

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 24, 2024

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

FROM: Greg Davis, Engineering Specialist III, Division of Engineering *GD LK*

RE: Docket No. 20240140-WS - Application for amendment of Certificate Nos. 589-W and 507-S in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

Please file the attached emails regarding "Grenelefe Utility Notice Approval" in the docket file mentioned above.

GD/da

Attachment

From: [Greg Davis](#)
To: ["Marty Deterding"](#)
Cc: [Marissa Ramos](#); [Phillip Ellis](#); [Jason Cox](#); [Scott House](#); ["Bronwyn Ferrell"](#)
Subject: RE: Notice for Grenelefe Utility Certificate Amendment (Docket No. 20240140)
Date: Friday, October 11, 2024 1:57:21 PM
Attachments: [Grenelefe Notice - 10.11.2024.pdf](#)
[Notice List - Grenelefe Utility Certificate Amendment.pdf](#)

Mr. Deterding,

This email will serve as staff's approval of the revised notice for the subject certificate amendment in Docket No. 20240140. I will have this approval filed in the docket file.

Please see attached the notice list for your use.

If you need additional information, please let me know.

Thanks!

Greg Davis
Engineering Specialist
Bureau of Reliability and Resource Planning
Division of Engineering
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850
(850)413-6582

From: Marty Deterding <mdeterding@sfflaw.com>
Sent: Thursday, October 10, 2024 9:29 AM
To: Greg Davis <GDavis@psc.state.fl.us>
Cc: Phillip Ellis <PELLIS@PSC.STATE.FL.US>; Jason Cox <jason@roninassets.com>; Scott House <scott@roninassets.com>
Subject: RE: Notice for Grenelefe Utility Certificate Amendment (Docket No. 20240140)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Greg

Thank you for the corrections to the proposed notice. They have been made to the attached version of the notice. The utility has no fax number so that has not been included. The notice will be dated when it is send.

Please approve this version of the notice as quickly as possible and return with the notice list per the rule so that we can distribute it by Monday of next week.

Let me know if there are any questions.

Thanks

Marty

F. MARSHALL DETERDING
Of Counsel
Sundstrom & Mindlin, LLP
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
T: 850.877.6555

www.sfflaw.com
mdeterding@sfflaw.com



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From: Greg Davis <GDavis@psc.state.fl.us>
Sent: Wednesday, October 09, 2024 2:23 PM
To: Marty Deterding <mdeterding@sfflaw.com>
Cc: Phillip Ellis <PELLIS@PSC.STATE.FL.US>
Subject: Notice for Grenelefe Utility Certificate Amendment (Docket No. 20240140)

Mr. Deterding,

Staff has reviewed the Draft Notice included in the Utility's application as Exhibit (L) and determined it is not in compliance with Rule 25-30.030, Florida Administrative Code (F.A.C.) Please see below the deficiencies that will need to be corrected for the final notice.

- Utility name needs to be removed from the notice title: "Notice of NC Real Estate Project d/b/a Grenelefe Utility Application for Amendment of Certificate of Authorization to Extend Water and Wastewater Service". The docket title should read: "Notice of Application for Amendment to Certificate of Authorization to Extend Service Area" [Rule 25-30.030(3)(c), F.A.C.]

- Add the notice date prior to issuing. [Rule 25-30.030(4)(a) , F.A.C.]
- Provide utility's phone number, email (if available) and fax number (if available) [Rule 25-30.030(4)(b) , F.A.C.]
- Add the docket number which is 20240140 [Rule 25-30.030(4)(d) , F.A.C.]

Please file a revised copy of the Draft Notice in the Docket File for Staff's review. If you have any questions, please feel free to contact me.

Thanks!

