

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-**

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**DATE:** February 20, 2018

**TO:** Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk

**FROM:** Penelope D. Buys, Engineering Specialist III, Division of Engineering *PDB* *RE*

**RE:** Docket No. 20170166-WS - Application for limited proceeding rate increase in Orange County by Pluris Wedgefield, Inc.

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Please add the following e-mails with attachments to the docket file. The e-mails are answers to staff's questions.

Thank you.

## Penny Buys

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**From:** Martin S. Friedman <mfriedman@ff-attorneys.com>  
**Sent:** Tuesday, February 20, 2018 2:29 PM  
**To:** Penny Buys  
**Subject:** FW: Docket No. 20170166-WS Pluris Wedgefield Limited Proceeding

Penny,

The average number of employees using the office building at one time is 2 to 3, although there are times where there are 5 employees using it (which does not include vendors). The office houses the SCADA equipment and laboratory facilities, including a restroom.

Keep in mind that the prior building was really an electrical room with no bathroom facilities and was not an office.

Let me know if you need anything else.

Regards, Marty

**MARTIN S. FRIEDMAN, ESQ.**

*Shareholder*



766 North Sun Drive  
Suite 4030  
Lake Mary, FL 32746  
T: 407.830.6331  
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C: 407.310.2077  
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**From:** Penny Buys [<mailto:PBuys@PSC.STATE.FL.US>]  
**Sent:** Tuesday, February 20, 2018 9:08 AM  
**To:** Martin S. Friedman <[mfriedman@ff-attorneys.com](mailto:mfriedman@ff-attorneys.com)>  
**Cc:** Lee Smith <[lsmith@psc.state.fl.us](mailto:lsmith@psc.state.fl.us)>; Robert Graves <[RGRAVES@PSC.STATE.FL.US](mailto:RGRAVES@PSC.STATE.FL.US)>; Dale Buys <[DBuys@PSC.STATE.FL.US](mailto:DBuys@PSC.STATE.FL.US)>  
**Subject:** Docket No. 20170166-WS Pluris Wedgefield Limited Proceeding

Mr. Friedman,

Regarding the maintenance building pro forma project, how many employees will be working in that building? How many employees will be working in the building at the same time? Please contact me if you have any questions.

Thank you,

*Penelope Buys  
Engineering Specialist  
Division of Engineering  
Florida Public Service Commission*

## Penny Buys

---

**From:** Martin S. Friedman <mfriedman@ff-attorneys.com>  
**Sent:** Friday, February 16, 2018 3:29 PM  
**To:** Lee Smith  
**Cc:** Cheryl Bulecza-Banks; Dale Buys; John Hightower; Penny Buys; Mark Cicchetti  
**Subject:** RE: Docket No. 20170166-WS Pluris Wedgefield Limited Proceeding  
**Attachments:** Pluris Wedgefield 2017 Property Tax Bills.pdf

Lee,  
See attached for the 2017 tax bills. As you can see, these were all paid in November 2017. Let me know if you need anything further.  
Marty

**MARTIN S. FRIEDMAN, ESQ.**  
*Shareholder*



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[Facebook](#) | [ff-attorneys.com](http://ff-attorneys.com)

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**From:** Lee Smith [<mailto:lsmith@psc.state.fl.us>]  
**Sent:** Friday, February 16, 2018 11:33 AM  
**To:** Martin S. Friedman <mfriedman@ff-attorneys.com>  
**Cc:** Cheryl Bulecza-Banks <[CBulecza@PSC.STATE.FL.US](mailto:CBulecza@PSC.STATE.FL.US)>; Dale Buys <[DBuys@PSC.STATE.FL.US](mailto:DBuys@PSC.STATE.FL.US)>; John Hightower <[jhightow@psc.state.fl.us](mailto:jhightow@psc.state.fl.us)>; Penny Buys <[PBuys@PSC.STATE.FL.US](mailto:PBuys@PSC.STATE.FL.US)>; Mark Cicchetti <[MCICCHET@PSC.STATE.FL.US](mailto:MCICCHET@PSC.STATE.FL.US)>  
**Subject:** Docket No. 20170166-WS Pluris Wedgefield Limited Proceeding

Mr. Friedman,

Regarding Docket No. 20170166-WS, could you please provide a copy the 2017 Property Tax assessment by Orange County for Pluris Wedgefield. If you have any questions, please feel free to contact me. Thanks.

