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COMMISSION CLERK

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APPLICATION FOR AMENDMENT OF CERTIFICATE (EXTENSION OR DELETION) (Pursuant to Section 367.045, Florida Statutes)

DOCKET NO. 140194-WU FILED OCT 03, 2014 DOCUMENT NO. 05625-14 FPSC - COMMISSION CLERK

To: Office of Commission Clerk Florida Public Service Commission 2540 Shumard Oak Blvd. Tallahassee, Florida 32399-0850

The undersigned hereby makes application for amendment of Water Certificate No. 405-W and/or Wastewater Certificate No. \_\_\_ to add (add or delete) territory located in Marion County, Florida, and submits the following information:

PART I APPLICANT INFORMATION

A) The full name (as it appears on the certificate), address and telephone number of the applicant:

Tradewinds Utilities, Inc. Name of utility (352) 622-4949 (352) 732-4366 Phone No. Fax No. 1552 SW 7th Road Office street address Ocala FL 34471 City State Zip Code PO Box 5220 Ocala FL 34478-5220 Mailing address if different from street address

Internet address if applicable

B) The name, address and telephone number of the person to contact concerning this application:

Charles deMenzes (352) 843-7790 Name Phone No. PO Box 5220 Street address Ocala FL 34478-5220 City State Zip Code

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**PART II NEED FOR SERVICE**

- A) Exhibit A - If the applicant is requesting an extension of territory, a statement regarding the need for service in the proposed territory, such as anticipated development in the proposed service area.
- B) Exhibit NA - If the applicant is requesting a deletion of territory, a statement specifying the reasons for the proposed deletion, demonstrating that it is in the public interest and explaining the effect of the proposed deletion on the ability of any customer, or potential customer, to receive water and/or wastewater service, including alternative source(s) of service.
- C) Exhibit NA - A statement that to the best of the applicant's knowledge, the provision of service will be consistent with the water and wastewater sections of the local comprehensive plan at the time the application is filed, as approved by the Department of Community Affairs, or, if not, a statement demonstrating why granting the amendment would be in the public interest.

**PART III SYSTEM INFORMATION**

A) **WATER**

- (1) Exhibit B - A statement describing the proposed type(s) of water service to be provided by the extension (i.e., potable, nonpotable or both).
- (2) Exhibit C - A statement describing the capacity of the existing lines, the capacity of the existing treatment facilities, and the design capacity of the proposed extension.
- (3) Exhibit NA - The numbers and dates of any construction or operating permits issued by the Department of Environmental Protection for the system proposed to be expanded.
- (4) Exhibit D - A description of the types of customers anticipated to be served by the extension, i.e., single family homes, mobile homes, duplexes, golf course, clubhouse, commercial, etc.
- (5) If the utility is requesting a deletion of territory, provide the number of current active connections within the territory to be deleted. NA

- (6) Exhibit E - Evidence the utility owns the land where the water facilities that will serve the proposed territory are, or will be, located. If the utility does not own the land, a copy of the agreement, such as a 99-year lease, which provides for the long term continuous use of the land. The Commission may consider a written easement or other cost-effective alternative.

B) **WASTEWATER**

- (1) Exhibit NA - A statement describing the capacity of the existing lines, the capacity of the existing treatment and disposal facilities, and the design capacity of the proposed extension.
- (2) Exhibit NA - The numbers and dates of any construction or operating permits issued by the Department of Environmental Protection for the system proposed to be expanded.
- (3) Exhibit NA - If the utility is planning to build a new wastewater treatment plant, or upgrade an existing plant to serve the proposed territory, provide a written description of the proposed method(s) of effluent disposal.
- (4) Exhibit NA - If (3) above does not include effluent disposal by means of reuse, provide a statement that describes with particularity the reasons for not using reuse.
- (5) Exhibit NA - A description of the types of customers anticipated to be served by the extension, i.e., single family homes, mobile homes, duplexes, golf course, clubhouse, commercial, etc.
- (6) If the utility is requesting a deletion of territory, provide the number of current active connections within the territory to be deleted. NA
- (7) Exhibit NA - Evidence the utility owns the land where the wastewater facilities that will serve the proposed territory are, or will be, located. If the utility does not own the land, a copy of the agreement, such as a 99-year lease, which provides for the long term continuous use of the land. The Commission may consider a written easement or other cost-effective alternative.

