

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: December 21, 2017
TO: Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk
FROM: Melinda Watts, Engineering Specialist, Division of Engineering *MW*
RE: Docket No. 20170151-WS-Application for authority to transfer water and wastewater Certificate Nos. 577-W and 498-S in Manatee County, from Heather Hills Estates Utilities, LLC to Heather Hills Utilities, LLC. *JEES*

Please file the attached, Communication between staff and Manatee County regarding Heather Hills, in the above mentioned docket file.

Thank you.

Melinda Watts

From: Walter Trierweiler
Sent: Tuesday, December 19, 2017 11:16 AM
To: Melinda Watts
Cc: Jennifer Crawford
Subject: FW: Heather Hills grandfather.docx
Attachments: Greens of Manatee Golf Club account info.pdf; Parcel ID 5335610050.pdf; Parcel ID 5534700009.pdf; Parcel ID 5588200159.pdf; GIS Print Out.PDF

Melinda,

Here are the documents. I will explain to Ms. Zamboni that they need to object if they believe that the order or territorial certificate is in error.

Walt

Walt Trierweiler
Senior Attorney
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0854
P: (850) 413-6584
E: wtrierwe@psc.state.fl.us

From: Kate Zamboni [<mailto:kate.zamboni@mymanatee.org>]
Sent: Tuesday, December 19, 2017 10:22 AM
To: Walter Trierweiler
Subject: RE: Heather Hills grandfather.docx

Hi Walt:

Yes, I am attaching three property records from the Manatee County Property Appraiser. Two of these are records for Parcel IDs 53365610050 and 5588200159, which are owned by Greens of Manatee Golf Course, Inc. and note that these parcels are not within a subdivision. By comparison, I am also attaching a property record for Parcel ID 5534700009, which is owned by Rick & Chris Stephens, LLC. This is the club house property that is within the Heather Hills subdivision and used by the Heather Hills residents.

I am also attaching an email with a screen shot of the County's account record for the Greens of Manatee Golf Club. This shows that the Greens of Manatee Golf Club is Commercial Water customer of the County with a ¾" water meter. The Golf Club does not receive wastewater services from the County. My understanding is that the Golf Club uses a septic system for wastewater. The bottom of that email contains a communication from the County's Water Division Manager, Mark Simpson, to Mr. Smallridge explaining that the original 1967 configuration of the Heather Hills Utility likely did include servicing the golf course, but that by the mid-1980's the golf course had become a County customer. We think the 1995 grandfather certificate contains incorrect information.

Finally, I have attached two images from the County's GIS infrastructure map. There is an interactive map available to the public from the County's website at <http://www.mymanatee.org/home/government/departments/utilities/infrastructure-mapping-and-damage-prevention/mapping-services.html> The second page is a zoomed-in image that shows the location of the County's water meter on the golf course property.

Let me know if I can provide any additional information.

Kate

Katharine M. Zamboni
Assistant County Attorney
Telephone: 941-745-3750
kate.zamboni@mymanatee.org

From: Walter Trierweiler [<mailto:wtrierwe@psc.state.fl.us>]
Sent: Tuesday, December 19, 2017 9:02 AM
To: Kate Zamboni <kate.zamboni@mymanatee.org>
Subject: FW: Heather Hills grandfather.docx

Kate,
Can you forward documentation to clear up the utility service responsibilities concerning the Golf Course/Restaurant as distinct from Heather Hills?

Thanks,
Walt

Walt Trierweiler
Senior Attorney
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0854
P: (850) 413-6584
E: wtrierwe@psc.state.fl.us

From: Melinda Watts
Sent: Monday, December 18, 2017 4:02 PM
To: Walter Trierweiler
Cc: Robert Graves
Subject: Heather Hills grandfather.docx

In the grandfather certificate order, attached, on page 2, it states that his customers included 300+ residential customers, and a clubhouse and golf course clubhouse/restaurant. The territory description in that docket describes the location of the residential customers in Section 11, which includes a clubhouse for the residents, and a 100 square foot area in Section 12 where some golf course buildings still exist. There has not been a territory amendment, so any customers in that particular 100 square foot portion of Section 12 are in his territory, not Manatee County's. We don't know what all has transpired since 1996 when the order was issued with respect to the golf course and its buildings, but that little plot of ground is in his territory. The utility was transferred from the original owners in 2009 to the current seller. The Manatee County water/sewer main infrastructure map does not appear to show any county-owned mains serving the buildings in the Section 12 territory. I'm not sure what we should do next.