**Lee Smith**

Public Utility Analyst  
Florida Public Service Commission  
Division of Accounting and Finance  
2540 Shumard Oak Blvd  
Tallahassee, FL 32399-0850  
850-413-7003



**ORANGE COUNTY TAX COLLECTOR**  
**SCOTT RANDOLPH**  
 INDEPENDENTLY ELECTED TO SERVE YOU

Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

PLURIS WEDGEFIELD INC  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-2130

Account Number: 0422363-2  
 Assessed Value: 53,139  
 Millage Code: 11 ORG  
 Parcel Number: 01-23-32-7597-25191  
 Address: 20449 MANSFIELD ST 32833  
 Exemptions:

**AD VALOREM TAXES**

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	53,139	0	53,139	4.2220	\$224.35
LOCAL SCHOOL	53,139	0	53,139	3.2480	\$172.60
GEN COUNTY	53,139	0	53,139	4.4347	\$235.66
CNTY FIRE	53,139	0	53,139	2.2437	\$119.23
UTD	53,139	0	53,139	1.8043	\$95.88
LIBRARY	53,139	0	53,139	.3748	\$19.92
SJWM	53,139	0	53,139	.2724	\$14.48
Total Millage:				16.5999	Subtotal: \$882.12

**NON-AD VALOREM ASSESSMENTS**

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
3266 STREET LIGHTS	(407)836-5770	\$65.04			
600C RANGER DRAINAGE	(407)568-5502	\$313.08			
Subtotal:					\$378.12

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments **\$1,260.24**

Pay Online, Opt-in to E-Billing and Print your Receipt at [octaxcol.com](http://octaxcol.com).

Payments not received by March 31st are delinquent.

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

0422363-2  
 20449 MANSFIELD ST 32833  
 01-23-32-7597-25191  
 ROCKET CITY UNIT 1 Z/29 A/K/A CAPE ORLANDO  
 ESTATES UNIT 1 1855/292 PT OF TR A BLK 25 DESC AS:  
 PLURIS WEDGEFIELD INC  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-2130

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
<b>Nov. 30, 2017</b>	<b>\$1,209.83</b>
Dec. 31, 2017	\$1,222.43
Jan. 31, 2018	\$1,235.04
Feb. 28, 2018	\$1,247.64
Mar. 31, 2018	\$1,260.24

PLURIS WEDGEFIELD INC  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-2130

**PAID - DO NOT PAY**  
 PAID 0099-01572273 \$1,209.83 11/14/2017

PO Box 545100  
 Orlando FL 32854-5100





**ORANGE COUNTY TAX COLLECTOR**  
**SCOTT RANDOLPH**  
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**Orange County Notice of Ad Valorem Taxes  
 & Non-Ad Valorem Assessments**

PLURIS WEDGEFIELD INC  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-2130

Account Number: 0422364-0  
 Assessed Value: 28,330  
 Millage Code: 11 ORG  
 Parcel Number: 01-23-32-7597-25192  
 Address: 0 MANSFIELD AVE 32833  
 Exemptions:

AD VALOREM TAXES					
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	28,330	0	28,330	4.2220	\$119.61
LOCAL SCHOOL	28,330	0	28,330	3.2480	\$92.02
GEN COUNTY	28,330	0	28,330	4.4347	\$125.64
CNTY FIRE	28,330	0	28,330	2.2437	\$63.56
UTD	28,330	0	28,330	1.8043	\$51.12
LIBRARY	28,330	0	28,330	.3748	\$10.62
SJWM	28,330	0	28,330	.2724	\$7.72
Total Millage:				16.5999	Subtotal: \$470.29

NON-AD VALOREM ASSESSMENTS					
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
600C RANGER DRAINAGE	(407)568-5502	\$300.75			
Subtotal:					\$300.75

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments **\$771.04**

Pay Online, Opt-in to E-Billing and Print your Receipt at [octaxcol.com](http://octaxcol.com).

Payments not received by March 31st are delinquent.

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

0422364-0  
 0 MANSFIELD AVE 32833  
 01-23-32-7597-25192  
 ROCKET CITY UNIT 1 Z/29 A/K/A CAPE ORLANDO  
 ESTATES UNIT 1 1855/292 COMM SE COR TRACT A N  
  
 PLURIS WEDGEFIELD INC  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-2130

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
<b>Nov. 30, 2017</b>	<b>\$740.20</b>
Dec. 31, 2017	\$747.91
Jan. 31, 2018	\$755.62
Feb. 28, 2018	\$763.33
Mar. 31, 2018	\$771.04

PLURIS WEDGEFIELD INC  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-2130

**PAID - DO NOT PAY**  
 PAID 0099-01572271 \$740.20 11/14/2017

PO Box 545100  
 Orlando FL 32854-5100





**ORANGE COUNTY TAX COLLECTOR**  
**SCOTT RANDOLPH**  
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Orange County Notice of Ad Valorem Taxes  
 & Non-Ad Valorem Assessments

PLURIS WEDGEFIELD INC  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-2130