Greg Davis
Engineering Specialist
Bureau of Reliability and Resource Planning
Division of Engineering
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850
(850)413-6582

NOTICE OF APPLICATION FOR AMENDMENT
TO CERTIFICATE OF AUTHORIZATION
TO EXTEND SERVICE AREA
Docket No. 2024 0140 – WS

Notice is hereby given on this ___ day of _____, 2024, pursuant to Rule 25-30.030, Florida Administrative Code, of NC Real Estate Project d/b/a Grenelefe Utility (**Applicant**), Docket No. 2024 0140 – WS, Application for Amendment of Certificate of Authorization to Extend Water and Wastewater Service in Polk County, Florida.

The Applicant provides water and wastewater service generally to the Grenelefe Development in Polk County, Florida, which is generally south of Marion Road and west of Lake Marion. The utility is not requesting any changes in its rates, classifications, charges, rules and regulations in the application. Pursuant to Rule 25-30.030, F.A.C., the Applicant seeks an amendment of its certificated water and wastewater service area to include the following land which lies south and west of the existing service area.

Grenelefe Parcel - Township 28 South, Range 28 East, Polk County, Florida:

Portions of Sections 6 and 7
Such parcels containing a combined 581.17 acres of land, more or less.

Groves at Lake Marion Parcel – Township 28 South, Range 28 East, Polk County, Florida:

Portions of Sections 7, 8, 17 and 18
Such parcels containing a combined 279.98 acres of land, more or less.

This legal description has been simplified. To obtain a copy of the exact legal description contact F. Marshall Deterding at 850-877-6555 or mdeterding@sfflaw.com

Any objections to the Application must be made in writing and filed with the Director, Division of Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to F. Marshall Deterding, Esquire, Sundstrom & Mindlin, LLP, 2548 Blairstone Pines Drive, Tallahassee, Florida 32301, within thirty (30) days from the date of this notice. The objection must state the grounds for the objection with particularity.

NC Real Estate Project d/b/a Grenelefe Utility
3425 Turnberry Drive
Lakeland, FL 33803
grenefewaterutilities@gmail.com
863-422-7511

List of Water and Wastewater Utilities in POLK County (45)
(Valid for 60 days)
10/11/2024 - 12/10/2024

Utilities

Alturas Water, LLC (WU986)
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA
Contact: Sole Managing Member Michael Smallridge
Email: Mike@Fus1llc.Com
Telephone: (863) 904-5574 ext 5574

Anglers Cove West, Ltd. (WS817)
P. O. Box 330 Lakeland, FL 33802 USA
Contact: VP Of Property Mgt. Of General Partner Brian Altman
Email: Baltman@Centurycompanies.Net
Telephone: (863) 647-1581

CHC VII, Ltd. (WS816)
P. O. Box 330 Lakeland, FL 33802 USA
Contact: VP Of Property Mgt. Of General Partner Brian Altman
Email: Baltman@Centurycompanies.Net
Telephone: (863) 647-1581

Deer Creek RV Golf & Country Club, Inc. (WS973)
42749 Highway 27 Davenport, FL 33837-6821 USA
Contact: President Edgar Riley
Email: Deercreekutilities@Artemislifestyles.Com
Telephone: (863) 424-2839

Four Lakes Golf Club, Ltd. (WS815)
P. O. Box 330 Lakeland, FL 33802 USA
Contact: VP Of Property Mgt. Of General Partner Brian Altman
Email: Baltman@Centurycompanies.Net
Telephone: (863) 647-1581

GCP Plantation Landings, LLC (WS960)
C/O Sun Communities, Inc. 27777 Franklin Rd., Suite 300 Southfield, MI 48034-8205 USA
Contact: Senior Vice President Sheri Woodworth, Sr. Vice President Property Services Bryan Hamburger
Email: Swoodworth@Suncommunities.Com
Telephone: (248) 208-2598

Gold Coast Utility Corp. (WS899)
2517 Elm Circle Lake Wales, FL 33898-7030 USA
Contact: Director Of Utility Operations Keith A. Burge
Email: Burkinwater@Aol.Com
Telephone: (772) 201-3299

Hidden Cove, Ltd. (WS814)
P. O. Box 330 Lakeland, FL 33802 USA
Contact: VP Of Property Mgt. Of General Partner Brian Altman
Email: Baltman@Centurycompanies.Net
Telephone: (863) 647-1581

