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REPLY TO CENTRAL FLORIDA OFFICE

December 22, 2006

HAND DELIVERY

Ms. Blanco Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RE: Docket No.: 060821-WS; Application of Cloud Grove Utilities, LLC, to Operate a Water and Wastewater Utility in St. Lucie County, Florida
Our File No.: 40091.01

Dear Ms. Bayo:

Enclosed for filing is an original and twelve (12) copies of Cloud Grove Utilities, LLC's Application to Operate a Water and Wastewater Utility in St. Lucie County, Florida and Motion for Temporary Rule Waiver. Also enclosed is a check in the amount of \$6,000.00, which I believe to be the appropriate filing fee.

Should you have any questions regarding the enclosed, please do not hesitate to give me a call.

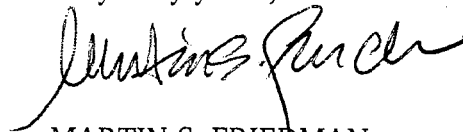
Should you have any questions regarding the enclosed, please do not hesitate to give me a call. Initials of person who forwarded check to Fiscal for deposit. Fiscal to forward deposit information to Records.

Initials of person who forwarded check

RECEIVED & FILED

FPSC-BUREAU OF RECORDS

Very truly yours,



MARTIN S. FRIEDMAN
For the Firm

MSF/tlc
Enclosures

cc: Florida Conservancy & Development Group, LLC (w/enclosures)

M:\1 ALTAMONTE\CLOUD GROVE UTILITIES (40091)\PSC Clerk 01.ltr.wpd

DOCUMENT NUMBER-DATE

11697 DEC 22 06

FPSC-COMMISSION CLERK

RECEIVED FPSC
06 DEC 22 AM 11:52
COMMISSION CLERK

MARTIN S. FRIEDMAN, P.A.
VALERIE L. LORD
BRIAN J. STREET

ORIGINAL

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application of CLOUD GROVE)
UTILITIES, LLC for original water)
and wastewater Certificates in)
St. Lucie County, Florida)
_____)

DOCKET NO.: 060821-WS

CLOUD GROVE UTILITIES, LLC'S APPLICATION FOR WATER AND WASTEWATER CERTIFICATES

Cloud Grove Utilities, LLC ("Applicant"), by and through its undersigned attorneys and pursuant to Sections 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, hereby applies for original certificates to operate a water and wastewater utility in St. Lucie County, Florida, and submits the following information:

INTRODUCTION:

Although the Applicant is not expected to begin service to customers until 2009, Section 367.031, Florida Statutes, requires that a utility have a certificate from the Commission before the Department of Environmental Protection and Water Management District may issue construction and operating permits.

REQUEST TO BIFURCATE ESTABLISHMENT OF INITIAL RATES AND CHARGES:

Since Applicant will not begin to serve customers until 2009, it requests that the certification and rate setting processes be bifurcated so that the Certificates can be issued within 90 days as required by Section 367.031, Florida Statutes, and the Applicant may proceed with permitting for its Water Use Permit, Water Treatment Plant, and wastewater treatment plant construction permit. Applicant is simultaneously filing a Motion for

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

Temporary Rule Waiver to implement this request for bifurcation. This bifurcation procedure was approved by the Commission in a similar situation in In re: Application for Original Certificate to Operate Water and Wastewater Utility in Putnam County by Mariposa Utility Company, L.L.C., Order No. PSC-06-0835-PAA-WS (October 9, 2006), and In re: Application for Certificates to provide Water and Wastewater Service in Sumter County by Central Sumter Utility Company, L.L.C., Order No. PSC-05-0844-PAA-WS (August 18, 2005).

Applicant will file Tariffs and the financial schedules to establish initial rates, charges and return on equity sufficiently in advance of when Applicant becomes operational for the Commissioners timely review.

PART I: APPLICANT INFORMATION

- A. The full name, address and telephone number of the Applicant:

Cloud Grove Utilities, LLC
by Florida Conservancy &
Development Group, LLC,
8136 Okeechobee Boulevard
West Palm Beach, FL 33411
(561) 333-4700

- B. The name, address and phone number of the person to contact concerning this

Application:

Martin S. Friedman, Esquire
Valerie L. Lord, Esquire
Rose, Sundstrom & Bentley, LLP
2180 West State Road 434, Suite 2118
Longwood, FL 32779
PHONE: (407) 830-6331
FAX: (407) 830-8522

- C. The Applicant is a Florida limited liability corporation created on June 1, 2006.