Account Number: 0428170-5  
 Assessed Value: 197,232  
 Millage Code: 11 ORG  
 Parcel Number: 11-23-32-0000-00005  
 Address: 3100 BANCROFT BLVD 32833  
 Exemptions:

**AD VALOREM TAXES**

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	212,659	0	212,659	4.2220	\$897.85
LOCAL SCHOOL	212,659	0	212,659	3.2480	\$690.72
GEN COUNTY	197,232	0	197,232	4.4347	\$874.66
CNTY FIRE	197,232	0	197,232	2.2437	\$442.53
UTD	197,232	0	197,232	1.8043	\$355.87
LIBRARY	197,232	0	197,232	.3748	\$73.92
SJWM	197,232	0	197,232	.2724	\$53.73
Total Millage:				16.5999	Subtotal: \$3,389.28

**NON-AD VALOREM ASSESSMENTS**

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
666E RANGER DRAINAGE	(407)568-5502	\$15,151.12			
Subtotal:					\$15,151.12

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments **\$18,540.40**

Pay Online, Opt-in to E-Billing and Print your Receipt at [octaxcol.com](http://octaxcol.com).

Payments not received by March 31st are delinquent.

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

0428170-5  
 3100 BANCROFT BLVD 32833  
 11-23-32-0000-00005  
 BEG 178 FT E OF E1/4 COR OF SEC 11 RUN W 2663.51 FT  
 S 52 DEG E 3491.67 FT N 200.48 FT N 52 DEG E 706.18 FT  
 PLURIS WEDGEFIELD INC  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-2130

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
<b>Nov. 30, 2017</b>	<b>\$17,798.78</b>
Dec. 31, 2017	\$17,984.19
Jan. 31, 2018	\$18,169.59
Feb. 28, 2018	\$18,355.00
Mar. 31, 2018	\$18,540.40

PLURIS WEDGEFIELD INC  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-2130

**PAID - DO NOT PAY**  
 PAID 0099-01572272 \$17,798.78 11/14/2017

PO Box 545100  
 Orlando FL 32854-5100





**ORANGE COUNTY TAX COLLECTOR**  
**SCOTT RANDOLPH**  
 INDEPENDENTLY ELECTED TO SERVE YOU

**Orange County Notice of Ad Valorem Taxes  
 & Non-Ad Valorem Assessments**

PLURIS WEDGEFIELD INC  
 PLURIS LLC  
 ATTN PROPERTY TAX DEPT  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-6982

**Account Number:** 0494886-5  
**Assessed Value:** 9,071,801  
**Value:**  
**Millage Code:** 11 ORG  
**TPP Number:** UTL-000033  
**Address:** UNINCORPORATED  
**Exemptions:** Amendment 1

**AD VALOREM TAXES**

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	9,071,801	25,000	9,046,801	4.2220	\$38,195.59
LOCAL SCHOOL	9,071,801	25,000	9,046,801	3.2480	\$29,384.01
GEN COUNTY	9,071,801	25,000	9,046,801	4.4347	\$40,119.85
CNTY FIRE	9,071,801	25,000	9,046,801	2.2437	\$20,298.31
UTD	9,071,801	25,000	9,046,801	1.8043	\$16,323.14
LIBRARY	9,071,801	25,000	9,046,801	.3748	\$3,390.74
SJWM	9,071,801	25,000	9,046,801	.2724	\$2,464.35
PENALTY 5%				16.5999	\$7,508.81
<b>Total Millage:</b>				16.5999	<b>Subtotal: \$157,684.80</b>

**NON-AD VALOREM ASSESSMENTS**

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
<b>Subtotal:</b>					

**Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments \$157,684.80**

Pay Online, Opt-in to E-Billing and Print your Receipt at [octaxcol.com](http://octaxcol.com).

Payments not received by March 31st are delinquent.

DETACH AND RETURN THE BOTTOM PORTION WITH YOUR PAYMENT

0494886-5  
 UNINCORPORATED  
 UTL-000033  
 CAPE ORLANDO  
 UNINCORPORATED  
  
 PLURIS WEDGEFIELD INC  
 ATTN PROPERTY TAX DEPT  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-6982

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov. 30, 2017	\$151,677.76
Dec. 31, 2017	\$153,179.52
Jan. 31, 2018	\$154,681.28
Feb. 28, 2018	\$156,183.04
Mar. 31, 2018	\$157,684.80

PLURIS WEDGEFIELD INC  
 PLURIS LLC  
 ATTN PROPERTY TAX DEPT  
 2100 MCKINNEY AVE STE 1550  
 DALLAS, TX 75201-6982

**PAID - DO NOT PAY**  
 PAID 0099-01572274 \$151,677.76 11/14/2017

**PO Box 545100  
 Orlando FL 32854-5100**

5% Penalty Due

2017 Tangible Personal Property

