

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for transfer of water and wastewater facilities of Tradewinds Utilities, Inc., and Water Certificate No. 405-W, and Wastewater Certificate No. 342-S to CSWR-Florida Utility Operating Company, LLC, in Marion County.

Docket No.: 20220063-WS

Filed: May 1, 2023

NOTICE OF FILING AFFIDAVITS OF MAILING AND PUBLICATION

Applicant, CSWR-Florida Utility Operating Company, LLC, 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 1st day of May, 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 CSWR-Florida Utility Operating
Company, LLC*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by electronic mail on this 1st day of May, 2023, to the following:

Mary A. Wessling
Office of Public Counsel
c/o The Florida Legislature
111 W. Madison Street, Room 812
Tallahassee FL 32399
(850) 488-9300
wessling.mary@leg.state.fl.us

Charles deMenzes
Tradewinds Utilities, Inc.
12601 SE Sunset Harbor Rd.
Weirsdale, FL 32195
charlie@altfo.com

/s/ Thomas A. Crabb

Thomas A. Crabb

EXHIBIT A

AFFIDAVIT OF MAILING

STATE OF MISSOURI

COUNTY OF ST. LOUIS

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Aaron Silas, who, after being duly sworn on oath, did depose on oath and say that on behalf of CSWR-Florida Utility Operating Company, LLC on 4/5/23 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.

Aaron Silas

Subscribed and sworn to/affirmed before me this 6th day of APRIL, 2023, by Aaron Silas, who is personally known to me OR has produced _____ as identification.

Reece Gilmore

NOTARY PUBLIC

My Commission Expires: OCT 16, 2026



**NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER AND WASTEWATER
CERTIFICATES OF AUTHORIZATION TO ANOTHER REGULATED UTILITY**

DOCKET NO. 20220063-WS

**APPLICATION FOR TRANSFER OF WATER AND WASTEWATER FACILITIES OF
TRADEWINDS UTILITIES, INC., WATER CERTIFICATE 405-W, AND WASTEWATER
CERTIFICATE 342-S TO CSWR-FLORIDA UTILITY OPERATING COMPANY, LLC, IN
MARION COUNTY**

DATE OF CUSTOMER NOTICE - 04/04/2023

Notice is hereby given that CSWR-Florida Utility Operating Company, LLC (“Central States Water Resources”) has filed an Application for Approval of Transfer of the Water and Wastewater Systems of Tradewinds Utilities, Inc. in Marion County, Florida, pursuant to Section 360.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code.

Central States Water Resources is not requesting a change to rates, classifications, charges, or rules and regulations; therefore, your current rates will not be affected by this transfer. The Tradewinds Utilities water and wastewater systems provide service to Tradewinds Village, Countryside Estates, Pearl Britain Plaza, Pearl Britain Estates, part of the George S. Mayo Subdivision and the surrounding community in the following described service territory in Marion County, Florida:

The following is a simplified legal description of the Utility’s service territory. For the full legal description, please contact Central States Water Resources at the contact information below.

LEGAL DESCRIPTION

A portion of Sections 34 and 35, Township 14 South, Range 22 East, Marion County, Florida.

Common Street Names Affected by Transfer: NE 25th Avenue, NE 42nd Place, NE 45th Street, NE 25th Terrace, NE 44th Street, NE 43rd Place, NE 27th Court, NE 44th Place, NE 33rd Avenue, NE 34th Court, NE 30th Court, NE 32nd Circle, NE 41st Place, NE 35th Avenue Road, NE 36th Avenue, NE 44th Lane, NE 42nd Lane, NE 42nd Street, NE 41st Street, NE 40th Place, NE 40th Street

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

Central States Water Resources 1650 Des Peres
Rd., Suite 303 St. Louis, MO 63131
Office: (314) 736-4672
Fax: (314) 736-4743
Email address: regulatory@cswrgroup.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)
3/24/2023 - 5/23/2023

Utilities

BFF Corp. (SU595)
12601 SE Sunset Harbor Rd Weirsdale, FL 32195 USA
Contact: President Charles Demenzes
Email: 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
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
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
Telephone: (352) 613-0103
Website: 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
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
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
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
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
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
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
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
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
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
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; Mroberts@Dunnellon.Org
Telephone: (352) 465-8500
Website: www.dunnellon.org

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

Mayor, Town Of Reddick
P. O. Box 99
Reddick FL 32686-0099
Email: 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
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
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 MISSOURI

COUNTY OF ST. LOUIS

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Aaron Silas, who, after being duly sworn on oath, did depose on oath and say that on behalf of CSWR-Florida Utility Operating Company, LLC on 4/5/23 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 the service area to be transferred.

