a membrane filtration system such as reverse osmosis (RO). A decision on the process type will be made following further water quality testing on the water source. At this time it is anticipated that wells will be located within the service area and water withdrawn from the upper Floridan aquifer. The wells are expected to produce approximately 700 gallons per minute (gpm) as the maximum withdrawal rate. The wells will be spread approximately 1,000 feet apart to minimize well interference impacts. The wells will be brought online in a phased approach that follows the water treatment plant expansion. To meet build out capacity of that plant, assuming a 75% RO efficiency, eight wells are planned. Firm pumping capacity that exceeds design demand will be provided at each phase. Finished water will be stored in a concrete ground storage tank of approximately 5.0 million gallons (Phase I capacity will be at 1.25 million gallons). The actual size of the tank will be developed based upon projected peak hourly flows and fire flow requirements. If a membrane process is utilized, the resulting concentrate will be disposed via deep well injection, a facility which may also be utilized for excess reclaimed water flows.

2. Certain portions of the water treatment plant yard piping and components will be oversized in Phase I to accommodate the anticipated growth in customer base and treatment facilities. An operations building will house offices, lab equipment, inventory, and other storage space.

3. Well pumps and raw water transmission mains will deliver water to the treatment plant where it will be treated and stored for delivery to customers. The Applicant will construct a backbone water transmission system extending into, and eventually throughout, the service area. As is customary in the industry, development within the service area will be required to construct on-site distribution systems according to the Applicant's standards and convey those at no cost to the Applicant for use in the delivery of water to the customers.

4. The design capacities of the water treatment plant in terms of ERCs (based on 198 GPD/ERC) and gallons per day (gpd), are as follows:

<u>Phase</u>	<u>ERCs</u>	<u>GPD</u>
I	6,313	1,250,000
II	6,313	1,250,000
III	6,313	1,250,000
IV	6,313	1,250,000
Total	25,252	5,000,000

5. The "backbone" water transmission and distribution lines will be oversized in Phase I to accommodate anticipated growth in customer base and treatment facilities. The design of The Grove provides for an entry road extending diagonally between the northeast and

southwest corners of the project. The entry road potable water system will consist of approximately two miles of 10" PVC pipe and approximately 1.5 miles of ductile iron pipe ranging from 16" to 24" in diameter and capable of handling up to 5.0 mgd (25,252 ERCs) of water capacity designed for build out of the system. A loop road system will surround the entry road and will include approximately six miles of PVC pipe ranging from 8" to 12" in diameter and approximately 1.5 miles of 16" diameter ductile iron pipe. This loop road system will likewise be initially sized to deliver water to the various development pods within the overall project based on the demand estimated by the Company's engineers at build out. A more detailed description of the entry road and loop road water system (along with preliminary cost information) is set forth in Exhibit "F".

I. WASTEWATER SYSTEM

1. High quality wastewater treatment is a key to efficient use of the water resource. The wastewater system will consist of an ultimate 4.5 mgd secondary treatment facility utilizing a modification of the conventional activated sludge treatment process followed by tertiary filtration and meeting high-level disinfection requirements for public access reclaimed water. Phase I capacity of the wastewater system will be 1.50 MGD. A backbone forcemain transmission system will deliver wastewater from local neighborhood collection systems to the plant with the help of a series of lift (pump) stations. The treatment process will allow for "public access"-quality irrigation using reclaimed water (the byproduct of the treatment process), throughout The Grove including golf courses, residences, and green space. Effluent reuse reduces demand on the potable water system, and therefore the groundwater, and promotes recharge of the aquifer.

2. As with the water system, Phase I of the wastewater facility will oversize certain plant components and yard and process piping to allow for easy expansion in subsequent phases. In future phases, the initial secondary treatment basins may be converted into different unit processes to allow for the most efficient use of the facility and to minimize construction costs. Effluent storage will be provided by lakes located throughout The Grove, with storage capability in accordance with Department of Environmental Protection requirements. In addition, effluent disposal during wet weather (non-application) periods will be available via a deep injection well. A transmission system will be constructed to deliver reclaimed water to golf courses and to ponds throughout the community. The co-located operations and electrical buildings will support plant operations.