**PART IV FINANCIAL AND TECHNICAL INFORMATION**

- A) Exhibit F - A statement as to the applicant's technical and financial ability to render reasonably sufficient, adequate and efficient service.
- B) Exhibit NA - A detailed statement regarding the proposed method of financing the construction, and the projected impact on the utility's capital structure.
- C) Provide the number of the most recent Commission order establishing or amending the applicant's rates and charges. NA
- D) Exhibit NA - A statement regarding the projected impact of the extension on the utility's monthly rates and service availability charges.

**PART V TERRITORY DESCRIPTION AND MAPS**

A) **TERRITORY DESCRIPTION**

Exhibit G - An accurate description of the territory proposed to be added or deleted, using township, range and section references as specified in Rule 25-30.030(2), F.A.C. If the water and wastewater territory is different, provide separate descriptions.

B) **TERRITORY MAPS**

Exhibit H - One copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed territory to be added or deleted is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater territory is different, provide separate maps.

C) **SYSTEM MAPS**

Exhibit I - One copy of detailed map(s) showing proposed lines and facilities and the territory proposed to be served. Map(s) shall be of sufficient scale and detail to enable correlation with a description of the territory proposed to be served. Provide separate maps for water and wastewater systems.

**PART VI      NOTICE OF ACTUAL APPLICATION**

- A) Exhibit \_\_\_\_\_ - 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 the territory proposed to be served is located;
  - (2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and are located within the county in which 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 that hold a certificate granted by the Commission;
  - (4) the regional planning council;
  - (5) the Office of Public Counsel;
  - (6) the Public Service Commission's Office of Commission Clerk;
  - (7) the appropriate regional office of the Department of Environmental Protection; and
  - (8) the appropriate water management district.

Copies of the Notice and a list of entities noticed shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT

- B) Exhibit \_\_\_\_\_ - An affidavit that the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each customer of the system. A copy of the notice shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.
- C) Exhibit \_\_\_\_\_ - Immediately upon completion of publication, an affidavit that the notice of actual application was published once 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. THIS MAY BE A LATE-FILED EXHIBIT.

**PART VII FILING FEE**

Indicate the filing fee enclosed with the application:

\$ 100.00 (for water) and/or \$ \_\_\_\_\_ (for wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee is as follows:

- (1) For applications in which the area to be extended or deleted has the proposed capacity to serve up to 100 ERCs, the filing fee shall be **\$100.**
- (2) For applications in which the area to be extended or deleted has the proposed capacity to serve from 101 to 200 ERCs, the filing fee shall be **\$200.**
- (3) For applications in which the area to be extended or deleted has the proposed capacity to serve from 201 to 500 ERCs, the filing fee shall be **\$500.**
- (4) For applications in which the area to be extended or deleted has the proposed capacity to serve from 501 to 2,000 ERCs, the filing fee shall be **\$1,000.**
- (5) For applications in which the area to be extended or deleted has the proposed capacity to serve from 2,001 to 4,000 ERCs, the filing fee shall be **\$1,750.**
- (6) For applications in which the area to be extended or deleted has the proposed capacity to serve more than 4,000 ERCs, the filing fee shall be **\$2,250.**

**PART VIII TARIFF AND ANNUAL REPORTS**

- A) Exhibit K - An affidavit that the utility has tariffs and annual reports on file with the Commission.
- B) Exhibit N/A - The original and two copies of proposed revisions to the utility's tariff(s) to incorporate the proposed change to the certificated territory. Please refer to Rules 25-9.009 and 25-9.010, Florida Administrative Code, regarding page numbering of tariff sheets before preparing the tariff revisions. (The rules and sample tariff sheets are attached.)

