

**BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION**

In re: Application for Amendment of Certificate  
Nos. 405-W and 342-S in Marion County, by                      Docket No.: 20220206-WS  
Tradewinds Utilities, Inc.

---

**NOTICE OF FILING AFFIDAVITS OF MAILING AND PUBLICATION**

Applicant, Tradewinds Utilities, Inc., pursuant to Rule 25-30.030(5)(a)-(c), Florida  
Administrative Code, gives notice of filing the following affidavits:

- Exhibit A - Affidavit of Mailing notice to governmental entities and utilities;
- Exhibit B - Affidavit of Mailing notice to customers; and
- Exhibit C - Affidavit of Publication of notice in a newspaper of general circulation.

Respectfully submitted this 15th day of March, 2023.

*/s/ Thomas A. Crabb*

---

Susan F. Clark (Fla. Bar No. 179580)  
Thomas A. Crabb (Fla. Bar No. 25846)  
Radey Law Firm  
301 S. Bronough Street, Suite 200  
Tallahassee, Florida 32301-1722  
(850) 425-6654  
tcrabb@radeylaw.com  
sclark@radeylaw.com

*Counsel for Tradewinds Utilities, Inc.*

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by electronic mail on this 15th day of March, 2023, to the following:

Charles J. Rehwinkel  
Patty Christensen  
Mary Wessling  
Office of Public Counsel  
c/o The Florida Legislature  
111 West Madison Street, Room 812  
Tallahassee, FL 32399-1400  
rehwinkel.charles@leg.state.fl.us  
christensen.patty@leg.state.fl.us  
wessling.mary@leg.state.fl.us

Charles deMenzes  
Tradewinds Utilities, Inc.  
12601 SE Sunset Harbor Rd  
Weirsdale, FL 32192  
charlie@altfo.com

*/s/ Thomas A. Crabb*

\_\_\_\_\_  
Thomas A. Crabb

# **EXHIBIT A**

**AFFIDAVIT OF MAILING**

STATE OF FLORIDA

COUNTY OF MARION

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Charles deMenzes, who, after being duly sworn on oath, did depose on oath and say that on behalf of Tradewinds Utilities, Inc. on 3/13/23 he did mail, via U.S. regular mail, a copy of the Notice of Application, attached hereto, to all of the entities on the list provided by the Commission Staff, also attached hereto.

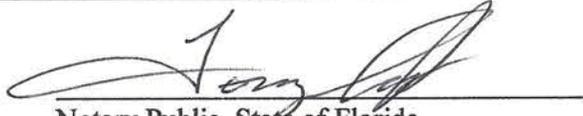
FURTHER AFFIANT SAYETH NAUGHT.



Sworn to and subscribed before me by means of  physical presence or  online notarization, this 13 day of March, 2023 by Charles deMenzes, who  is personally known to me or who  has produced \_\_\_\_\_ as identification.



Tommy Adair  
Comm. # GG918814  
Expires: October 12, 2023  
Bonded Thru Aaron Notary



Notary Public, State of Florida  
Printed Name: Tommy Adair  
My Commission Expires: Oct 18, 2023

**NOTICE OF APPLICATION FOR AMENDMENT TO CERTIFICATES  
OF AUTHORIZATION TO EXTEND AND DELETE SERVICE AREA**

**APPLICATION FOR AMENDMENT OF CERTIFICATE NOS. 405-W AND 342-S  
IN MARION COUNTY, BY TRADEWINDS UTILITIES, INC.**

**DOCKET NO. 20220206-WS**

**DATE OF NOTICE — 03 / 13 / 2023**

Tradewinds Utilities, Inc. has filed with the Florida Public Service Commission an Application for Amendment of Water Certificate No. 405-W and Wastewater Certificate No. 342-S to extend its service area and to delete a portion of its service area, pursuant to Section 367.045, Florida Statutes, and Rule 25-30.036, Florida Administrative Code.