3. The design capacity of the wastewater treatment plant in terms of ERCs (based on 178 GPD/ERC) and gallons per day (gpd), is as follows:

<u>Phase</u>	<u>ERCs</u>	<u>GPD</u>
I	8,427	1,500,000
II	8,427	1,500,000
III	8,427	1,500,000
Total	25,281	4,500,000

4. The "backbone" wastewater transmission and collection lines will be oversized in Phase I to accommodate anticipated growth in customer base and treatment facilities. The entry road wastewater system will consist of approximately four miles of PVC pipe ranging from 6" to 24" in diameter and capable of handling up to 4.5 mgd (25,281 ERCs) of wastewater capacity designed for build out of the system and several master pump stations for providing the necessary head to deliver effluent to the wastewater treatment facility. Preliminary planning for the entry road also includes approximately 1.0 mile of 30" PVC reclaimed water main and approximately 0.5 miles of 8" PVC reclaimed water main. A loop road system will surround the entry road and will include approximately six miles of PVC force main ranging from 8" to 16" in diameter and will also include several master pump stations as in the entry road. This loop road system will likewise be initially sized to deliver water to the various development pods within the overall project based on the demand estimated by the Company's engineers at build out. The loop road system will include over three miles of PVC reclaimed water main ranging in size from 8" to 20" in diameter. A more detailed description of the entry road and loop road wastewater and reclaimed water systems (along with preliminary cost information) is set forth in Exhibit "F".

J. TERRITORIAL DESCRIPTION AND MAPS

1. Attached as Exhibit "G" is an accurate description of the territory to be served, using township, range and section references.

2. One copy of the territorial map has been furnished directly to PSC Staff as Exhibit "H."

K. NOTICE OF ACTUAL APPLICATION AND FILING FEE

1. Attached as Exhibit "I" is a copy of the Applicant's Notice of Application.

2. A copy of an affidavit that the foregoing notice was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, to the required governmental authorities and certificated utilities, will be late-filed as Exhibit "J."

3. Notice in accordance with Rule 25-30.030, Florida Administrative Code, was not provided to each customer of the system as there are currently no customers.

4. A copy of an affidavit of publication that the foregoing notice was published once in a newspaper of general circulation in the proposed territory in accordance with Rule 25-30.030, Florida Administrative Code, will be late-filed as Exhibit "K."


5. The Applicant intends to serve more than 4,000 ERCs for water and 4,000 ERCs for wastewater service. Accordingly, a check made payable to the Florida Public Service Commission in the amount of \$6,000 accompanies this application.

WHEREFORE, The Grove Utilities, Inc. requests that the Commission grant:

- (a) its request to bifurcate this proceeding;
- (b) its application for original water and wastewater certificates; and,
- (c) such other relief as is just and reasonable.

Respectfully submitted this
1st day of September, 2006, by:

ROSE, SUNDSTROM & BENTLEY, LLP
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
(850) 877-6555
(850) 656-4029 FAX



JOHN R. JENKINS, ESQUIRE
FL BAR ID NO. 435546

ATTORNEYS FOR THE GROVE UTILITIES, INC.

EXHIBIT "A"

Certificate of Active Status

State of Florida



Department of State

I certify from the records of this office that THE GROVE UTILITIES, INC., is a corporation organized under the laws of the State of Florida, filed on May 16, 2006.

The document number of this corporation is P06000068756.

I further certify that said corporation has paid all fees due this office through December 31, 2006, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-seventh day of June, 2006



CR2EO22 (01-06)

Sue M. Cobb
Sue M. Cobb
Secretary of State

EXHIBIT "B"

Request for Service



THE GROVE COMMUNITY DEVELOPMENT CORPORATION

2600 Golden Gate Parkway, Naples, Florida 34105
(239) 262-2600 (239) 262-1840 – fax

July 20, 2006

The Grove Utilities, Inc.
2600 Golden Gate Parkway
Naples, FL 34105

Re: Request for Service

To Whom It May Concern:

The Grove Community Development Corporation intends to develop residential and/or commercial units within all nine (9) sections of the property described in the attached legal description. The residences and commercial businesses to be located therein will require central water and wastewater services. Service will be needed on or about July 1, 2010. The current Absorption Schedule for development is attached for your review. Completion of a master plan for the development is anticipated on or about January 2008. Accordingly, we hereby formally request the utility provide water and wastewater services to the property consistent with that need for service.