D. All of the membership interest in Cloud Grove Utilities, LLC, is held by Florida Conservancy & Development Group, LLC (Parent Company), and the names and addresses of the managing members of the Parent Company and their membership interests are as follows:

Lennar Homes, LLC	50%
8136 Okeechobee Boulevard	
West Palm Beach, FL 33411	

Centex Homes	50%
a Nevada general partnership	
3301 Quantum Boulevard	
1 st Floor	
Boynton Beach, FL 33426	

100%

PART II: NEED FOR SERVICE

- A. The territory proposed to be served by Applicant consisting of approximately 6,000 acres is owned or controlled by related parties which intend to develop the property as a Development of Regional Impact called Cloud Grove. There is no water and wastewater utility near the proposed service territory capable of providing water and wastewater service to the proposed development. It is expected that development will first need water and wastewater service in 2009 and continue through buildout for approximately 23 years. A proposed Development Plan is attached hereto as Exhibit A.
- B. To the best of the Applicant's knowledge, the provision of service is consistent with the water and wastewater sections of the St. Lucie County Rural Lands Stewardship comprehensive plan amendment, as approved by the Department of Community Affairs in a Notice of Intent published November 27, 2006.

PART III: SYSTEM INFORMATION

A. WATER AND WASTEWATER

- (1) The Applicant proposes to provide potable water and wastewater

service within the entire service area, and treated effluent will be used for irrigation when sufficient quantity is available.

(2) There are projected to be 12,000 residential ERCs utilizing 5/8" x 3/4" water meters. There is projected to be commercial development consisting of approximately 3,200,000 square feet. The following is a description of the type of customer to be served:

Residential Customers

Residential customers will consist of 8,960 single-family and 3,040 multi-family residences.

Commercial Customers

The primary types of commercial customers anticipated to be served include offices, retail stores, restaurants, and a light industrial/business park. Additional supporting uses include schools, fire stations, hospital, assisted living facility, religious facilities, golf courses, movie theater and government offices.

(3) The following is a description of the capacities of Applicant's lines and treatment facilities:

Water

The proposed capacity of the water treatment plant will be increased in four increments with an ultimate capacity of 6.0 MGD to meet maximum day potable water demands. The potable water distribution system will be designed and constructed in phases and will be capable of conveying the greater of the maximum day plus fire flow demand or peak hourly demands to meet each phase of development.

Wastewater

The proposed capacity of the wastewater treatment plant (water reclamation facility) will be in four phases with an ultimate design capacity of 4.5 MGD to meet maximum month average flow. The wastewater collection system will be designed and constructed in phases and will be capable of conveying the peak

hour wastewater flow from each phase. Effluent will be disposed of through public access irrigation and deep well injection.

(4) Descriptions of the water and wastewater treatment facilities are attached hereto as Exhibits B and C, respectively.

(5) The property is currently titled in the Parent Company, and when the exact size and configuration of the utility parcel is determined, it will be conveyed to the subsidiary. The Applicant will provide a copy of a Warranty Deed upon which the water and wastewater plants are to be located upon certification.

PART IV: FINANCIAL AND TECHNICAL INFORMATION

- A. (1) Financial Ability. The Applicant is an affiliated party of the developers of the service area, Lennar Homes, LLC, and Centex Homes, a Nevada general partnership, and as such, will provide necessary start up funding as well as funds sufficient to cover operation shortfalls during its initial years of inception. Lennar Homes, LLC, and Centex Homes, a Nevada general partnership, are publicly traded corporations. Lennar Homes, LLC, has revenues of \$13.9 billion and earnings of \$1.4 billion. Detailed financial information is available at its website www.lennar.com. Centex Homes, a Nevada general partnership, has revenues of \$14.4 billion and earnings of \$1.3 billion. Detailed financial information is available at its website www.centex.com.
- (2) Technical Ability. The Applicant will retain qualified professionals with regard to the construction, operation and regulation of its water and wastewater systems.
- B. A Financial Report setting forth the required financial information will be filed in the rate setting phase of this Docket.

PART V: RATES AND TARIFFS

- A. The original and two copies of water and wastewater tariffs containing all rates, classifications, charges, rules and regulations will be filed in the rate setting phase of this Docket.

PART VI: TERRITORY DESCRIPTION AND MAPS

A. TERRITORY DESCRIPTION

An accurate description, using township, range and section references as specified in Rule 25-30.030(2), Florida Administrative Code, of the territory the utility is currently serving is attached hereto as Exhibit D.

B. TERRITORY MAPS

One copy of a map showing township, range and section on which the proposed territory is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning is attached hereto as Exhibit E.

C. SYSTEM MAPS

One copy of detailed map(s) showing proposed water and wastewater lines, facilities and the territory being served are attached hereto as Exhibits F and G, respectively.

