

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of CPI Citrus Park
Utility TRS, L.L.C. for Water and
Wastewater Certificates in Lee County,
Florida

Docket No.: 20190194-WS

Filed: February 21, 2020

CPI CITRUS PARK UTILITY TRS, L.L.C.'S
NOTICE OF FILING LATE-FILED EXHIBITS

CPI Citrus Park Utility TRS, L.L.C. (the "Utility"), by and through its undersigned counsel, hereby gives notice that on this 21st day of February, 2020, it has filed with the Director, Division of the Commission Clerk and Administrative Services, the following late-filed exhibits to the application for water and wastewater certificates in Lee County, Florida, filed on October 23, 2019:

1. Exhibit "N" – Affidavit of Notice of Actual Application was provided by regular mail to entities listed by Florida Public Service Commission; and
2. Exhibit "O" – Affidavit of Notice of Actual Application was provided by regular mail to each prospective customer of the proposed service territory.

Respectfully submitted this 21st day of February, 2020.

HOLLAND & KNIGHT LLP

By: /s/ D. Bruce May, Jr.

D. Bruce May, Jr.

Florida Bar No. 354473

Email: bruce.may@hklaw.com

HOLLAND & KNIGHT LLP

315 S. Calhoun Street, Suite 600

Tallahassee, Florida 32301

Telephone: (850) 224-7000

Facsimile: (850) 224-8832

*Attorneys for the Utility Citrus Park Utility
TRS, L.L.C.*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished via electronic mail this 21st day of February, 2020 to: Florida Public Service Commission, Office of the General Counsel, Bianca Lherisson (blheriss@psc.state.fl.us) and Kristen Simmons (ksimmons@psc.state.fl.us) and a copy was provided to the Office of Public Counsel, Mireille Fall-Fry (fall-fry.mireille@leg.state.fl.us).

/s/ D. Bruce May, Jr. _____
D. Bruce May, Jr.

EXHIBIT N

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In re: Application of CPI Citrus Park
Utility TRS, L.L.C. for Water and
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Florida

Docket No.: 20190194-WS

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF LEON)

BEFORE ME, the undersigned authority, personally appeared LILA J. UNGER, who,
after being duly sworn on oath, did depose on oath and says:

1. That I, LILA J. UNGER, am a paralegal with the law firm of Holland & Knight
LLP.

2. That on February 19, 2020, in accordance with Section 367.045(1)(a), Florida
Statutes, and Rule 25-30.030, Florida Administrative Code, I sent by regular United States mail,
a copy of the attached Notice of Actual Application to each of the governmental bodies,
agencies, utilities, councils, municipalities, and other entities appearing on the attached list
provided by the Florida Public Service Commission.

FURTHER AFFIANT SAYETH NAUGHT.

Lila J. Unger

Lila J. Unger
Paralegal

SWORN TO and subscribed before me by means of physical presence or online
notarization, this 21 day of February, 2020, by LILA J. UNGER, who did take an
oath.

Janna L. James

Notary Public
JANNA L. JAMES

Personally Known
Produced Identification _____
Form of Identification _____

Print Name
My Commission Expires: 7-5-2022



**NOTICE OF APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION AND INITIAL RATES
AND CHARGES FOR WATER AND WASTEWATER SERVICE**

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

Docket No. 20190194-WS

**Application for original water and wastewater certificates and approval of initial rates,
charges and standard service agreements in Lee County, by CPI Citrus Park Utility TRS, L.L.C.**

NOTICE

Notice is hereby given on February 19, 2020, pursuant to Rule 25-30.030, Florida Administrative Code, and Section 367.045, Florida Statutes, of the application for original water and wastewater certificates of CPI Citrus Park Utility TRS, L.L.C. (the "Utility"), to provide water and wastewater service in the following described territories in Lee County, Florida, described in Attachment "A".

The Utility will provide wholesale water and wholesale wastewater service to the Citrus Park Mobile Home and RV Park, and wholesale water service to the Bell Villa Subdivision. The Utility's service area is west of Holly Road in Lee County, Florida.

The Utility's name and contact information are as follows:

CPI CITRUS PARK UTILITY TRS, L.L.C.
12629 New Brittany Blvd.
Bldg. #16
Ft. Myers, Florida 33907
CPICitrusParkUtility@gmail.com
Ph.: 239-790-0044
Fax: 239-275-0648

Any objection to the said application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to D. Bruce May, Jr., Esq., Holland & Knight LLP, 315 S. Calhoun Street, Suite 600, Tallahassee, Florida 32301, within thirty (30) days from the date of this notice. The objection must state the grounds for the objection with particularity.

ATTACHMENT "A"

WATER SERVICE TERRITORY LEGAL DESCRIPTION

THE EAST 150 FEET OF THE WEST 1120 FEET OF THE NORTH 260 FEET OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 19 RUN N89°16'57"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 970.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°16'57"E ALONG SAID NORTH LINE FOR A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID NORTH LINE RUN S01°00'52"E ALONG A LINE 1120 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 19 FOR A DISTANCE OF 260.00 FEET; THENCE RUN S89°16'57"W ALONG A LINE 260 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 150.00 FEET; THENCE RUN N01°00'52"W ALONG A LINE 970 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 19 FOR A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 39,000.52 SQUARE FEET OR 0.90 ACRES MORE OR LESS.