**PART IX    AFFIDAVIT**

I Charles deMenzes (applicant) do solemnly swear or affirm that the facts stated in the forgoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY:   
Applicant's Signature

Chales deMenzes  
Applicant's Name (Typed)

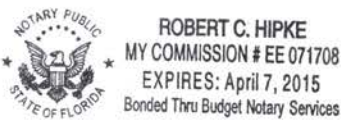
President  
Applicant's Title \*

Subscribed and sworn to before me this 30th day in the month of September

in the year of 2014 by Charles deMenzes who is personally known to me X

or produced identification \_\_\_\_\_  
Type of Identification Produced

  
Notary Public's Signature



\_\_\_\_\_  
Print, Type or Stamp Commissioned  
Name of Notary Public

\* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

REC. 52  
D.S. 117  
S.T. 83-037256

THIS INSTRUMENT WAS PREPARED BY:  
John W. Arnett  
P.O. Box 2405  
Ocala, Florida 32678

**Warranty Deed**

OR  
BOOK 1172 PAGE 0401

This Indenture, Made the 3rd day of August A.D. 1983, Between  
TRADEWINDS INVESTMENTS, A PARTNERSHIP

hereinafter called the grantor\*, and  
TRADEWINDS UTILITIES, INC.  
whose mailing address is  
2116 E. Silver Springs Blvd., Ocala, Florida 32670  
hereinafter called the grantee\*.

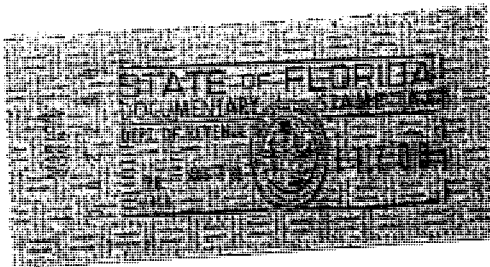
**Witnesseth,** That said grantor, for and in consideration of the sum of TEN AND NO/100-----Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Lots 14 and 6 of Block G and  
Tracts A, B and C of Trade Winds Village, as per plat thereof  
recorded in Plat Book W, Pages 6 and 7, public records of Marion  
County, Florida.

RECORDED AND RECORD  
BOOK 1172 PAGE 0401  
MARION COUNTY, FLA

AUG 9 4 27 PM '83

*Harvey J. Davis*  
B. D. C.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. \* "Grantor" and "grantee" are used for singular or plural as context requires.

**In Witness Whereof,** Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence.

*John W. Arnett*  
Witness No. 1  
*Wicki M. Ray*  
Witness No. 2

TRADEWINDS INVESTMENTS, A PARTNERSHIP  
*Charles deMenzes* (Seal)  
BY: Charles deMenzes,  
a Partner (Seal)

STATE OF FLORIDA, COUNTY OF MARION.  
The foregoing instrument was acknowledged before me this  
by Charles deMenzes, a Partner

3rd day of August, 1983

*Wicki M. Ray*



**Application Amendment Exhibits**

**(A)**

The George Mayo Subdivision that was approved in 1997 was improperly described in the legal description. Service has been supplied throughout most of the subdivision with the exception of a few blocks. This being an older subdivision, service is on a request basis by the property owners.

**(B)**

Service provided is potable water and fire flow as required by County Ordinance.

**(C)**

Current lines are 8" served by an elevated 200,000 gallon tank.

**(D)**

This subdivision is a combination of commercial, industrial and low income housing.

**(E)**

Copy of warranty deed attached.

**(F)**

Applicant has been serving this group of subdivisions since 1983 and has not had customer complaints regarding water service.

**(G)**

Change current description as follows:

In Section 35 Township 14 Range 22 the "George Mayo Subdivision" less and except Blocks 422, 423, 424, 425 lying on the East side of CSX Railroad track.