Tradewinds Utilities is not requesting a change to its rates, classifications, charges, or rules and regulations by this Application. Current rates will not be affected. Tradewinds Utilities provides service to Tradewinds Village, Countryside Estates, Pearl Britain Plaza, Pearl Britain Estates, part of the George S. Mayo Subdivision and the surrounding community in Marion County, Florida. The following is a simplified legal description of the requested area of the amendment to Tradewinds Utilities, Inc.'s approved service area. For the full legal description, please contact Tradewinds Utilities at the contact information below.

**SIMPLIFIED LEGAL DESCRIPTION OF THE PROPOSED SERVICE AREA EXTENSION**

**WEST PARCELS** (extension of the water territory only): Parcels of land located in the Southwest 1/4 of Section 34, Township 14 South, Range 22 East, Marion County Florida. Street Name Affected: NE 25th Ave.

**NE PARCEL** (extension of the water and wastewater territories): A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 14 South, Range 22 East, Marion County Florida. Street Names Affected: NE 36th Ave., NE 42nd Lane, NE 43rd Place.

**SE PARCEL** (extension of the water and wastewater territories): A parcel of land located in the Southwest 1/4 of Section 35, Township 14 South, Range 22 East, Marion County Florida. Street Name Affected: NE 36th Ave.

**NORTH PARCEL** (deletion of a portion of the wastewater territory): A parcel of land located in the SE 1/4 of NW 1/4 of Section 34 of Township 14 South, Range 22 East, Marion County, Florida. Street Name Affected: NE 43rd Place. No current Tradewinds customer will lose service as the result of this deletion.

For more information concerning this Notice, please contact the Utility at the address below:

Tradewinds Utilities, Inc.  
12601 SE Sunset Harbor Road  
Weirsdale, FL 32195  
Phone: (352) 843-7790, Fax: (352) 732-4366  
Email: charlie@altfo.com

Any objection to the application must be filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

**List of Water and Wastewater Utilities in MARION County (26)**  
**(Valid for 60 days)**  
**3/9/2023 - 5/8/2023**

Utilities

BFF Corp. (SU595)  
12601 SE Sunset Harbor Rd Weirsdale, FL 32195 USA  
Contact: President Charles Demenzes  
Email: [Charlie@Altfo.Com](mailto:Charlie@Altfo.Com)  
Telephone: (352) 843-7790

---

C.F.A.T. H2O, Inc. (WS719)  
12601 SE Sunset Harbor Rd Weirsdale, FL 32192 USA  
Contact: Charles Demenzes  
Email: [Charlie@Altfo.Com](mailto:Charlie@Altfo.Com)  
Telephone: (352) 843-7790

---

East Marion Utilities, LLC (WS970)  
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA  
Contact: Managing Member Michael Smallridge  
Email: [Mike@Fus1lc.Com](mailto:Mike@Fus1lc.Com)  
Telephone: (352) 302-7406 ext 7406

---

Hash Utilities, LLC (WU990)  
14185 W River Rd. Inglis, FL 34449 USA  
Contact: Marshall Hash  
Email: [Marshall@Hash.Com](mailto:Marshall@Hash.Com)  
Telephone: (352) 613-0103  
Website: [www.hash.com.co](http://www.hash.com.co)

---

Leighton Estates Utilities, LLC (WU991)  
5911 Trouble Creek Rd. New Port Richey, FL 34652 USA  
Contact: Michael Smallridge  
Email: [Mike@FUS1LLC.Com](mailto:Mike@FUS1LLC.Com)  
Telephone: (352) 302-7406

---

OB Utility Systems, L.L.C. (WS945)  
C/O Equity Lifestyle Properties, Inc. Two North Riverside Plaza, Suite 800 Chicago, IL 60606-2682 USA  
Contact: Environmental Engineer Bobby Lue, P.E., Accounting Manager Katherine Jaronczyk  
Email: [Bobby\\_Lue@Equitylifestyle.Com](mailto:Bobby_Lue@Equitylifestyle.Com)  
Telephone: (813) 282-5934