WASTEWATER SERVICE TERRITORY LEGAL DESCRIPTION

THE WEST 440 FEET OF THE SOUTH 1070 FEET OF THE NORTH 1310 FEET OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 19 RUN S01°00'52"E ALONG THE WEST LINE OF SAID SECTION 19 FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE RUN N89°16'57"E ALONG A LINE 240 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 440.01 FEET; THENCE RUN S01°00'52"E ALONG A LINE 440 FEET EAST OF AND PARALLEL TO THE SAID WEST LINE FOR A DISTANCE OF 1070.01 FEET; THENCE RUN S89°16'57"W ALONG A LINE 1370 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 440.01 FEET; THENCE RUN N01°00'52"W ALONG SAID WEST LINE FOR A DISTANCE OF 1070.01 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 470,806.33 SQUARE FEET OR 10.81 ACRES MORE OR LESS.

**LIST OF WATER AND WASTEWATER UTILITIES IN LEE COUNTY
(VALID FOR 60 DAYS)
02/07/2020 - 04/06/2020**

UTILITY NAME

LEE COUNTY

MANAGER

BUCCANEER WATER SERVICE (WU730)
C/O EQUITY LIFESTYLE PROPERTIES, INC.
TWO NORTH RIVERSIDE PLAZA, SUITE 800
CHICAGO, IL 60606-2682

KATHERINE JARONCZYK
(312) 279-1436

ENVIRONMENTAL PROTECTION SYSTEMS OF PINE ISLAND, INC. (SU287)
3039 YORK ROAD
ST. JAMES CITY, FL 33956-2303

KEVIN J. CHERRY
(239) 283-1144

FOREST UTILITIES, INC. (SU293)
6000 FOREST BLVD.
FORT MYERS, FL 33908-4318

DAVID SWOR
(239) 481-0111

MOBILE MANOR WATER COMPANY, INC. (WU167)
4560 VIA ROYALE, #1
FORT MYERS, FL 33919

RICHARD GRIFFITH , SR.
(239) 543-1414

NI FLORIDA, LLC (WU920)
P. O. BOX 290910
COLUMBIA, SC 29228-0016

BENNY WILKINSON
(713) 574-7772

USEPPA ISLAND UTILITY, INC. (WS249)
P. O. BOX 640
BOKEELIA, FL 33922-0640

TIM FITZSIMMONS
(239) 283-1061

UTILITIES, INC. OF FLORIDA (SU749)
200 WEATHERSFIELD AVENUE
ALTAMONTE SPRINGS, FL 32714-4027

PATRICK C. FLYNN
(866) 842-8432 EXT 1359

**LIST OF WATER AND WASTEWATER UTILITIES IN LEE COUNTY
(VALID FOR 60 DAYS)
02/07/2020 - 04/06/2020**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, LEE COUNTY
P. O. BOX 398
FT. MYERS, FL 33902-0398

CLERK OF THE CIRCUIT COURT, LEE COUNTY
P. O. BOX 2469
FORT MYERS, FL 33902-2469

DEP SOUTH DISTRICT
2295 VICTORIA AVE., SUITE 364
FORT MYERS, FL 33901

MAYOR, CITY OF CAPE CORAL
P. O. BOX 150027
CAPE CORAL, FL 33915-0027

MAYOR, CITY OF FT. MYERS
P. O. BOX 2217
FORT MYERS, FL 33902-2217

MAYOR, CITY OF SANIBEL
800 DUNLOP ROAD
SANIBEL, FL 33957-4021

S.W. FLORIDA REGIONAL PLANNING COUNCIL
1926 VICTORIA AVENUE
FT. MYERS, FL 33901

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

**LIST OF WATER AND WASTEWATER UTILITIES IN LEE COUNTY
(VALID FOR 60 DAYS)
02/07/2020 - 04/06/2020**

UTILITY NAME

STATE OFFICIALS

MANAGER

OFFICE OF PUBLIC COUNSEL
111 WEST MADISON STREET
SUITE 812
TALLAHASSEE, FL 32399-1400

OFFICE OF COMMISSION CLERK
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

EXHIBIT O

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BEFORE ME, the undersigned authority, personally appeared LILA J. UNGER, who, after being duly sworn on oath, did depose on oath and says:

1. That I, LILA J. UNGER, am a paralegal with the law firm of Holland & Knight LLP.

2. That on February 19, 2020, in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, I sent by regular United States mail, a copy of the attached Notice of Actual Application to each of the prospective customers to be served by CPI Citrus Park Utility TRS, L.L.C, as set forth in the prospective customer list attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature of Lila J. Unger]
Lila J. Unger
Paralegal

SWORN TO and subscribed before me by means of [X] physical presence or [] online notarization, this 21 day of February, 2020, by LILA J. UNGER, who did take an oath.

[Signature of Janna L. James]
Notary Public
JANNA L. JAMES
Print Name
My Commission Expires: 7-5-2020

Personally Known [X]
Produced Identification
Form of Identification



**NOTICE OF APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION AND INITIAL RATES
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SAID LAND CONTAINING 470,806.33 SQUARE FEET OR 10.81 ACRES MORE OR LESS.

CITRUS PARK MOBILE HOME AND RV PARK
25581 TROST BLVD
BONITA SPRINGS, FL 34135

BELL VILLA PROPERTY OWNERS ASSOCIATION, INC.
12292 CASALS LANE
BONITA SPRINGS, FL 34135