



Dean, Mead & Dunbar  
215 S. Monroe Street, Suite 815  
Tallahassee, Florida 32301

(850) 999-4100  
(850) 577-0095 Fax  
www.deanmead.com

**Attorneys and Counselors at Law**

Orlando  
Fort Pierce  
Gainesville  
Tallahassee  
Viera/Melbourne

**JOHN L. WHARTON**  
jwharton@deanmead.com

May 26, 2015

Public Service Commission  
Capital Circle Office Center  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Re: Docket No. 130209-SU

Dear Sirs,

As representatives of the utility discussed with staff, we have included additional requests for service, and a map of the service area, reduced from the original request to accommodate the desires of local government and to remove the more remote phases of future service, for staffs' reconsideration and review. The attached maps delineate the present service area in green. Territories proposed to be added to NPUC's certificated territory are also in color, with the exception of the Kingston Shore's development, which is also within the requested territory, (which is highlighted on the second map). This is the same map that was handed out to staff at our last meeting at the Commission's headquarters.

By this letter, NPUC withdraws its request for a main extension charge.

Any request for information or further documentation should be relayed to me, and I will promptly see that the utility responds. Thank you in advance for your consideration of these materials.

Sincerely,

/s/ John L. Wharton

John L. Wharton

JLW:hs

HENRY LEE MORGENSTERN

P.O. Box 337  
SEVILLE, FLORIDA 32190

Phone: (386) 749-0122

E-Mail Address: Henry\_LeeM@yahoo.com

April 1, 2014

North Peninsula Utilities Corp.  
115 East Granada Blvd. #12  
Ormond Beach, FL 32176

RE: PSC Docket No. 130209  
Certificate No. 249-S

Dear NPUC,

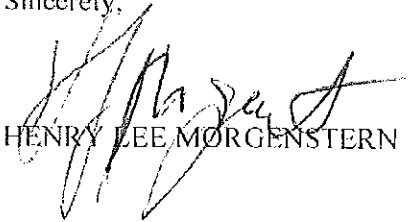
I own the house and property at 14 Dolphin Avenue, Ormond Beach (Ormond Plaza), which is in or near the expansion area covered by the above Docket Number.

This is to inform you that I would very much like to have my house connected to central sewer to replace the septic tank and drainfield currently there.

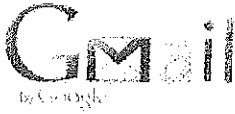
Please let me know what I have to do to get sewer lines extended to my property.

Thank you.

Sincerely,



HENRY LEE MORGENSTERN



Hillman Wilson <developershw@gmail.com>

---

**NPUC Service**

1 message

---

rongod@comcast.net <rongod@comcast.net>

Wed, Apr 29, 2015 at 2:05 PM

To: Hillman Wilson Development Offices <developershw@gmail.com>

April 29, 2015

Bob Hillman  
North Peninsula Utilities Corp  
Ormond Beach, Florida

RE: 3120 John Anderson Dr.  
Ormond Beach, FL 32176

Dear Bob:

I have sent numerous requests to you concerning the possible hook up for sewer services at the above property which I own.

Thus far, I have had the septic tank pumped twice this year and I would like to hook up to the sewer line in front of the property immediately.

Please contact me as soon as possible for the hook up.

Thank you.

Ron Godfrey

561-702-1210

August 21, 2013

REF: 3120 John Anderson Drive  
Ormond Beach, FL 32176

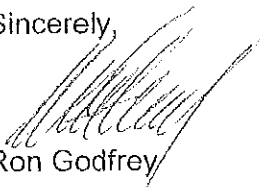
Good Afternoon:

I am the owner of the above property.

The drain field is in need of repair and I would prefer to connect to your sewer services as soon as possible.

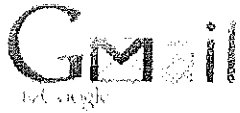
I kindly request permission from all governmental agencies to allow this to happen.

Sincerely,



Ron Godfrey

561-702-1210



Hillman Wilson <developershw@gmail.com>

---

**hook up to lift station**

1 message

---

**Rosemarie Francke** <rosemariefrancke@gmail.com>  
To: Hillman Wilson <developershw@gmail.com>

Tue, Apr 14, 2015 at 10:15 AM

We live next to your lift station on John Anderson Drive and would like to hook up to your service because we would prefer to not have the septic system we already have.