---

Ocala Palms Utilities, LLC (WU966)  
5970 N.W. 18Th Place Ocala, FL 34482-8936 USA  
Contact: Attorney Filing Application F. Marshall Deterding, Member Christopher Zacco  
Email: [Mdeterding@Sfflaw.Com](mailto:Mdeterding@Sfflaw.Com)  
Telephone: (850) 877-6555

---

S & L Utilities, Inc. (SU327)  
P. O. Box 4186 Ocala, FL 34478-4186 USA  
Contact: Accountant Clark Yandle, Teresa Fletcher  
Email: [Clark@Yandles.Com](mailto:Clark@Yandles.Com)  
Telephone: (352) 732-3000 ext 3

---

Southwest Ocala Utility, Inc. (WU973)  
P. O. Box 1476 Ocala, FL 34478-1476 USA  
Contact: President, Treasurer, Director Dirk Leeward, Vice President, Secretary Donna Leeward  
Email: [Dirk@Brickcitymanagers.Com](mailto:Dirk@Brickcitymanagers.Com)  
Telephone: (352) 245-3475

---

Sunshine Water Services (WU443)  
200 Weathersfield Avenue Altamonte Springs, FL 32714-4027 USA  
Contact: President Gary Rudkin, Regulatory Manager Jared Deason  
Email: [Gary.Rudkin@Corix.Com](mailto:Gary.Rudkin@Corix.Com)  
Telephone: (407) 774-5078

Website: <http://www.uewater.com>

---

Sunshine Water Services (SU661)  
200 Weathersfield Avenue Altamonte Springs, FL 32714-4027 USA  
Contact: President Gary Rudkin, Regulatory Manager Jared Deason  
Email: [Gary.Rudkin@Corix.Com](mailto:Gary.Rudkin@Corix.Com)  
Telephone: (407) 774-5078  
Website: <http://www.uewater.com>

---

Tradewinds Utilities, Inc. (WS350)  
12601 SE Sunset Harbor Rd Weirsdale, FL 32195 USA  
Contact: President Charles Demenzes  
Email: [Charlie@Altfo.Com](mailto:Charlie@Altfo.Com)  
Telephone: (352) 843-7790

---

#### Governmental Agencies

Clerk, Board Of County Commissioners, Marion County  
601 SE 25Th Ave.  
Ocala FL 34471-2690  
Email: [Nadja.Griffis@Marioncountyfl.Org](mailto:Nadja.Griffis@Marioncountyfl.Org)  
Telephone: (352) 438-2323

---

Dep Central District  
3319 MAGUIRE BLVD., SUITE 232  
Orlando FL 32803-3767

---

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

---

East Central Florida Regional Planning Council  
455 N. GARLAND AVENUE, 4TH FLOOR  
Orlando FL 32801-9766

---

Mayor, City Of Belleview  
5343 S.E. Abshier Blvd.  
Belleview FL 34420-3914  
Contact: Mayor Christine Dobkowski; Sandi Mckamey, City Administrator  
Email: [Smckamey@Belleviewfl.Org](mailto:Smckamey@Belleviewfl.Org)  
Telephone: (352) 245-7021  
Website: <http://www.belleviewfl.org>

---

Mayor, City Of Dunnellon  
20750 River Drive  
Dunnellon FL 34431-6744  
Contact: Mayor Curtis "Dales" Burns; Mandy Roberts, City Clerk  
Email: [Dburns@Dunnellon.Org](mailto:Dburns@Dunnellon.Org); [Mroberts@Dunnellon.Org](mailto:Mroberts@Dunnellon.Org)  
Telephone: (352) 465-8500  
Website: [www.dunnellon.org](http://www.dunnellon.org)

---

Mayor, City Of Ocala  
110 S.E. Watula Avenue  
Ocala FL 34471-2180  
Email: [Cityhall@Ocalafl.Org](mailto:Cityhall@Ocalafl.Org)  
Telephone: (352) 629-8401

