

STATE OF FLORIDA

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DIVISION OF
ACCOUNTING AND FINANCE
ANDREW L. MAUREY
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Public Service Commission

July 28, 2022

Mr. Martin S. Friedman
Dean Mead Law Firm
420 S. Orange Ave., Ste. 700
Orlando, FL 32801
mfriedman@deanmead.com

**STAFF'S THIRD DATA REQUEST
VIA EMAIL**

Re: Docket No. 20220032-WS - Application for staff-assisted rate case in Polk County by Angler's Cove West, Ltd.

Dear Mr. Friedman:

By this letter, Commission staff requests that Angler's Cove West, Ltd. (Utility) provide responses to the following question:

1. In the prior rate case in Docket No. 20070147-WS there was a dispute from the Angler's Cove Homeowners Association regarding the calculation of the property tax paid by the Utility and included in the wastewater rates. The dispute centered around the amount of property occupied by the wastewater plant. In the last rate case, the Commission used 3.60 acres to determine the proportion of property taxes to include in the wastewater rates. However, the Angler's Cove Homeowners Association claimed the wastewater plant occupies only 0.80 acres and the property taxes included in the rates were excessive. At this time, Commission staff concurs with the 0.80 acre estimate. The two percolation ponds and wastewater treatment facility occupy a 0.80 acre parcel. Staff is unaware of any other land used for the waste water treatment plant.
 - a. Please explain how the Utility determined the wastewater plant occupies 3.60 acres.
 - b. Please explain the purpose for the additional 2.80 acres (3.60 acres less 0.80 acres) allocated to the wastewater utility.
 - c. Please provide documentation, i.e., maps, design drawings, legal description, etc., showing all of the property occupied by the wastewater treatment facilities for Angler's Cove West, Ltd.

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Please file all responses electronically no later than August 18, 2022, via the Commission's website at www.floridapsc.com, by selecting the Clerk's Office tab and Electronic Filing Web Form (reference Docket No. 20220032-WS). If you have any questions, please contact me by phone at (850) 413-6536 or by email at dbuys@psc.state.fl.us.

Sincerely,

A handwritten signature in black ink that reads "Dale R. Buys". The signature is written in a cursive style with a large, stylized initial "D".

Dale R. Buys
Public Utilities Supervisor

cc: Office of Commission Clerk (Docket No. 20220032-WS)
Richard Gentry, Office of Public Counsel
Steven Baird, Office of Public Counsel