From: Gwen Detone
To: Mark Simpson; Heather Dilldine; Kate Zamboni
Subject: RE: Heather Hills Utilities service area question
Date: Friday, December 15, 2017 2:20:47 PM
Attachments: image001.png

Mark,

The account below is for the golf course at Heather Hills and they are being billed for water and garbage only. The water meter is 3/4". Please let me know if you need anything else. Thank you, Gwen

The screenshot shows the 'Service Maintenance' window for a water meter. The 'General' tab is active, displaying the following information:

- Premises:** 24331, 101 CORTEZ RD W
- Owner:** 201381, GREENS OF MANATEE GOLF CLUB
- Service:** 101
- Status:** Active, Soft Close, Meter Off
- Customer:** 201381, GREENS OF MANATEE GOLF CLUB
- Default:** (empty), Number of Units: 1
- Options:** Override Revert One Time, Quick Change, Do Not Estimate, Override Hld Until Date, Hld Until Date, Overhead, Outside Building, Real Time Pricing, Interpolate
- Charge Frequency:** 12, Start Month: January
- Read Frequency:** 12, Start Month: January
- Loc:** RIGHT OF RD BESIDE STEAK&SHAKE ON W.SIDE, Location ID: 1111
- Type:** WCOM, Wtr Com. Individual, Std Deposit: (empty), Min Bill
- Class:** CM-Commercial Individual Meter, Built: 22-OCT-1985
- Rate:** W415, Wtr/Com 3/4" Cls 7-33,78 & 81, Retired: (empty), Reason: (empty)
- Rate Effective:** 22-OCT-1985
- REA:** TR-Toilet Rebate, Move Out Reas Code: (empty)
- TVA:** 27-Golf Course, Discount Percent: (empty)
- ST Daily Rate:** (empty)

Buttons at the bottom include: Eff, Audit..., Pri Inv..., HBC, Temp..., Comp...

From: Mark Simpson
Sent: Friday, December 15, 2017 7:53 AM
To: Gwen Detone <gwen.detone@mymanatee.org>; Heather Dilldine <Heather.Dilldine@mymanatee.org>; Kate Zamboni <kate.zamboni@mymanatee.org>
Subject: FW: Heather Hills Utilities service area question

Gwen,

Can you confirm that we currently provide water and garbage service, but not sewer? Also the meter size? Thanks.

Kate,

Would you give me a call when you get a chance(x-5258) or let me know a good time to call you? Thanks.

Mark

From: Mike Smallridge [mailto:mike@fusllc.com]
Sent: Thursday, December 14, 2017 5:25 PM
To: Mark Simpson <mark.simpson@mymanatee.org>
Subject: RE: Heather Hills Utilities service area question

Thanks Mark. I am going to get a contractor to give me an estimate to run a water line to them. Do you serve them with sewer? What size is the meter that serves them? Mike

From: Mark Simpson [mailto:mark.simpson@mymanatee.org]
Sent: Wednesday, December 13, 2017 5:25 PM
To: mike@FUS1LLC.com
Cc: Heather Dilldine; Gwen Detone; John Tison; Robert Crowton; Kate Zamboni
Subject: Heather Hills Utilities service area question

Mr. Smallridge,

After review of our records and some field checks we can relay the following information in response to your questions raised in our meeting last week in regards to water service to the golf course clubhouse/restaurant at the Heather Hills golf course. Your concern was in how the current situation, where the golf course clubhouse/restaurant pays their water bill to Manatee County Utilities, and not to Heather Hills, came about and if that in fact represented the actual configuration of the water lines to the golf course clubhouse restaurant. Our investigation shows:

- 1) The golf course clubhouse restaurant is served directly by Manatee County Utilities from the main on 44th Ave. (The meter is located along 1st St. W.)
- 2) Our records show the customer account was created (service begun) under Heather Hills Golf Course on October 22, 1985.
- 3) A field visit showed that the 'galvanized line' that crosses the drainage ditch on the south side of the golf course near the cart crossing between the GC clubhouse/restaurant and the Heather Hills Estates neighborhood is disconnected (a several foot gap is visible) and that there is a cap on one end.