---

Mayor, Town Of Reddick  
P. O. Box 99  
Reddick FL 32686-0099  
Email: [Townofreddick@Windstream.Net](mailto:Townofreddick@Windstream.Net)  
Telephone: (352) 591-4095

---

Robert Titterington, Marion County  
601 S.E. 25TH AVENUE  
Ocala FL 34471

---

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

---

St.Johns River Wtr Management District  
P.O. BOX 1429  
Palatka FL 32178-1429

---

Town Clerk/Manager, Town Of McIntosh  
P. O. Box 165  
Mcintosh FL 32664-0165  
Email: [Townofmcintosh@Windstream.Net](mailto:Townofmcintosh@Windstream.Net)  
Telephone: (352) 591-1047

---

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

---

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

---

# **EXHIBIT B**

**AFFIDAVIT OF MAILING**

STATE OF FLORIDA

COUNTY OF MARION

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Charles deMenzes, who, after being duly sworn on oath, did depose on oath and say that on behalf of Tradewinds Utilities, Inc. on 3/13/23 he did mail, via U.S. regular mail, a copy of the Notice of Application, attached hereto, to each customer and property owner located within the existing service area and within the proposed service area extension.

FURTHER AFFIANT SAYETH NAUGHT.



Sworn to and subscribed before me by means of [  ] physical presence or [  ] online notarization, this 13 day of March, 2023 by Charles deMenzes, who [  ] is personally known to me or who [  ] has produced \_\_\_\_\_ as identification.



Notary Public, State of Florida  
Printed Name: Tommy Adair  
My Commission Expires: 10/12/23



Tommy Adair  
Comm. # GG918814  
Expires: October 12, 2023  
Bonded Thru Aaron Notary



Tommy Adair  
Comm. # GG918814  
Expires: October 12, 2023  
Bonded Thru Aaron Notary

**NOTICE OF APPLICATION FOR AMENDMENT TO CERTIFICATES  
OF AUTHORIZATION TO EXTEND AND DELETE SERVICE AREA**

**APPLICATION FOR AMENDMENT OF CERTIFICATE NOS. 405-W AND 342-S  
IN MARION COUNTY, BY TRADEWINDS UTILITIES, INC.**

**DOCKET NO. 20220206-WS**

**DATE OF NOTICE — 03 / 13 / 2023**

Tradewinds Utilities, Inc. has filed with the Florida Public Service Commission an Application for Amendment of Water Certificate No. 405-W and Wastewater Certificate No. 342-S to extend its service area and to delete a portion of its service area, pursuant to Section 367.045, Florida Statutes, and Rule 25-30.036, Florida Administrative Code.

Tradewinds Utilities is not requesting a change to its rates, classifications, charges, or rules and regulations by this Application. Current rates will not be affected. Tradewinds Utilities provides service to Tradewinds Village, Countryside Estates, Pearl Britain Plaza, Pearl Britain Estates, part of the George S. Mayo Subdivision and the surrounding community in Marion County, Florida. The following is a simplified legal description of the requested area of the amendment to Tradewinds Utilities, Inc.'s approved service area. For the full legal description, please contact Tradewinds Utilities at the contact information below.

**SIMPLIFIED LEGAL DESCRIPTION OF THE PROPOSED SERVICE AREA EXTENSION**

**WEST PARCELS** (extension of the water territory only): Parcels of land located in the Southwest 1/4 of Section 34, Township 14 South, Range 22 East, Marion County Florida. Street Name Affected: NE 25th Ave.

**NE PARCEL** (extension of the water and wastewater territories): A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 14 South, Range 22 East, Marion County Florida. Street Names Affected: NE 36th Ave., NE 42nd Lane, NE 43rd Place.

**SE PARCEL** (extension of the water and wastewater territories): A parcel of land located in the Southwest 1/4 of Section 35, Township 14 South, Range 22 East, Marion County Florida. Street Name Affected: NE 36th Ave.

