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STATE OF FLORIDA



DIVISION OF ENGINEERING  
TOM BALLINGER  
DIRECTOR  
(850) 413-6910

# Public Service Commission

November 5, 2020

Ms. Beth Keating  
Gunster, Yoakley & Stewart, P.A.  
215 South Monroe St., Suite 601  
Tallahassee, FL 32301  
[BKeating@gunster.com](mailto:BKeating@gunster.com)

VIA EMAIL

**Re: Docket No. 20200221-WS - Application for transfer of majority organizational control of Ni Florida, LLC from Ni Pacolet Milliken Utilities, LLC to Florida Utility Systems, Inc.**

Dear Ms. Keating:

Staff has reviewed the revisions to the proposed customer notice submitted on November 3, 2020, and has determined the notice meets the requirements pursuant to Rule 25-30.030(4), Florida Administrative Code (F.A.C.). Once the notice is distributed in the manner provided by Rule 25-30.030(5), F.A.C., please submit an affidavit of noticing, along with a copy of the notice that was sent.

Attached is a copy of Rule 25-30.030, F.A.C., as well as a list of entities. Please contact me should you have any questions or concerns at (850) 413- 6127 or [jdoehlin@psc.state.fl.us](mailto:jdoehlin@psc.state.fl.us).

Sincerely,

A handwritten signature in blue ink that reads "1st Jeff Doehling".

Jeff Doehling  
Engineering Specialist

JD/jp

Attachments

cc: Office of Commission Clerk (Docket No. 20200221-WS)

**25-30.030 Notice of Application and of Customer Meeting.**

(1) A utility shall provide notice of its application in the manner and to the entities described in this rule when it applies for any of the following:

- (a) An original certificate of authorization and initial rates and charges as provided in Rule 25-30.033, F.A.C.;
- (b) An original certificate of authorization for existing utility currently charging for service as provided in Rule 25-30.034, F.A.C.;
- (c) An extension of service area as provided in subsection 25-30.036(2) or (3), F.A.C.;
- (d) A deletion of service area as provided in subsection 25-30.036(4), F.A.C.;
- (e) A transfer of a regulated utility to another regulated utility as provided in subsection 25-30.037(2), F.A.C.;
- (f) A transfer of an exempt entity to a regulated utility or transfer of a utility in a nonjurisdictional county to a regulated utility as provided in subsection 25-30.037(3), F.A.C.;
- (g) A transfer of majority organizational control of a regulated utility as provided in subsection 25-30.037(4), F.A.C.; or
- (h) A transfer of a regulated utility to an exempt entity other than a governmental authority as provided in subsection 25-30.037(5), F.A.C.

(2) After filing an application as described in subsection (1) above, and before providing notice in accordance with this section, a utility shall obtain from the Commission staff a list of the names and addresses of the governing body of the county(ies) or municipality(ies) affected, the appropriate regional planning council, the Office of Public Counsel, the Commission's Office of Commission Clerk, the appropriate regional office of the Department of Environmental Protection, the appropriate water management district, and privately-owned water and wastewater utilities that hold a certificate granted by the Commission and that are located within the county in which the utility or the territory proposed to be served is located. If any portion of the proposed territory is within one mile of a county boundary, the list shall include the names and addresses of the privately-owned utilities located in the bordering county and holding a certificate granted by the Commission.

(3) The notice shall be titled, as applicable:

- (a) Notice of Application for Original Certificate of Authorization and Initial Rates and Charges for Water, Wastewater, or Water and Wastewater Service;
- (b) Notice of Application for Original Certificate of Authorization for Existing Utility Currently Charging for Water, Wastewater, or Water and Wastewater Service;
- (c) Notice of Application for Amendment to Certificate of Authorization To Extend Service Area;
- (d) Notice of Application for Amendment to Certificate of Authorization To Delete Service Area;
- (e) Notice of Application for Authority to Transfer Water, Wastewater, or Water and Wastewater Certificate(s) of Authorization to Another Regulated Utility;
- (f) Notice of Application for Authority to Transfer an Exempt Entity to a Regulated Utility or Transfer of a Utility in a Non-jurisdictional County To a Regulated Utility That Results in a System Whose Service Transverses County Boundaries;
- (g) Notice of Application for Authority to Transfer Majority Organizational Control of a Regulated Utility; or
- (h) Notice of Application for Authority to Transfer a Regulated Utility to an Exempt Entity Other than a Governmental Authority.