Hoping you can accommodate our request.

Many thanks,

Rosemarie Francke  
Rosemarie Francke  
3301 John Anderson Drive  
Ormind Beach, FL 32176  
386 441-3925  
cel: 386 679-8811

**William T & Marilyn A French**

3662 John Anderson Dr.

Ormond Beach FL 32176

Phone 386 441 9243

e mail - [wfrenchjr@aflr.com](mailto:wfrenchjr@aflr.com)

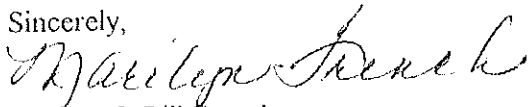
TO: North Peninsula Utilities Corp.

4/02/2014

As you can see by our address, we live just north of the last street in Seabridge Development, and would be very happy to be included in the proposed addition of territory of the North Peninsula Utilities Corp. We currently have a septic tank and would welcome the opportunity to consider sewer hook up because we live directly on the Halifax River. We have always had concerns about the effect of pollutants on our beautiful river.

Thank you for your consideration of our request.

Sincerely,



Marilyn & Bill French



Hillman Wilson <developershw@gmail.com>

---

**Building on 138 Capri Drive**

1 message

---

**Petku, Bruce** <bpetku@ti.com>

Tue, Sep 9, 2014 at 10:07 AM

To: "developershw@gmail.com" <developershw@gmail.com>

Cc: Diane Petku <dpetku@msn.com>, "bpetku@msn.com" <bpetku@msn.com>

To: Bob Hillman

Bob,

My wife and I own property on 138 Capri Drive in the Ormond By The Sea area on the Northern Peninsula of Volusia County. We hope to start building within the next six months and would like to hook up to your waste water connection for the North Peninsula Utilities Corp. We currently have a dry pipe installed for this purpose on Capri but I understand the approval has not been reached by Volusia County for this connection. Please let us know as soon as the waste water hookup is available for our connection so we can inform our building contractor.

If there is anything else my wife and I can do to help expedite this process please let us know.

Thanks very much,

Bruce and Diane Petku

Home Phone 610-395-5755

bpetku@msn.com

dpetku@msn.com

## Eastside Equities, LLC

13411 Fox Croft Lane  
Palm Beach Gardens, FL 33418  
561-707-5533  
jaybiggins@icloud.com

April 29, 2015

Robert Hillman  
North Peninsula Utilities Corp.  
P.O. Box 2803  
Ormond Beach FL 32175

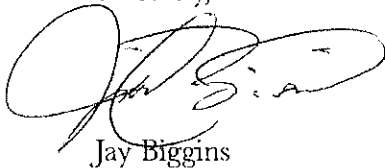
RE: 3370 Oceanshore Blvd. Ormond Beach 32176

Dear Bob,

Per our discussion, we would like to confirm that you have capacity at your waste-water treatment plant and the ability to serve the sewer needs of the 25-35 condominiums units that will be built on our property. We prefer to hook-up to your central sewer service and not build an on site system.

Please advise if the service is available to our project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Biggins", written over a large, stylized circular flourish.

Jay Biggins  
Eastside Equities, LLC

Ormond Shores Investments



GREG HARMON

386-672-6488  
FAX 877-637-7501



P.O. Box 244  
Ormond Beach, FL 32175-0244

State Lic. #CRC021254

**APRIL 27, 2015**

**Bob Hillman  
NPUC  
P.O. Box 2803  
Ormond Beach, FL 32175**

**RE: Central Waste-water Service**

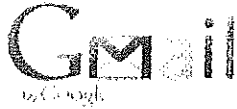
**Dear Mr. Hillman,**

**As you know, I am a builder in Ormond Beach on the North Peninsula and would like to have the availability of sewer service for the construction of new homes verses septic system. I've built many homes near the area NPUC serves and would like the option of your service where available if you have the capacity.**

**Sincerely,**



**Greg Harmon  
Harmon Properties, Inc.**



Hillman Wilson <developershw@gmail.com>

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**(no subject)**

---

John Ledbetter <jclcllc@yahoo.com>

Wed, Apr 15, 2015 at 12:14 PM

Reply-To: John Ledbetter <jclcllc@yahoo.com>

To: Hillman Wilson Development Offices <developershw@gmail.com>

North Peninsula Utilites Corp.

