

STATE OF FLORIDA

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DIVISION OF ENGINEERING
TOM BALLINGER
DIRECTOR
(850) 413-6910

Public Service Commission

December 13, 2023

F. Marshall Deterding, Esq.
Sundstrom & Mindlin, LLP
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
mdeterding@sfflaw.com

VIA EMAIL

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

Dear Mr. Deterding:

Please provide the information requested below regarding Vantage Oaks Utility, LLC (Vantage Oaks or Utility) to the Office of Commission Clerk by Friday, January 12, 2024.

1. Please identify the water provider for the customers of Vantage Oaks Mobile Home Community.
2. Please refer to the Utility's application, page 6. Has the 99-year lease to the wastewater treatment plant site been recorded in the public records? If not, please explain when Vantage Oaks intends for it to be recorded.
3. Please refer to the DEP's March 22, 2023 Warning Letter, provided with Vantage Oaks' transfer application, beginning at page 259. For each of the eight possible violations identified during the DEP's inspection and listed below, please explain what corrective actions have been taken. If no corrective actions have been taken as of yet, please describe how and when the Utility intends to correct the violation.

DEP Violation	Corrective Action
The Operations and Maintenance Manual has not been updated since July 14, 1989.	
The facility has not submitted the required annual report on the availability of connection to a regional system.	
The surge tank control panel is inoperable and there is no high-level alarm.	

Mr. F. Marshall Deterding, Esq.

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Controls and equipment in the facility were being run using temporary extension cords as the main power supply. No backup power is provided.	
The shed enclosing the blowers has deteriorated so that the lower part of the walls is missing, and the door latch has significant damage.	
One of the two blower timers was inoperable.	
The effluent flow meter has not been calibrated on an annual basis and a certificate of calibration was not present at the time of the inspection.	
The facility had an unauthorized discharge due to equipment failure, which released an unknown amount of wastewater from the lift station on 12/29/2022.	

4. Given the sale of the wastewater system occurred prior to Commission approval, please explain if a provision stating that the contract is contingent upon Commission approval was included. Please provide a copy of any auxiliary or supplemental agreements demonstrating this provision.
 - a. If this provision was not included, please explain how the Utility intends to meet the requirement of Rule 25-30.037(2)(i), Florida Administrative Code.

Please file all responses electronically at the Commission's website at www.floridapsc.com, by selecting the Clerk's Office and Electronic Filing Web Form. Please contact me by phone at (850) 413-6632 or email at eknoblau@psc.state.fl.us, if you have any questions.

Sincerely,

s/Emily Knoblauch

Emily Knoblauch
Engineering Specialist
Division of Engineering

EK:da

cc: Office of Commission Clerk (Docket No. 20230111-SU)