**NORTH PARCEL** (deletion of a portion of the wastewater territory): A parcel of land located in the SE 1/4 of NW 1/4 of Section 34 of Township 14 South, Range 22 East, Marion County, Florida. Street Name Affected: NE 43rd Place. No current Tradewinds customer will lose service as the result of this deletion.

For more information concerning this Notice, please contact the Utility at the address below:

Tradewinds Utilities, Inc.  
12601 SE Sunset Harbor Road  
Weirsdale, FL 32195  
Phone: (352) 843-7790, Fax: (352) 732-4366  
Email: charlie@altfo.com

Any objection to the application must be filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

# **EXHIBIT C**

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Charles deMenzes  
Charles deMenzes  
12601 SE Sunset Harbor RD  
Weirsdale FL 32195-2319

STATE OF FLORIDA, COUNTY OF MARION

The Star Banner, a newspaper printed and published in the city of Ocala, and of general circulation in the County of Marion, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

03/15/2023

and that the fees charged are legal.  
Sworn to and subscribed before on 03/15/2023

*Mitch Veltey*

Legal Clerk

*Kaitlyn Felty*

Notary, State of WI, County of Brown

3/7/23

My commission expires

Publication Cost: \$241.82

Order No: 8565774

Customer No: 917684

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

Please do not use this form for payment remittance.

**KAITLYN FELTY**  
Notary Public  
State of Wisconsin

NOTICE OF APPLICATION FOR AMENDMENT TO CERTIFICATES OF AUTHORIZATION TO EXTEND AND DELETE SERVICE AREA

APPLICATION FOR AMENDMENT OF CERTIFICATE NOS. 405-W AND 342-S IN MARION COUNTY, BY TRADEWINDS UTILITIES, INC.

DOCKET NO. 20220006-WS  
DATE OF NOTICE  
03/13/2023

Tradewinds Utilities, Inc. has filed with the Florida Public Service Commission an Application for Amendment of Water Certificate No. 405-W and Wastewater Certificate No. 342-S to extend its service area and to delete a portion of its service area, pursuant to Section 357.045, Florida Statutes, and Rule 25-20.004, Florida Administrative Code.

Tradewinds Utilities is not requesting a change to its rates, classifications, charges, or rates and regulations by this Application. Current rates will not be affected. Tradewinds Utilities provides service to Tradewinds Village, Countryside Estates, Pearl Britain Plaza, Pearl Britain Estates, part of the George S. Mayo Subdivision and the surrounding community in Marion County, Florida. The following is a simplified legal description of the requested area of the amendment to Tradewinds Utilities, Inc.'s approved service area. For the full legal description, please contact Tradewinds Utilities at the contact information below.

SIMPLIFIED LEGAL DESCRIPTION OF THE PROPOSED SERVICE AREA EXTENSION

WEST PARCELS (extension of the water territory only): Parcels of land located in the Southwest 1/4 of Section 34, Township 14 South, Range 22 East, Marion County Florida. Street Name Affected: NE 28th Ave.

NE PARCEL (extension of the water and wastewater territories): A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 14 South, Range 22 East, Marion County Florida. Street Name Affected: NE 28th Ave., NE 42nd Lane, NE 43rd Place.

SE PARCEL (extension of the water and wastewater territories): A parcel of land located in the Southwest 1/4 of Section 35, Township 14 South, Range 22 East, Marion County Florida. Street Name Affected: NE 38th Ave.

NORTH PARCEL (deletion of a portion of the wastewater territory): A parcel of land located in the SE 1/4 of NW 1/4 of Section 34 of Township 14 South, Range 22 East, Marion County, Florida. Street Name Affected: NE 42nd Place. No current Tradewinds customer will lose service as the result of this deletion.

For more information concerning this Notice, please contact the Utility at the address below:

Tradewinds Utilities, Inc.  
12601 SE Sunset Harbor Road  
Weirsdale, FL 32195  
Phone: (352) 843-7790, Fax: (352) 722-4364  
Email: charlie@tuffa.com

Any objection to the application must be filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0650, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.  
3/15/23