PART VII: NOTICE OF ACTUAL APPLICATION

A. Attached as Exhibit H is an affidavit that the notice of actual application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:

1. the governing body of the municipality, county or counties in which the system or territory proposed to be served is located;
2. the privately owned water utility that holds a certificate granted by the Public Service Commission and that is located within the county in which the utility or the territory proposed to be served is located;
3. if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;
4. the regional planning council;
5. the Office of Public Counsel;

6. the Public Service Commission's Director of Records and Reporting;
 7. the appropriate regional office of the Department of Environmental Protection; and
 8. the appropriate water management district;
- B. Attached hereto as Exhibit I is an Affidavit (including a copy of the Notice), that notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each property owner within the proposed anticipated territory.
- C. Immediately upon completion of publication, Applicant will file an affidavit that the notice of actual application was published once a week in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit and will be filed as Late Filed Exhibit J.

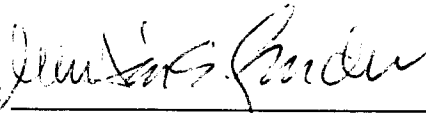
PART VII: FILING FEE

Indicate the filing fee enclosed with the application:

\$3,000.00 for water and \$3,000.00 for wastewater. Total \$6,000.00.

Respectfully submitted on this 21st day of
December, 2006, by:

ROSE, SUNDSTROM & BENTLEY, LLP
2180 W. State Road 434
Suite 2118
Longwood, FL 32779
PHONE: (407) 830-6331
FAX: (407) 830-8522
mfriedman@rsbattorneys.com
vlord@rsbattorneys.com

By: 

MARTIN S. FRIEDMAN
VALERIE L. LORD

EXHIBITS

- A: Proposed Development Plan
- B: Description of water treatment facilities
- C: Description of wastewater treatment facilities
- D: Legal Descriptions
- E: Territory Maps
- F: Water Lines
- G: Wastewater Lines
- H: Entities Notice
- I: Property Owners Notice
- J: Newspaper Affidavit

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, Stephen Kaufman, do solemnly swear or affirm that the facts stated in the foregoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitute a complete statement of the matter to which it relates.

FURTHER AFFIANT SAYETH NAUGHT.

Steve Kaufman

Stephen Kaufman
Cloud Grove Utilities, LLC
By Florida Conservancy & Development Group,
LLC, its sole member,
By Lennar Homes, LLC, its managing member

Sworn to and subscribed before me this 12th day of December, 2006, by Stephen Kaufman, who is personally known to me or who provided _____ as identification.

Carolyn K. Cordero

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: CAROLYN K. CORDERO
My Commission Expires: 01-02-2009

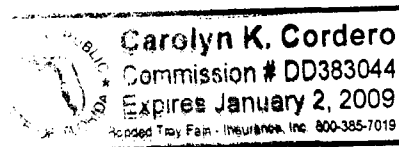
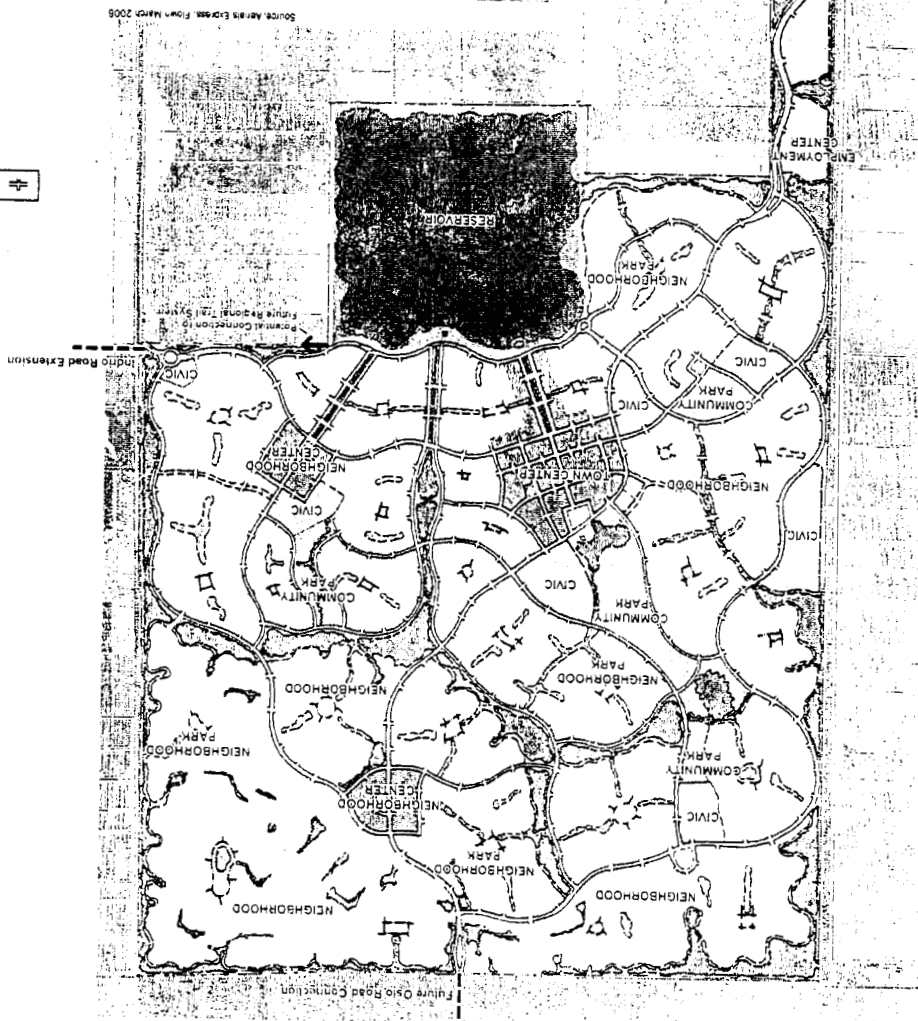