Per the 'grandfather certificate' document from the PSC (Docket No. 951533-WS, Order No. PSC-96-0434-FOF-WS, Issued March 28, 1996) you provided, a copy of which is attached, the questions seem to originate from the description of the 'Heather Hills Utility' as included in the BACKGROUND section of the document. That description (top of second page) states:

"Keith and Clara Starkey d/b/s Heather Hills Estates (Heather Hills or utility) was established in 1967 to serve water and wastewater customers within the Heather Hills Estates in Manatee County, Florida. Heather Hills, a Class C utility serves 353 single family residential customers, a club house, and a golf course clubhouse/restaurant for an approximate total of 355 water customers and 354 wastewater customers. The golf course furnishes its own wastewater service."

It appears that this description of the original 1967 configuration of the Heather Hills Utility was erroneously used in the 1996 application to the PSC for a Grandfather Certificate for Heather Hills. In 1967, the Manatee County Utilities System was just being formed and water service was likely not yet available to Heather Hills. There were various privately owned utilities that provided water to area residents at that time. These primarily consisted of groundwater wells, storage systems and chlorination systems. In 1967 Heather Hills Utilities may have received bulk water from one of these or may have had a well system of its own to serve the residences, the clubhouse and the golf course clubhouse restaurant. However, by the time of 1995 application to the PSC the golf course clubhouse/restaurant had been served directly by Manatee County Utilities for over 10 years. The single family residences and the clubhouse were being, and still are, provided bulk water from Manatee County through a separate master meter.

I hope this information is helpful and you can use it to resolve the questions asked by the PSC regarding the 'service area' of the Heather Hills Utility.

Regards,

Mark Simpson
Water Division Manager
4410 66th Street West
Bradenton, FL 34210
941-792-8811, x-5258

PARID: 5335610050
 GREENS OF MANATEE GOLF COURSE INC

101 CORTEZ RD W

ID Block

Account#	5335610050
T/R/S	35S / 17E / 11
Primary Address Location	101 CORTEZ RD W, BRADENTON, FL 34207-1538
Jurisdiction	UNINCORPORATED
Exemption/Classification	No Exemption
DOR Use Code	3800
DOR Description	Golf Courses, Driving Ranges (1555)
Neighborhood Name	CENTRL BRDNTN,US 41-BRADEN RV,70N-RIVER
Neighborhood Number	7355
CRA District	SW-SOUTHWEST COUNTY TIF
CDD District	
Neighborhood Group	
Market Area	73
Zone/Field Reference	C2
Route Number	036
Map ID	5BN11
Acres (If Available)	4.43
Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements
Number of Units	5
Living/Business area	0
Total Under Roof	0
Unit Desc	
Short Legal Desc	COM AT THE NE COR OF SEC 11, AND TH RUN S 00 DEG 03 MIN 01 SEC E, ALG THE E LN OF SD SEC 11, A DIST OF 608 FT FOR A POB; TH CONT S 00 DEG 03 MIN 01 SEC E, ALG THE E LN OF SD
Unit #	
Lot ID	
Block ID	
Subdivision Number	0000000
Subdivision Name	NOT IN SUBDIVISION 0/0
City/County Tax District	0302
Tax District Name	0302 - CEDAR HAMMOCK FIRE RESCUE
TPP Current Year Date Filed	
TPP Current Year Extension Request	

Owners

Owner	GREENS OF MANATEE GOLF COURSE INC
Owner Type	CO: CORPORATION
Address	101 CORTEZ RD W
City	BRADENTON
State	FL
Zip Code	34207 1538
International Postal Code	
Country	