**(H)**

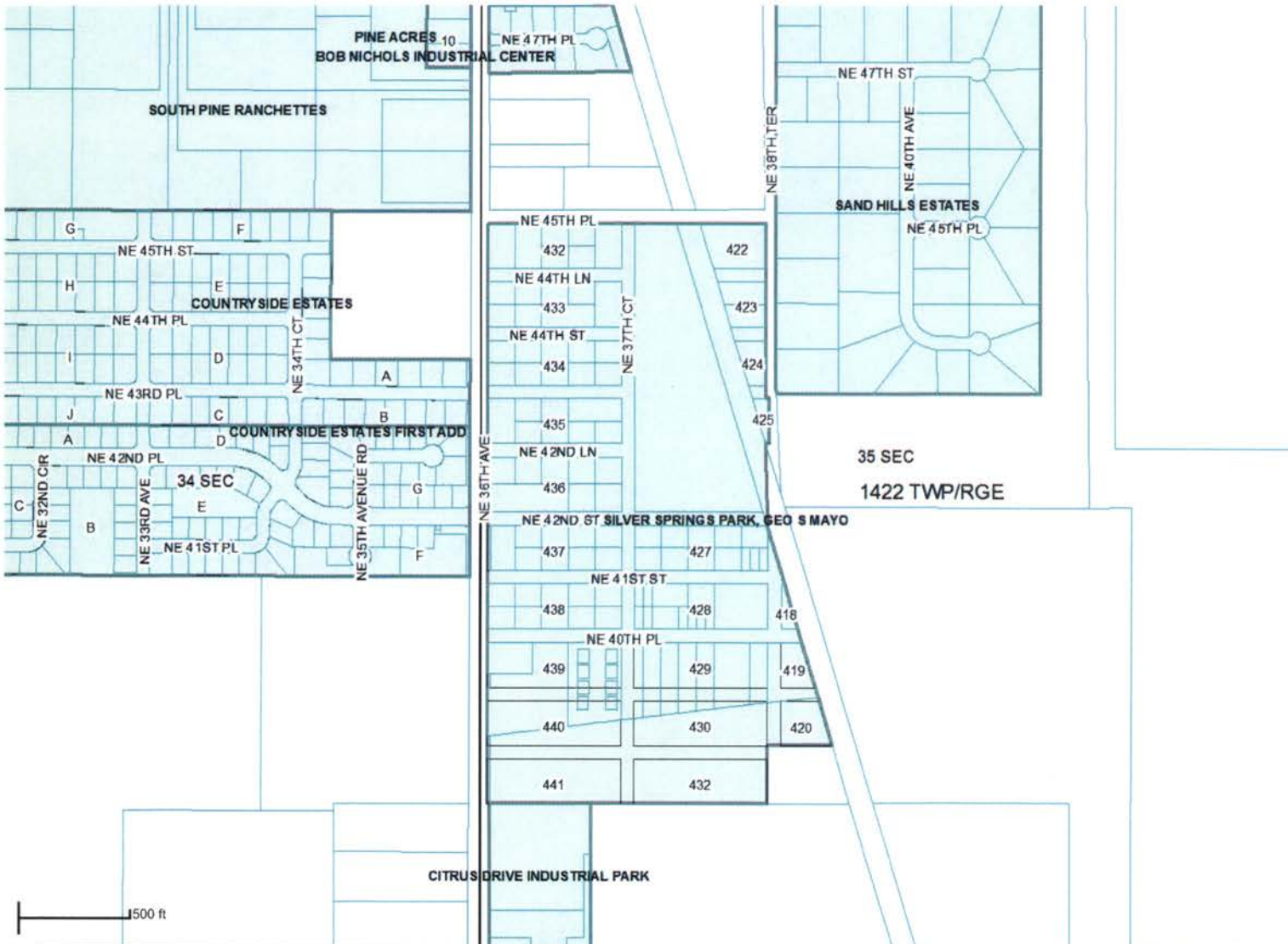
See attached County map.