EXHIBIT A

Proposed Development Plan

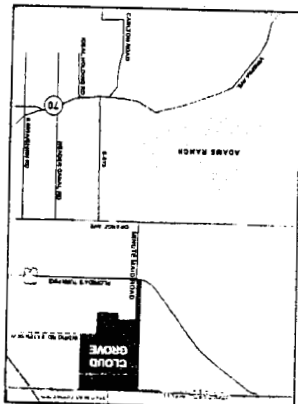


MAP H NOTES:

- Roadway alignments shown are conceptual only. Acreage for local roadways is included in each land use category shown. Final alignments for roadways will be determined in subsequent approvals. Additional interconnectivity of roads will be provided through internal roadways.
- The rezoning may be used for stormwater management purposes. Stormwater management facilities are shown within the development area for drainage purposes only and may be revised. Acreage for stormwater management facilities is included in each land use category shown.
- Limited passive recreation uses may be allowed within the rezoning.
- Tom and Neighborhood Center may include residential, retail, office, hotel, attraction and civic uses.
- Residential parcels may include single and multi-family residential, neighborhood-serving retail and civic uses including temporary uses offices. This land use may also include open space, golf courses, swimming facilities and civic uses.
- Park locations shown are conceptual only. The specific location, shape and size of parks will be determined in subsequent approvals by St. Lucie County.
- Parcels for civic uses may include schools (K-8 and HS), libraries, public/recreational uses, neighborhood-serving and senior uses and religious facilities. If parcels designated as civic are not warranted in the future, then they may be used for residential purposes.
- Employment Center is the predominant use in the southernmost portion of the site. Employment Center includes retail/service uses proximate to the proposed interchange.
- The parcel configuration shown for land uses in the above categories is conceptual only and may be reconfigured.
- 5,000 acres of 5.544 acres will use stewardship credits.

Source: Aerials: Esri.com; From: March 2008

Area	Acres	Population	Employment	Population Density	Employment Density
Area 1	100,000	100,000	100,000	1.00	1.00
Area 2	200,000	200,000	200,000	1.00	1.00
Area 3	300,000	300,000	300,000	1.00	1.00
Area 4	400,000	400,000	400,000	1.00	1.00
Area 5	500,000	500,000	500,000	1.00	1.00
Area 6	600,000	600,000	600,000	1.00	1.00
Area 7	700,000	700,000	700,000	1.00	1.00
Area 8	800,000	800,000	800,000	1.00	1.00
Area 9	900,000	900,000	900,000	1.00	1.00
Area 10	1,000,000	1,000,000	1,000,000	1.00	1.00



Owner/Applicant: Florida Conservancy & Development Group, LLC
 Attorneys: Hopping, Green & Sams / Weiss, Handler, Angello & Corwell
 Technical Team: Gating, Jackson, Archer, Lopez, Rinehart, Inc.; Fishkin, Flamer, Project Manager, Transportation and Environmental
 Michael B. Schorah & Associates, Inc.
 Civil Engineer: Archaeo udy

Cloud Grove

EXHIBIT B

DESCRIPTION OF WATER TREATMENT FACILITIES

The water treatment plant will be constructed in four 1.5 MGD phases as follows:

Phase 1	1.5 MGD	2009-2014
Phase 2	3.0 MGD	2015-2021
Phase 3	4.5 MGD	2022-2027
Phase 4	6.0 MGD	2028-2032

The water treatment process will utilize reverse osmosis ("RO") with filtered bypass blending to reduce the aggressiveness of the finished water by increasing hardness and to improve its aesthetics by increasing minerals to improve taste. Post treatment will include degasifiers to remove dissolved hydrogen sulfide gas and chemical addition for pH adjustment. RO concentrate will be disposed of in a deep injection well that is shared with the wastewater treatment plant.