Total Value

Latest Certified Values **

Tax Year:	2017
Just Land Value:	\$5,227
Just Improvement Value:	\$0
Total Just Value:	\$5,227
New Construction:	\$0
Addition Value:	\$0
Demolition Value:	\$0
Save Our Homes Savings:	\$0
Non Homestead Cap Savings:	\$354
Market Value of Classified Use Land:	\$0
Classified Use Value:	\$0
Total Assessed Value:	\$5,227

Previous Year Values

Previous Year Just Value:	\$4,430
Previous Year Assessed Value:	\$4,430
Previous Year Cap Value:	\$0

**Values are not warranted and are subject to change until TRIM notices are mailed in August.

Non-Ad Valorem Assessments

Levying Authority	
CEDAR HAMMOCK FIRE RESC	\$63.45

Exemptions

Account#	5335610050
Exemption Code	10CAP
Description	10% CAPPED SAVINGS
Owner with Exemption	GREENS OF MANATEE GOLF COURSE INC
Year	2011
Override Flag	
Override Type	

Sales

1 of 4

Account#	5335610050
Date	27-MAY-2010
Sale Amount	\$1,165,000
Vacant/Improved Indicator	Improved
Qualification Code	05
Qualification Code Description	QUAL-EXCLUDED FROM SRA-MULTI PARCELS
Book	2341
Page	1534
Grantee Name	GREENS OF MANATEE GOLF COURSE INC
Grantor Name	HEATHER HILLS GOLF CLUB INC
Deed Type	WD-WARRANTY DEED
Sales Key	1992767

Legal

Description	COM AT THE NE COR OF SEC 11, AND TH RUN S 00 DEG 03 MIN 01 SEC E, ALG THE E LN OF SD SEC 11, A DIST OF 608 FT FOR A POB; TH CONT S 00 DEG 03 MIN 01 SEC E, ALG
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THE E LN OF SD SEC 11, A DIST OF 924.75 FT; TH RUN S 89 DEG 46 MIN 03 SEC W, A DIST OF 70.04 FT TO A PT IN CEDAR HAMMOCK DRAIN; TH RUN N 44 DEG 19 MIN 27 SEC W, ALG SD CEDAR HAMMOCK DRAIN A DIST OF 376.12 FT; TH RUN N 00 DEG 02 MIN 00 SEC W, ALG THE W LN OF SD E1/2 OF THE SE1/4 OF THE NE1/4 OF THE NE1/4 OF SD SEC 11, A DIST OF 452.80 FT; TH RUN N 89 DEG 27 MIN 19 SEC E, A DIST OF 282.48 FT; TH RUN N 00 DEG 03 MIN 01 SEC W, PAR TO E LN OF SEC 11 AND 50 FT THEREFROM, A DIST OF 200 FT; TH RUN N 89 DEG 27 MIN 19 SEC E, A DIST OF 50 FT TO THE POB. TOGETHER WITH THE RIGHT TO USE IN COMMON WITH GRANTOR ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE PERPETUAL EASMT FOR ROAD, DRAIN & UTILITIES 30 FT WIDE RUNNING FROM CORTEZ RD TO THE ABPVE DESC PROPERTY ALONG THE E SIDE OF SEC 11 AS DESC IN W/D REC IN OR 546 PG 43 & ALSO DESC IN OR 1544 PG 7623, LESS: COM AT THE NE COR OF SEC 11, TWN 35S, RNG 17E, AND THENCE RUN S ALONG THE E LN OF SD SEC, 608.00 FT TO THE POB, TH RUN S 00 DEG 03 MIN 01 SEC E 200 FT; TH RUN S 89 DEG 27 MIN 19 SEC W, 50 FT; TH RUN N 00 DEG 03 DEG 01 MIN W, 200 FT; TH RUN N 89 DEG 27 MIN 19 SEC E, 50.00 FT TO THE POB PI#53356.1005/0

Market Land Lines

Account#	5335610050
Square Feet	192971
Acres	4.43
Influence Code 1	
Influence Code 2	

