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March 4, 2024
via e filing

Adam Teitzman, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket No. 20240023-WS - Application for certificates to provide water and wastewater service and approval of initial rates and charges in Lake County, by North Lake County Water & Sewer Company LLC.

Dear Mr. Teitzman:

On behalf of North Lake County Water & Sewer Company LLC. ("Utility") this letter is the response to Staff's Deficiency Letter dated February 22, 2024.

1. **Proof of Noticing.** Rule 25-30.033(1)(b), Florida Administrative Code (F.A.C.), requires the applicant to provide proof of noticing, pursuant to Rule 25-30.030, F.A.C. Rule 25-30.030(6), F.A.C., states that all applications requiring noticing shall be deemed deficient until affidavits of noticing required by Sections 367.045(1)(e) and (2)(f), Florida Statutes, along with a copy of the notice, are filed with the Office of Commission Clerk. Staff notes that the Utility cannot correct this deficiency until its draft notice has been approved by staff and has been issued in accordance with Rule 25-30.030(5), F.A.C. However, staff is working with the Utility toward approval of the draft notice. Upon staff approval of the Utility's draft notice and issuance of the same, please provide proof of noticing, pursuant to Rule 25-30.030, F.A.C.

Response: Upon staff's approval of the notice, and the completion of the noticing the proof of noticing will be filed.

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- Contact Information.** Rule 25-30.033(1)(c), F.A.C., requires the utility's name, address, telephone number, Federal Employer Identification Number, authorized representative, and, if available, email address and fax number. Please provide the Utility's telephone number, email, and fax number, if different from the telephone number provided for Mr. Martin S. Friedman, the contact for the application. If the Utility's email and/or fax number are not available, please provide a statement to that effect as applicable.

Response: Once the Utility is up and running it will change but at this time use

Contact: Jeff Adelman

Phone: 727-251-5300 office—(321)209-6888

Email: ja@gpkholdings.com

- Territory map.** Rule 25-30.033(1)(j)3., F.A.C., requires an official county tax assessment map or other map showing township, range, and section with a scale such as 1'' = 200' or 1'' = 400', with the proposed territory plotted thereon, consistent with the legal description provided pursuant to Rule 25-30.033(1)(j)1., F.A.C. The map provided appears to not be of sufficient scale to verify the revised territory description, due to the requested service territory's distance from an appropriate section or subsection corner reference. Please provide a set of territory maps of sufficient size and scale that, together, clearly show the perimeter of the entire territory being requested, consistent with the requirements of Rule 25-30.029(2), F.A.C., and that meet all of the requirements of Rule 25-30.033(1)(j)3., F.A.C.

Response: See Service Area Map attached.

- Need for Service.** Rule 25-30.033(1)(k)1., F.A.C., requires that the applicant provide the number of customers currently being served and proposed to be served, by customer class and meter size, including a description of the types of customers anticipated to be served. The application provides a description of the types of customers proposed to be served by meter size and class for potable water, but does not provide this information for wastewater. Please provide the number of customers proposed to be served by meter size and class for the Utility's wastewater system.

Response: The number of customers and meter size and class of service are identical for water and wastewater systems. See schedule 7 of Exhibit V "Accounting Information" document filed with the Application.

- Requests for Service.** Rule 25-30.033(1)(k)2., F.A.C., requires that the applicant provide a copy of all requests for service from property owners or developers in areas not currently served. Although the developer and Utility are owned by the same person, in this instance, the developer and the Utility are separate entities. Please provide a request for service from the developer to the Utility.

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Response: See attached letter.

6. **Capacity Description.** Rule 25-30.033(1)(n), F.A.C., requires that the applicant provide capacities of the existing and proposed lines and treatment facilities in terms of equivalent residential connections (ERCs) and gallons per day estimated demand per ERC for water and wastewater and the basis for such estimate. Please provide ERCs and gallons per day estimated demand per ERC for water and wastewater.

Response: The ERC and gallons per day are on the bottom of pages 2 and 3 of Exhibit V "Accounting Information" document (Schedules 1A and 1B) filed with the Application. A water ERC is 300 gpd, and a wastewater ERC is 250 gpd.

Should you or Staff have any questions regarding this response please do not hesitate to contact me.

Very truly yours,

/s/ Martin S. Friedman

Martin Friedman

MSF:

Cc: Ailynee Ramirez-Abundez (via email)

Ryan Sandy, Esquire (via email)



GPK Harris Lake LLC

Dear North Lake County Water & Sewer LLC,

On behalf of GPK Harris Lake LLC we would like to formally request that you provide the potable water and wastewater utilities for our single-family home development. The name of the development is commonly known as: The Falls at Drake's Point. Our development will consist of 535 homesites, a clubhouse, recreation park area, marina building and a community boat dock.

We anticipate starting construction sometime in the third quarter of this year. We are in the final phase of the permitting process for construction drawings.

Should you have any additional questions or need any additional information please contact me at your convenience.

Thank you,

Sen Zhang, Manager