EXHIBIT C

DESCRIPTION OF WASTEWATER TREATMENT FACILITIES

The wastewater treatment plant will be constructed in four phases as follows:

Phase 1	0.75 MGD	2009-2012
Phase 2	1.5 MGD	2013-2017
Phase 3	3.0 MGD	2018-2024
Phase 4	4.5 MGD	2025-2032

During the first two phases, the wastewater treatment plant (water reclamation facility) will utilize package plants for secondary treatment, secondary clarification, filtration, disinfection, and biosolids handling. During phases three and four, secondary treatment will take place in oxidation ditches and stand alone clarifiers. The wastewater treatment plant will be designed and constructed to treat wastewater to public access reuse standards. Any treated effluent not meeting these standards will be diverted to a reject pond for retreatment. During periods when there is no demand for treated effluent, it will be disposed of in a deep injection well.

EXHIBIT D

Legal Description

EXHIBIT D

LEGAL DESCRIPTION

THE WEST 3/4 OF SECTION 3 AND SECTION 10, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

ALL OF SECTION 4, 8, 9, 16 AND 17, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

ALL OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 50.00 FEET THEREOF; and

THE WEST 3/4 OF NORTH 1/2 OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

ALL OF SECTION 20, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 388 ACRES OF THE EAST 3/4 OF SAID SECTION 20; and

THE NORTH 1/2 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

THE WEST 1/4 OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR THE SUNSHINE STATE PARKWAY (ALSO KNOWN AS THE FLORIDA TURNPIKE); and

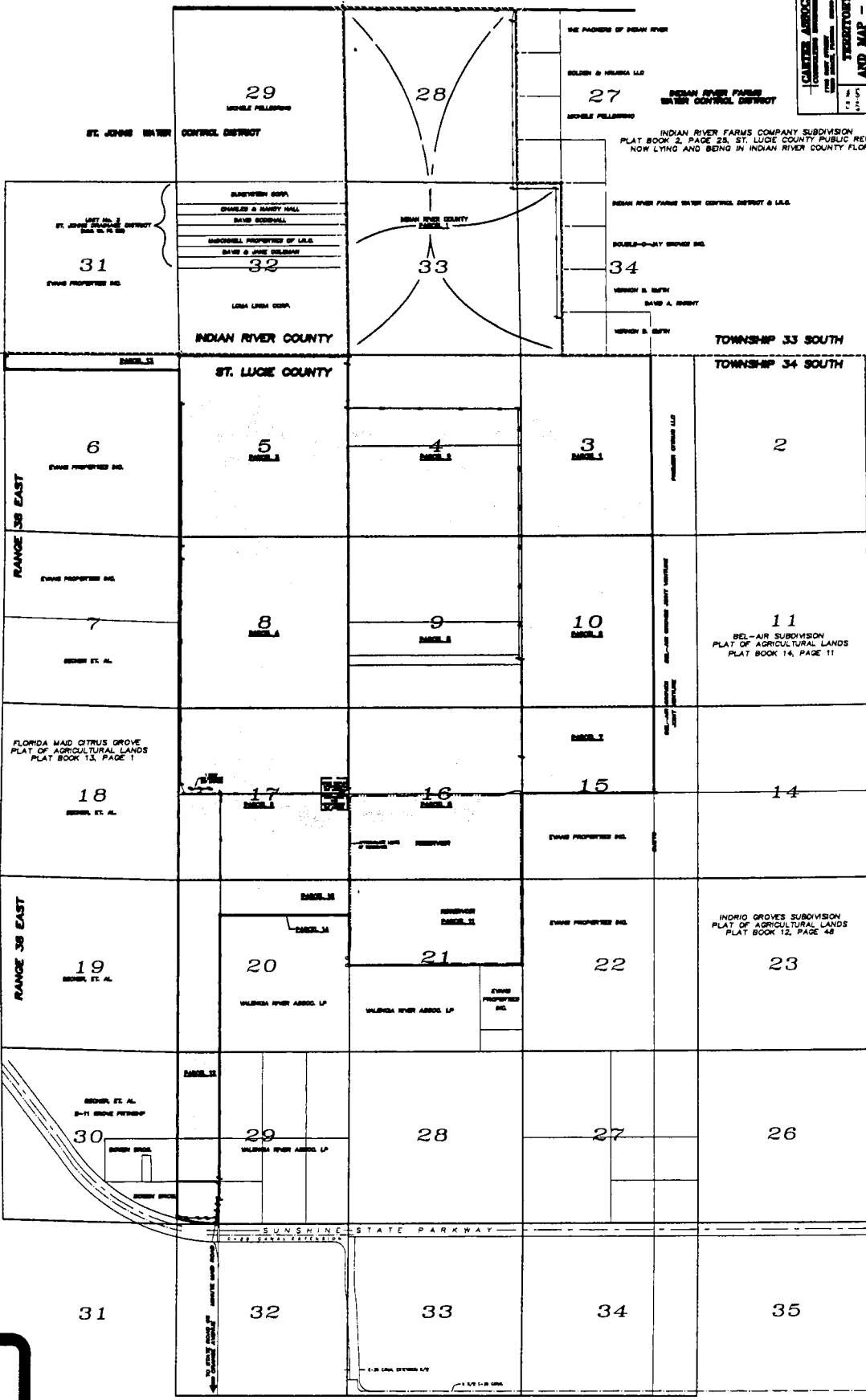
THE NORTH 500.00 FEET OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA.