(4) The Notice of Application shall be provided to the Office of Commission Clerk, for Commission staff approval prior to distribution and shall state the following:

- (a) The date the notice is given;
- (b) The name, address, telephone number, and, if available, email address, and fax number of the applicant;
- (c) The common name of developments served by the utility;
- (d) The application docket number and title, if available;
- (e) The common reference of street names bordering the area served by the utility, if applicable;
- (f) A description of the service area proposed to be served, extended, deleted, or transferred as provided by Rule 25-30.029, F.A.C. An abbreviated description using section, township, and range of the subject service area may be provided so long as the notice contains a disclosure that the legal description has been simplified and that a complete legal description can be obtained from the applicant;
- (g) If applicable, the notice shall include a statement that the utility is not requesting any changes to its rates, classifications, charges, rules, and regulations in the application; and,

(h) A statement that any objections to the application must be filed with the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than 30 days after the last date that the notice was mailed or published.

(5) The utility shall provide notice of the service area proposed to be served, extended, deleted, or transferred as follows:

(a) By regular mail to the governmental entities and utilities identified on the list described in subsection (2) above;

(b) By regular mail or personal service to each customer and owner of property located within the existing service area and the service area to be served, extended, deleted or transferred; and,

(c) By publication in a newspaper of general circulation in the proposed service area. If the utility service area crosses county lines, notice shall be published in a newspaper of general circulation in each county.

(6) All applications requiring noticing shall be deemed deficient until affidavits of noticing required by Sections 367.045(1)(e) and (2)(f), F.S., along with a copy of the notice, are filed with the Office of Commission Clerk. The affidavits shall attest that the notices were given as prescribed in paragraphs (5)(a), (b), and (c) above. The applicant shall obtain the affidavit of notice publication, pursuant to paragraph (5)(c) above, from the newspaper(s).

(7) No less than 14 days and no more than 30 days prior to the date of a customer meeting conducted by the Commission staff, the utility shall provide written notice of the date, time, location, and purpose of the customer meeting to all customers within the affected service areas. The notice shall be approved by the Commission staff prior to distribution. The notice shall be mailed to the out-of-town address of all customers who have provided the utility with an out-of-town address.

(8) This rule does not apply to applications for certificates following rescission of jurisdiction by counties filed under Section 367.171, F.S.; transfers to governmental authorities filed under Section 367.071, F.S.; or abandonments filed under Section 367.165, F.S.

*Rulemaking Authority 350.127(2), 367.045(2), 367.121(1) FS. Law Implemented 367.031, 367.045, 367.071 FS. History—New 4-5-81, Formerly 25-10.061, 25-10.0061, Amended 11-10-86, 1-27-91, 11-30-93, 1-4-16.*

**List of Water and Wastewater Utilities in LEE County (17)**  
**(Valid for 60 days)**  
**11/4/2020 - 1/3/2021**

Utilities

Buccaneer Water Service (WU730)  
C/O Equity Lifestyle Properties, Inc. Two North Riverside Plaza, Suite 800 Chicago, IL 60606-2682 USA  
Contact: Accounting Manager Katherine Jaronczyk, Environmental Engineer Bobby Lue, P.E.  
Email: [Katherine\\_Jaronczyk@Equitylifestyle.Com](mailto:Katherine_Jaronczyk@Equitylifestyle.Com)  
Telephone: (312) 279-1436

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Environmental Protection Systems Of Pine Island, Inc. (SU287)  
3039 York Road St. James City, FL 33956-2303 USA  
Contact: President Kevin J. Cherry  
Email: [Cherryestates@Aol.Com](mailto:Cherryestates@Aol.Com)  
Telephone: (239) 283-1144