PARID: 553470009
RICK & CHRIS STEPHENS LLC

4925 3RD ST W

ID Block

Account#	553470009
T/R/S	35S / 17E / 11
Primary Address Location	4925 3RD ST W, BRADENTON, FL 34207-2608
Jurisdiction	UNINCORPORATED
Exemption/Classification	No Exemption
DOR Use Code	7700
DOR Description	Clubs, Lodges, Union Halls (1555)
Neighborhood Name	HEATHER HILLS EST MH 11/35/17
Neighborhood Number	5120
CRA District	SW-SOUTHWEST COUNTY TIF
CDD District	
Neighborhood Group	
Market Area	51
Zone/Field Reference	R4
Route Number	005X
Map ID	5B11.5
Acres (If Available)	2.8122
Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements
Number of Units	1
Living/Business area	6680
Total Under Roof	9148
Unit Desc	
Short Legal Desc	RECREATION AREA HEATHER HILLS ESTATES UNIT 1, ALSO BEING DESC IN OR 2243/6549 AS: RECREATION AREA HEATHER HILLS ESTATES UNIT 1 AS SHOWN AT PG 32 BEING 350 FT X 350 FT,
Unit #	
Lot ID	1
Block ID	
Subdivision Number	5522600
Subdivision Name	HEATHER HILLS ESTATES UNIT 1 PB15/30
City/County Tax District	0302
Tax District Name	0302 - CEDAR HAMMOCK FIRE RESCUE

TPP Current Year Date Filed
 TPP Current Year Extension Request

Owners

Owner	RICK & CHRIS STEPHENS LLC
Owner Type	CO: CORPORATION
Address	P O BOX 181

City	BRADENTON
State	FL
Zip Code	34206
International Postal Code	
Country	

PARID: 5588200159

GREENS OF MANATEE GOLF COURSE INC

101 CORTEZ RD W

ID Block

Account#	5588200159
T/R/S	35S / 17E / 12
Primary Address Location	101 CORTEZ RD W, BRADENTON, FL 34207-1538
Jurisdiction	UNINCORPORATED
Exemption/Classification	No Exemption
DOR Use Code	3800
DOR Description	Golf Courses, Driving Ranges (1555)
Neighborhood Name	CENTRL BRDNTN,US 41-BRADEN RV,70N-RIVER
Neighborhood Number	7355
CRA District	SW-SOUTHWEST COUNTY TIF
CDD District	
Neighborhood Group	
Market Area	73
Zone/Field Reference	C2
Route Number	035
Map ID	5BN12
Acres (If Available)	46.059
Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements
Number of Units	3
Living/Business area	5408
Total Under Roof	7730
Unit Desc	
Short Legal Desc	NW1/4 OF NW1/4 OF NW1/4, LESS THE NORTH 300 THEREOF, W1/2 OF SW1/4 OF NW1/4 OF NW1/4, W1/2 OF NW1/4 OF SW1/4 OF NW1/4, S1/2 OF SW1/4 OF NW1/4, SW1/4 OF SE1/4 OF NW1/4, ALSO BEG AT
Unit #	
Lot ID	
Block ID	
Subdivision Number	0000000
Subdivision Name	NOT IN SUBDIVISION 0/0
City/County Tax District	0303
Tax District Name	0303 - SOUTHERN MANATEE FIRE RESCUE
TPP Current Year Date Filed	
TPP Current Year Extension Request	

Owners

Owner	GREENS OF MANATEE GOLF COURSE INC
Owner Type	CO: CORPORATION
Address	101 CORTEZ RD W
City	BRADENTON
State	FL
Zip Code	34207 1538
International Postal Code	
Country	

Total Value

Latest Certified Values **

Tax Year:	2017
Just Land Value:	\$54,350
Just Improvement Value:	\$795,209
Total Just Value:	\$849,559
New Construction:	\$0
Addition Value:	\$0
Demolition Value:	\$0
Save Our Homes Savings:	\$0
Non Homestead Cap Savings:	\$0
Market Value of Classified Use Land:	\$0
Classified Use Value:	\$0
Total Assessed Value:	\$849,559

Previous Year Values

Previous Year Just Value:	\$830,518
Previous Year Assessed Value:	\$830,518
Previous Year Cap Value:	\$0