TERRITORY DESCRIPTION AND MAP 1

36

RANGE 37 EAST

RANGE 38 EAST



21
BE-AIR BONES BENT BRIDGE

THE PATENTS OF BEAN RIVER
GOLDEN & HUNTER L.L.C.
27
INDIAN RIVER FARMS
WATER CONTROL DISTRICT
MOBILE FOLLOWING

ST. JOHN'S WATER CONTROL DISTRICT

INDIAN RIVER FARMS COMPANY SUBDIVISION
PLAT BOOK 3, PAGE 28, ST. LUCIE COUNTY PUBLIC RECORDS
NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

ST. JOHN'S WATER CONTROL DISTRICT
31
EVAH PROPERTIES INC.

BARTWEN BOVA
CHARLES & MARY HALL
DAVID GOODMAN
MARGARET PROPERTIES OF L.L.C.
DAVE & JUNE GILMAN
32
LOMA LOMA BOVA
INDIAN RIVER COUNTY

33

INDIAN RIVER FARMS WATER CONTROL DISTRICT & L.L.C.

BOULEVARD-BAY BRIDGE INC.

34
VENON B. BETH
DAVID A. BERRY
VENON B. BETH

TOWNSHIP 33 SOUTH

ST. LUCIE COUNTY

TOWNSHIP 34 SOUTH

6
EVAH PROPERTIES INC.

5
MIRAL

4
MIRAL

3
MIRAL

2

7
BERRY ET AL.

8
MIRAL

9
MIRAL

10
MIRAL

11

BE-AIR SUBDIVISION
PLAT OF AGRICULTURAL LANDS
PLAT BOOK 14, PAGE 11

FLORIDA MAID CITRUS GROVE
PLAT OF AGRICULTURAL LANDS
PLAT BOOK 13, PAGE 1

18
BERRY ET AL.

17
MIRAL

16
MIRAL

15
EVAH PROPERTIES INC.

14

19
BERRY ET AL.

20
VALERIA RIVER ARBO. LP

21
VALERIA RIVER ARBO. LP

22
EVAH PROPERTIES INC.

23

INDRIO GROVES SUBDIVISION
PLAT OF AGRICULTURAL LANDS
PLAT BOOK 12, PAGE 48

30
BERRY ET AL.

29
VALERIA RIVER ARBO. LP

28

27

26

SUNSHINE STATE PARKWAY

31

32

33

34

35



CARTER ASSOCIATES, INC.		DATE	
PROJECT	DATE	SCALE	DATE
CLIENT	DATE	SCALE	DATE
TERRITORY DESCRIPTION		DATE	
AND MAP - "CLOUD GROVE"		DATE	
LENAE BONES, INC.		DATE	
ST. LUCIE COUNTY, FLORIDA		DATE	

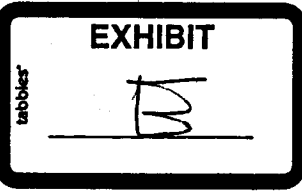


EXHIBIT F

High service pumps will deliver potable water from the finished water storage tanks to the distribution system. The potable water transmission system waterlines will be designed to convey the greater of the maximum day potable water demand plus fire flow (1,500 gpm) or the peak hourly potable water demand to each phase of the development as follows:

Phase 1	3.3 MGD	2009 - 2014
Phase 2	4.4 MGD	2015 - 2021
Phase 3	3.3 MGD	2022 - 2027
Phase 4	4.8 MGD	2028 - 2032

EXHIBIT G

Wastewater conveyance to the Water Reclamation Facility (WRF) will be by gravity flow to pumping stations and force main transmission from the pumping stations.