Sincerely,

Paul J. Marinelli
President & CEO

PJM/cs

Enclosures (2)

LEGAL DESCRIPTION

All of Sections 1, 2, 3, 10, 11, 12, 13, 14, and 15 in Township 34 South, Range 36 East, Okeechobee County, Florida, less and except the following described lands:

Beginning at a concrete monument marking the Southeast corner of said Section 13, run N89°26'05" W a distance of 5284 , 42' to an iron pipe marking the Southwest corner of said Section 13; thence run S89°42'28" W a distance of 5114.05' along the south line of Section 14 to an iron pipe at the S.W. corner thereof; thence run N89°31'14" W along the south line of Section 15 a distance of 5302.02' to a concrete monument marking the Southwest corner of said Section 15; thence run N 00°00'14" E along the West line of Section 15 a distance of 174.49'; thence run S 89°12'07"E along a fence line a distance of 5302.87' to a point which is 145' North of the Southwest corner of said Section 14; thence run S 00° 12'46" W a distance of 20.0'; thence run N 89°42'28" E along a line lying parallel to and 125' North of the South line of Section 14 a distance of 5113.88' to a point which is 125' North of the Southwest corner of Section 13; thence run S 89°26'05" E along a line parallel to and 125' North of the South line of Section 13 a distance of 5149.10' to a point which is 135' West and 125' North of the Southeast corner of Section 13; thence run N 00°00'22" W a distance of 100'; thence run S 89°26'05"E a distance of 135' to the East line of said Section 13; thence run S 00°00'22" E a distance of 225' to the point of beginning at the Southeast corner of Section 13, Township 34 South, Range 36 East, Okeechobee County, Florida.

Phase	I	II	III	Totals
Date	2007-2014*	2015-2019	2020-2024	
Commercial				
Retail (sf)	344,000	840,000	1,216,000	2,400,000 (sf)
Office (sf)	86,000	210,000	304,000	600,000 (sf)
Industrial (acres)	20	30	50	100 (acres)
Residential				
Single-Family	3,540	4,600	4,601	12,741
Multi-Family	610	825	824	2,259

EXHIBIT "C"

Applicant's Balance Sheet

THE GROVE COMMUNITY DEVELOPMENT CORPORATION
7/31/2006

BALANCE SHEET
AS OF
Jul-31-06

ASSETS

CURRENT ASSETS

CASH	\$3,500,000
ACCOUNTS RECEIVABLE	<u>4,000,000</u>

TOTAL CURRENT ASSETS	7,500,000
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NON-CURRENT ASSETS

INVESTMENT IN THE GROVE UTILITIES, INC.	<u>500,000</u>
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TOTAL NON-CURRENT ASSETS	<u>500,000</u>
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TOTAL ASSETS	<u><u>\$8,000,000</u></u>
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LIABILITIES & EQUITY

EQUITY	<u>8,000,000</u>
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NET EQUITY	<u>8,000,000</u>
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TOTAL LIABILITIES & EQUITY	<u><u>\$8,000,000</u></u>
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EXHIBIT "D"

Letter from The Grove Community Development Corporation
Committing Necessary Financial Support



THE GROVE COMMUNITY DEVELOPMENT CORPORATION

2600 Golden Gate Parkway, Naples, Florida 34105
(239) 262-2600 (239) 262-1840 – fax

July 20, 2006

Florida Public Service Commission
2540 Shunmard Oak Boulevard
Tallahassee, FL 32399-0850

Re: The Grove Utilities, Inc.

To Whom It May Concern:

The Grove Utilities, Inc. is filing its original application for water and wastewater utility certificates in Okeechobee County, Florida. The Grove Utilities, Inc. is an affiliate of The Grove Community Development Corporation, a real estate developer that will develop the property to which The Grove Utilities, Inc. is proposing to provide water and wastewater utility services.