FURTHER AFFIANT SAYETH NAUGHT.

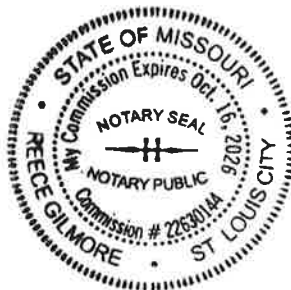
Aaron Silas

Subscribed and sworn to/affirmed before me this 6th day of APRIL, 2023, by Aaron Silas, who is personally known to me OR has produced _____ as identification.

Reece Gilmore

NOTARY PUBLIC

My Commission Expires: OCT 16, 2026



**NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER AND WASTEWATER
CERTIFICATES OF AUTHORIZATION TO ANOTHER REGULATED UTILITY**

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TRADEWINDS UTILITIES, INC., WATER CERTIFICATE 405-W, AND WASTEWATER
CERTIFICATE 342-S TO CSWR-FLORIDA UTILITY OPERATING COMPANY, LLC, IN
MARION COUNTY**

DATE OF CUSTOMER NOTICE - 04/04/2023

Notice is hereby given that CSWR-Florida Utility Operating Company, LLC (“Central States Water Resources”) has filed an Application for Approval of Transfer of the Water and Wastewater Systems of Tradewinds Utilities, Inc. in Marion County, Florida, pursuant to Section 360.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code.

Central States Water Resources is not requesting a change to rates, classifications, charges, or rules and regulations; therefore, your current rates will not be affected by this transfer. The Tradewinds Utilities water and wastewater systems provide service to Tradewinds Village, Countryside Estates, Pearl Britain Plaza, Pearl Britain Estates, part of the George S. Mayo Subdivision and the surrounding community in the following described service territory in Marion County, Florida:

The following is a simplified legal description of the Utility’s service territory. For the full legal description, please contact Central States Water Resources at the contact information below.

LEGAL DESCRIPTION

A portion of Sections 34 and 35, Township 14 South, Range 22 East, Marion County, Florida.

Common Street Names Affected by Transfer: NE 25th Avenue, NE 42nd Place, NE 45th Street, NE 25th Terrace, NE 44th Street, NE 43rd Place, NE 27th Court, NE 44th Place, NE 33rd Avenue, NE 34th Court, NE 30th Court, NE 32nd Circle, NE 41st Place, NE 35th Avenue Road, NE 36th Avenue, NE 44th Lane, NE 42nd Lane, NE 42nd Street, NE 41st Street, NE 40th Place, NE 40th Street

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

Central States Water Resources 1650 Des Peres
Rd., Suite 303 St. Louis, MO 63131
Office: (314) 736-4672
Fax: (314) 736-4743
Email address: regulatory@cswrgroup.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

Cswr Florida
1630 Des Peres RD # 140
Des Peres MO 63131-1871

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:

04/07/2023

and that the fees charged are legal.
Sworn to and subscribed before on 04/07/2023

Legal Clerk

Notary, State of WI, County of Brown

6-25-26

My commission expires

Publication Cost: \$201.14

Order No: 8669414

of Copies:

Customer No: 805025

-1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF APPLICATION FOR
AUTHORITY TO TRANSFER
WATER AND WASTEWATER
CERTIFICATES OF AUTHORIZA-
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DOCKET NO. 20220063-WS
APPLICATION FOR TRANSFER
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FACILITIES OF
TRADEWINDS UTILITIES, INC.,
WATER CERTIFICATE 405-W,
AND WASTEWATER
CERTIFICATE 342-S TO CSWR-
FLORIDA UTILITY OPERATING
COMPANY, LLC, IN
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DATE OF CUSTOMER NOTICE -
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Avenue, NE 34th Court, NE 30th
Court, NE 32nd Circle, NE 41st
Place, NE 35th Avenue Road, NE
36th Avenue, NE 44th Lane, NE 42nd
Lane, NE 42nd Street, NE 41st
Street, NE 40th Place, NE 40th
Street

For more information concerning
this notice, please contact the Utility
at the address below:
Central States Water Resources
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131
Office: (314) 736-4672
Fax: (314) 736-4743
Email address: regula-
tory@cswrgroup.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.
April 7, 2023 11

MARIAH VERHAGEN
Notary Public
State of Wisconsin