The wastewater transmission wastelines will be designed to convey the peak hour wastewater flow from each phase of the development to the WRF as follows:

Phase 1	2.7 MGD	2009 - 2014
Phase 2	4.4 MGD	2015 - 2021
Phase 3	2.7 MGD	2022 - 2027
Phase 4	3.8 MGD	2028 - 2032

EXHIBIT H

Entities Notice

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF SEMINOLE

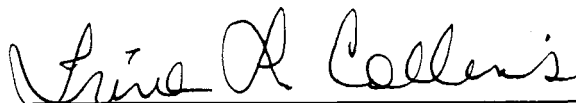
BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared MICHELE PARKS, who, after being duly sworn on oath, did depose on oath and say that she is the Legal Assistant to Martin S. Friedman, attorney for Cloud Grove Utilities, LLC, and that on the 18th day of December, 2006, she did send by U.S. Mail and/or Certified Mail - Return Receipt Requested a copy of the notice attached hereto to each of the utilities, governmental bodies, agencies, or municipalities, in accordance with the list provided by the Florida Public Service Commission, which is also attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.



MICHELE PARKS

Sworn to and subscribed before me this 18th day of December, 2006, by Michele Parks, who is personally known to me.



NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: _____
My Commission Expires: _____



Trina L. Collins
Commission # DD290253
Expires February 12, 2008
Banded Troy Fair - Insurance, Inc. 800-385-7019

EXHIBIT "H"

**NOTICE OF APPLICATION FOR ORIGINAL
WATER AND WASTEWATER CERTIFICATES**

Notice is hereby given on the 18TH day of December, 2006, pursuant to Section 367.045, Florida Statutes, and Section 25-30.030, Florida Administrative Code, of CLOUD GROVE UTILITIES, LLC's Application to Operate a Water and Wastewater Utility in St. Lucie County, Florida for the following described property:

THE WEST 3/4 OF SECTION 3 AND SECTION 10, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

ALL OF SECTION 4, 8, 9, 16 AND 17, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

ALL OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 50.00 FEET THEREOF; and

THE WEST 3/4 OF NORTH 1/2 OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

ALL OF SECTION 20, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 388 ACRES OF THE EAST 3/4 OF SAID SECTION 20; and

THE NORTH 1/2 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

THE WEST 1/4 OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR THE SUNSHINE STATE PARKWAY (ALSO KNOWN AS THE FLORIDA TURNPIKE); and

THE NORTH 500.00 FEET OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA.

Any objections to the Application must be made in writing and filed with the Director, Division of Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to Martin S. Friedman, Esquire, Rose, Sundstrom & Bentley, LLP, 2180 W. State Road 434, Suite 2118, Longwood, FL 32779, within 30 days from the date of this Notice. The objection must state the grounds for the objection with particularity.

Cloud Grove Utilities, LLC
8136 Okeechobee Boulevard
West Palm Beach, FL 33426

**LIST OF WATER AND WASTEWATER UTILITIES IN INDIAN RIVER COUNTY
(VALID FOR 60 DAYS)
11/30/2006 - 01/28/2007**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CLERK OF THE CIRCUIT COURT. INDIAN RIVER COUNTY
P. O. BOX 1028
VERO BEACH, FL 32961-1028

CLERK, TO THE BOARD COUNTY COMMISSIONERS, INDIAN RIVER COU
1840 25TH STREET
VERO BEACH, FL 32960-3365

DEP CENTRAL DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FL 32803-3767

MAYOR, CITY OF FELLSMERE
21 SOUTH CYPRESS STREET
FELLSMERE, FL 32948-6714

MAYOR, CITY OF SEBASTIAN
1225 MAIN STREET
SEBASTIAN, FL 32958-8697

MAYOR, CITY OF VERO BEACH
P. O. BOX 1389
VERO BEACH, FL 32961-1389

MAYOR, TOWN OF INDIAN RIVER SHORES
6001 NORTH A-1-A
INDIAN RIVER SHORES, FL 32960

MAYOR, TOWN OF ORCHID
7406 U.S. HIGHWAY 1
VERO BEACH, FL 32967-6911

ST. JOHNS RIVER WTR MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FL 32178-1429