Keen Sales, Rentals And Utilities, Inc. (WU771)
685 Dyson Road Haines City, FL 33844-8587 USA
Contact: A. Dunnahoe, President Melinda Keen Dunnahoe
Email: Adunnahoe@Aol.Com

Mcleod Gardens Utilities, LLC (WU979)
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA
Contact: Managing Member Michael Smallridge
Email: Mike@Fus1llc.Com
Telephone: (863) 904-5574

Mountain Lake Corporation (WU791)

P. O. Box 832 Lake Wales, FL 33859-0832 USA
Contact: CFO Kirsty M. Taylor, Assistant Controller Sharon J. Doria
Email: Ktaylor@Mountainlakeflorida.Com
Telephone: (863) 679-2403
Website: <https://www.mountainlakeflorida.com/>

NC Real Estate Projects, LLC D/B/A Grenelefe Utility (WS989)
3425 Turnberry Drive Lakeland, FL 33803 USA
Contact: Contrller Jason Michael Cox
Email: Jason@Roninassets.Com
Telephone: (407) 351-3350

Orchid Springs Development Corporation (WS789)
346 East Central Avenue Winter Haven, FL 33880-3046 USA
Contact: President Albert B. Cassidy, Vice President Peter E. Cassidy
Email: Acassidy@Cassidyhomes.Com
Telephone: (863) 324-4445

Pinecrest Utilities, LLC (WU954)
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA
Contact: Owner Michael A. Smallridge
Email: Mike@Fus1llc.Com
Telephone: (863) 904-5574

River Ranch Water Management, L.L.C. (WS850)
5601 Windhover Drive Orlando, FL 32819-7936 USA
Contact: Utility Manager Mark Waltrip, Vice President Harold Cohen
Email: Mark_Waltrip@Wgresorts.Com
Telephone: (407) 351-3351 ext 101

S. V. Utilities, Ltd. (WS812)
P. O. Box 330 Lakeland, FL 33802 USA
Contact: VP Of Property Mgt. Of General Partner Brian Altman
Email: Baltman@Centurycompanies.Net
Telephone: (863) 647-1581

Sunrise Water, LLC (WU985)
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA
Contact: Sole Managing Member Michael Smallridge
Email: Mike@Fus1llc.Com
Telephone: (803) 904-5574

Sunshine Water Services (WS800)
200 Weathersfield Avenue Altamonte Springs, FL 32714-4027 USA
Contact: President Gary Rudkin, Regulatory Manager Jared Deason
Email: Gary.Rudkin@Corix.Com
Telephone: (407) 774-5078
Website: <http://www.uewater.com>

The Harbor (WS975)
10511 Monroe Court Lake Wales, FL 33898 USA
Contact: Manager Brian R. Keller
Email: Brkprime@Gmail.Com
Telephone: (727) 686-2700

West Lakeland Wastewater, LLC (SU967)
5911 Trouble Creek Road New Port Richey, FL 34652-5128 USA
Contact: Managing Member Michael Smallridge
Email: Mike@Fus1llc.Com
Telephone: (352) 302-7406 ext 7406

Governmental Agencies

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

City Manager, City Of Bartow
P. O. Box 1069
Bartow FL 33830-1069
Contact: Mayor Scott Sjoblom; George Long, City Manager
Email: Glong@Cityofbartow.Net; Psams.Cm@Cityofbartow.Net
Telephone: (863) 534-0100
Website: <http://www.cityofbartow.net>

Clerk, Board Of County Commissioners, Polk County
P. O. Box 9000, Drawer CC-1
Bartow FL 33831-9000
Contact: Stacy M. Butterfield, Clerk Of Court
Email: Stacybutterfield@Polk-County.Net
Telephone: 863-534-4000
Website: www.polkcountyclerk.net

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

Dep Southwest District
3804 COCONUT PALM DRIVE
Tampa FL 33618-8318

Mayor, City Of Auburndale
P. O. Box 186
Auburndale FL 33823-0186
Contact: Mayor Timothy Pospichal
Email: Cmo@Auburndalefl.Com
Telephone: (863) 965-5530
Website: <http://www.auburndalefl.com>