The purpose of this letter is to inform you that the Grove Community Development Corporation will make the financial and operating commitment necessary for The Grove Utilities, Inc. to be successful in its endeavor to provide water and wastewater services to the residents of and business in the various developments within The Grove Utilities, Inc. proposed service territory. The Grove Community Development Corporation has the ability to provide the financial support necessary for The Grove Utilities, Inc. to be successful.

Thank you for your attention.

Sincerely,

Paul J. Marinelli
President & CEO

PJM:cs

EXHIBIT "E"

Letter from Evans Properties, Inc.
Regarding Future Conveyance or
Long-Term Lease of Utility Facilities
Sites to the Applicant



660 Beachland Blvd. Suite 301 Vero Beach, FL 32963

Telephone: (772) 234-2410
Fax: (772) 234-3690

Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

RE: The Grove Utilities, Inc.
To whom it may concern:

Evans Properties, Inc. is the owner of record of the 5683 acres as described in the attached legal description. That area is the proposed water and wastewater service area for The Grove Utilities, Inc.

The specific location of The Grove Utilities, Inc.'s water and wastewater facilities has not been determined since planning for these facilities has not been completed. Such facilities will be located within the proposed service area of the Utility. Evans Properties, Inc. will either convey title to The Grove Utilities, Inc. all land necessary for water and wastewater treatment plants and appurtenant facilities, or enter into a long-term (99-year) lease with The Grove Utilities, Inc. for such sites to ensure their continued availability for service.

Thank you for your attention.

Sincerely,

A handwritten signature in cursive script that reads "Ronald L. Edwards".

Ronald L. Edwards
President

RLE/dtb

cc: Reader's File

X

222 258

x

x

All of Sections 1, 2, 3, 10, 11, 12, 13, 14, and 15, in Township 34 South, Range 36 East, Okeechobee County, Florida, less and except the following described lands:

Beginning at a concrete monument marking the Southeast corner of said Section 13, run N89°26'05" W a distance of 5284.42' to an iron pipe marking the Southwest corner of said Section 13; thence run S89°42'28"W a distance of 5114.05' along the south line of Section 14 to an iron pipe at the S.W. corner thereof; thence run N89°31'14"W along the south line of Section 15 a distance of 5302.02' to a concrete monument marking the Southwest corner of said Section 15; thence run N 00°00'14"E along the West line of Section 15 a distance of 174.49'; thence run S89°12'07"E along a fence line a distance of 5302.87' to a point which is 145' North of the Southwest corner of said section 14; thence run S00°12'46"W a distance of 20.0'; thence run N89°42'28"E along a line lying parallel to and 125' North of the South line of Section 14 a distance of 5113.88' to a point which is 125' North of the Southwest corner of Section 13; thence run S89°26'05"E along a line parallel to and 125' North of the South line of Section 13 a distance of 5149.10' to a point which is 135' West and 125' North of the Southeast corner of Section 13; thence run N 00°00'22"W a distance of 100'; thence run S89°26'05"E a distance of 135' to the East line of said Section 13; thence run S00°00'22"E a distance of 225' to the point of beginning at the Southeast corner of Section 13, Township 34 South, Range 36 East, Okeechobee County, Florida.

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222 258

CLIFF BETHUNE

CLIFF BETHUNE

1978 OCT -9 PM 2:53

120175

FILED FOR RECORD
OKEECHOBEE COUNTY, FLA.

SIGNATURE OF CERTIFYING OFFICIAL

Charles O. ReWitt

Title

DISTRICT DIRECTOR

Date

June 2, 1978

District or Office

JACKSONVILLE, FLORIDA 32202

222 257

EXHIBIT "F"

Description of Water and Wastewater
Transmission Systems

The Grove - Utility Cost Estimate

June-06

Prepared By: Raegan Long

Sanitary Sewer / Reclaimed Water Summary

Sanitary Sewer - Entry	\$	4,547,656.15
Sanitary Sewer - Loop	\$	4,887,618.56
<hr/>		
Subtotal Cost	\$	9,435,274.71
35% Soft Costs/Contingency	\$	3,302,346.15
Total	\$	12,737,620.86

Potable Water Summary

Potable Water - Entry	\$	1,587,959.93
Potable Water - Loop	\$	2,516,879.54
<hr/>		
Subtotal Cost	\$	4,104,839.46
35% Soft Costs/Contingency	\$	1,436,693.81
Total	\$	5,541,533.28

Note:

All unit prices are based on values currently available in June 2006 and therefore are subject to change.