**Values are not warranted and are subject to change until TRIM notices are mailed in August.

Non-Ad Valorem Assessments

Levying Authority	
SOUTHERN MANATEE FIRE RESC	\$1,264.19

Exemptions

Account#	5588200159
Exemption Code	10CAP
Description	10% CAPPED SAVINGS
Owner with Exemption	GREENS OF MANATEE GOLF COURSE INC
Year	2011
Override Flag	
Override Type	

Sales

Account#	5588200159
Date	10-JAN-2013
Sale Amount	
Vacant/Improved Indicator	Improved
Qualification Code	11
Qualification Code Description	DISQ-CORR/QC/TAX/NO STAMPS
Book	0000
Page	0000
Grantee Name	GREENS OF MANATEE GOLF COURSE INC
Grantor Name	GREENS OF MANATEE GOLF COURSE INC
Deed Type	-UNKNOWN
Sales Key	2069487

Legal

Description	NW1/4 OF NW1/4 OF NW1/4, LESS THE NORTH 300 THEREOF, W1/2 OF SW1/4 OF NW1/4 OF NW1/4, W1/2 OF NW1/4 OF SW1/4 OF NW1/4, S1/2 OF SW1/4 OF NW1/4, SW1/4 OF
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SE1/4 OF NW1/4, ALSO BEG AT THE NE COR OF THE SW1/4 OF THE SE1/4 OF THE NW1/4 OF SEC 12, TWN 35S, RNG 17E; THE RUN S 00 DEG 05 MIN 58 SEC E A DIST OF 127.01 FT FOR A POB; THE RUN N 89 DEG 54 MIN 02 SEC E 36.50 FT; TH RUN S 00 DEG 05 MIN 58 SEC E 400.17 FT; TH RUN S 89 DEG 54 MIN 02 SEC W 36.50 FT; TH RUN N 00 DEG 05 MIN 58 SEC W 400.17 FT TO THE POB (2341/1534); LESS OR 2453/6475 DESC AS FOLLOWS: A PARCEL OF LAND IN THE NW ¼ OF SEC 12, TWN 35, RNG 17, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE SE COR OF NW ¼ OF SE ¼ OF NW ¼ OF SD SEC 12, TH N 89 DEG 37 MIN 38 SEC W, ALG THE S LN OF NW ¼ OF THE SE ¼ OF NW ¼, ALSO ALG THE S LN OF THE E ¾ OF THE N ½ OF SW ¼ OF NW ¼ OF SD SEC 12, A DIST OF 1655.60 FT TO THE SW COR OF THE E ¾ OF THE N ½ OF THE SW ¼ OF NW ¼ OF SD SEC 12; TH S 00 DEG 01 MIN 42 SEC E, A DIST OF 4.00 FT; TH S 89 DEG 21 MIN 01 SEC E, A DIST OF 1655.67 FT; TH N 00 DEG 00 MIN 15 SEC W, A DIST OF 12.00 FT TO THE POB, PI#55882.0015/9

Market Land Lines

Account#	5588200159
Square Feet	2006330
Acres	46.059
Influence Code 1	
Influence Code 2	