Dear Mr. Hillman,

I have lots and new construction on Capri Drive in Ormond-by-the-Sea. We have a paved road with sewer lines and connections with no central service. Even though the lines are in I am forced to install a septic system with each house at an average of \$8,000. I and other builders would like to have the availability of central sewer service in this area for current and future Construction. Please let me know if NPUC can provide service to our area.

John Ledbetter

# Oceanaire Condominium of Ormond By The Sea, Inc.

---

Mr. Bob Hillman  
North Peninsula Utilities  
PO Box 2803  
Ormond Beach, FL

Dear Mr. Hillman

Please accept our apologies for our lack of communication over the past few months. We have been obtaining approval from the owners of the condominium building to replace the current sewer treatment plant with a direct connection to the sewer line owned by North Peninsula Utilities.

I want to assure you that Oceanaire Condominium of Ormond by the Sea, Inc, continues to work with engineering personnel to connect to your services.

At this time the Association has been approved for their loan at Reunion Bank and we are only waiting on the final authorization to begin drawing funds against the Association's loan.

I will contact Ms. K. Buck, P-Eng of this information so that we may shortly begin working together.

Sincerely

*Maryke Guild*

Agent for Oceanaire Condominium of  
Ormond By The Sea, Inc.

Owner/Broker  
Daytona Realty and Property Management, LLC.

Property Managed by:  
Daytona Realty and Property Management, LLC  
927 Beville Road, Suite 3, So. Daytona 32119  
386 310 7893

*Oceanaire Condominium of Ormond By The Sea, Inc.*

---

May 8, 2014

Mr. Bob Hillman  
North Peninsula Utilities Corp.  
115 E. Granada Blvd. # 12  
Ormond Beach, FL 32176

RE: Possible sewer connection for Oceanaire Condominium 3390 Ocean Shore Blvd.

Dear Bob,

I enjoyed talking with you the other day concerning the possibility of connecting the 17 units at Oceanaire Condominium to your sewer system at North Peninsula Utilities.

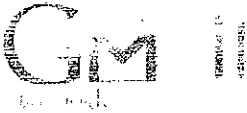
As I mentioned on the phone, we currently have an onsite treatment facility that is thirty plus years old and is continually in need of maintenance. I am very much in favor of connecting to your central system if you have adequate capacity available, and the costs are not excessive.

Please let me know if this is a possibility, and what the costs and timeline might be. Feel free to call me if you need anything further.

Sincerely,

Douglas Piatt, President  
Oceanaire Condominium Association  
386-871-6660

Property Managed by:  
Daytona Realty and Property Management, LLC  
927 Beville Road, Suite 3, So. Daytona 32119  
386 310 7893



## Capacity for North Peninsula Utilities

Keith Woodbury <keithawoodbury@gmail.com>  
To: developershw@gmail.com  
Cc: billsullivan@potomacland.com

Wed, Mar 26, 2014 at 5:07 PM

Mr. Hillman,

Thank you for your time earlier this afternoon. Again my name is Keith Woodbury with the Potomac Land Company and we represent the seller of the +/- 8 acre property on A1A between Sandpiper Ridge and Beau Rivage Drives. I'd like to request information on your capacity to serve our sewer needs as we are in your territory. We'd appreciate, if possible, a map showing the area your company services as well as the likely connection fees associated with developing the 29 lot project. We'd like to tie into the manhole on the East side of Sandpiper Ridge Drive and would appreciate any information you may be able to provide. Attached is my business card but if you are unable to see it my best contacts are this email address, which is keithawoodbury@gmail.com, or by phone at (786)514-3155. Thank you in advance and I look forward to hearing back from you in the near future.

Best regards,

Keith Woodbury

	<p><b>Keith Woodbury, M.B.A.</b> Potomac Land Company Land Manager, Associate 1350 Orange Ave Suite 201 Winter Park, FL 32789 (407) 296-6322 Work (786) 514-3155 Mobile info@potomacland.com</p>
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This email is free from viruses and malware because avast! Antivirus protection is active.

