

ANGLERS COVE WEST, LTD.

August 18, 2022
via e filing

Adam Teitzman, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

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

Dear Mr. Teitzman:

The following are Anglers Cove West, Ltd.'s responses to Staff's Third Data Request dated July 28, 2022:

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.
After investigation, the Utility has been unable to locate documents form the last rate case to explain that determination.
 - b. Please explain the purpose for the additional 2.80 acres (3.60 acres less 0.80 acres) allocated to the wastewater utility.
The Utility is unaware of the use of the additional 2.80 acres.
 - 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.
The Utility has no such documentation, but scaling from Google Earth would result in the wastewater treatment plant site as being approximately .80 acres.

Sincerely,
/s/ Brian Altman
Brian Altman

cc: Dale Buys (via email)