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Forest Utilities, Inc. (SU293)  
6000 Forest Blvd. Fort Myers, FL 33908-4318 USA  
Contact: President David Swor, General Manager Wade Moser  
Telephone: (239) 481-0111

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Mobile Manor Water Company, Inc. (WU167)  
4560 Via Royale, #1 Fort Myers, FL 33919 USA  
Contact: Secretary Maureen E. Huff, Vice President Richard Griffith  
Email: [Mobilemanor@Gmail.Com](mailto:Mobilemanor@Gmail.Com)  
Telephone: (239) 543-1414

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Ni Florida, LLC (WU920)  
P. O. Box 290910 Columbia, SC 29228-0016 USA  
Contact: Vice President - Financial Due Diligence Benny Wilkinson, CFO Mark Daday  
Email: [Bwilkinson@Niamerica.Com](mailto:Bwilkinson@Niamerica.Com)  
Telephone: (713) 574-7772  
Website: <http://www.niamerica.com>

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Useppa Island Utility, Inc. (WS249)  
P. O. Box 640 Bokeelia, FL 33922-0640 USA  
Contact: CEO Tim Fitzsimmons, Utility Manager Eric Glidden  
Email: [Tfitz5@Comcast.Net](mailto:Tfitz5@Comcast.Net)  
Telephone: (239) 283-1061

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Utilities, Inc. Of Florida (SU749)  
200 Weathersfield Avenue Altamonte Springs, FL 32714-4027 USA  
Contact: Vice President Of Operations Patrick C. Flynn, President John P. Hoy  
Email: [Pcflynn@Uwater.Com](mailto:Pcflynn@Uwater.Com)  
Telephone: (866) 842-8432 ext 1359  
Website: <http://www.uwater.com>

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Governmental Agencies

Chairman, Board Of County Commissioners, Lee County  
P. O. Box 398  
Ft. Myers FL 33902-0398  
Email: [Dist3@Leegov.Com](mailto:Dist3@Leegov.Com)  
Telephone: (239) 335-2226  
Website: <http://lee-county.com>

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Clerk Of The Circuit Court, Lee County  
P. O. Box 2469  
Fort Myers FL 33902-2469  
Contact: Minutes Department  
Email: [Leeclerk\\_Info@Leeclerk.Org](mailto:Leeclerk_Info@Leeclerk.Org)  
Telephone: (239) 533-2328  
Website: <http://www.leecounty.org>

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Dep South District  
2295 VICTORIA AVE., SUITE 364  
Fort Myers FL 33901

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Mayor, City Of Cape Coral  
P. O. Box 150027  
Cape Coral FL 33915-0027  
Contact: Mayor Joe Coviello, Kimberly Burns, City Clerk  
Email: [Jcoviello@Capecoral.Net](mailto:Jcoviello@Capecoral.Net); [Ctyclk@Capecoral.Net](mailto:Ctyclk@Capecoral.Net)  
Telephone: 239-574-0411  
Website: [www.capecoral.net](http://www.capecoral.net)

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Mayor, City Of Ft. Myers  
P. O. Box 2217  
Fort Myers FL 33902-2217  
Email: [Citymanager@Cityftmyers.Com](mailto:Citymanager@Cityftmyers.Com)  
Telephone: (239) 321-7000  
Website: <http://www.cityftmyers.com>

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Mayor, City Of Sanibel  
800 Dunlop Road  
Sanibel FL 33957-4021  
Email: [Sancouncil@Mysanibel.Com/](mailto:Sancouncil@Mysanibel.Com/)  
Telephone: (239) 472-4135

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S.W. Florida Regional Planning Council  
P.O. BOX 3455  
North Ft. Myers FL 33918-3455

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So. Florida Water Management District  
P.O. BOX 24680  
West Palm Beach FL 33416-4680

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#### State Officials

Telephone: 1-800-342-0222  
Website: <http://www.floridaopc.gov/>  
Office of Public Counsel  
111 West Madison Street  
Room 812  
Tallahassee FL 32399-1400

