

**BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION**

In Re: 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

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DOCKET NO. 20230111-SU

**NOTICE OF FILING**

Vantage Oaks Utility, LLC, by and through its undersigned attorneys, hereby gives  
notice of filing late filed Exhibit K which are the affidavits of mailing the approved Notice.

Respectfully submitted on this  
25th day of October, 2023, by:

SUNDSTROM & MINDLIN, LLP  
2548 Blairstone Pines Drive  
Tallahassee, Florida 32301  
Telephone: (850) 877-6555

By: 

F. Marshall Deterding  
[mdeterding@sfflaw.com](mailto:mdeterding@sfflaw.com)  
Of Counsel

LATE FILED EXHIBIT K

**AFFIDAVIT OF MAILING**

STATE OF Florida

COUNTY OF Miami-Dade

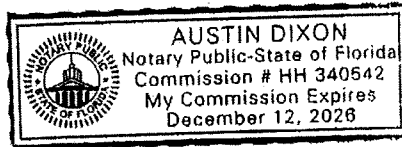
BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Austin Berk, on behalf of Vantage Oaks Utility, LLC, who, after being duly sworn on oath, did depose on oath and say that he/she is the CEO of the Utility, and that on the 20th day of October, 2023, he/she did send by first class U.S. Mail a copy of the Notice attached hereto to each of the Utility's customers.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
Printed Name: Austin Berk

Sworn and subscribed to before me this 18th day of October, 2023, by Austin Berk on behalf of the Utility, who is personally known to me.

[Signature]  
NOTARY PUBLIC  
Print Name: Austin Dixon  
My Commission Expires: December 12, 2026




**AFFIDAVIT OF MAILING**

STATE OF FLORIDA


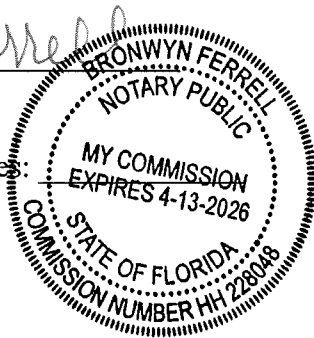
COUNTY OF LEON

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared F. Marshall Deterding, on behalf of Vantage Oaks Utility, LLC, who, after being duly sworn on oath, did depose on oath and say that he is the attorney for the Utility, and that on the 20<sup>th</sup> day of October, 2023, he did send by first class U.S. Mail a copy of the Notice attached hereto to each of the entities on the attached mailing list.

FURTHER AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_  
F. Marshall Deterding

Sworn and subscribed to before me this 20th day of October, 2023, by F. Marshall Deterding as attorney on behalf of the Utility, who is personally known to me.

  
NOTARY PUBLIC  
Print Name:  
My Commission Expires: 

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

NOTICE IS HEREBY given on the 20<sup>th</sup> day of October, 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:

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 title is: 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.

Any objections to the Application must be made in writing and filed with the Office of Commission Clerk, 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.

Vantage Oaks Utility, LLC

**List of Water and Wastewater Utilities in OKEECHOBEE County (11)**

**(Valid for 60 days)**

**10/12/2023 - 12/11/2023**

Utilities

Coastal Income Properties - Zachary Taylor LLC (SU966)  
2995 US Highway 441, SE Okeechobee, FL 34974-6839 USA  
Contact: President Brian Keller  
Email: [Info@Flvresort.Com](mailto:Info@Flvresort.Com)  
Telephone: (863) 484-8314

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The Vantage Development Corporation (SU877)  
1595 S.E. 32Nd Avenue Okeechobee, FL 34974-6522 USA  
Contact: President Joe Hazellief  
Email: [Jrhaz@Frontier.Com](mailto:Jrhaz@Frontier.Com)  
Telephone: (863) 763-4892

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Governmental Agencies

Central Fl Regional Planning Council  
P.O. BOX 2089  
Bartow Fl 33831

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Clerk, Board Of County Commissioners, Okeechobee County  
304 N. W. 2Nd Street  
Okeechobee FL 34972-4146  
Contact: Jerald D. Bryant, Clerk Of Court  
Email: [Bryantj@Myokeeclerk.Com](mailto:Bryantj@Myokeeclerk.Com)  
Telephone: (863) 763-2131  
Website: [www.clerk.co.okeechobee.fl.us](http://www.clerk.co.okeechobee.fl.us)

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

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Dep Southeast District  
400 NORTH CONGRESS AVENUE  
West Palm Beach Fl 33401

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Mayor, City Of Okeechobee  
55 S. E. 3Rd Avenue  
Okeechobee FL 34974-2903  
Email: [Kbarnes@Cityofokeechobee.Com](mailto:Kbarnes@Cityofokeechobee.Com)  
Telephone: (863) 763-3371  
Website: <http://www.cityofokeechobee.com>

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S Florida Water Management District  
P.O. BOX 24680  
West Palm Beach Fl 33416-4680

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

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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

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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

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