HENRY LEE MORGENSTERN

P.O. Box 337  
SEVILLE, FLORIDA 32190

Phone: (386) 749-0122

E-Mail Address: Henry\_LeeM@yahoo.com

April 1, 2014

North Peninsula Utilities Corp.  
115 East Granada Blvd. #12  
Ormond Beach, FL 32176

RE: PSC Docket No. 130209  
Certificate No. 249-S

Dear NPUC,

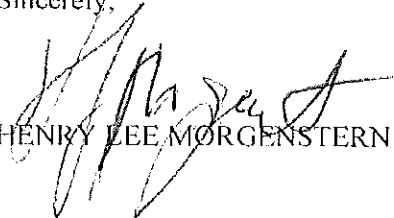
I own the house and property at 14 Dolphin Avenue, Ormond Beach (Ormond Plaza), which is in or near the expansion area covered by the above Docket Number.

This is to inform you that I would very much like to have my house connected to central sewer to replace the septic tank and drainfield currently there.

Please let me know what I have to do to get sewer lines extended to my property.

Thank you.

Sincerely,



HENRY LEE MORGENSTERN



Hillman Wilson <developershw@gmail.com>

---

**NPUC Service**

1 message

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rongod@comcast.net <rongod@comcast.net>

Wed, Apr 29, 2015 at 2:05 PM

To: Hillman Wilson Development Offices <developershw@gmail.com>

April 29, 2015

Bob Hillman  
North Peninsula Utilities Corp  
Ormond Beach, Florida

RE: 3120 John Anderson Dr.  
Ormond Beach, FL 32176

Dear Bob:

I have sent numerous requests to you concerning the possible hook up for sewer services at the above property which I own.

Thus far, I have had the septic tank pumped twice this year and I would like to hook up to the sewer line in front of the property immediately.

Please contact me as soon as possible for the hook up.

Thank you.

Ron Godfrey

561-702-1210

August 21, 2013

REF: 3120 John Anderson Drive  
Ormond Beach, FL 32176

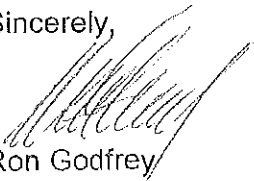
Good Afternoon:

I am the owner of the above property.

The drain field is in need of repair and I would prefer to connect to your sewer services as soon as possible.

I kindly request permission from all governmental agencies to allow this to happen.

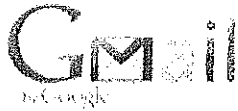
Sincerely,



Ron Godfrey

561-702-1210





Hillman Wilson <developershw@gmail.com>

---

## hook up to lift station

1 message

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**Rosemarie Francke** <rosemariefrancke@gmail.com>  
To: Hillman Wilson <developershw@gmail.com>

Tue, Apr 14, 2015 at 10:15 AM

We live next to your lift station on John Anderson Drive and would like to hook up to your service because we would prefer to not have the septic system we already have.

Hoping you can accommodate our request.

Many thanks,

Rosemarie Francke  
Rosemarie Francke  
3301 John Anderson Drive  
Ormind Beach, FL 32176  
386 441-3925  
cel: 386 679-8811

**William T & Marilyn A French**

3662 John Anderson Dr.

Ormond Beach FL 32176

Phone 386 441 9243

e mail - [wfrenchjr@cfl.rr.com](mailto:wfrenchjr@cfl.rr.com)


TO: North Peninsula Utilities Corp.

4/02/2014

As you can see by our address, we live just north of the last street in Seabridge Development, and would be very happy to be included in the proposed addition of territory of the North Peninsula Utilities Corp. We currently have a septic tank and would welcome the opportunity to consider sewer hook up because we live directly on the Halifax River. We have always had concerns about the effect of pollutants on our beautiful river.

Thank you for your consideration of our request.

Sincerely,



Marilyn & Bill French



Hillman Wilson <developershw@gmail.com>

---

**Building on 138 Capri Drive**

1 message

---

**Petku, Bruce** <bpetku@ti.com>

Tue, Sep 9, 2014 at 10:07 AM

To: "developershw@gmail.com" <developershw@gmail.com>

Cc: Diane Petku <dpetku@msn.com>, "bpetku@msn.com" <bpetku@msn.com>

To: Bob Hillman

Bob,

My wife and I own property on 138 Capri Drive in the Ormond By The Sea area on the Northern Peninsula of Volusia County. We hope to start building within the next six months and would like to hook up to your waste water connection for the North Peninsula Utilities Corp. We currently have a dry pipe installed for this purpose on Capri but I understand the approval has not been reached by Volusia County for this connection. Please let us know as soon as the waste water hookup is available for our connection so we can inform our building contractor.

