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STATE OF FLORIDA



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

# Public Service Commission

September 13, 2024

Ms. Paula Paxton  
Cinnamon Ridge Utilities, Inc.  
6909 Beach Blvd.  
Hudson, FL 34667  
[Cinnamonridgeutilities@gmail.com](mailto:Cinnamonridgeutilities@gmail.com)

VIA EMAIL

**Re: Docket No. 20240126-WU - Application for grandfather certificate to operate water utility in Citrus County, by Cinnamon Ridge Utilities, Inc.**

Dear Ms. Paxton:

Staff has reviewed Cinnamon Ridge Utilities, Inc.'s (Cinnamon Ridge or Utility) application for a grandfather certificate to provide water services in Citrus County. After reviewing this information, we find the application to be deficient. The specific deficiencies are identified as:

- 1. Company Name.** Rule 25-30.035(3), F.A.C., requires that the applicant provide the Utility's name and other contact information. The Utility's business name on the application should reflect the business name registered with the Florida Department of State, Division of Corporations. As shown in Exhibit 2 of the Utility's application, the Utility's business name with the Division of Corporations includes a period (.) after the word "Inc" whereas this period is missing in the application. Please submit a statement clarifying that the Utility's name should be, "Cinnamon Ridge Utilities, Inc."
- 2. Legal Description.** Rule 25-30.035(10), F.A.C., requires the applicant to provide a legal description of the territory the Utility was serving, or was authorized to serve, in the format prescribed in Rule 25-30.029, F.A.C. Rule 25-30.029(2)(b), F.A.C., states that a complete and accurate description of the service area should be provided in either a sections format or a metes and bounds format, shall have a point of beginning referenced from either a section corner or a subsection corner, and not rely on references to government lots, recorded plats or lots, tracts, or other recorded instruments. A legal description was not provided in the Utility's application. Please provide a legal description of the Utility's service area that conforms to the requirements of Rule 25-30.029, F.A.C.
- 3. Land Rights.** Rule 25-30.035(11), F.A.C., requires documentation of the Utility's right to access and continued use of the land upon which the utility treatment facilities are located. Documentation of continued use shall be in the form of a recorded warranty

deed, a recorded quit claim deed accompanied by title insurance, a recorded lease such as a 99-year lease, or a recorded easement. The document provided in Exhibit 6 of the application is not one of the forms required and therefore does not meet the requirements. Please provide suitable documentation that meets the requirements of Rule 25-30.035(11), F.A.C.

4. **System Map.** Rule 25-30.035(14), F.A.C., requires a detailed system map showing the existing and proposed lines and treatment facilities, with the territory proposed to be served plotted thereon, consistent with the legal description provided pursuant to Rule 25-30.035(10). The maps provided in Exhibit 7 cannot be verified to satisfy this requirement without a provided legal description. Please provide a revised system map of sufficient scale and detail that meets the requirements of Rule 25-30.035(14) and is consistent with the legal description. If possible, label the revised map with the size and location of water lines, indications of where water lines connect between individual map pages and to which map page, the location of the Utility's treatment facilities, and a map legend that identifies these markings.
5. **Territory Map.** Rule 25-30.035(15), 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 25-30.035(10). The maps provided in the Utility's application cannot be verified to satisfy this requirement without a provided legal description.

Your application will not be deemed filed until the deficiencies identified in this letter have been corrected. These corrections should be submitted no later than **Friday, October 11, 2024**, to the following address:

Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Should you have any questions concerning the information in this letter, please feel free to contact Mr. Segundo Sanchez by phone at (850) 413-6226 or email at [SSanchez@psc.state.fl.us](mailto:SSanchez@psc.state.fl.us) for technical questions, or Mr. Shaw Stiller by phone at (850) 413-6187 or email at [SStiller@psc.state.fl.us](mailto:SStiller@psc.state.fl.us) for legal questions. Please include the docket number on all submissions to the Commission Clerk.

Sincerely,

*s/Segundo Sanchez*

Segundo Sanchez  
Engineering Specialist  
Division of Engineering

SS:da

cc: Office of Commission Clerk (Docket No. 20240126-WU)