Entry Road Sanitary Sewer

Description	Estimated Quantity	Unit	Unit Price	Amount
6" PVC Force Main	1,670	LF	\$ 27.00	\$ 45,090.00
10" PVC Force Main	4,075	LF	\$ 39.40	\$ 160,555.00
12" PVC Force Main	3,904	LF	\$ 52.60	\$ 205,350.40
16" PVC Force Main	3,833	LF	\$ 88.30	\$ 338,453.90
20" PVC Force Main	4,400	LF	\$ 105.90	\$ 465,960.00
24" PVC Force Main	1,962	LF	\$ 127.12	\$ 249,409.44
8" PVC Reclaimed Water Main	2,830	LF	\$ 29.80	\$ 84,334.00
30" PVC Reclaimed Water Main	5,000	LF	\$ 200.00	\$ 1,000,000.00
6" Plug Valve	2	EA	\$ 2,200.00	\$ 4,408.80
10" Plug Valve	5	EA	\$ 2,882.00	\$ 14,092.98
12" Plug Valve	5	EA	\$ 3,019.00	\$ 14,143.41
16" Plug Valve	5	EA	\$ 5,335.00	\$ 24,538.87
20" Plug Valve	5	EA	\$ 6,402.00	\$ 33,802.56
24" Plug Valve	2	EA	\$ 7,682.00	\$ 18,086.50
Air Release Valve	17	EA	\$ 5,200.00	\$ 89,430.29
Master Pump Station	6	EA	\$ 300,000.00	\$ 1,800,000.00
Subtotal				\$ 4,547,656.15

Assumptions:

- 1) Air Release Valves shall be spaced every 1500 feet
- 2) The total number of air release valves was increased by 30% to account for future dips etc. that are not known at this time.
- 3) Plug Valves shall be spaced every 1000 feet
- 5) The total number of plug valves shall be increased by 20% to account for future stub-outs and termination of pipes
- 6) The Pump station pricing assumes that each station is a master lift station and includes the price of the pumps, wet well, valve box, and all other appurtenances.

Entry Road Potable Water

Description	Estimated Quantity	Unit	Unit Price	Amount
10" PVC Water Main	9,142	LF	\$ 46.60	\$ 426,017.20
16" DIP	6,345	LF	\$ 70.00	\$ 444,150.00
20" DIP	1,880	LF	\$ 90.00	\$ 169,200.00
24" DIP	840	LF	\$ 110.00	\$ 92,400.00
10" Gate Valve	22	EA	\$ 2,020.00	\$ 43,860.26
16" Butterfly Valve	13	EA	\$ 5,203.00	\$ 65,128.55
20" Butterfly Valve	4	EA	\$ 6,503.00	\$ 24,841.46
24" Butterfly Valve	2	EA	\$ 8,128.00	\$ 18,369.28
Air Release Valves	14	EA	\$ 2,640.00	\$ 36,850.97
Fire Hydrant Assembly	36	EA	\$ 4,120.00	\$ 150,025.68
Permanent Bacterial Sample Point	18	EA	\$ 1,870.00	\$ 34,047.09
Temporary Bacterial Sample Point	23	EA	\$ 750.00	\$ 17,069.06
Temporary Blowoffs	23	EA	\$ 2,900.00	\$ 66,000.38
Subtotal				\$ 1,587,959.93

Assumptions:

- 1) Air Release Valves shall be spaced every 1500 feet (per AMUC)
- 2) The total number of air release valves was increased by 15% to account for future dips etc. that are not known at this time.
- 3) Gate/Butterfly Valves shall be spaced every 800 feet (per AMUC)
- 4) Three valves shall be located at tees and four valves shall be located at crosses (per AMUC)
- 5) The total number of gate/butterfly valves shall be increased by 20% to account for future blowoffs and stub-outs.
- 6) Permanent Bacterial Sample Points shall be spaced every 1000 feet
- 7) Fire Hydrants shall be spaced every 500 feet
- 8) Temporary Blowoffs shall be spaced every 800 feet for future connections
- 9) Temporary Bacterial Sample Points shall be located at all Temporary Blowoffs