TREASURE COAST REGIONAL PLAN. COUNCIL
301 EAST OCEAN BLVD, SUITE 300
STUART, FL 34994

**LIST OF WATER AND WASTEWATER UTILITIES IN INDIAN RIVER COUNTY
(VALID FOR 60 DAYS)
11/30/2006 - 01/28/2007**

UTILITY NAME

MANAGER

STATE OFFICIALS

STATE OF FLORIDA PUBLIC COUNSEL
C/O THE HOUSE OF REPRESENTATIVES
THE CAPITOL
TALLAHASSEE, FL 32399-1300

DIVISION OF THE COMMISSION CLERK AND ADMINISTRATIVE SERVICES
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

**LIST OF WATER AND WASTEWATER UTILITIES IN ST. LUCIE COUNTY
(VALID FOR 60 DAYS)
11/30/2006 - 01/28/2007**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CLERK OF CIRCUIT COURT, ST. LUCIE COUNTY
P. O. BOX 700
FT. PIERCE, FL 34954-0700

CLERK OF THE CIRCUIT COURT, ST. LUCIE COUNTY
221 SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FL 34950-4315

CLERK, BOARD OF COUNTY COMMISSIONERS, ST. LUCIE COUNTY
2300 VIRGINIA AVENUE
FT. PIERCE, FL 34982-5652

DEP SOUTHEAST DISTRICT
400 NORTH CONGRESS AVENUE
WEST PALM BEACH, FL 33401

MAYOR, CITY OF FT. PIERCE
CITY HALL
P. O. BOX 1480
FT. PIERCE, FL 33450

MAYOR, CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984-5099

MAYOR, TOWN OF ST. LUCIE VILLAGE
P. O. BOX 3878
FT. PIERCE, FL 34948-3878

SO. FLORIDA WATER MANAGEMENT DISTRICT
P.O. BOX 24680
WEST PALM BEACH, FL 33416-4680

TREASURE COAST REGIONAL PLAN. COUNCIL
301 EAST OCEAN BLVD, SUITE 300
STUART, FL 34994

**LIST OF WATER AND WASTEWATER UTILITIES IN ST. LUCIE COUNTY
(VALID FOR 60 DAYS)
11/30/2006 - 01/28/2007**

UTILITY NAME

STATE OFFICIALS

MANAGER

STATE OF FLORIDA PUBLIC COUNSEL
C/O THE HOUSE OF REPRESENTATIVES
THE CAPITOL
TALLAHASSEE, FL 32399-1300

DIVISION OF THE COMMISSION CLERK AND ADMINISTRATIVE SERVICES
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

EXHIBIT I

Property Owners Notice

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Trina Collins, who, after being duly sworn on oath, did depose and say that she is the Legal Assistant to Martin S. Friedman, attorney for Cloud Grove Utilities, LLC, and that on the 21st day of December, 2006, she did send by U.S. Mail a copy of the notice attached hereto to the property owners in the proposed territory.

FURTHER AFFIANT SAYETH NAUGHT.

Trina Collins

TRINA COLLINS

Sworn to and subscribed before me this 21 day of December, 2006, by Trina Collins, who is personally known to me or who provided _____ as identification.

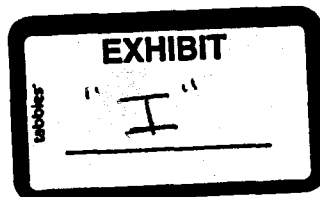


Martin S. Friedman

NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: _____

My Commission Expires: _____



**NOTICE OF APPLICATION FOR ORIGINAL
WATER AND WASTEWATER CERTIFICATES**

Notice is hereby given on the 21st day of December, 2006, pursuant to Section 367.045, Florida Statutes, and Section 25-30.030, Florida Administrative Code, of CLOUD GROVE UTILITIES, LLC's Application to Operate a Water and Wastewater Utility in St. Lucie County, Florida for the following described property:

THE WEST 3/4 OF SECTION 3 AND SECTION 10, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

ALL OF SECTION 4, 8, 9, 16 AND 17, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

ALL OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 50.00 FEET THEREOF; and

THE WEST 3/4 OF NORTH 1/2 OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

ALL OF SECTION 20, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 388 ACRES OF THE EAST 3/4 OF SAID SECTION 20; and

THE NORTH 1/2 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; and

THE WEST 1/4 OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR THE SUNSHINE STATE PARKWAY (ALSO KNOWN AS THE FLORIDA TURNPIKE); and

THE NORTH 500.00 FEET OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA.

Any objections to the Application must be made in writing and filed with the Director, Division of Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to Martin S. Friedman, Esquire, Rose, Sundstrom & Bentley, LLP, 2180 W. State Road 434, Suite 2118, Longwood, FL 32779, within 30 days from the date of this Notice. The objection must state the grounds for the objection with particularity.

Cloud Grove Utilities, LLC
8136 Okeechobee Boulevard
West Palm Beach, FL 33426

EXHIBIT J

(To Be Late Filed)

Affidavit of Publication