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Email: [contact@psc.state.fl.us](mailto:contact@psc.state.fl.us)  
Telephone: 1-800-342-3552  
Website: <http://www.floridapsc.com>  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee FL 32399-0850

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**List of Water and Wastewater Utilities in PASCO County (25)**  
**(Valid for 60 days)**  
**11/4/2020 - 1/3/2021**

Utilities

A Utility Inc. (WU980)  
P. O. Box 669 Zephyrhills, FL 33539-0669 USA  
Contact: President Troy Fonder  
Email: [Housingmanagementinc@yahoo.com](mailto:Housingmanagementinc@yahoo.com)  
Telephone: (813) 788-0665

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Allen Lafortune And Otis Fonder (WU556)  
C/O Tropical Park Water Systems P. O. Box 669 Zephyrhills, FL 33539-0669 USA  
Contact: Manager Troy Fonder  
Email: [Housingmanagementinc@yahoo.com](mailto:Housingmanagementinc@yahoo.com)  
Telephone: (813) 780-8503

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Crestridge Utilities, LLC (WU971)  
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA  
Contact: Owner Michael Smallridge  
Email: [Mike@Fus1llc.com](mailto:Mike@Fus1llc.com)  
Telephone: (863) 904-5574

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Holiday Gardens Utilities, LLC (WU972)  
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA  
Contact: Owner Michael Smallridge  
Email: [Mike@Fus1llc.com](mailto:Mike@Fus1llc.com)  
Telephone: (863) 904-5574

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Hometown Canada Utility, Inc. (WS958)  
% Newby Management 3310 US Highway 301 N Ellenton, FL 34222 USA  
Contact: Partner Gratio Tsang, Accountant Weston Kulas  
Email: [Gratio@gmail.com](mailto:Gratio@gmail.com)  
Telephone: (604) 850-3278  
Website: [www.newbymanagement.com](http://www.newbymanagement.com)

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HV Utility Systems, L.L.C. (SU866)  
C/O Equity Lifestyle Properties, Inc. Two North Riverside Plaza, Suite 800 Chicago, IL 60606-2682 USA  
Contact: Accounting Manager Katherine Jaronczyk, Environmental Engineer Bobby Lue, P.E.  
Email: [Katherine\\_Jaronczyk@Equitylifestyle.com](mailto:Katherine_Jaronczyk@Equitylifestyle.com)  
Telephone: (312) 279-1436

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HV Utility Systems, L.L.C. (WU947)  
C/O Equity Lifestyle Properties, Inc. Two North Riverside Plaza, Suite 800 Chicago, IL 60606-2682 USA  
Contact: Accounting Manager Katherine Jaronczyk, Environmental Engineer Bobby Lue, P.E.  
Email: [Katherine\\_Jaronczyk@Equitylifestyle.com](mailto:Katherine_Jaronczyk@Equitylifestyle.com)  
Telephone: (312) 279-1436

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Ni Florida, LLC (SU915)  
P. O. Box 290910 Columbia, SC 29229-0016 USA  
Contact: Vice President - Financial Due Diligence Benny Wilkinson, CFO Mark Daday  
Email: [Bwilkinson@Niamerica.com](mailto:Bwilkinson@Niamerica.com)  
Telephone: (713) 574-7772  
Website: <http://www.niamerica.com>

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Orange Land Utilities, LLC (WU977)  
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA  
Contact: Managing Member Michael (Mike) Smallridge  
Email: [Mike@Fus1llc.com](mailto:Mike@Fus1llc.com)  
Telephone: (352) 302-7406 ext 7406

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Utilities, Inc. Of Florida (WU372)  
200 Weathersfield Avenue Altamonte Springs, FL 32714-4027 USA  
Contact: Vice President Of Operations Patrick C. Flynn, President John P. Hoy  
Email: [Pcflynn@Uwater.com](mailto:Pcflynn@Uwater.com)