Commercial

1 of 3

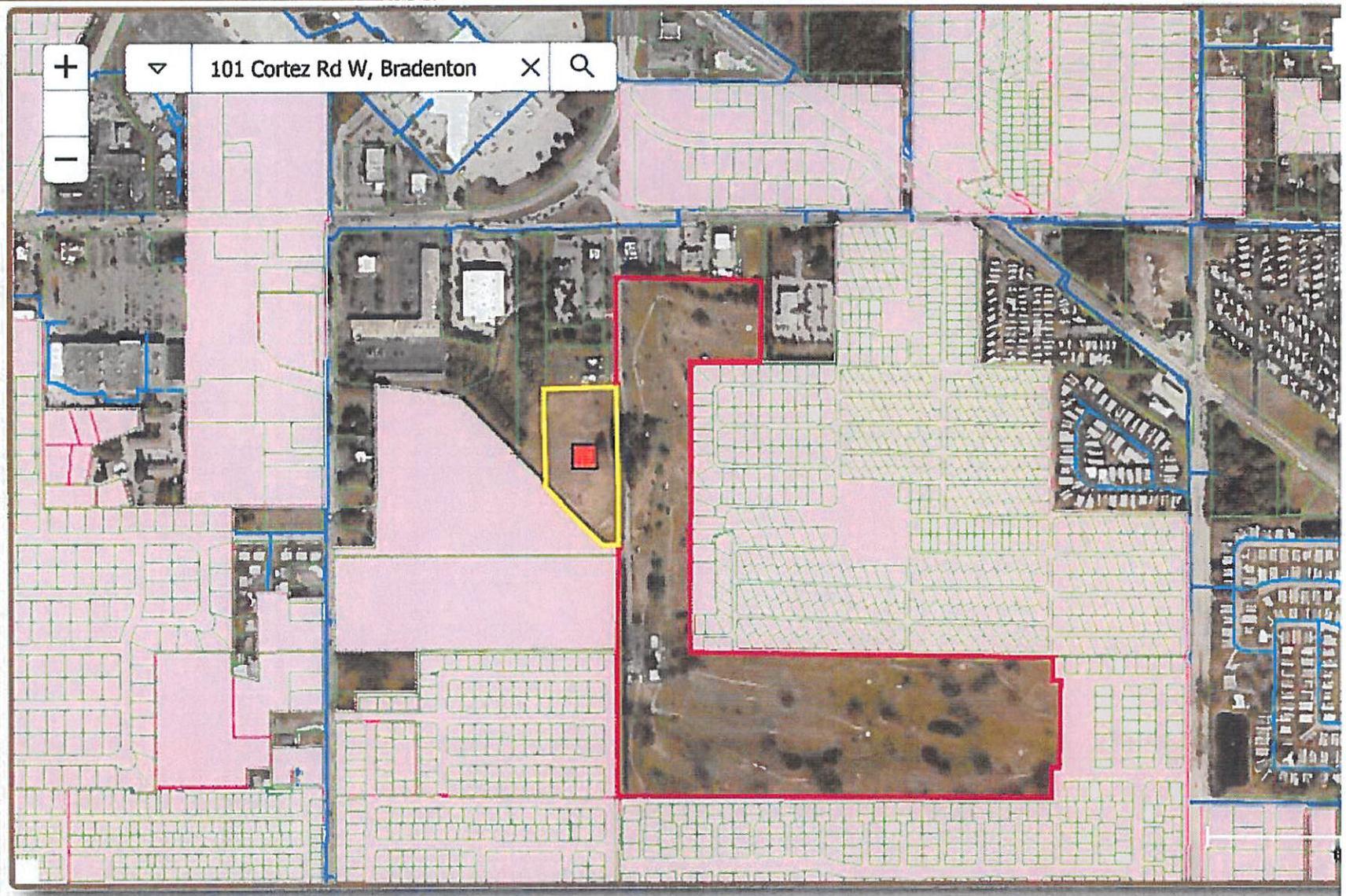
Account#	5588200159
Building Number	0001
Improvement Name	
Year Built	1966
Units	
Structure Code	387
Description	COUNTRY CLUB
Card	1
Total Under Roof	1798
Business Living Area	1324
Exterior Wall	AS ALUM SIDING
Roof Material	SM SHEET METAL
Roof Type	HG HIP AND/OR GABLE

OBY

1 of 3

Account#	5588200159
Card	1
Code	ASP
Description	ASPHALT PAVING
Year Built	1966
Width	
Length	
Area	28490
Units	1

Widgets



Widgets

Data Tools Settings

Live Layers

- Labels for Aerials
- Roads for Aerials
- Parks / Preserves
- City Boundaries
- Parcels
- Address Labels
- Subdivisions
 - Subdivisions
- Potable Water
 - County Hydrant, Water
 - County Meter, Water
 - County Lateral Line, Water
 - County Main Line, Water <1:5k
 - County Main Line, Water >1:0k
- Basemaps
- Legend
- Bookmarks