If there is anything else my wife and I can do to help expedite this process please let us know.

Thanks very much,

Bruce and Diane Petku

Home Phone 610-395-5755

bpetku@msn.com

dpetku@msn.com

## Eastside Equities, LLC

13411 Fox Croft Lane  
Palm Beach Gardens, FL 33418  
561-707-5533  
jaybiggins@icloud.com

April 29, 2015

Robert Hillman  
North Peninsula Utilities Corp.  
P.O. Box 2803  
Ormond Beach FL 32175

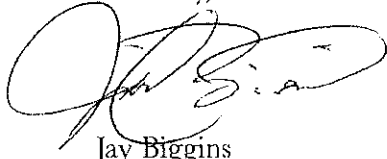
RE: 3370 Oceanshore Blvd. Ormond Beach 32176

Dear Bob,

Per our discussion, we would like to confirm that you have capacity at your waste-water treatment plant and the ability to serve the sewer needs of the 25-35 condominiums units that will be built on our property. We prefer to hook-up to your central sewer service and not build an on site system.

Please advise if the service is available to our project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Biggins", written over a large, stylized circular flourish.

Jay Biggins  
Eastside Equities, LLC

Ormand Shores Investments

GREG HARMON

386-672-6488  
FAX 877-637-7501



P.O. Box 244  
Ormond Beach, FL 32176-0244

State Lic. #CRC021254

**APRIL 27, 2015**

**Bob Hillman  
NPUC  
P.O. Box 2803  
Ormond Beach, FL 32175**

**RE: Central Waste-water Service**

**Dear Mr. Hillman,**

**As you know, I am a builder in Ormond Beach on the North Peninsula and would like to have the availability of sewer service for the construction of new homes verses septic system. I've built many homes near the area NPUC serves and would like the option of your service where available if you have the capacity.**

**Sincerely,**



**Greg Harmon  
Harmon Properties, Inc.**



Hillman Wilson <developershw@gmail.com>

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**(no subject)**

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John Ledbetter <jclcllc@yahoo.com>

Wed, Apr 15, 2015 at 12:14 PM

Reply-To: John Ledbetter <jclcllc@yahoo.com>

To: Hillman Wilson Development Offices <developershw@gmail.com>

North Peninsula Utilites Corp.

Dear Mr. Hillman,

I have lots and new construction on Capri Drive in Ormond-by-the-Sea. We have a paved road with sewer lines and connections with no central service. Even though the lines are in I am forced to install a septic system with each house at an average of \$8,000. I and other builders would like to have the availability of central sewer service in this area for current and future Construction. Please let me know if NPUC can provide service to our area.

John Ledbetter

# Vanacore Homes

*Your Hometown Builder*

April 24, 2015

Bob Hillman  
NPUC  
PO BOX 2803  
Ormond Beach, FL 32175

Dear Mr. Hillman,

We are builders of homes in Volusia County including the North Peninsula in Ormond Beach. We have been putting septic systems in our new homes we are building in that area. We understand you may be approved to provide service and have the capacity at your treatment facility. Vanacore Homes would like to have that central sewer service if it is available on future and current construction.

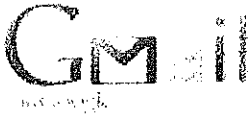
Please let us know,

Vanacore Homes



2/23/2015

Gmail - 140 Via Madrid



Hillman Wilson <developershw@gmail.com>

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## 140 Via Madrid

1 message

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rdaniels078@gmail.com <rdaniels078@gmail.com>

Mon, Feb 23, 2015 at 9:38 AM

To: "developershw@gmail.com" <developershw@gmail.com>

Cc: Nancy Collins <nancy@vanacorehomes.com>, Barbara Grau <barbara@vanacorehomes.com>

Hello,

Rick here with Vanacore homes, I have a question for you regarding the time frame of the sewer installation. I heard that the first of March you may get approval to install a gravity sewer system for this street. The question is if you get the go ahead, what is the time frame the system will be fully operational? I have a problem if the system will not be complete in 5 months or sooner. I will have to put a septic system in now, and it will be piped to the back of home because the only place we have on the lot to fit in septic is the back yard. Please advise, so I can proceed with this home.





Thanks Rick Daniels/ Vanacore Homes.