Telephone: (866) 842-8432 ext 1359  
Website: <http://www.uewater.com>

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Utilities, Inc. Of Florida (SU640)  
200 Weathersfield Avenue Altamonte Springs, FL 32714-4027 USA  
Contact: Vice President Of Operations Patrick C. Flynn, President John P. Hoy  
Email: [Pcflynn@Uewater.Com](mailto:Pcflynn@Uewater.Com)  
Telephone: (866) 842-8432 ext 1359  
Website: <http://www.uewater.com>

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#### Governmental Agencies

Clerk, Board Of County Commissioners, Pasco County  
14236 6Th Street, Suite 201  
Dade City FL 33523-3411  
Email: [Board.Records@Pascoclerk.Com](mailto:Board.Records@Pascoclerk.Com)  
Telephone: (352) 521-4345

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Dep Southwest District  
3804 COCONUT PALM DRIVE  
Tampa Fl 33618-8318

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Mayor, City Of Dade City  
P. O. Box 1355  
Dade City FL 33526-1355  
Email: [Info@Dadecityfl.Com](mailto:Info@Dadecityfl.Com)  
Telephone: (352) 523-5050

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Mayor, City Of New Port Richey  
5919 Main Street  
New Port Richey FL 34652  
Contact: Mayor Rob Marlowe; Judy Meyers, City Clerk  
Email: [Marlower@Cityofnewportrichey.Org](mailto:Marlower@Cityofnewportrichey.Org); [Meyers@Cityofnewportrichey.Org](mailto:Meyers@Cityofnewportrichey.Org)  
Telephone: (727) 853-1016  
Website: [www.cityofnewportrichey.org](http://www.cityofnewportrichey.org)

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Mayor, City Of Port Richey  
Attn: City Clerk 6333 Ridge Road  
Port Richey FL 33668-6746  
Email: [J.Hanville@Cityofportrichey.Com](mailto:J.Hanville@Cityofportrichey.Com)  
Telephone: (727) 816-1900

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Mayor, City Of San Antonio  
32819 Pennsylvania Avenue P. O. Box 75  
San Antonio FL 33576-0075  
Email: [Cityclerk@Sanantonioflorida.Org](mailto:Cityclerk@Sanantonioflorida.Org)  
Telephone: (352) 588-2127

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Mayor, City Of St. Leo  
P. O. Box 2479  
St. Leo FL 33574-2479  
Email: [Townclerk@Townofstleo.Org](mailto:Townclerk@Townofstleo.Org)  
Telephone: (352) 588-2622  
Website: [www.townofstleo.org](http://www.townofstleo.org)

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Mayor, City Of Zephyrhills  
5335 8Th Street  
Zephyrhills FL 33540-5133  
Contact: Mayor Gene Whitfield; Lori L. Hillman, City Clerk  
Email: [Cityclerk@Ci.Zephyrhills.Fl.Us](mailto:Cityclerk@Ci.Zephyrhills.Fl.Us)  
Telephone: 813-780-0000  
Website: [www.ci.zephyrhills.fl.us](http://www.ci.zephyrhills.fl.us)

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Mike Wells, Pasco County Property Appraiser  
14236 6Th Street, Suite 101 P. O. Box 401  
Dade City FL 33526-0401

Email: [Pamkewells@Pascogov.Com](mailto:Pamkewells@Pascogov.Com)  
Telephone: (352) 521-4433  
Website: <http://www.appraiser.pascogov.com>

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Pasco County Admin., 7530 Little Road  
PUBLIC WORKS UTILITY BUILDING  
New Port Richey Fl 34654

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S.W. Florida Water Management District  
2379 BROAD STREET  
Brooksville Fl 34609-6899

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Tampa Bay Regional Planning Council  
9455 KOGER BLVD., SUITE 219  
St. Petersburg Fl 33702-2491

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State Officials

Telephone: 1-800-342-0222  
Website: <http://www.floridaopc.gov/>  
Office of Public Counsel  
111 West Madison Street  
Room 812  
Tallahassee FL 32399-1400

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Email: [contact@psc.state.fl.us](mailto:contact@psc.state.fl.us)  
Telephone: 1-800-342-3552  
Website: <http://www.floridapsc.com>  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee FL 32399-0850

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