**(I)**

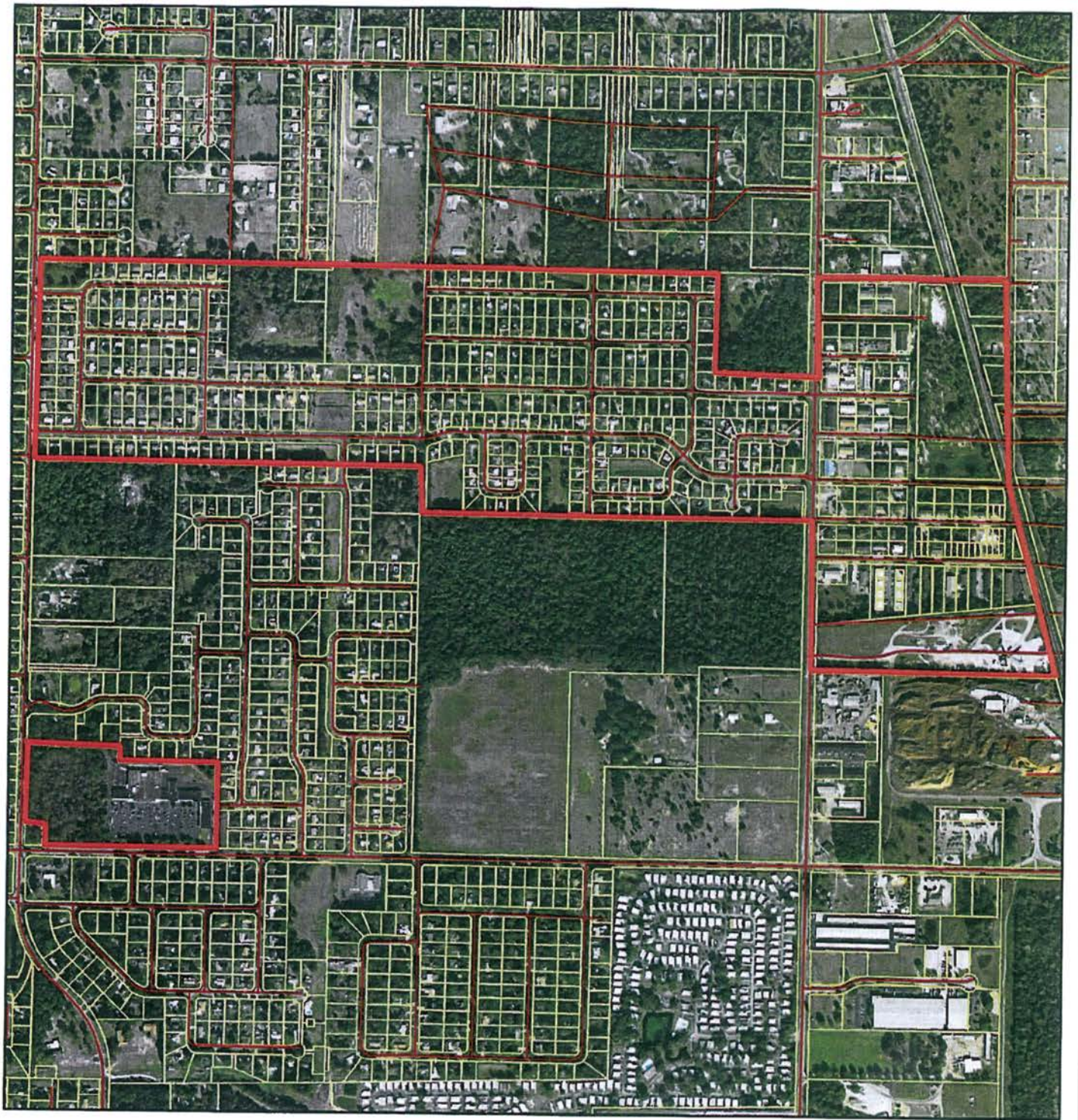
See attached System Map

**(K)**

Affidavit attached.



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



**CUP #2995 - Tradewinds Utilities  
Marion County**



0.1 0.05 0 0.1 Miles



1:10904



**LEGEND**

 Service Area Boundary

The St. Johns River Water Management District prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided as is. Further documentation of this data can be obtained by contacting: St. Johns River Water Management District, Geographic Information Systems, Program Management, P.O. Box 1429, 4049 Reid Street Palatka, Florida 32178-1429 Tel: (386) 329-4176.

ORDER NO.  
DOCKET NO. 971174-WS  
PAGE 5

ATTACHMENT A

JADEWINDS UTILITIES INC.

MARION COUNTY

WATER AND WASTEWATER AREA

Part of the George S. Mayo Subdivision

In Section 35, Township 14 South, Range 22 East

The North 725 feet of the North 1/2 of the Southwest 1/4 of Section 35, Township 14 South, Range 22 East, lying West of the S.C.L. Railroad and .

The South 100 feet of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 14 South, Range 22 East, lying West of the S.C.L. Railroad.

This description should include the South tier of lots in Block 436 of the George S. Mayo Subdivision and the North tier of lots in Blocks 439 and 429 of the same subdivision.

