

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

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

DATE: October 12, 2023

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

FROM: Emily Knoblauch, Engineering Specialist IV, Division of Engineering *EK LK*

RE: Docket No. 20230111-SU - Application for authority to transfer wastewater facilities and Certificate No. 537-S in Okeechobee County from The Vantage Development Corporation to Vantage Oaks Utility, LLC.

Please file the attached emails regarding "Vantage Notice Review and Approval" in the docket file mentioned above.

EK/pz

Attachment

From: [Emily Knoblauch](#)
To: ["Marty Deterding"](#)
Cc: [Marissa Ramos](#)
Subject: Docket No. 20230111-SU - Vantage Notice Review
Date: Tuesday, October 03, 2023 2:56:52 PM
Attachments: [DN 20230111-SU \(Vantage Oaks\) Staff Notice Review.docx](#)

Good afternoon, Mr. Deterding,

Attached is staff's review of Vantage's draft customer notice in a Word document with comments. Please make the noted corrections and submit a revised notice to the Office of Commission Clerk. Once the revised notice has been filed in the docket, I will provide you with the list of entities for noticing purposes.

Please feel free to contact me if you have any questions at all.

Best regards,

Emily Knoblauch

Engineering Specialist

Division of Engineering

Florida Public Service Commission

Phone: (850) 413-6632

eknoblau@psc.state.fl.us

EXHIBIT K

**NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WASTEWATER
CERTIFICATE OF AUTHORIZATION TO ANOTHER REGULATED UTILITY**

NOTICE IS HEREBY given on the th day of , 2023, pursuant to Section 367.071, Florida Statutes, of the Application for Transfer of the Utility Assets of The Vantage Development Corporation and Certificate No. 537-S to Vantage Oaks Utility, LLC, providing wastewater service to the following described territory in Okeechobee County, Florida:

Commented [EK1]: Please be sure to update the date to reflect the date(s) each form of notice is issued.

TOWNSHIP 37 SOUTH, RANGE 35 EAST

SECTION 25

BEGIN AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 37 SOUTH, RANGE 35 EAST. THENCE RUN DUE SOUTH ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF ABOUT 1,690 FEET. THENCE RUN DUE WEST ABOUT 510 FEET TO THE POINT OF BEGINNING (POB). SAID POINT ALSO, THE NORTHEAST CORNER OF LOT 153 OF TREASURE ISLAND UNIT 13. THENCE CONTINUE DUE WEST A DISTANCE OF 1,645.56 FEET TO THE EAST RIGHT OF WAY LINE OF EVERGLADES BLVD/S.E. 40TH AVENUE. THENCE CONTINUE DUE WEST ACROSS EVERGLADES BLVD/S.E. 40TH AVENUE A DISTANCE OF 70 FEET. THENCE DUE SOUTH A DISTANCE OF 35 FEET. THENCE DUE WEST A DISTANCE OF 110 FEET. THENCE DUE SOUTH A DISTANCE OF 35 FEET. THENCE NORTH 88° WEST A DISTANCE OF 830 FEET. THENCE SOUTH 41° EAST A DISTANCE OF 1,195 FEET. THENCE DUE SOUTH 95 FEET. THENCE DUE WEST A DISTANCE OF 1,205 FEET. THENCE DUE SOUTH A DISTANCE OF 330 FEET. THENCE DUE EAST A DISTANCE OF 1352 FEET TO THE WEST RIGHT OF WAY LINE OF S.E. 40TH AVENUE. THENCE CONTINUE DUE EAST ACROSS S.E. 40TH AVENUE A DISTANCE OF 70 FEET. THENCE CONTINUE DUE EAST A DISTANCE OF 1,050 FEET TO MOSQUITO CREEK. THENCE ALONG MOSQUITO CREEK THE FOLLOWING 10 COURSES TO THE NORTHEAST CORNER OF THE VANTAGE OAKS DEVELOPMENT. 1. NORTH 49° EAST A DISTANCE OF 50 FEET. 2. NORTH 19° EAST A DISTANCE OF 45 FEET. 3. NORTH 62° EAST A DISTANCE OF 80 FEET. 4. NORTH 78° EAST A DISTANCE OF 70 FEET. 5. NORTH 59° EAST A DISTANCE OF 60 FEET. 6. NORTH 39° EAST A DISTANCE OF 100 FEET. 7. NORTH 64° EAST A DISTANCE OF 180 FEET. 8. NORTH 44° EAST A DISTANCE OF 80 FEET. 9. NORTH 19° EAST A DISTANCE OF 60 FEET. 10. NORTH 27° WEST A DISTANCE OF 70 FEET, (OR MEANDER ALONG MOSQUITO CREEK ABOUT 760 FEET TO THE NORTHEAST CORNER OF THE VANTAGE OAKS DEVELOPMENT.) THENCE THE FOLLOWING 5 COURSES TO THE POB. 1. EAST A DISTANCE OF 30 FEET. 2. NORTH 25° WEST A DISTANCE OF 195 FEET. 3. NORTH 5° EAST A DISTANCE OF 291 FEET. 4. NORTH 6° EAST A DISTANCE OF 295 FEET. 5. NORTH 24° EAST A DISTANCE OF 159 FEET TO THE POB.

The development served is Vantage Oaks Mobile Home Community. The applicant is Vantage Oaks Utility, LLC, 10221 River Road, #59831, Potomac, MD 20859 phone number: 202-838-6471; email: homeoffice@parakeetcommunities.com. The utility is not requesting any change to its rates, classifications, charges, rules and regulations in the application. ~~The application docket title is: Joint Application to Transfer the Assets of The Vantage Development Corporation and Certificate No. 537-S in Okeechobee County, Florida to Vantage Oaks Utility, LLC~~ Application for authority to transfer wastewater facilities and Certificate No. 537-S in Okeechobee County from The Vantage Development Corporation to Vantage Oaks Utility, LLC and the Docket No. is 20230111-SU.

Commented [EK2]: Rule 25-30.030(4)(d), F.A.C., edits to match official docket title and addition of docket number.

Any objections to the Application must be made in writing and filed with the Office of Commission Clerk, ~~Florida Public Service Commission,~~ 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than 30 days from the last date this Notice was mailed or published, with a copy to F. Marshall Deterding, Esquire, Sundstrom & Mindlin, LLP, 2548 Blairstone Pines Drive, Tallahassee, Florida 32301. The objection must state the grounds for the objection with particularity.

Commented [EK3]: Rule 25-30.030(4)(h), F.A.C.

Vantage Oaks Utility, LLC

From: [Emily Knoblauch](#)
To: ["Marty Deterding"](#)
Cc: [Marissa Ramos](#)
Subject: DN 20230111-SU (Vantage) - Entities List
Date: Thursday, October 12, 2023 10:09:50 AM
Attachments: [DN 20230111-SU \(Vantage Oaks\) - Entities List for Okeechobee County.pdf](#)

Mr. Deterding,

Thank you for filing a revised notice. This email will serve as staff's approval of the revised notice, designated as Document No. 05493-2023, submitted to the docket file in Docket No. 20230111-SU. Attached is the list of entities for distribution of the notice per Rule 25-30.030(5)(a), Florida Administrative Code.

Please let me know if you have any questions.

Best regards,

Emily Knoblauch

Engineering Specialist

Division of Engineering

Florida Public Service Commission

Phone: (850) 413-6632

eknoblau@psc.state.fl.us