Loop Road Sanitary Sewer

Description	Estimated Quantity	Unit	Unit Price	Amount
Connect to Existing	5	EA	\$ 1,050.00	\$ 5,250.00
8" PVC Force Main	4,877	LF	\$ 29.50	\$ 143,871.50
10" PVC Force Main	6,679	LF	\$ 39.40	\$ 263,152.60
12" PVC Force Main	12,472	LF	\$ 52.60	\$ 656,027.20
16" PVC Force Main	4,673	LF	\$ 88.30	\$ 412,625.90
8" Reclaimed Water Main	2,330	LF	\$ 29.50	\$ 68,735.00
10" Reclaimed Water Main	6,330	LF	\$ 40.00	\$ 253,200.00
16" Reclaimed Water Main	7,420	LF	\$ 88.30	\$ 655,186.00
20" Reclaimed Water Main	830	LF	\$ 106.00	\$ 87,980.00
8" Plug Valve	6	EA	\$ 2,400.00	\$ 14,045.76
10" Plug Valve	8	EA	\$ 2,882.00	\$ 23,098.65
12" Plug Valve	15	EA	\$ 3,019.00	\$ 45,183.56
16" Plug Valve	6	EA	\$ 5,335.00	\$ 29,916.55
Air Release Valve	25	EA	\$ 5,200.00	\$ 129,345.84
Master Pump Station	7	EA	\$ 300,000.00	\$ 2,100,000.00
Subtotal				\$ 4,887,618.56

Assumptions:

- 1) Air Release Valves shall be spaced every 1500 feet
- 2) The total number of air release valves was increased by 30% to account for future dips etc. that are not known at this time.
- 3) Plug Valves shall be spaced every 1000 feet
- 5) The total number of plug valves shall be increased by 20% to account for future stub-outs and termination of pipes
- 6) The Pump station pricing assumes that each station is a master lift station and includes the price of the pumps, wet well, valve box, and all other appurtenances.

Loop Road Potable Water

Description	Estimated Quantity	Unit	Unit Price	Amount
Connect to existing water w/ Gap Config.	4	EA	\$ 5,150.00	\$ 20,600.00
8" PVC Water Main	9,176	LF	\$ 31.30	\$ 287,208.80
10" PVC Water Main	8,885	LF	\$ 46.60	\$ 414,041.00
12" PVC Water Main	9,905	LF	\$ 47.62	\$ 471,676.10
16" DIP	8,147	LF	\$ 70.00	\$ 570,290.00
8" Gate Valve	15	EA	\$ 1,380.00	\$ 20,374.32
10" Gate Valve	13	EA	\$ 2,020.00	\$ 26,921.55
12" Gate Valve	15	EA	\$ 2,640.00	\$ 39,223.80
16" Butterfly Valve	12	EA	\$ 5,203.00	\$ 63,583.26
Air Release Valves	28	EA	\$ 2,640.00	\$ 73,092.71
Fire Hydrant Assembly	72	EA	\$ 4,120.00	\$ 297,571.12
Permanent Bacterial Sample Point	36	EA	\$ 1,870.00	\$ 67,531.31
Temporary Bacterial Sample Point	45	EA	\$ 750.00	\$ 33,855.94
Temporary Blowoffs	45	EA	\$ 2,900.00	\$ 130,909.63
Subtotal				\$ 2,516,879.54

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Master Pump Station	7	EA	\$ 300,000.00	\$ 2,100,000.00
Subtotal				\$ 4,887,618.56

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EXHIBIT "G"

Legal Description of
Territory to be Served

LEGAL DESCRIPTION

All of Sections 1, 2, 3, 10, 11, 12, 13, 14, and 15 in Township 34 South, Range 36 East, Okeechobee County, Florida, less and except the following described lands:

Beginning at a concrete monument marking the Southeast corner of said Section 13, run N89°26'05" W a distance of 5284 , 42' to an iron pipe marking the Southwest corner of said Section 13; thence run S89°42'28" W a distance of 5114.05' along the south line of Section 14 to an iron pipe at the S.W. corner thereof; thence run N89°31'14" W along the south line of Section 15 a distance of 5302.02' to a concrete monument marking the Southwest corner of said Section 15; thence run N 00°00'14" E along the West line of Section 15 a distance of 174.49'; thence run S 89°12'07"E along a fence line a distance of 5302.87' to a point which is 145' North of the Southwest corner of said Section 14; thence run S 00° 12'46" W a distance of 20.0'; thence run N 89°42'28" E along a line lying parallel to and 125' North of the South line of Section 14 a distance of 5113.88' to a point which is 125' North of the Southwest corner of Section 13; thence run S 89°26'05" E along a line parallel to and 125' North of the South line of Section 13 a distance of 5149.10' to a point which is 135' West and 125' North of the Southeast corner of Section 13; thence run N 00°00'22" W a distance of 100'; thence run S 89°26'05"E a distance of 135' to the East line of said Section 13; thence run S 00°00'22" E a distance of 225' to the point of beginning at the Southeast corner of Section 13, Township 34 South, Range 36 East, Okeechobee County, Florida.

EXHIBIT "H"

Territorial Map

(Furnished directly to PSC Staff,
ATTN: Richard Redemann, P.E.)

EXHIBIT "I"

Notice of Application

LEGAL NOTICE FOR APPLICATION FOR ORIGINAL
WATER AND WASTEWATER CERTIFICATES

LEGAL NOTICE

Notice is hereby given on (date) , pursuant to Section 367.045, Florida Statutes, of the application of The Grove Utilities, Inc. to operate a water and wastewater utility to provide service to the following described territory in Okeechobee County, Florida:

All of Sections 1, 2, 3, 10, 11, 12, 13, 14, and 15 in Township 34 South, Range 36 East, Okeechobee County, Florida, less and except the following described lands:

Beginning at a concrete monument marking the Southeast corner of said Section 13, run N89°26'05" W a distance of 5284 , 42' to an iron pipe marking the Southwest corner of said Section 13; thence run S89°42'28" W a distance of 5114.05' along the south line of Section 14 to an iron pipe at the S.W. corner thereof; thence run N89°31'14" W along the south line of Section 15 a distance of 5302.02' to a concrete monument marking the Southwest corner of said Section 15; thence run N 00°00'14" E along the West line of Section 15 a distance of 174.49'; thence run S 89°12'07"E along a fence line a distance of 5302.87' to a point which is 145' North of the Southwest corner of said Section 14; thence run S 00° 12'46" W a distance of 20.0'; thence run N 89°42'28" E along a line lying parallel to and 125' North of the South line of Section 14 a distance of 5113.88' to a point which is 125' North of the Southwest corner of Section 13; thence run S 89°26'05" E along a line parallel to and 125' North of the South line of Section 13 a distance of 5149.10' to a point which is 135' West and 125' North of the Southeast corner of Section 13; thence run N 00°00'22" W a distance of 100'; thence run S 89°26'05"E a distance of 135' to the East line of said Section 13; thence run S 00°00'22" E a distance of 225' to the point of beginning at the Southeast corner of Section 13, Township 34 South, Range 36 East, Okeechobee County, Florida.

Any objection to the said application must be made in writing and filed with the Director, Division of the Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to counsel for the Applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

JOHN R. JENKINS
ROSE, SUNDSTROM & BENTLEY, LLP
2548 Blirstone Pines Drive
Tallahassee, Florida 32301

EXHIBIT "J"

Affidavit of Notice

(TO BE LATE-FILED)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of)
The Grove Utilities, Inc. for)
original water and wastewater certificates)
in Okeechobee County, Florida.)
_____)

AFFIDAVIT OF NOTICE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared _____ who, after being duly sworn on oath, did depose on oath and say that she is the secretary of _____, attorney for THE GROVE UTILITIES, INC. and that on _____ she did send by regular mail, a copy of the notice attached hereto to each of the utilities and governmental authorities, as set forth on the list provided by the Florida Public Service Commission, which is also attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

[NAME]

Sworn to and subscribed before me this _____ day of _____, 2006, by
_____ who is personally known to me.

Print Name
NOTARY PUBLIC
My Commission Expires:

EXHIBIT "K"

Affidavit of Publication

(TO BE LATE-FILED)