Mayor, City Of Davenport
P. O. Box 125
Davenport FL 33836-0125
Email: Darlene@Mydavenport.Org
Telephone: (863) 419-3300
Website: www.mydavenport.org

Mayor, City Of Eagle Lake
P. O. Box 129
Eagle Lake FL 33839-0129
Email: Cityclerk@Eaglelake-Fla.Com
Telephone: (863) 293-4141

Mayor, City Of Frostproof
P. O. Box 308
Frostproof FL 33843-0308
Contact: Mayor Martin Sullivan; Nicole Mcdowell, City Clerk
Email: Msfpcs4@Yahoo.Com; Nmcdowell@Cityoffrostproof.Com
Telephone: (635) 635-7855
Website: www.cityoffrostproof.com

Mayor, City Of Ft. Meade
P. O. Box 856
Ft. Meade FL 33841-0856
Contact: Mayor Robert Elliott; Melissa Cannon, Deputy City Clerk
Email: Bob.Elliott@Directchevy.Com; Mcannon@Cityoffortmeade.Com
Telephone: (863) 285-1100
Website: www.cityoffortmeade.com

Mayor, City Of Haines City
620 East Main Street
Haines City FL 33844-4222
Email: Cityclerk@Hainescity.Com

Telephone: (863) 421-3600
Website: <http://www.ci.haines-city.fl.us>

Mayor, City Of Lake Alfred
120 East Pomelo Street
Lake Alfred FL 33850-2136
Email: Information@Mylakealfred.Com
Telephone: (863) 291-5747

Mayor, City Of Lake Wales
P. O. Box 1320
Lake Wales FL 33859-1320
Email: Efultz@Cityoflakewales.Com
Telephone: (863) 678-4191
Website: <http://www.cityoflakewales.com>

Mayor, City Of Lakeland
228 South Massachusetts Avenue
Lakeland FL 33801-5012
Contact: Mayor William "Bill" Mutz, Kelly Koos, City Clerk
Email: Bill.Mutz@Lakelandgov.Net; Cityclerk@Lakelandgov.Net
Telephone: (863) 834-6005
Website: www.lakelandgov.net

Mayor, City Of Mulberry
P. O. Box 707
Mulberry FL 33860-0707
Email: Commissioners@Cityofmulberry.Com
Telephone: (863) 425-1125

Mayor, City Of Winter Haven
P. O. Box 2277
Winter Haven FL 33883-2277
Email: Vcastillo@Mywinterhaven.Com
Telephone: (863) 291-5627
Website: <http://www.mywinterhaven.com>

Mayor, Town Of Dundee
P. O. Box 1000
Dundee FL 33838-1000
Email: Townclerk@Townofdundee.Com
Telephone: (863) 438-8330
Website: <http://www.townofdundee.cfm>

Mayor, Town Of Hillcrest Heights
151 Scenic Highway, N. P. O. Box 129
Babson Park FL 33827-0127
Email: Townofhillcrestheights@Netzero.Com
Telephone: (941) 638-2732

Mayor, Town Of Lake Hamilton
P. O. Box 126
Lake Hamilton FL 33851-0126
Email: Sara@Townoflakehamilton.Com
Telephone: (863) 439-1910
Website: www.townoflakehamilton.com

Mayor, Town Of Polk City
123 Broadway Blvd., S.E.
Polk City FL 33868-9225
Email: Cory.Carrier@Mypolkcity.Org
Telephone: (863) 984-1375
Website: <http://www.mypolkcity.org>

Mayor, Village Of Highland Park
P. O. Box 168

Lake Wales FL 33859-0168
Email: Clerk@Highlandpark-FL.Org
Telephone: (863) 455-6518
Website: <http://www.highlandpark-fl.org>

S.W. Florida Water Management District
2379 BROAD STREET
Brooksville Fl 34609-6899

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

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

Email: 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
