

State of Florida



# Public Service Commission

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TALLAHASSEE, FLORIDA 32399-0850

**-M-E-M-O-R-A-N-D-U-M-**

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**DATE:** December 29, 2022

**TO:** Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

**FROM:** Melinda H. Watts, Engineering Specialist IV, Division of Engineering *MW LK*

**RE:** Docket No. 20220062-WS - Application for transfer of water and wastewater facilities of C.F.A.T. H2O, Inc., water Certificate No. 552-W, and wastewater Certificate No. 481-S to CSWR-Florida Utility Operating Company, LLC, in Marion County.

Docket No.20220063-WS - Application for transfer of water and wastewater facilities of Tradewinds Utilities, Inc., water Certificate No. 405-W, and wastewater Certificate No. 342-S to CSWR-Florida Utility Operating Company, LLC, in Marion County.

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Please file the attached correspondence "Tradewinds and CFAT meeting notes" in the above mentioned docket files.

MW/jp

Attachments

cc: Office of Commission Clerk (Docket Nos. 20220062-WS & 20220063-WS)

**From:** [Melinda Watts](#)  
**To:** [Tom Crabb](#); "[Charlie deMenzes](#)"  
**Cc:** [Joann Parsons](#); [Emily Knoblauch](#)  
**Subject:** Tradewinds (DN 20220063-WS) and CFAT H2O (DN 20220062-WS) Teleconference follow-up  
**Date:** Tuesday, December 27, 2022 4:17:49 PM  
**Attachments:** [Tradewinds and CFAT meeting notes December 22 2022.docx](#)

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Tom and Charlie,

I have attached the notes that I made prior to our teleconference on December 22, updated to reflect the things we discussed.

To recap, the following items need to be addressed:

1. The maps and descriptions need to be amended as noted in the attached document.
2. Maps that show both the territory proposed to be added and deleted, as well as the existing certificated territory, need to be provided in addition to a map of the resulting territory.
3. Hard copies of all maps should be provided and printed to scale for legal description verification.
4. Both applications need to be amended to reflect territory being deleted. Please refer to Rule 25-30.036(4), Florida Administrative Code, for the requirements for deletion of certificated territory.

Please make all changes and submit the maps, legal descriptions, and application amendments by January 31. Please let me know if you have any questions.

[Melinda Watts](#)  
[Florida Public Service Commission](#)

## TRADEWINDS/CFAT H20

### MAPS

1. Maps should have T/R/S boundaries clearly designated.
2. Roads, bodies of water, railroads should be clearly identified.
3. Maps should be titled appropriately, including certificated name of the utility.
4. Maps should indicate the county or counties, as appropriate, and show city or county boundary lines if in the area shown.
5. Two [sets of] maps for each utility: one [set] showing the area proposed to be added/deleted within the context of the existing territory; and one [set] showing the resulting territory.
6. Maps should have a legend defining the various boundary markings used, and markings used to differentiate territory proposed to be added, territory proposed to be deleted, and the existing territory, as appropriate.
7. Maps should contain a graphical scale that is, in fact, to scale, and an appropriately sized hard copy set should be provided to the Commission.

### LEGAL DESCRIPTIONS

1. All portions of the legal descriptions using metes and bounds should reference the point of commencement or beginning to a corner of a section or subsection.
2. Descriptions of geographically separated portions of the description can be separate in the overall territory description. Only portions of the territory that are adjacent to one another must be combined into a composite description. This was not always the case, but due to a rule change in 2016, it is now required.
3. Treatment facilities must be part of the territory served. If they are not presently within the utility's certificated territory, they must be included in the amendment.

Speaking of which:

4. Prior to Central States' involvement, Tradewinds was in the process of transferring its wastewater treatment plant to the County. Now that the County owns the land under plant, this must be deleted from Tradewinds' service territory. The application should be amended to include deletion of this territory. Also, as we discussed, the portion of CFAT H20's certificated territory located in the East ½ of the Northeast ¼ of Section 21, Township 14 South, Range 22 East, Marion County, should be deleted and the application amended accordingly.

Also speaking of Tradewinds:

5. On page 1 of Exhibit A, in the last paragraph, an extraneous phrase needs to be removed before the words, "POINT OF BEGINNING." Same for the 5<sup>th</sup> paragraph on page 2 of Exhibit A.
6. For bulk customers, the territory description should include only the point of connection (the meter) to the bulk customer, not the customers served behind the meter. Of course, the maps produced should correspond exactly to the description.

## NOTICING

All customers and landowners within the existing and proposed service territories must be noticed of the proposed amendments. For CFAT, this means that the landowner(s) in the East half of the Northeast quarter of Section 21 must be identified and noticed. This is true whether the area is being kept or deleted. If it is not deleted in this amendment proceeding, those person(s) will also need to be noticed in the transfer proceeding.