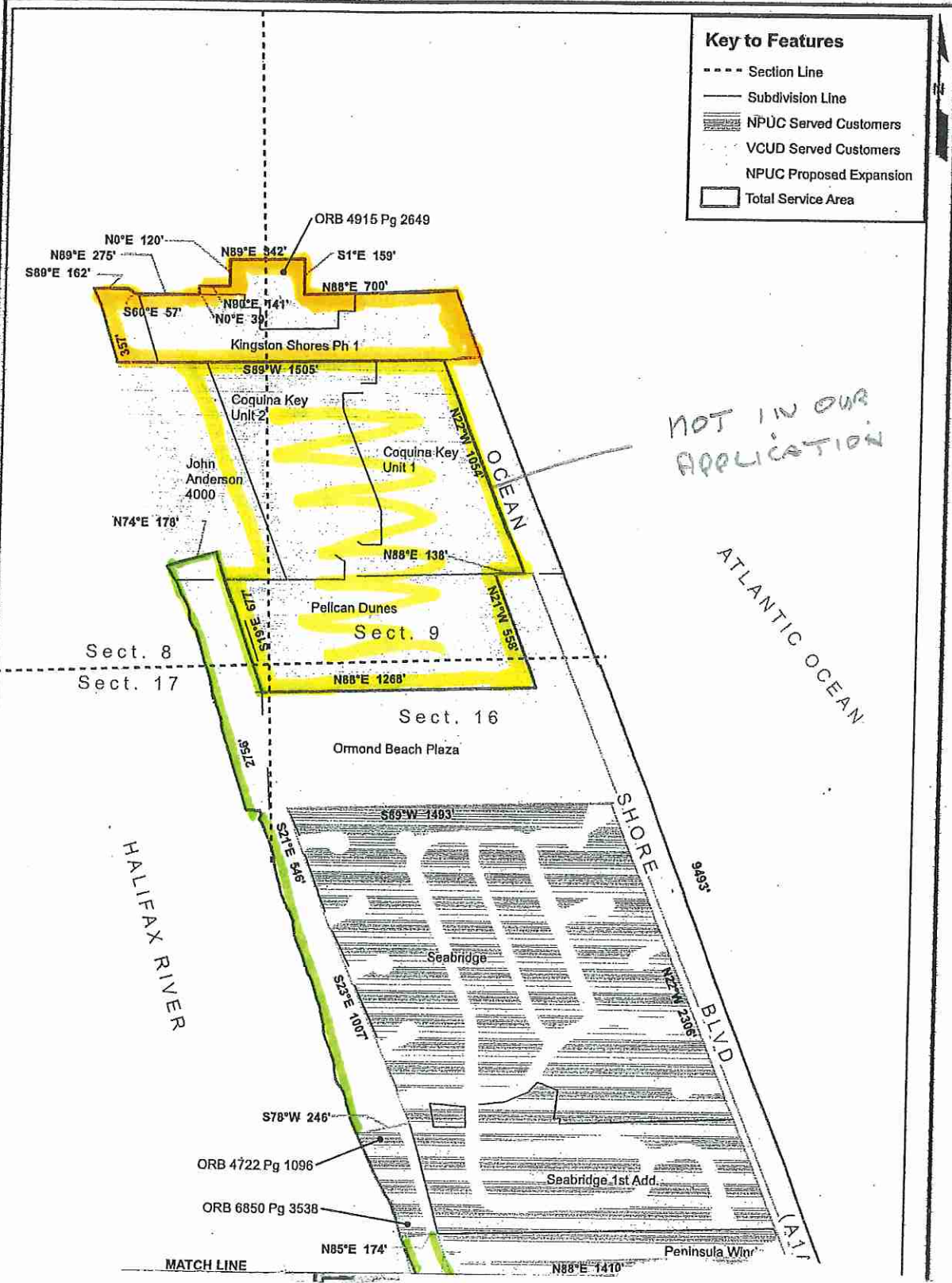
Sent from my iPad

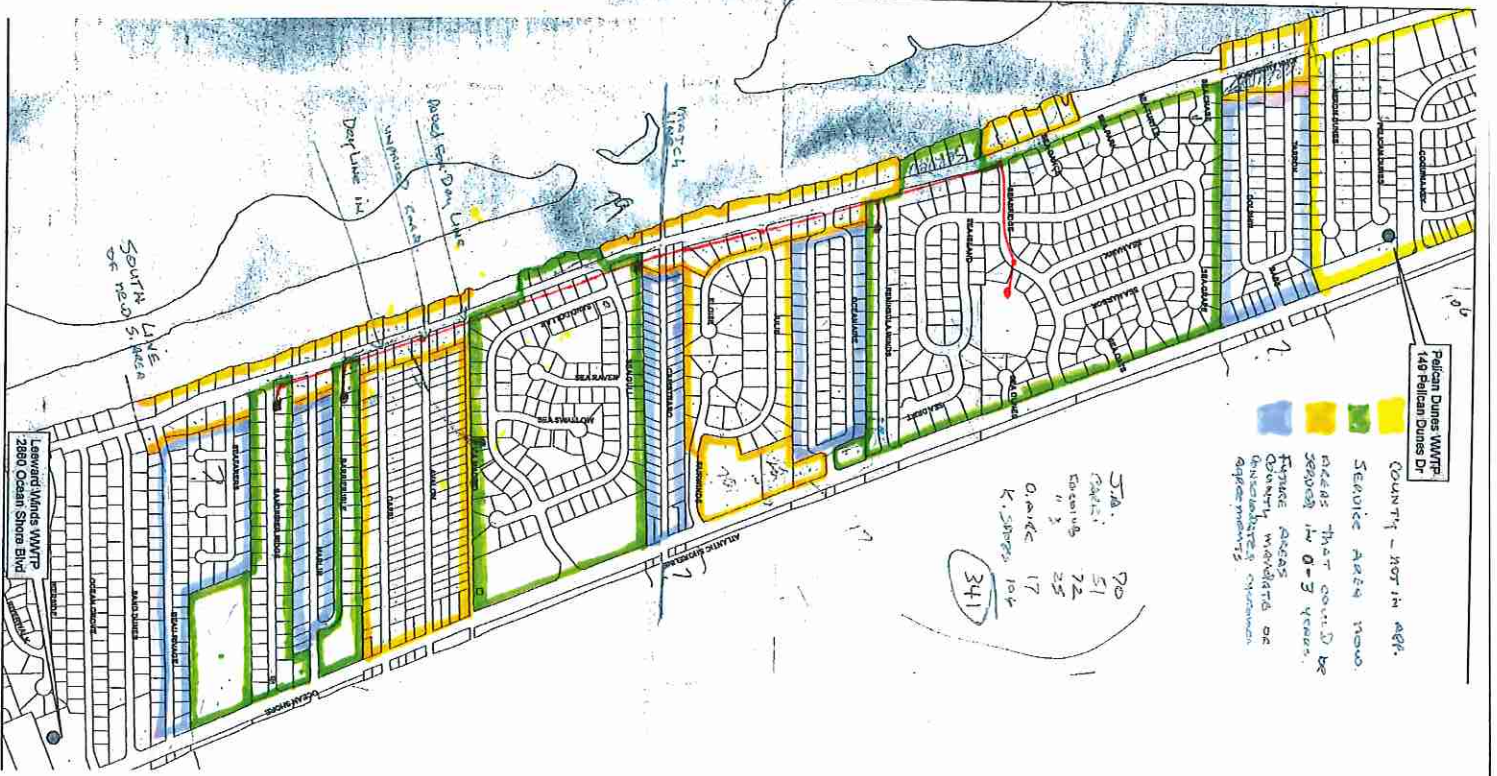


19. 20. 2014

**Key to Features**

- Section Line
- Subdivision Line
-  NPUC Served Customers
-  VCUD Served Customers
-  NPUC Proposed Expansion
-  Total Service Area





Pelican Dunes WWTP  
149 Pelican Dunes Dr

- COUNTY - NOT IN APT.
- SERVICE AREA NOW.
- AREAS THAT COULD BE SERVED IN 0-3 YEARS.
- FUTURE AREAS COUNTY WOULD BE RESPONSIBLE FOR AGREEMENTS.

STA. 90  
 51  
 72  
 25  
 17  
 K. STOPS 104

341

Leeward Water WMP  
2880 Ocean Shore Blvd

SOUTH LANE  
OR ROAD

DEVELOPER IN

BOUNDARY OF OLD LANE

ATLANTIC HIGHWAY

105